

(13) ^{ew} ~~Rev~~ ^{Req}

Attachment B

**WEHRMAN
CONSULTANTS
ASSOCIATED
INC.** *b. keith wehrman
roy a. anderson
john o. bergly*

December 26, 1984

Mr. Dave Leuthe
Minnesota Department of Natural Resources
1200 Warner Road
St. Paul, Minnesota 55106

Re: Shoreland Management Classifications
City of Arden Hills

Dave:

I am herewith submitting a preliminary request for shoreland reclassification and modification of certain lot area and lot coverage provisions for your initial review and comment. The first four pages of the enclosed documentation summarize the requested reclassifications and/or provision modifications for each lake. The justification for each request is included.

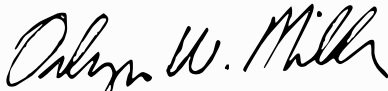
Pages 5 through 11 represent the City's analysis of the existing development in each shoreland district, and also provide a comparison between existing zoning provisions within the shoreland district and the DNR requirements. Pages 12 through 15 are maps which identify the shoreland management districts in accordance with preliminary DNR classifications, the amount and location of undeveloped land within shoreland areas, the land which is considered to be adversely affected by the DNR requirements, and the major topographic divides which may alter shoreland boundaries (based upon community-wide drainage analysis by City Engineer). The final map, Page 16, presents the shoreland classifications and shoreland management district boundaries as proposed by the City.

Please review this information and respond at your convenience. If you have any questions or need additional information, please call. Following your preliminary review, I will modify this documentation as necessary and accompany it with a formal request in the form of a City Council resolution.

Thank you for your cooperation in this matter.

Sincerely,

WEHRMAN CONSULTANTS ASSOCIATED, INC.



Orlyn W. Miller

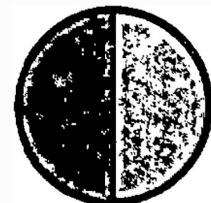
OWM/clm
Enclosures

cc: Charlotte McNiesh
Dorothy Zehm

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Division of Waters



PRELIMINARY REQUEST FOR
LAKE RECLASSIFICATION AND ZONING PROVISION MODIFICATIONS
City of Arden Hills, Minnesota

LAKE JOSEPHINE

Request:

- Relaxation of General Development requirements to allow
- a. 14,000 square foot lot area for riparian lots.
 - b. 35 percent lot coverage.

Justification:

The Arden Hills portion of the shoreline of Lake Josephine is almost totally developed. The undeveloped land has been platted into lots of record. Although only three riparian lots are below 15,000 square feet, the 14,000 square foot area is consistent with current zoning ordinance provisions. The minimum lot size for non-riparian lots in the R-1 District (the majority of the shoreland) is 14,000 square feet, and the minimum lot size for the R-2 District is 11,000 square feet, 1,000 square feet above the General Development requirement for non-riparian lots.

The current zoning ordinance allows 35 percent lot coverage. Since the shoreland area is almost totally developed, relaxation of the 30 percent General Development requirement to the standards under which most of the lots were developed is considered reasonable.

LAKE JOHANNA

Request:

1. Reclassification from Recreational Development to General Development.
2. Relaxation of General Development requirements to allow
 - a. 14,000 square foot lot area for riparian lots.
 - b. 35 percent lot coverage.

Justification:

The shoreline and shoreland area of Lake Johanna is 95 percent developed, with only a few platted lots and a minimal amount unplatted land remaining vacant. Furthermore, the lake's development density meets the General Development criteria.

The minimum area for lots in the R-1 District is 14,000 square feet for both riparian and non-riparian lots; in the R-2 District, the minimum lot area is 11,000. Since nearly all lots are developed or are platted lots of record, it is considered desirable to establish the waterfront lot area to be consistent with the size of the majority of existing lots. Likewise, a 35 percent lot coverage would be consistent with current development.

LITTLE LAKE JOHANNA

Request:

1. Reclassification from Recreational Development to General Development.
2. Relaxation of General Development requirements to allow
 - a. 14,000 square foot lot area for riparian lots.
 - b. 35 percent lot coverage.

Justification:

The Arden Hills portion of the shoreland is completely developed with large parcel institutional uses (college campus and nursing home) and single-family lots platted under the 14,000 squarefoot minimum lot area requirement. Reducing the 15,000 General Development requirement to 14,000 square feet for riparian lots would be consistent with present ordinance requirements and existing development. The 35 percent coverage would also be consistent with existing development.

VALENTINE LAKE

Request:

- Relaxation of the Natural Environment requirements to allow
- a. 14,000 square foot lot area for non-riparian lots.
 - b. 35 percent lot coverage.

Justification:

Although there is only one riparian residential lot on Valentine Lake, the Natural Environment requirements for non-riparian lots substantially exceeds the size of most lots within the shoreland. Nearly all the land has been platted under the 14,000 square foot area requirement, and all platted lots are developed. Relaxation of the 20,000 square foot requirement to 14,000 square feet and the 30 percent coverage requirement to 35 percent to be consistent with existing development is considered desirable.

ROUND LAKE

Request:

- Relaxation of Recreational Development requirements to allow
- a. 14,000 square foot lot area for non-riparian lots.
 - b. 35 percent coverage for residential districts.
 - c. 75 percent coverage for industrial and commercial districts.

Justification;

The requested 14,000 square foot lot area is only 1,000 square feet below the Recreational Development requirements and is consistent with the current ordinance and existing developed lots. Since the U.S. Fish and Wildlife Service owns land surrounding the entire lake, there are no riparian lots. The 35 percent coverage request is also consistent with existing development.

ROUND LAKE (continued)

Currently, approximately 2/3 of the industrially zoned land within the Round Lake shoreland area is developed under the 75 percent coverage allowance. Reduction of the coverage allowance to 30 percent is considered an undue restriction on remaining industrial and commercial property. The increased coverage will be mitigated by:

1. The existence of a significant amount of permanent open space surrounding the lake.
2. The Rice Creek Watershed District's requirements for drainage and storm water management plans for all developments within the shoreland.

