

- **Planning Case #23-011** –
Public Hearing Required
- **Applicant:** City of Arden Hills
- **Request:** Zoning Code
Amendment



Council to Consider

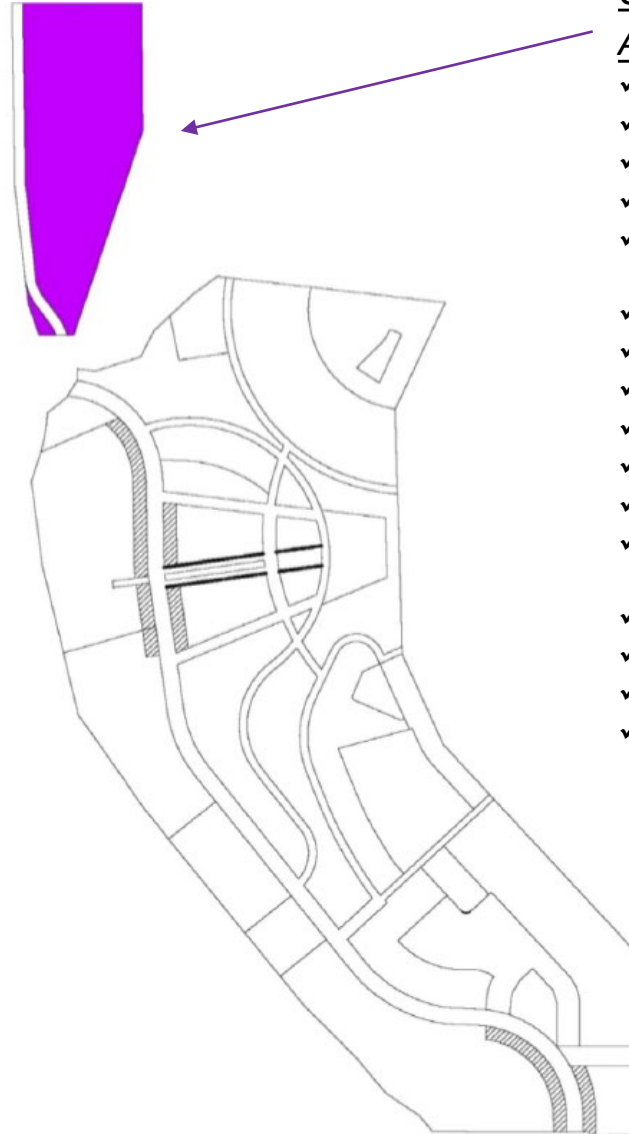
- Adoption of Ordinance 2023-006 for Planning Case 23-011 for Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2 of the Arden Hills City Code to add permitted and accessory uses in the Campus Commercial Zoning District.
- Authorization to publish a Summary Ordinance of 2023-006 for Planning Case 23-011.

Current Permitted and Accessory Uses

| | |
|-----------------------------|---|
| Permitted Uses - Commercial | Business Service Clinic/Medical Office Financial Institution Food Preparation Hotel/Motel Office Pet Services Research and Development Facility |
| Permitted Uses - Industrial | Manufacturing & Processing – Class I. - 30% of gross building square footage must be office use. |
| Accessory Commercial Uses | Club, Sports & Fitness Daycare Facility Drive-up Windows Personal Services (<i>Typical personal services include but are not limited to: apparel tailoring and cleaning; hair styling, trimming and cutting; beauty services; photographic services; and other services of a similar nature.</i>) Restaurant and Restaurant Fast-Food |
| Accessory Industrial Uses | Warehousing (as an accessory use only to Manufacturing and Processing) - 30% of gross building square footage must be office use. |

Overview of Ordinance Amendments

- In 2015/16, one of the concepts discussed during the adoption of the Master Plan was that this site would be attractive for development as corporate headquarters with a campus design that included amenities as complimentary land uses.
- TRC purpose statement is to “*create regulations that realize market potential and promote the creation of jobs and economic development.*”
- The proposed amendments will continue fostering economic prosperity from varying markets for commercial development by expanding permitted land uses.
- Staff mirrored those land uses currently allowed for in the Town Center Zoning District as well as a few others based on permitted uses in the Retail Mixed-Use and Flex Office Districts that were consistent with the overall intent of the Campus Commercial Zoning District.



Campus Commercial Code Amendments to consider:

- ✓ Brewpub
- ✓ Cocktail Lounge
- ✓ Commercial Recreation – Indoor
- ✓ Daycare Facility
- ✓ Drive-Up Windows – *Permitted w/Criteria*
- ✓ Dry Cleaning – Pick-Up Station
- ✓ Dry Cleaning – Self-Service Laundry
- ✓ Liquor Store
- ✓ Microbrewery
- ✓ Microdistillery
- ✓ Personal Services
- ✓ Restaurant and Restaurant Fast-Food - *Permitted w/Criteria*
- ✓ Retail Sales and Service
- ✓ Service Station – *Accessory w/Criteria*
- ✓ Studio
- ✓ Theater, Indoor

Findings of Fact

General Findings:

1. The City of Arden Hills is proposing to amend ordinance language to allow for commercial land uses outlined in the TRC land use chart as permitted or accessory uses within the Campus Commercial Zoning District.
2. The proposed ordinance will include amendments to the language of Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Subsection 5 – Schedule of Permitted Uses of the City Code.
3. The proposed amendment advances the purpose and intent goals in the City’s TCAAP Redevelopment Code by broadening the commercial land uses allowed in the Campus Commercial Zoning District.
4. The proposed amendment is consistent with the Campus Commercial future land use classification in the City’s 2040 Comprehensive Plan.
5. Amendments to the Zoning Code regulations require a public hearing prior to action by the City Council.
6. If the zoning amendments were approved, an Applicant would be required to submit a land use application that would be subject to the formal review process.
7. The Planning Commission conducted a public hearing for the Text Amendment on June 7, 2023.

Motion Language Options – Text Amendment

PC 23-011

- **Approval**: Motion to *adopt* Ordinance 23-006 for Planning Case 23-011 for Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2 of the Arden Hills City Code to add permitted and accessory uses in the Campus Commercial Zoning District, based on the findings of fact and the June 26, 2023 Report to the City Council.
- **Approval with Amendments**: Motion to *adopt* Ordinance 23-006 for Planning Case 23-011 for Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2 of the Arden Hills City Code to add permitted and accessory uses in the Campus Commercial Zoning District, based on the findings of fact and the June 26, 2023 Report to the City Council with amendments: *a specific reason should be included with all amendments.*
- **Denial**: Motion to *deny* Planning Case 23-011 for Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2 of the Arden Hills City Code to add permitted and accessory uses in the Campus Commercial Zoning District, based on the following findings: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
- **Table**: Motion to *table* Planning Case 23-011 for Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2 of the Arden Hills City Code to add permitted or accessory uses in the Campus Commercial Zoning District for the following reasons: *a specific reason and information request should be included with a motion to table.*

Motion Language Options – Authorization to Publish Summary Ordinance

- **Approval as Presented**: Motion to approve authorization to publish a Summary Ordinance 2023-006 for Planning Case 23-011, Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2.
- **Denial**: Motion to deny authorization to publish a Summary Ordinance 2023-006 for Planning Case 23-011, Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2.
- **Table**: Motion to table authorization to publish a Summary Ordinance 2023-006 for Planning Case 23-011, Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2.

Questions?

Planning Case 23-011 – Zoning Code Amendments – Chapter 13, TRC Campus Commercial

