



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

**RESOLUTION NO. 2021-026**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
AMENDMENT AND SITE PLAN REVIEW FOR THE SUBJECT  
PROPERTY 3900 BETHEL DRIVE**

**WHEREAS**, City Staff received a land use application for 3900 Bethel Drive (“Subject Property”) for a Conditional Use Permit Amendment and Site Plan Review on February 16, 2021;

**WHEREAS**, the Subject Property is located in the INST – Institutional Zoning District and is guided as Public & Institutional in the Land Use plan;

**WHEREAS**, the Subject Property’s use as an educational institution was previously approved under a Conditional Use Permit Master Plan (“Planning Case No. 78-5”);

**WHEREAS**, a Conditional Use Permit Amendment is required when a proposed use is not identified within the existing Conditional Use Permit Master Plan;

**WHEREAS**, the proposed improvements to the football field and the practice field are not included in the Conditional Use Permit Master Plan;

**WHEREAS**, the Applicant has requested a Conditional Use Permit Amendment in order to convert the existing grass football field into a synthetic turf stadium field with a new track constructed around it and the existing grass practice field into a synthetic turf multi-purpose field;

**WHEREAS**, the Applicant is also proposing changes to the lighting around the two fields, scoreboards, the spectator plazas, the perimeter fencing, and the grandstand and press box. Seating capacity will remain as is;

**WHEREAS**, Subject Property meets the special district provisions for the INST District to operate an education institution use;

**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 requires a public hearing;

**WHEREAS**, the City’s obligation has been met where the Arden Hills Planning Commission duly held a public hearing on April 7, 2021. All persons present at said meeting were given an opportunity to be heard and present written statements; and

**WHEREAS** the Planning Commission considered the Applicant's request for a Conditional Use Permit Amendment and Site Plan Review and, as such voted 6-0 in favor of the recommending approval with conditions.

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

Hereby adopts Resolution 2021-026 approving Planning Case 21-002 for a Conditional Use Permit Amendment and Site Plan Review at the Subject Property 3900 Bethel Drive to convert the existing grass football field into a synthetic turf stadium field with a new track constructed around it and the existing grass practice field into a synthetic turf multi-purpose field.

**BE IT FURTHER RESOLVED** that City Council approves Planning Case 21-002 for a Conditional Use Permit Amendment and Site Plan Review the Subject Property 3900 Bethel Drive, based on the findings of fact and the submitted plans in the April 26, 2021 Report to the City Council, as amended by the following conditions:

1. All conditions of the original Conditional Use Permit shall remain in full force and effect.
2. Prior to the issuance of a grading permit, all items identified in the March 11, 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 grading 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 grading permit, a landscaping letter of credit or escrow shall be required.
10. The Applicant shall be required to provide photometric calculations for the lighting at the property lines of all adjacent residential properties indicating the plan meets ordinance requirements.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS  
THIS 26<sup>th</sup> DAY OF APRIL, 2021.**

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David Grant, Mayor

ATTEST:

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Julie Hanson, City Clerk