



MEMORANDUM

DATE: August 21, 2023

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: Jessica Jagoe, Community Development Director

SUBJECT: **Planning Case 23-015 – Concept Plan Review**
Bolander - Primer Tracer Property

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider

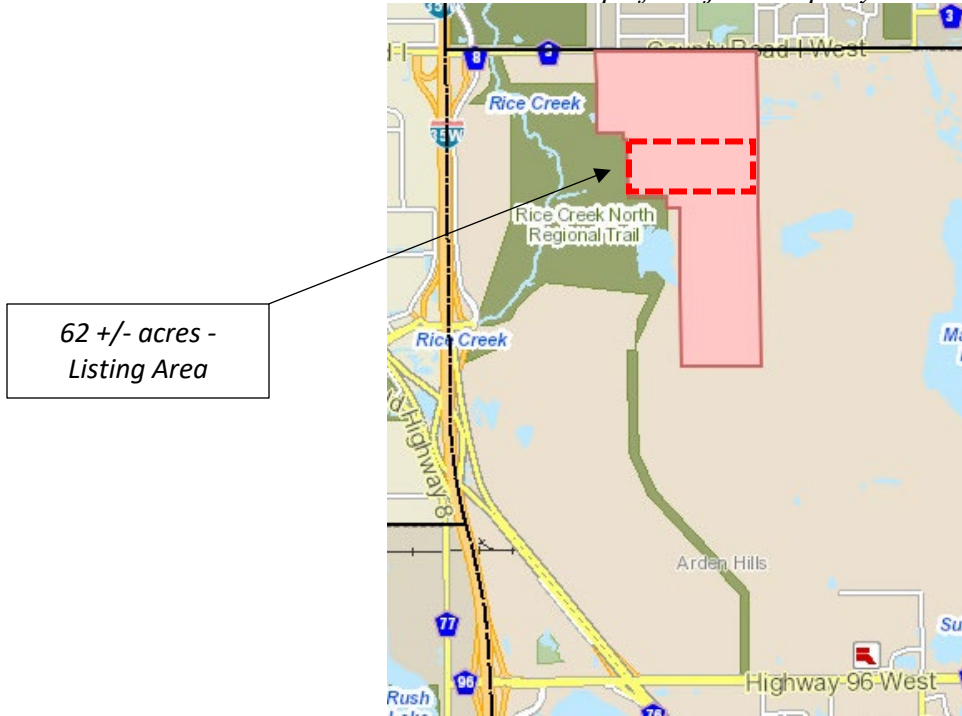
The Council should consider a request for a Concept Plan Review, submitted by Bolander (“Applicant”) for property owned by the Federal Government commonly referred to as the “Primer Tracer” property (“Subject Property”). The Applicant is seeking feedback from the City Council on a concept plan as potential options for future development of the 62 +/- acres that the Federal Government is selling.

The Concept Plan Review process is an opportunity for the City Council to provide comments and ask questions regarding proposed developments. A concept review is considered advisory and is nonbinding to the City and Applicant (Section 1320.14, Subd 4 of the Zoning Code). No formal action can be taken at a Work Session. A formal application will be subject to the full review process, including a public hearing with Planning Commission and City Council review.

Background

The Subject Property is part of approximately 1,611 acres owned by the Federal Government and used primarily by the Minnesota National Guard as the Arden Hills Army Training Site (AHATS). The Subject Property is approximately 233 acres of which 62 +/- acres is the highlighted “listing area” to be considered for purposes of the concept review discussion.

Aerial Map of Subject Property



General Services Administration (GSA) is a Federal Agency that manages real estate, acquisition, technology, and other mission-support services across the government. GSA Auctions facilitates the disposal of property owned by the Federal Government. The listing area also referred to as “Hillview” by GSA Auctions went live for bidding in June. GSA Auctions has indicated a soft close date notice being posted after Labor Day. This portion of the property was previously used as a manufacturing facility for the production of component primers and tracing compounds associated with small caliber ammunition production.

GSA Parcel Listing



The Federal Government intends to sell the property “as is”. The Buyer purchasing the property would be responsible for handling all of the processes associated with the future development of the site (i.e. land use approval, demolition, permitting, etc.). In completing their due diligence, the Applicant has submitted for a high-level concept review in order to present an overview of two future development scenarios. For the concept review, the Applicant wishes to engage in a discussion with the Council in order to gauge the City’s perspective of potential future vision(s) for this site and willingness to consider a text amendment to allow exterior outdoor storage and the stockpiling/handling of aggregate material as an accessory use in the city code.

Discussion

Concept Plan Proposal

The Applicant has prepared two concept layouts both guided towards industrial land uses with accessory outdoor storage of equipment and materials. In both scenarios, the Applicant has identified an intent to seek rezoning of the 62-acres to I-2, General Industrial Zoning District. The purpose of this zoning district is to be “*an area where more intensive light industrial land uses may locate and to present the least deleterious effect to adjacent, less intensive land uses.*” At this concept review stage, staff does not have the details necessary to complete a preliminary analysis of development scenarios as it pertains to compliance with I-2 District requirements or design standards. Based on an initial review, staff believes a future proposal would require the following land use requests:

- Preliminary Plat and Final Plat for Subdivision
- Comprehensive Plan Amendment to change designation of development site from Park Preserve to Light Industrial & Office
- Rezoning of the development site from CD, Conservation District to I-2, General Industrial District
- Planned Unit Development
- Text Amendment to allow exterior storage, aggregate material handling/stockpiles, and a solar energy system (if ground mounted) in the I-2 District
- Conditional Use Permit for land uses

Budget Impact

N/A

Attachments

- A. Location Map
- B. Listing Photographs
- C. Applicant Narrative
- D. Concept Site Plans
- E. WS Presentation