

Planning Consultant Bemus reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval with Conditions
2. Recommend Approval as Submitted
3. Recommend Denial
4. Table

Chair Vijums opened the floor to Commissioner comments.

Commissioner Lambeth asked if the four proposed light fixtures would adequately light the football field.

Chair Vijums reported based on his experience playing football and running track this was how light fixtures were placed in stadiums. He did not believe there would be a problem with lighting on the football field.

Jay Pommeroy, Anderson Johnson & Associates, explained he was a representative for Bethel University. He indicated newer stadiums have a four pole configuration. He stated this was a unique high performance stadium and the proposed lighting would adequately light the football field along with the ends of the track. He reported there would be very little light spill due to the high tech LED light source.

Chair Vijums questioned if the 43 trees would be lost due to the construction of the track.

Mr. Pommeroy discussed the grading plan with the Commission noting the expansion of the track required extensive grading and tree removal.

Chair Vijums opened the public hearing at 8:20 p.m.

Chair Vijums invited anyone for or against the application to come forward and make comment.

There being no comment Chair Vijums closed the public hearing at 8:20 p.m.

Commissioner Wicklund moved and Commissioner Lambeth seconded a motion to recommend approval of Planning Case 21-002 for a Conditional Use Permit Amendment and Site Plan Review at 3900 Bethel Drive, based on the findings of fact and the submitted plans, as amended by the conditions in the April 7, 2021, Report to the Planning Commission. A roll call vote was taken. The motion carried unanimously (6-0).

C. Planning Case 21-004; 3783 Lexington Avenue (Lexington Station 3rd Addition) – Amended Planned Unit Development and Site Plan – *Public Hearing*

Planning Consultant Kansier stated Dan Rae of Kensington Development Partners (“The Applicant”) is requesting an Amended Planned Unit Development and Site Plan Review for a proposed project on 3787 Lexington Avenue (“Subject Property”). This development includes the demolition of the existing multitenant building to accommodate a 43,000 square foot grocery

store. The existing PUD Master Plan for Phase III depicts (2) separate one-story buildings, one 17,841 SF Retail Anchor and one 15,210 SF Retail/Office building.

Planning Consultant Kansier reported in 2013, the City approved a Master Planned Unit Development (PUD) for Roberts Management’s proposed Lexington Station redevelopment project, located at the southwest corner of Lexington Avenue North and Red Fox Road. The total project area is 7.57 acres and is comprised of three parcels. The proposed development would be completed in three (3) phases. Phase I of the redevelopment was completed in 2013-2014 and included the demolition of the former Blue Fox Restaurant and the construction of a 15,340 square foot multi-tenant commercial building with a drive through. Phase II consisted of removing the existing building at 1120 Red Fox Road and constructing a new 16,922 square foot multi-tenant commercial building with a drive through. Phase II was completed in in the fall of 2018. The approved plan for Phase III or the Subject Site consists of a 15,210 square foot multi-tenant commercial building with a drive through and a standalone 17,841 square foot box retail building on 4.24 acres.

Planning Consultant Kansier explained the Subject Site is currently owned by Roberts Management and contains an existing building that was constructed in 1980 and is approximately 63,000 square feet. The Applicant is proposing to amend the Master PUD to accommodate a standalone 43,000 square foot grocery store. The proposed grocery store would be new to the Minnesota market. However, at this time the Applicant is unable to disclose the name of the proposed user due to non-disclosure agreement (NDA).

Planning Consultant Kansier reviewed the surrounding area, the Plan Evaluation and provided the Findings of Fact for review:

1. The Lexington Station development located at 3787, 3833 and 3845 Lexington Avenue operates under a Planned Unit Development (PUD) that was originally approved in 2013.
2. New building construction or site modification identified on the approved Master Plan requires the submittal of a Site Plan Review application prior to construction.
3. For building construction or site modifications not included on the Master Plan, a PUD Amendment is required.
4. The proposed change to the Master Plan from two buildings to a single building is a significant change to the current Master Plan.
5. A public hearing for a PUD Amendment request is required before the request can be brought before the City Council.
6. The Planning Commission conducted a public hearing on April 7, 2021.

Planning Consultant Kansier recommended approval of Planning Case 21-004 for a PUD Amendment and Site Plan Review of Lexington Station III at 3787 Lexington Avenue , based on the findings of fact and the submitted plans, as amended by the conditions in the April 7, 2021 Report to the Planning Commission:

1. All conditions of the original Planned Unit Development shall remain in full force and effect.
2. Prior to the issuance of a grading permit, all items identified in the March 4, 2021 Engineering Division memo shall be addressed. All comments shall be adopted herein by reference.

3. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
4. The proposed structures shall conform to all other regulations in the City Code.
5. A Grading and Erosion permit shall be obtained from the city’s Engineering Division prior to commencing any grading, land disturbance or utility activities. The Applicant shall be responsible for obtaining any permits necessary from other agencies, including but not limited to, MPCA, Rice Creek Watershed District, and Ramsey County prior to the start of any site activities.
6. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Developer during construction to ensure that sediment and storm water does not leave the project site.
7. The Applicant shall be responsible for protecting the proposed on-site storm sewer infrastructure and components and any existing storm sewer from exposure to any and all stormwater runoff, sediments and debris during all construction activities.
8. Prior to the issuance of a building permit, a landscape financial security equal to 125% of the cost of the landscaping to be installed on the site shall be submitted. The Applicant must submit a detailed cost estimate for the landscaping so staff can determine the final amount. Landscape financial security shall be held for two full growing seasons.
9. Prior to the issuance of a building permit, the Applicant shall submit floor plans for review by staff.
10. Separate sign permits shall be submitted for all signs on the site.