KARTH LAKE

Request:

1. Reclassification from Recreational Development to General Development.
2. Relaxation of General Development requirements to allow
 - a. 14,000 square foot lot area for riparian lots.
 - b. 35 percent coverage in residential districts.

Justification:

The shoreline and shoreland area of Karth Lake is almost totally platted and developed under R-1 zoning, allowing 14,000 square foot lots and 35 percent coverage. Furthermore, the development density meets the General Development criteria. Reclassification to General Development, the allowance of 14,000 square foot lot area for all lots (riparian and non-riparian), and a coverage increase to 35 percent would be consistent with existing residential development.

SUNFISH LAKE

Request:

- Relaxation of Natural Environment lot coverage requirements to allow
- a. 35 percent coverage for residential lots.
 - b. 75 percent coverage for commercial lots.

Justification:

The portion of the shoreland which extends south of Highway 96 consists of a residential subdivision which is totally developed at 35 percent site coverage, and a single small parcel of land zoned for office development. By existing ordinance, the lot coverage for office development can be up to 75 percent. The 30 percent coverage limitation of the Natural Environment requirements would be too restrictive on this small parcel, making its development feasibility questionable.

GENERAL

Lot Size Adjustments:

The adjustment of lot size requirements is being requested to bring the shoreland requirements into conformance with long-established requirements of the City's zoning ordinance. More than 90 percent of the land in Arden Hills (excluding the Arsenal area) is currently developed, the majority under present lot size and lot coverage requirements. Because so little land remains to be developed, the impact of reducing the DNR lot size requirements will be minimal. Furthermore, the City's zoning ordinance does not differentiate between riparian and non-riparian lot sizes.

* (Although a slight reduction of riparian lot size is being requested, the non-riparian lot size significantly exceeds the General Development requirements in both the R-1 and R-2 Districts. The net result is that there is less total density within the entire shoreland area, even though the lakefront lots may be slightly smaller.

Conformity between existing ordinance requirements and the shoreland regulations is considered desirable because:

1. The majority of existing developed lots will not be made non-conforming in area by the shoreland requirements.
2. Administration of the zoning ordinance and shoreland overlay district provisions will be simplified.

Lot Coverage Adjustments:

The lot coverage adjustment from 30 percent to 35 percent for all residential lots is, again, requested simply to bring the shoreland requirements into conformance with the current zoning ordinance. Since the community is 90 percent developed, this minor modification should have little impact on public waters.

The adjustment from 30 percent to 75 percent for land zoned for industrial and commercial uses is more significant. Given the current level of development in the community, the 30 percent coverage requirement is considered an unrealistic restriction upon a few undeveloped sites, several of which are relatively small in size. The increased coverage is mitigated by the fact that drainage and storm water management plans are required for all development within shoreland areas by the Rice Creek Watershed District. Furthermore, the RCWD has approved a storm water management plan prepared by the City for the north-central portion of the community. This plan addressed drainage in the portion of the City with the greatest concentration of undeveloped land and includes watersheds which impact Round, Valentine, and Karth Lakes.

ANALYSIS OF SHORELAND DEVELOPMENT AND DEVELOPMENT REQUIREMENTS
City of Arden Hills, Minnesota

LAKE JOSEPHINE*

Area	61 ac. (76 ac./mi.)
Shoreline	.8 mi. (52 du./mi.)
Number of existing water front lots	42
Unplatted/undeveloped land	0
Platted/undeveloped land	3 lots
Land with resubdivision potential	0
Present development	Predominantly single-family residential. Private club also adjacent to lake. No commercial or industrial within shoreland.

Waterfront Lots

Vacant	3
Less than 75' frontage	9
Less than 20,000 SF area	11
Less than 15,000 SF area	3
Less than 75' setback	11
Less than 50' setback	4

DNR Preliminary Classification

~~Recreational Development~~ GD

Zoning Requirements

	Existing Ordinance	DNR Requirements
Lot area-waterfront	R-1:14,000 R-2:11,000	15,000
Other	R-1:14,000 R-2:11,000	10,000
Lot width	75'	75'
Waterfront setback	75'	50'
Street setback	40'	20'
Lot coverage	35%	30%
Height	35'	35'

*Data for Arden Hills portion only

COMMENTS:

Existing development and present zoning is relatively compatible with the requirements of General Development classification

CONCLUSIONS:

Request relaxation of DNR requirements to allow:

- 14,000 square foot lot area for riparian lots.
- 35% lot coverage.

LAKE JOHANNA

Area	230 ac. (79 ac./mi.)
Shoreline	2.9 mi. (34.5 du./mi.)
Number of existing water front lots	100
Unplatted/undeveloped land	5 ac.
Platted/undeveloped land	8 ac. +
Land with resubdivision potential	9 ac.
Present development	Predominantly single-family residential. Institutional housing, college campus, and regional park also adjacent to lake. No commercial or industrial within shoreland.
Waterfront Lots	100
Vacant	5
Less than 75' frontage	34
Less than 20,000 SF area	72
Less than 15,000 SF area	22
Less than 75' setback	23
Less than 50' setback	6
DNR Preliminary Classification	Recreational Development
Zoning Requirements	Existing Ordinance DNR Requirements
Lot area-waterfront	R-1:14,000 R-2:11,000 20,000
Other	R-1:14,000 R-2:11,000 15,000
Lot width	\$-1:95' R-2:85' 75'
Waterfront setback	75' 75'
Street setback	40' 20'
Lot coverage	35% 30%
Height	35' 35'

COMMENTS:

Lot area requirements of Recreational Development classification exceed existing development (95% + developed) and present zoning. General Development classification more compatible with development around this lake.

CONCLUSION:

Request reclassification to General Development.

