



**CITY OF ARDEN HILLS
COUNTY OF RAMSEY
STATE OF MINNESOTA**

RESOLUTION NO. 2026-005

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR CANNABIS,
WAREHOUSE**

WHEREAS, City Staff received a complete land use application for a Conditional Use Permit for cannabis, warehouse at 4440 Round Lake Road on November 4, 2025 (“Subject Property”); and

WHEREAS, the Subject Property is zoned GB, Gateway Business Zoning District and is designated for office and industrial use in the 2040 Comprehensive Plan; and

WHEREAS, Cannabis, wholesale is a conditional use in the GB Gateway Business Zoning District; and

WHEREAS, A state license is required for each wholesaler; and

WHEREAS, The Applicant’s site plan shows sufficient parking for 10% office and 90% warehouse use, a use that continues an existing legal nonconforming use; and

WHEREAS, The Applicant’s narrative notes the specifics of the proposed business, including the sourcing of products and customer and employee education, and indicates odor suppression, security, and licensing as required by state law will be followed; and

WHEREAS, The materials submitted show adequate circulation on site to prevent adverse effects to the surrounding neighborhood or the community as a whole; and

WHEREAS, Standards and conditions in Section 1325.047 Cannabis Business Conditional Use Permit are met; and

WHEREAS, Standards and conditions in Section 1320.06 District Requirements Chart (GB Gateway Business District) are met; and

WHEREAS, Standards and conditions in Section 1325.06 - General Regulations, Off-Street Parking Requirements are met, given the existing nonconforming nature of the site; and

WHEREAS, pursuant to Minnesota State Statute, the City must act on this request by March 4, 2025 (120 days), having duly informed the applicant; and

WHEREAS, the City Council directed Staff to prepare a Land Use Application Public Policy Notification to notify all property owners within 1,000 feet of Subject Property when a request for the Planning Commission is to occur related to a land use application that does not require a public hearing; and

WHEREAS the Planning Commission considered the Applicant's request for a Conditional Use Permit for a cannabis, warehouse use on December 10, 2025, and, as such, voted 6-0 in favor of recommending approval with conditions.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF ARDEN HILLS:

Hereby adopts Resolution 2026-005 approving Planning Case 2025-015 for a Conditional Use Permit for 4440 Round Lake Road to operate a cannabis warehouse operation based on the findings of fact and the submitted plans, as amended by the following conditions:

- 1) All existing and any future refuse/recycling containers on site must be enclosed prior to issuance of the Conditional Use Permit.
- 2) No additional exterior signage related to the cannabis wholesale use shall be permitted.
- 3) The Applicant shall comply with all sections of the City Code and with applicable State Statutes.
- 4) An odor management plan must be submitted to the City prior to issuance of the Conditional Use Permit.
- 5) The Applicant shall for the duration of the Conditional Use Permit continue to provide evidence to the City of the status of each operator's state licensure annually and no later than the first business day of December of each year.
- 6) Not more than 10% of the building's floor area may be used for office use.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS THIS 12TH DAY OF JANUARY 2026.

David Grant, Mayor

ATTEST:

Julie Hanson, City Clerk

To view the final document, access adopted Resolutions via Arden Hills Public Laserfiche Weblink by visiting cityofardenhills.org and clicking on Archived Documents under Helpful Links on our main webpage.