Planning Consultant Kansier reviewed the options available to the Planning Commission on this matter:

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Chair Vijums opened the floor to Commissioner comments.

Commissioner Jones stated he supported the proposed plans.

Commissioner Lambeth asked for clarification purposes, what the address of the building was and what would be done with the building that has unoccupied space.

Planning Consultant Kansier explained the building address was 3787 Lexington Avenue. She reported there was an existing building that may have some current tenants and the intent was to remove this building and the tenants would be relocated.

Commissioner Weber stated he supported the project, but noted he did have some concerns regarding the lack of parking. He feared parking would become a concern around the holidays or on the weekends. He questioned if the building could move closer to the County right-of-way.

Planning Consultant Kansier reported the County had reviewed the plans and did not have any concerns. Further discussion ensued regarding access to the site and building placement.

Dan Ray, Kensington Development Partners, thanked the Planning Commission and staff for reviewing his request. He explained the retailer has a parking requirement of four (4) per 1,000 square feet. He indicated currently he was meeting this requirement. He reported the building would have food prep space that would take away from the retail area. He noted he has been in contact with Arby's and Big O Tire's and neither facility was interested in cost sharing for a cross access.

Commissioner Wicklund asked what the guarantee was that the County would install the traffic signal in 2022.

Planning Consultant Kansier explained the County was very confident this project would happen in 2022. She noted the plans were approved (at 90%). She indicated the applicant has many of the same concerns. She reported the City Council would consider this request next week and the City would be entering into an MOU with the County. She commented a second MOU would also be put in place that should the project be delayed, the City can authorize the developer to install a temporary signal at the developer's cost.

Chair Vijums stated he believed this was a great development. He was eager to learn what grocer would be coming to the City of Arden Hills. He indicated he was not concerned about the parking. He agreed that the traffic signal was a must for this development. He requested further information regarding the proposed monument and wall signs.

Planning Consultant Kansier reviewed the size and scale of the proposed signs. She noted the monument sign would be 20 feet in height and would have 171 square feet of sign area. She commented the wall signs were a new flexibility. She reported in 2012, Cub Foods received approval of 800 square foot of signage on the site. She noted the applicant was requesting 532 square feet, which was significantly less than was approved for Cub Foods.

Chair Vijums asked why the applicant was nearly doubling the amount of signage on the property.

Mr. Pommeroy stated he was proposing to have three signs, two 90 square foot signs and one 180 square foot sign. He explained the 180 square foot sign would be above the main entry.

Chair Vijums commented going forward, the City should take a look at its sign code.

Chair Vijums opened the public hearing at 8:52 p.m.

Chair Vijums invited anyone for or against the application to come forward and make comment.

There being no comment Chair Vijums closed the public hearing at 8:52 p.m.

Commissioner Lambeth understood the applicant could not speak to who the future tenant would be. He asked if the applicant could confirm the site would not be occupied by Cub Foods, Target or Trader Joe's.

Mr. Pommeroy confirmed that the tenant would not be any of these businesses.

Commissioner Wicklund moved and Commissioner Subramanian seconded a motion to recommend approval of Planning Case 21-004 for a PUD Amendment and Site Plan Review of Lexington Station III at 3787 Lexington Avenue based on the findings of fact and the submitted plans, as amended by the conditions in the April 7, 2021 Report to the Planning Commission. A roll call vote was taken. The motion carried unanimously (6-0).

D. Planning Case 21-006; 4073 Valentine Court – Variance Request to Allow a 3rd Stall Garage Addition – *Public Hearing Not Required*

Planning Consultant Kansier reported the notifications sent the adjacent property owners for this item had an improper meeting date. She stated the meeting date within the notification was May 5, 2021 versus April 7, 2021. She questioned how the Planning Commission wanted to proceed with this item. She noted a public hearing was not required for this item, but the notifications sent by the City were sent as a courtesy. She reported the Commission had several options. The first would be to table action on this time to May 5, 2021. A second option would be to make a recommendation on this item and direct staff to send out notices for the City Council meeting on April 26, 2021.

Councilmember Holden recommended the Planning Commission table action on this item to May 5, 2021.

Chair Vijums agreed the item should be tabled to allow for public comments.

Chair Vijums moved and Commissioner Jones seconded a motion to table action on Planning Case 21-006 a Variance at 4073 Valentine Court to the May 5, 2021 Planning Commission meeting. A roll call vote was taken. The motion carried unanimously (6-0).

UNFINISHED AND NEW BUSINESS

None.

REPORTS

A. Report from the City Council

Councilmember Holden provided the Commission with an update from the City Council. She indicated the City was contacted by Chic Fil A regarding the Perkins property. She noted the City Council met with Chic Fil A to discuss a concept plan. She reported across from International Paper there was a vacant building that Grove Community Church was looking to purchase and renovate. She stated the bingo hall sold to a new owner that was seeking a liquor license. She discussed the road construction that would be completed in the community this summer. She thanked Community Developer Manager Mroska for all of his efforts on behalf of the City of Arden Hills and wished him all the best in his new position. She explained TCAAP was still being reviewed by the courts.

B. Planning Commission Comments and Requests