Request relaxation of DNR requirements to allow

- a. 14,000 square foot lot area for riparian lots.
- b. 35% lot coverage

LITTLE LAKE JOHANNA*

Area	.9 ac.		
Shoreline	.3 mi.		
Number of existing water front lots	6		
Unplatted/undeveloped land	0		
Platted/undeveloped land	1 lot		
Land with resubdivision potential	0		
Present development	Single-family residential, college campus, and institutional housing. No commercial or industrial within shoreland		
Waterfront Lots	6		
Vacant	1		
Less than 75' frontage	0		
Less than 20,000 SF area	2		
Less than 15,000 SF area	2		
Less than 75' setback	1		
Less than 50' setback	0		
DNR Preliminary Classification	Recreational Development		
Zoning Requirements	Existing Ordinance	DNR Requirements	
Lot area-waterfront	R-1:14,000 R-2:11,000	20,000	
Other	R-1:14,000 R-2:11,000	15,000	
Lot width	R-1:95' R-2:85'	75'	
Waterfront setback	75'	75'	
Street setback	40'	20'	
Lot coverage	35%	30%	
Height	35'	35'	

*Data for Arden Hills portion only

COMMENTS:

Lot area requirements of Recreational Development classification exceed existing development and present zoning. Shoreland of Little Lake Johanna falls within shoreland area of Lake Johanna. General Development classification more compatible with development around this lake.

CONCLUSION:

Request reclassification to General Development.

Request relaxation of DNR requirements to allow

- a. 14,000 square foot lot area for riparian lots.
- b. 35% lot coverage.

VALENTINE LAKE

Area	74 ac.
Shoreline	1.9 mi.
Number of existing waterfront lots	1 residential
Unplatted/undeveloped land	5 ac.
Platted/undeveloped land	0
Land with resubdivision potential	0
Present development	One single-family residence. Remainder of lakefront is college campus. Most residential land within shoreland is developed.

Waterfront Lot

Area	Over 40,000
Width	Over 125'
Setback	60'

DNR Preliminary Classification

Natural Environment

Zoning Requirements

Existing Ordinance DRN Requirements

Lot area - waterfront	14,000	40,000
- other	14,000	20,000
Lot width	95'	125'
Waterfront setback	R-1:75'; B-1:100'	150'
Street setback	R-1:40'; B-1:50'	20'
Lot coverage	R-1:35%; B-1:75%	30%
Height	35'	35'

COMMENTS:

Since only one lakefront lot exists and little or no land remains for development, the National Environment requirements have limited impact. The lot area requirements for lots within the shoreland exceed present ordinance requirements, and the lot coverage for the campus is much more restrictive than under present ordinance. Since the campus development does not presently exceed 30% coverage, that does not present a serious problem.

CONCLUSION:

Request relaxation of DNR requirements to allow

- a. 14,000 square foot lot area for non-riparian residential lots.
- b. 35% lot coverage.

ROUND LAKE

Area	125 ac.
Shoreline	1.9 mi.
Number of existing water front lots	23 residential; 4 industrial
Unplatted/undeveloped land	26 ac. residential; 23 ac. industrial; 8 ac. commercial
Platted/undeveloped land	2 lots
Land with resubdivision potential	2.4 ac.
Present development	East side is entirely single-family residential. West side is industrial and vacant. South is vacant residential and industrial, with neighborhood park. Mobile home park at north.
* Waterfront Lots (Residential)	23
Vacant	2
Less than 75' frontage	1
Less than 20,000 SF area	5
Less than 15,000 SF area	0
Less than 75' setback	0
Less than 50' setback	0
DNR Preliminary Classification	Recreational Development
Zoning Requirements	Existing Ordinance DNR Requirements
Lot area-waterfront	14,000 20,000
Other	14,000 15,000
Lot width	95' 75'
Waterfront setback	R-1:75' I-2:100' 75'
Street setback	R-1:40' I-2:50' 20'
Lot coverage	R-1:35% I-2:75% 30%
Height	R-1:35' I-2:45' 35'

*Round Lake has no true riparian lots because U.S. Fish & Wildlife owns easement around entire shoreline.

COMMENTS:

Recreational Development requirements not in conflict with existing residential development, but they do exceed present ordinance requirements for residential lot area. Also exceed coverage of existing industrial development coverage. Reclassification to General Development will not resolve commercial/industrial coverage problem.

CONCLUSION:

Request relaxation of DNR requirements to allow

- a. 14,000 square foot lot area for non-riparian lots.
- b. 35% lot coverage for residential districts.
- c. 75% lot coverage for industrial and commercial districts.

KARTH LAKE

Area	15 ac. (16.7 ac./mi.)
Shoreline	.9 mi. (46.7 du./mi.)
Number of existing water front lots	42
Unplatted/undeveloped land	1.5 ac. (excluding Arsenal area)
Platted/undeveloped land	0
Land with resubdivision potential	5 ac.
Present development	Predominantly single-family residential. Neighborhood park, industrial development (office), and a portion of the Arsenal within shoreland area.
Waterfront Lots	42
Vacant	0
Less than 75' frontage	8
Less than 20,000 SF area	29
Less than 15,000 SF area	5
Less than 75' setback	9
Less than 50' setback	0
DNR Preliminary Classification	Recreational Development
Zoning Requirements	Existing Ordinance DNR Requirements
Lot area-waterfront	14,000 20,000
Other	14,000 15,000
Lot width	95' 75'
Waterfront setback	R-1:75'; I-1:100' 75'
Street setback	R-1:40'; I-1:55' 20'
Lot coverage	R-1:35%; I-1:65%; B-1:75% 30%
Height	35' 35'

COMMENTS:

Lot area requirements of Recreational Development Classification exceed existing development and present zoning. Present ordinance allows greater coverage in I-1 District. General Development classification more compatible with existing development lot sizes.

CONCLUSION:

Request reclassification to General Development.

Request relaxation of DNR requirements to allow

- a. 14,000 square foot lot area in residential districts.
- b. 35% lot coverage in residential district.

SUNFISH LAKE

Area 11 ac.
Shoreline .6 mi.
Present development Entirely within Arsenal property. No development surrounding lake. Shoreland area overlaps with shoreland of Karth Lake and includes all or part of approximately 40 developed single-family lots and some undeveloped B-1 land.

