# Resolution 2026-012 Site Plan Review and Variances at 3628 Connelly Avenue – Planning Case 25-016

Presented by Jake Reilly, Community Development Director

*Mayor David Grant*

*Councilmembers: Brenda Holden, Tena Monson, Emily Rousseau, and Kurt Weber*

*City Vision Arden Hills is a strong community that values its unique environmental setting, strong residential neighborhoods, vital business community, well-maintained infrastructure, fiscal soundness, and our long-standing tradition as a desirable City in which to live, work, and play.*

**Planning Case #25-016**
**Applicant:** Bruce Gardner
**Property Location:** 3628 Connelly Avenue
**Request:** Site Plan Review and Variances
**Zoning:** B-2 – General Business District
**Land Use:** Community Mixed Use

# *Evaluation*

- Site Plan Review required when a change of use results in a greater number of required off-street parking spaces when compared with the existing use

- Retail Sales is a permitted use within the B-2 General Business District

- Existing nonconforming building and site

- Variances to parking and design standards required

| B-2 District Standards | Existing | Proposed |
|---|---|---|
| Maximum Floor Area Ratio | 0.8 | .45 | No change |
| Maximum Structure Coverage | 45% | 45% | No change |
| Minimum Landscape Lot Area | 20% | 13.8% | ~14.3% |
| Minimum Front Yard Setback | 50 feet | 9.15 feet | No change |
| Minimum Rear Yard Setback | 20 feet | 18.03 feet | No change |
| Minimum Side Yard Setback | 10 feet (min)/20 feet (total) | 1.94 feet and 72.16 feet/74.1 feet | No change |
| Minimum Lot Area | 13,000 square feet | 21,720 square feet | No change |
| Maximum Building Height | 50 feet | 14 feet | No change |

# Site Plan Review and Variance

- Existing nonconforming industrial use, nonconforming industrial building, and nonconforming site

- Constrained by grade changes & platted property lines

- Proposed changes will reduce existing nonconformities and bring the site more in line with the intent of the B2 district

