



**DATE:** October 21, 2019

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

**FROM:** Mike Mrosła, Community Development Manager/City Planner

**SUBJECT:** **Planning Case #19-007**  
**Applicant:** O’Meara Construction  
**Property Address:** 3246 New Brighton Road  
**Request:** Concept Plan Review

<b>Budgeted Amount:</b>	<b>Actual Amount:</b>	<b>Funding Source:</b>
N/A	N/A	N/A

The Concept Plan Review process is an opportunity for the City Council to provide comments and questions regarding proposed development in regards to general public health, safety, comfort and general welfare of the inhabitants of the City of Arden Hills. 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. If the applicant decides to proceed with the project a formal application will be subject to the full review process, including a public hearing with Planning Commission and City Council review.

**Background**

The existing property at 3246 New Brighton Road is approximately 2.8 acres in size and is comprised of the decommissioned Lake Johanna Fire Station No.1 building, a detached garage, and parking areas. The property is zoned R-2, Single and Two Family Residential and is guided as Very Low Density Residential on the Land Use Plan.

The subject property has had three (3) development applications since 2017. The first application was submitted in April, 2017. The developer was requesting to subdivide the subject property into four (4) lots (Attachment A). However, the landowner and the applicant couldn’t agree on a sale price and the applicant withdrew their application. In January, 2018 a different applicant submitted an application requesting to subdivide the subject property into four (4) lots (Attachment B). On April 23, 2018, the City Council considered the application for a Preliminary Plat, Final Plat,

Comprehensive Plan Amendment, and Variance. The City Council voted to deny this application because the proposal was not consistent with the Comprehensive Plan designation of the property as Public and Institutional.

At their May 28, 2018 meeting the City Council approved a Comprehensive Plan Amendment, Preliminary Plat and Variance at the subject property. The Comprehensive Plan Amendment changed the designation of the property from Public and Institutional to Very Low Density Residential. The approved Preliminary Plat created three (3) single-family residential lots (Attachment C) on the existing lot. The proposed project never came to fruition and the property was voluntarily foreclosed. At this time the Sheriff sale has occurred and the property is currently in the two (2) month redemption period.

**Discussion:**

O’Meara Construction is proposing to acquire the property and remove the existing blight fire station. The Applicant is proposing to subdivide the property and create four (4) owner occupied single-family residential lots (Attachment D). The Applicant is requesting feedback on the creation of four (4) lots.

*Existing Conditions*

The site is bordered to the north, east and south by single-family detached homes. Generally, the topography along New Brighton Road is relatively flat while the rear of the property drops off approximately 28 feet to a wetland. This wetland is a land locked basin and does not have an overland connection to Lake Johanna.

*Concept Plan Proposal*

The proposed four (4) lots have the same dimensions as the previous subdivision applications for four (4) lots. As proposed, Lot 1 has a size of 21,827 square feet, Lot 2 has a size of 28,140 square feet, Lot 3 has a size of 31,793 square feet and Lot 4 has a size of 43,357 square feet. The Zoning Code requires a minimum lot size of 11,000 square feet in the R-2 District.

<b>Lot</b>	<b>Total Lot Area (Square Feet)</b>	<b>Width (Feet)</b>	<b>Depth (Feet)</b>
Zoning Code (R-2 District)	11,000	85	120
1	21,187	81.75	267
2	28,140	81.75	288
3	31,793	81.75	389
4	43,357	81.75	321

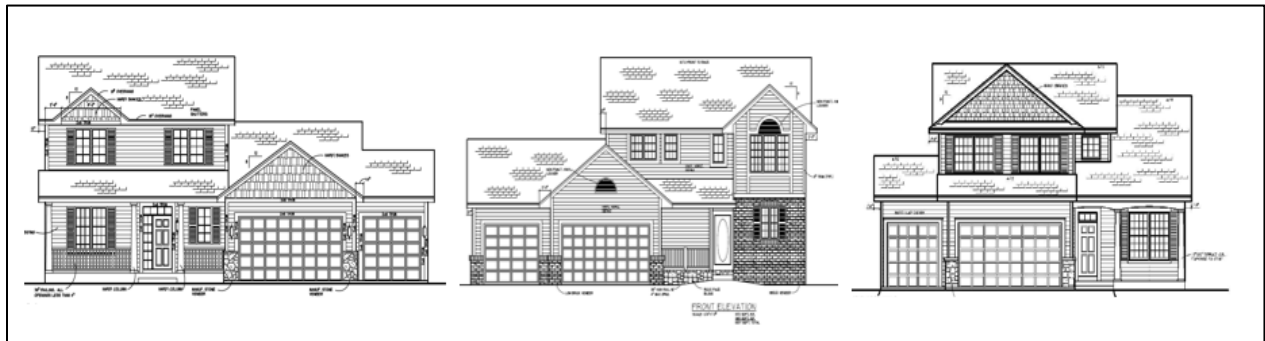
The Code also requires individual lots in the R-2 Zoning District to have a street frontage of at least 85 feet, and a lot depth of at least 120 feet. As indicated by the Applicant and reflected on the submitted plans, all lots have a lot width 81.75 feet and a minimum depth of 120 feet. The reduced lot width would require approval of a Variance or request of a Planned Unit Development. The lot width is the only flexibility the applicant is requesting. The proposed lots and building meet all other R-2 standards.