DNR Preliminary Classification

Natural Environment

Zoning Requirements

Existing Ordinance DNR Requirements

Lot area - waterfront	14,000	40,000
- other	14,000	20,000
Lot width	95'	125'
Waterfront setback	75'	150'
Street setback	R-1:40; I-2&B-1:50'	20'
Lot coverage	R-1:35%; I-2&B-1:75%	30%
Height	R-1&B-1:35'; I-2:45'	35'

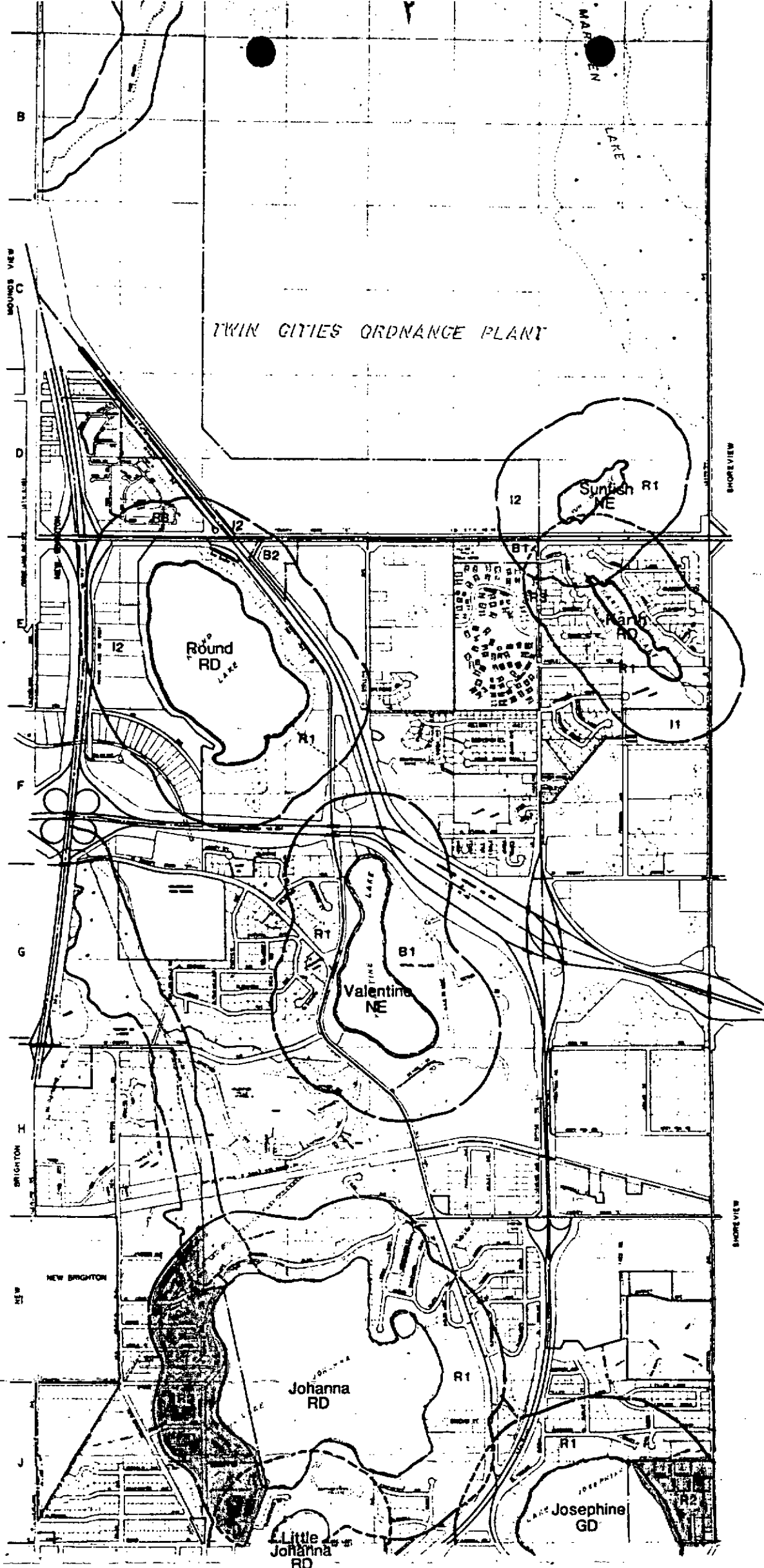
COMMENTS:

The portion of the shoreland of this lake within the Arsenal (north of Hwy. 96) presents no problems. The portion that extends south of Hwy. 96 would adversely affect development of B-1 (commercial) land because of coverage limitations.

CONCLUSION:

Request relaxation of DNR requirements to allow

- a. 35% lot coverage for residential districts.
- b. 75% lot coverage for commercial district.



