



DATE: April 26, 2021

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

FROM: Jane Kansier, AICP, Consulting Planner

SUBJECT: Planning Case # 19-002
Applicant: AHSL Partners, LLC (Trident Development)
Property Location: 1718, 1720, 1722 Parkshore Drive and 4177 Old Highway 10
Request: Amendments to Development Agreement and Stormwater and
 Recreational Facilities Operation and Maintenance Agreement for Arden
 Hills Senior Housing

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

Council shall consider

Motions to approve, table, or deny the following:

- Amendment reassigning the Development Contract and PUD Agreement for the Arden Hills Senior Living Development and an amendment to the Developers Agreement with Summit Development and Final Plat for Arden Hills Senior Stormwater and Recreational Facilities Operations and Maintenance Agreement.

This action requires a simple majority vote of the Council.

Background/Summary

At its July 22, 2019, the City Council approved Planning Case 19-002 for a Comprehensive Plan Amendment, Rezoning, Conditional Use Permit, Preliminary Plat, and Site Plan Review for Summit Development. Summit Development is proposing to construct a three (3) story, 120-unit senior housing building which will include independent living, assisted living, memory care and skilled nursing. On March 9, 2020, the City Council approved the final plat and Development and PUD Agreement for this development. The plat was recorded in August, 2020, but construction

*City of Arden Hills
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has been delayed due to COVID. The PUD and CUP approvals expire on June 1, 2021, unless the City Council approves an extension or a building permits application has been submitted.

After the agreements were approved in March, 2020, Summit Development, the original developer, transferred the project to Trident Development. This requires an amendment to the original Development and PUD Agreement to recognize the change in developers. The City Attorney has reviewed this amendment (see Attachment A).

Trident Development is also requesting an amendment to the Stormwater and Recreational Facilities Operations and Maintenance Agreement, which is Attachment E to the Development Agreement. This change includes a one-time, upfront payment of \$125,000 to the City. In exchange, the inspection, maintenance, and repair of public trails and exercise equipment located on city-owned land would be the City's responsibility. The developer would continue to maintain stormwater pond and fire lane

This proposal was discussed at the City Council Work Session on April 19, 2021. The attached agreement has been revised to incorporate the Council's recommendations.

Recommendation

Council adopt a motion to approve the amended Development Agreement and the amended Stormwater and Recreational Facilities Operations and Maintenance Agreement for Trident Development, Planning Case 19-002.

Budget Impact:

NA

Attachments:

- A. Developers Agreement
- B. Stormwater and Recreational Facilities Operations and Maintenance Agreement