*Lot Coverage*

The zoning code has numerous requirements that restrict the size and scale of what can be built, such as maximum structure coverage, minimum greenspace, setbacks, building height and floor area ratio (FAR). For the purpose of discussion, the table below depicts the difference in lot coverage requirements between the previous approved plan and the proposed plan. It should be noted that the example below shows the maximum square footage that could be built based on the current zoning and are not what is proposed at this time for the site. The table shows that the proposed plan would reduce the buildable area compared to the previously approved plan.

Previous Approval	Lot Area	Max Structure Coverage 25%	Greenspace 65%	Max Total Gross Floor Area (FAR .3 or 30%)	Lots	Lot Area	Max Structure Coverage 25%	Greenspace 65%	Max Total Gross Floor Area (FAR .3 or 30%)
1	29,723	7,431	19,320	8,920	1	21,187.00	5,296.75	13,771.55	6,356.00
2	41,802	10,451	27,171	12,540	2	28,140.00	7,035.00	18,291.00	8,442.00
3	53,593	13,398	34,835	16,080	3	31,793.00	7,948.25	20,665.45	9,537.00
					4	43,357.00	10,839.25	28,182.05	13,005.00

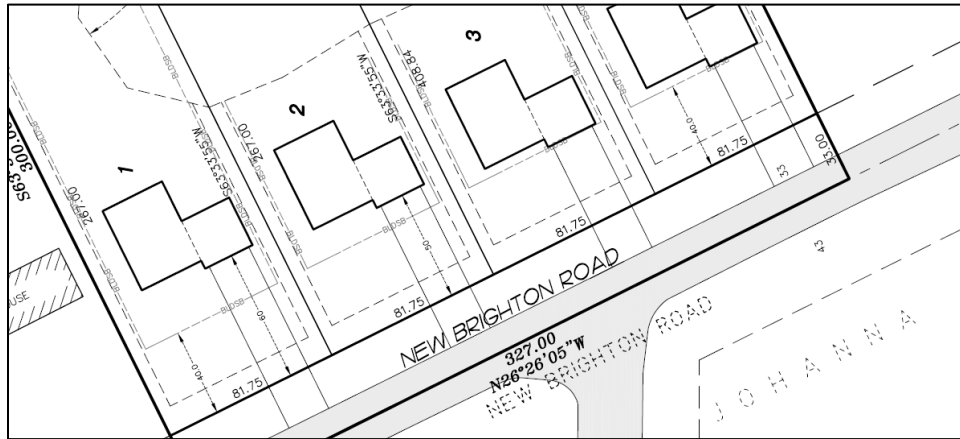
The maximum building height in the R-2 District is 35 feet. All homes constructed on the site will be required to meet the City’s height requirements. The images below are some examples of potential housing product submitted by the applicant (Attachment E). It is important to note that the final product design could vary as the proposed developer builds custom homes to meet their clients design requirements.



*Setbacks*

The minimum building setbacks in the R-2 District are 40 feet in the front yard, 30 feet in the rear yard, and a 5-foot minimum in the side yard, with both sides required to add up to a minimum of 15 feet. Based on the site plan provided, all setback requirements stated in the Zoning Code would be met by the proposed development. In addition, the Applicant incorporated feedback provided from a resident at the June 11, 2019 neighborhood meeting. The resident asked the Applicant if it were possible to increase the front yard setback from south to north to better match the character of the existing neighborhood. The Applicant reviewed the proposal and implemented the recommendation as shown on the submitted plan and below. The front yard setback to the dwelling

units ranges from 40 to 60 feet. The Applicant has stated that they intend to preserve as many trees as they can onsite.



*Neighborhood meetings*

The Applicant held two (2) information neighborhood meetings. The first meeting was held on June 11, 2019. There were three (3) residents in attendance. Questions were raised regarding traffic, density, building scale, setbacks and landscaping.

A second neighborhood meeting was held on June 27, 2019. There were nine (9) residents in attendance. The Applicant presented an updated site plan that addressed the neighbor's setback concerns. Questions were raised regarding project timing, concerns with the blight at the fire station, landscaping, building scale, past proposals, traffic and general project details.

Attachments:

- A. 2017 Withdrawn Site Plan (4 lots)
- B. 2018 Site Plan (4 lots)
- C. Approved Site Plan (3 lots)
- D. Proposed Concept Plan (4 lots)
- E. Dwelling Unit Elevations
- F. Air photo with proposed units and lots