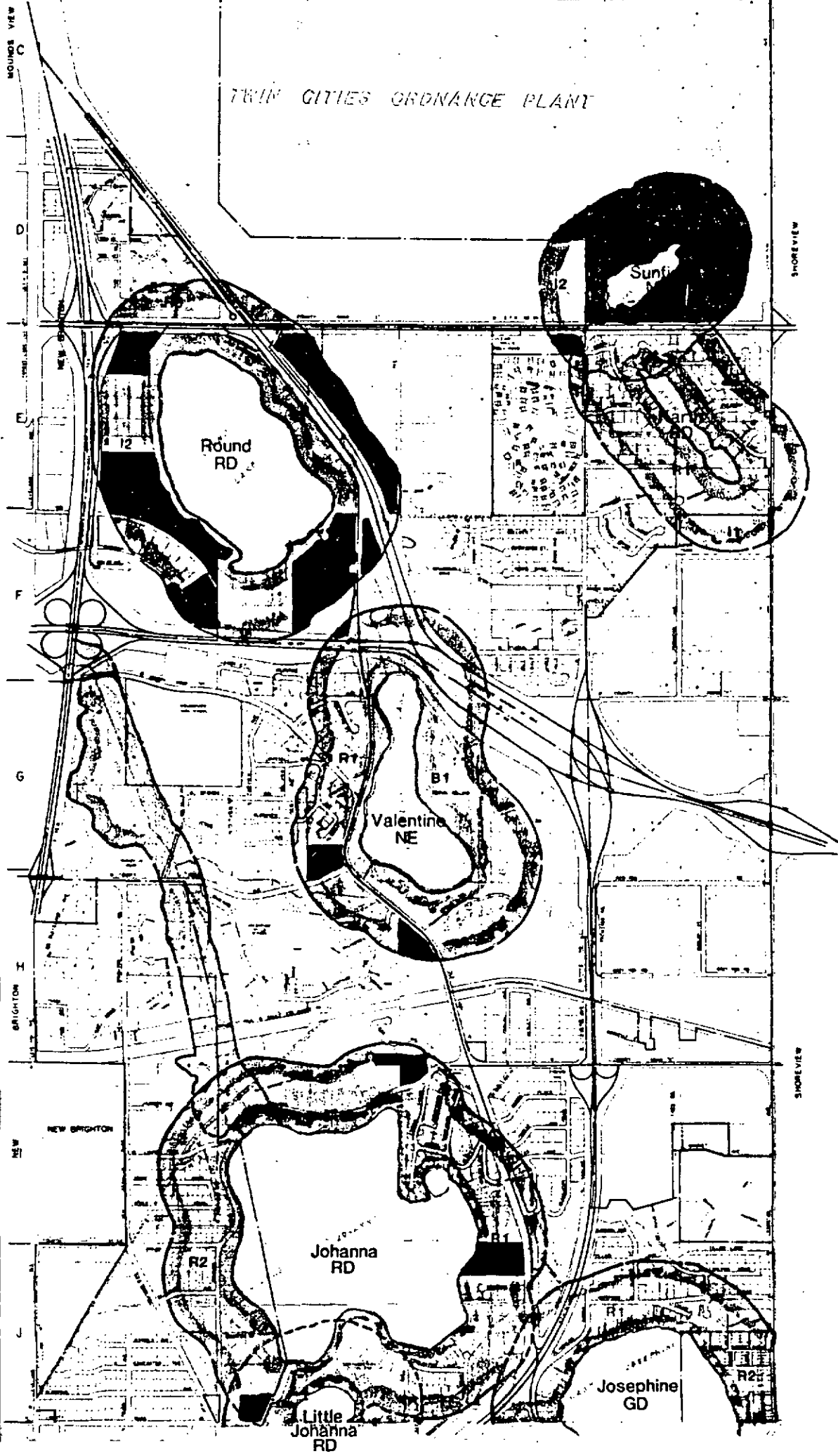
TWIN CITIES ORDNANCE PLANT

PRELIMINARY DNR
 SHORELAND MANAGEMENT DISTRICTS & CLASSIFICATIONS
 ARDEN HILLS, MINNESOTA

STATE OF MINNESOTA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF LAND MANAGEMENT