- Variance for number of parking spaces from required 50 to 24 as shown

# Variances
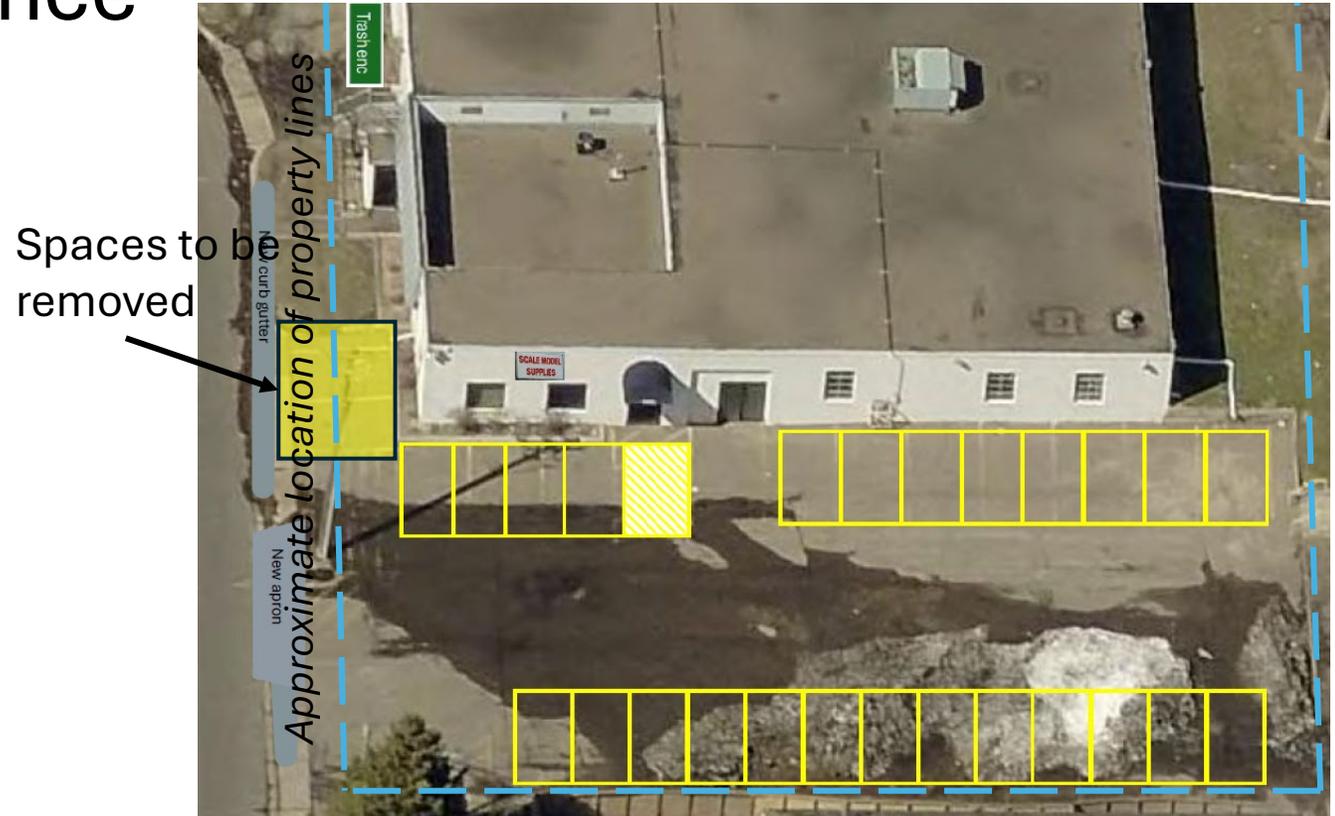
- Variances from design standards are requested to accommodate the permitted retail use in an existing non-conforming structure on a non-conforming site:
  - Landscaping
  - Windows and Door Openings
  - Parking location
  - Parking design standards



*West elevation, facing Connelly Avenue*

# Deadline for Agency Action

- The City of Arden Hills received a complete application for this request on January 5, 2026. Pursuant to Minnesota State Statute 15.99, the city must act on this request within 60 days, unless extended in writing.
- Based on the published meeting schedule, the city provided the Applicant with a letter extending the deadline for action to Tuesday, May 5, 2026 (120 days).

# Public Notices

- Published in the Pioneer Press on February 25, 2026; and
- Mailed to property owners within 500 feet of the subject property.

# Public Comment

- Staff have not yet received any public comments regarding this application.

# Planning Commission Recommendation:

- Unanimous (7-0) vote to recommend approval with conditions.

# *Options and Motion Language*

- <u>Approval with Conditions</u>: Move to *adopt* Resolution 2026-012 approving Planning Case 25-016 for site plan review and variances from parking and design standards for a permitted retail sales use at 3628 Connelly Avenue, based on the findings of fact and the submitted plans, as amended by conditions in the March 9, 2026, report to the City Council.

- <u>Approval as Submitted</u>: Move to *adopt* a Resolution 2026-012 approving Planning Case 25-016 for site plan review and variances from parking and design standards for a permitted retail sales use at 3628 Connelly Avenue, based on the findings of fact and the submitted plans in the March 9, 2026, report to the City Council.

- <u>Denial</u>: Move to *deny* Planning Case 25-016 for a site plan review and variances from parking and design standards for a permitted retail sales use at 3628 Connelly Avenue, based on the following findings: *findings to deny must state the reasons for denial and why those reasons cannot be mitigated*.

- <u>Table</u>: Move to *table* Planning Case 25-016 for a site plan review and variances from parking and design standards for a permitted retail sales use at 3628 Connelly Avenue: *a specific reason and information request should be included with a motion to table*.