Unplatted or undeveloped land within shorelands

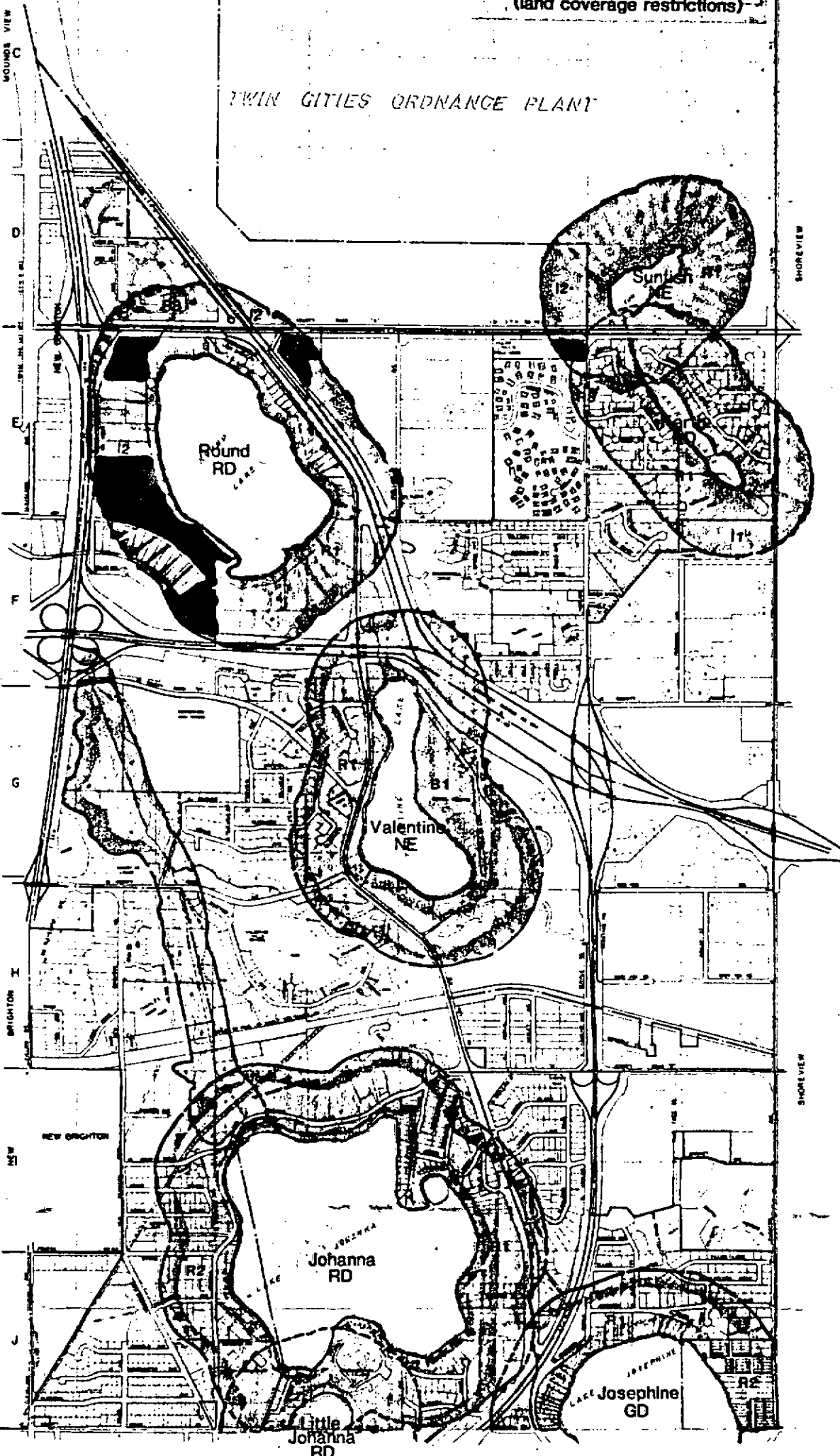
TWIN CITIES ORDNANCE PLANT



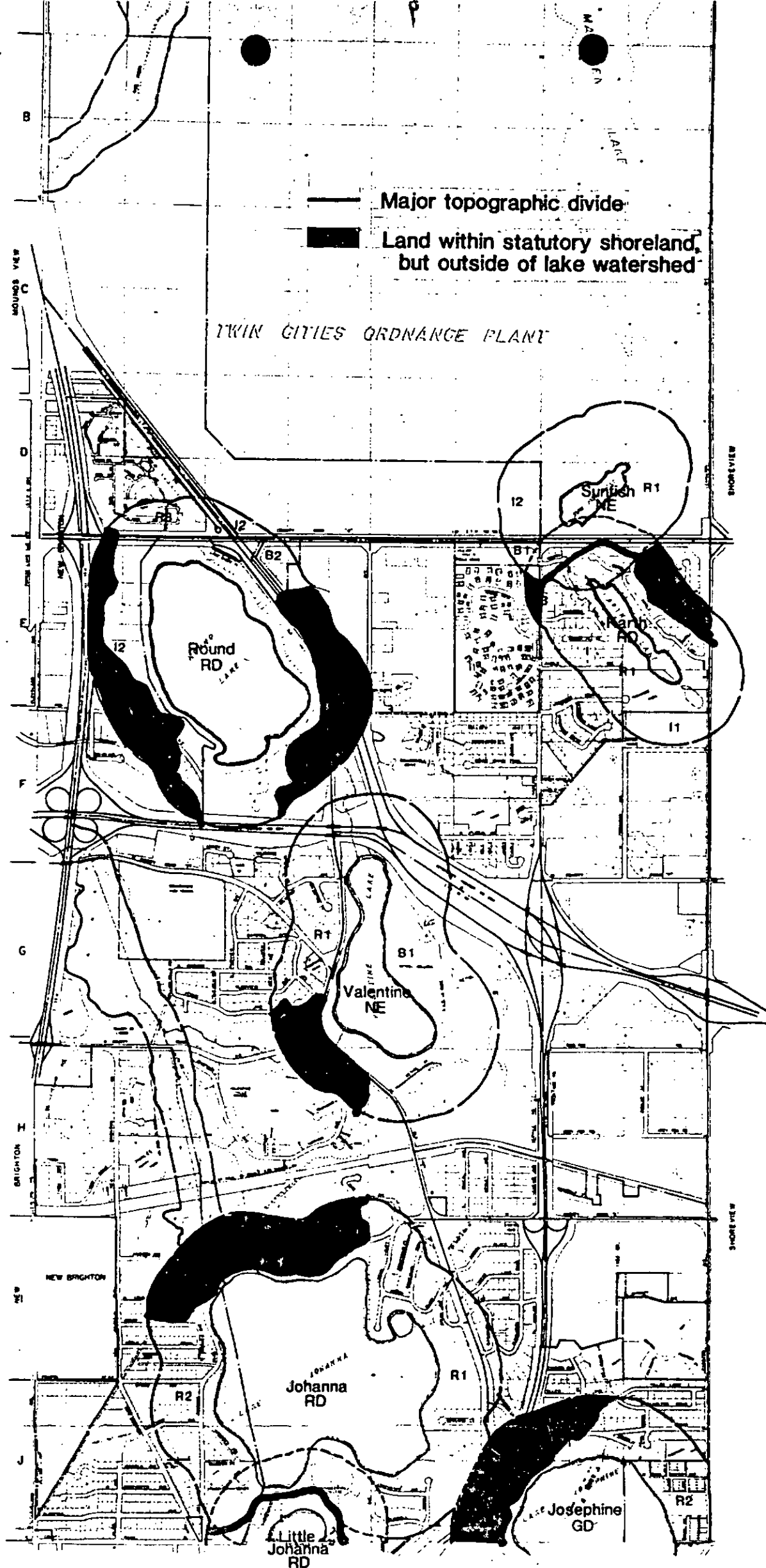
PRELIMINARY SHORELAND MANAGEMENT DISTRICTS
ARDEN HILLS, MINNESOTA

**Adversely affected land
within shorelands
(land coverage restrictions)**

TWIN CITIES ORDNANCE PLANT



**PRELIMINARY
SHORELAND MANAGEMENT DISTRICTS
ARDEEN HILLS, MINNESOTA**



**PRELIMINARY
 SHORELAND MANAGEMENT DISTRICTS
 ARDEN HILLS, MINNESOTA**



TWIN CITIES ORDNANCE PLANT

**PROPOSED SHORELAND MANAGEMENT DISTRICTS & CLASSIFICATIONS
GREEN HILLS, MINNESOTA**

ANALYSIS OF SHORELAND DEVELOPMENT AND DEVELOPMENT REQUIREMENTS
City of Arden Hills, Minnesota
LASE JOSEPHINE

Area 81 ac. (76 ac./ml.)
Shoreline .8 ml. (52 du./ml.)
Number of existing water front lots 42
Unplatted/undeveloped land 0
Platted/undeveloped land 3 lots
Land with subdivision potential 0
Present development 0

Primarily single-family residential. Private club also adjacent to lake. No commercial or industrial within shoreline.

Waterfront Lots 3
Vacant 9
Less than 75' frontage 11
Less than 20,000 SF area 3
Less than 15,000 SF area 11
Less than 75' setback 4
Less than 50' setback 23

DMR Preliminary Classification
Zoning Requirements
Existing Ordinance DMR Requirements
R-1:14,000 R-2:11,000 15,000
R-1:14,000 R-2:11,000 10,000

Lot width 75'
Waterfront setback 50'
Street setback 20'
Lot coverage 30%
Height 35'

*Data for Arden Hills portion only
Comments: Development and present zoning is relatively compatible with the requirements of General Development Classification
CONCLUSIONS:
Request relaxation of DMR requirements to allow:
a. 14,000 square foot lot area for riparian lots.
b. 35' lot coverage.

SUNNY LAKE

Area 11 ac.
Shoreline .6 ml.
Present development 0

Entirely within Arsenal property. No development surrounding lake. Shoreland area overlies with included in Arden Hills and includes all riparian lots and some undeveloped B-1 land.

DMR Preliminary Classification
Zoning Requirements
Existing Ordinance DMR Requirements
14,000 40,000
14,000 20,000

Lot width 95'
Waterfront setback 180'
Street setback 70'
Lot coverage 30%
Height 35'

Comments:
Relaxation of this lake within the Arsenal (north of Hwy. 96) is not a problem. The entire lake area is currently effect development of B-1 (commercial) land because of coverage limitations.
CONCLUSIONS:
Request relaxation of DMR requirements to allow:
a. 35' lot coverage for residential districts.
b. 75' lot coverage for commercial district.

SUNNY LAKE

Area 15 ac. (16.7 ac./ml.)
Shoreline .9 ml. (66.7 du./ml.)
Number of existing water front lots 42
Unplatted/undeveloped land 1.5 ac. (excluding Arsenal area)
Platted/undeveloped land 0
Land with subdivision potential 5 ac.
Present development 0

Primarily single-family residential. Neighborhood park, (arsenal) development office, and a portion of Arsenal retain shoreline area.

DMR Preliminary Classification
Zoning Requirements
Existing Ordinance DMR Requirements
14,000 20,000
14,000 15,000

Lot width 95'
Waterfront setback 95'
Street setback 8-1:75'; 1-1:100'
Lot coverage 30%
Height 35'

Comments:
Lot area requirements of Recreational Development Classification exceed existing development and present zoning. Present ordinance allows more flexibility with existing development lot sizes.
CONCLUSIONS:
Request relaxation of DMR requirements to allow:
a. 14,000 square foot lot area in residential districts.
b. 35' lot coverage in residential district.

LITTLE LAKE JOSEPHINE

Area 81 ac. (76 ac./ml.)
Shoreline .8 ml. (52 du./ml.)
Number of existing water front lots 42
Unplatted/undeveloped land 0
Platted/undeveloped land 3 lots
Land with subdivision potential 0
Present development 0

Primarily single-family residential. Private club also adjacent to lake. No commercial or industrial within shoreline.

Waterfront Lots 3
Vacant 9
Less than 75' frontage 11
Less than 20,000 SF area 3
Less than 15,000 SF area 11
Less than 75' setback 4
Less than 50' setback 23

DMR Preliminary Classification
Zoning Requirements
Existing Ordinance DMR Requirements
R-1:14,000 R-2:11,000 15,000
R-1:14,000 R-2:11,000 10,000

Lot width 75'
Waterfront setback 50'
Street setback 20'
Lot coverage 30%
Height 35'

*Data for Arden Hills portion only
Comments: Development and present zoning is relatively compatible with the requirements of General Development Classification
CONCLUSIONS:
Request relaxation of DMR requirements to allow:
a. 14,000 square foot lot area for riparian lots.
b. 35' lot coverage.

LASE JOSEPHINE

Area 230 ac. (79 ac./ml.)
Shoreline 2.9 ml. (24.5 du./ml.)
Number of existing water front lots 100
Unplatted/undeveloped land 5 ac.
Platted/undeveloped land 8 ac.
Land with subdivision potential 9 ac.
Present development 0

Primarily single-family residential. Institutional residential, college campus, and regional park also adjacent to lake. No commercial or industrial within shoreline.

Waterfront Lots 5
Vacant 34
Less than 75' frontage 72
Less than 20,000 SF area 22
Less than 15,000 SF area 23
Less than 75' setback 6
Less than 50' setback 23

DMR Preliminary Classification
Zoning Requirements
Existing Ordinance DMR Requirements
R-1:14,000 R-2:11,000 20,000
R-1:14,000 R-2:11,000 15,000

Lot width 75'
Waterfront setback 75'
Street setback 40'
Lot coverage 35%
Height 35'

Comments:
Requirements of Recreational Development Classification exceed existing development (35% developed) and present zoning. Development classification more compatible with development around this lake.
CONCLUSIONS:
Request relaxation of DMR requirements to allow:
a. 14,000 square foot lot area for riparian lots.
b. 35' lot coverage

VALERIE LAKE

Area 74 ac.
Shoreline 1.9 ml.
Number of existing water front lots 1 residential
Unplatted/undeveloped land 5 ac.
Platted/undeveloped land 0
Land with subdivision potential 0
Present development 0

One single-family residence. Remainder of lakefront is college campus. Most residential land within shoreline is developed.

Waterfront Lot 1
Vacant 2
Less than 75' frontage 1
Less than 20,000 SF area 5
Less than 15,000 SF area 0
Less than 75' setback 0
Less than 50' setback 0

DMR Preliminary Classification
Zoning Requirements
Existing Ordinance DMR Requirements
14,000 40,000
14,000 20,000

Lot width 95'
Waterfront setback 75'
Street setback 8-1:75'; 1-2:100'
Lot coverage 30%
Height 35'

Comments:
Since only one waterfront lot exists and little or no land remains for recreational development, requirements are limited. The lot area, height, and setback requirements are in present ordinance requirements, and the lot coverage for the campus is more restrictive than under present ordinance. Since the campus development does not presently exceed 30% coverage, that does not present a serious problem.
CONCLUSIONS:
Request relaxation of DMR requirements to allow:
a. 14,000 square foot lot area for non-riparian residential lots.
b. 35' lot coverage.

SUNNY LAKE

Area 15 ac. (16.7 ac./ml.)
Shoreline .9 ml. (66.7 du./ml.)
Number of existing water front lots 42
Unplatted/undeveloped land 1.5 ac. (excluding Arsenal area)
Platted/undeveloped land 0
Land with subdivision potential 5 ac.
Present development 0

Primarily single-family residential. Neighborhood park, (arsenal) development office, and a portion of Arsenal retain shoreline area.

DMR Preliminary Classification
Zoning Requirements
Existing Ordinance DMR Requirements
14,000 20,000
14,000 15,000

Lot width 95'
Waterfront setback 95'
Street setback 8-1:75'; 1-1:100'
Lot coverage 30%
Height 35'

Comments:
Lot area requirements of Recreational Development Classification exceed existing development and present zoning. Present ordinance allows more flexibility with existing development lot sizes.
CONCLUSIONS:
Request relaxation of DMR requirements to allow:
a. 14,000 square foot lot area in residential districts.
b. 35' lot coverage in residential district.

LITTLE LAKE JOSEPHINE

Area 81 ac. (76 ac./ml.)
Shoreline .8 ml. (52 du./ml.)
Number of existing water front lots 42
Unplatted/undeveloped land 0
Platted/undeveloped land 3 lots
Land with subdivision potential 0
Present development 0

Primarily single-family residential. Private club also adjacent to lake. No commercial or industrial within shoreline.

Waterfront Lots 3
Vacant 9
Less than 75' frontage 11
Less than 20,000 SF area 3
Less than 15,000 SF area 11
Less than 75' setback 4
Less than 50' setback 23

DMR Preliminary Classification
Zoning Requirements
Existing Ordinance DMR Requirements
R-1:14,000 R-2:11,000 15,000
R-1:14,000 R-2:11,000 10,000

Lot width 75'
Waterfront setback 50'
Street setback 20'
Lot coverage 30%
Height 35'

*Data for Arden Hills portion only
Comments: Development and present zoning is relatively compatible with the requirements of General Development Classification
CONCLUSIONS:
Request relaxation of DMR requirements to allow:
a. 14,000 square foot lot area for riparian lots.
b. 35' lot coverage.

LITTLE LAKE JOSEPHINE

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CONCLUSIONS:
Request relaxation of DMR requirements to allow:
a. 14,000 square foot lot area for riparian lots.
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SUNNY LAKE

Area 15 ac. (16.7 ac./ml.)
Shoreline .9 ml. (66.7 du./ml.)
Number of existing water front lots 42
Unplatted/undeveloped land 1.5 ac. (excluding Arsenal area)
Platted/undeveloped land 0
Land with subdivision potential 5 ac.
Present development 0

Primarily single-family residential. Neighborhood park, (arsenal) development office, and a portion of Arsenal retain shoreline area.

DMR Preliminary Classification
Zoning Requirements
Existing Ordinance DMR Requirements
14,000 20,000
14,000 15,000

Lot width 95'
Waterfront setback 95'
Street setback 8-1:75'; 1-1:100'
Lot coverage 30%
Height 35'

Comments:
Lot area requirements of Recreational Development Classification exceed existing development and present zoning. Present ordinance allows more flexibility with existing development lot sizes.
CONCLUSIONS:
Request relaxation of DMR requirements to allow:
a. 14,000 square foot lot area in residential districts.
b. 35' lot coverage in residential district.

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Zoning Requirements
Existing Ordinance DMR Requirements
14,000 20,000
14,000 15,000

Lot width 95'
Waterfront setback 95'
Street setback 8-1:75'; 1-1:100'
Lot coverage 30%
Height 35'

Comments:
Lot area requirements of Recreational Development Classification exceed existing development and present zoning. Present ordinance allows more flexibility with existing development lot sizes.
CONCLUSIONS:
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MUNICIPAL SHORELAND CLASSIFICATION DATA

CITY OF ARDEN HILLS

IDENTIFICATION			BASIN CHARACTERISTICS				EXISTING DEVELOPMENT			CLASSIFICATION INFORMATION					
LAKE NAME	I.D. #	LOCATION T R SECTIONS	AREA	SHORE MILES	SOILS & VEG.	WETLAND TYPE	DEPTH	SINGLE FAMILY DWELLING UTS.	MULTI-FAMILY DWELLING UTS.	COMMERCIAL & INDUSTRIAL	OTHER DETAILED EXPLANATION	DEVELOPMENT DENSITY DWELL/SHORE MILES	CROWDING POTENTIAL ACRES/SHORE MILES	PRELIMINARY CLASSIFICATION	FINAL CLASSIFICATION
Josephine*	62-57	30 23 34	114	1.6		L	48	60				37.5	71.25	GD	GD
Little Johanna*	62-58	30 23 33	18	.68		S	42	18				26.4	26.47	RD	GD requested
Janfish	62-65	30 23 15	11	.65		L	12	0		Army Ammunition Plant		0	16.92	NE	
Round	62-70	30 23 21	125	1.92		S	29	21 23		3		13.5	65.10	RD	
Valentine	62-71	30 23 21, 22, 27, 28	74	1.89		L	13.3	1	3	Bethel College		2.64	39.15	NE	
Garth	62-72	30 23 22	15	.94		L	9	31 42				44.6	15.95	RD	GD requested
Johanna	62-78	30 23 33, 34	230	2.9		L	41	100				34.48	79.31	RD	RD-GD requested

a) Shoreline and shoreland totally developed or platted into lots of record
 b) Shoreline and shoreland totally developed

* Water body bordered by at least one other local unit of government; data given is for entire water body.
 ** All rivers and streams in the municipality having a total drainage area of greater than two (2) square miles