



**DATE:** January 10, 2022

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

**FROM:** Jane Kansier, AICP, Consulting Planner  
Jessica Jagoe, City Planner

**SUBJECT: Planning Case #21-028**  
**Applicant:** ISD #621, Mounds View Public Schools  
**Property Location:** 1900 and 1901 Lake Valentine Road  
**Request:** PUD Amendment

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

**Council Should Consider**

Motions to approve, table, or deny the following:

- Planning Case 21-028 for a Planned Unit Development Amendment for ISD #621, Mounds View High School

*Approval of an amended PUD requires an affirmative vote of four councilmembers.*

**Background/Discussion**

At their May 22, 2019, the City Council approved Planning Case 18-014 for a Planned Unit Development with Mounds View Public Schools for Mounds View High School. The approved PUD allowed for several additions to the existing high school, a reconfiguration of the existing parking lot, and the use of the property at 1901 Lake Valentine Road, for parking and other school purposes. The PUD was subsequently amended on April 27, 2020. This amendment added 14 additional conditions to the existing Planned Unit Development to address existing traffic and pedestrian safety issues based on the findings contained within the traffic study report, an evaluation of existing site conditions, and the Planned Unit Development Agreement. The terms of the PUD approval require the School District to implement safety improvements on Lake Valentine Road to address traffic and increased pedestrian crossings between the school building and the north parking lot, including installation of turn lanes and other access

improvements, trail and sidewalk improvements, pedestrian signal, signage and striping modifications, and drainage and utility improvements.

The Applicant originally proposed two separate phases of traffic and pedestrian safety improvements for Lake Valentine Road. Phase 1 safety improvements, installed in 2020, included installation of a pedestrian traffic signal system, crosswalk markings, temporary painted center median, curb ramps and sidewalk pedestrian routes to the front of the school.

The proposed amendment consists of two elements. The first is the final design of the road improvements to Lake Valentine Road. These improvements include a raised center median to complement the mid-block crossing and pedestrian traffic signal. The project also aligns access points and provides right turn lanes and left turn lanes. The second element is the final design of the north parking lot. The revised layout accommodates the revised access points, as well as a new surface, striping, parking lot islands and landscaping and lighting. The Applicant is requesting the City Council consider the proposed amendments

The City Council was asked to hold the required public hearing for Planning Case 21-028 under Agenda Item 9A. A full evaluation of the proposed redevelopment and supporting attachments are included in the staff report under Agenda Item 9A. The remainder of this memo focuses on the requested approvals, findings of fact and the staff recommended conditions if a motion to approve is made.

### **Suggested Findings of Fact**

The Planning Commission reviewed this application at their December 8, 2021, meeting and have offered the following findings of fact for your consideration:

1. The properties located at 1900 and 1901 Lake Valentine Road are located in the R-1 Single Family Residential District.
2. The proposed conditions when implemented will create a safer environment for pedestrian movement across Lake Valentine Road.
3. The proposed roadway improvements will improve traffic flow through the road section adjacent to the school.
4. With the applied conditions, the application is not anticipated to create a negative impact on the immediate area or the community as a whole.
5. The traffic and pedestrian study was reviewed as part of the April 2020 Amended PUD application by City and School District staff.
6. The City and School District staff concur on the proposed conditions and recommended improvements.

### **Options and Motion Language**

The Planning Commission reviewed this application at their December 8, 2021 meeting. At that time, they recommended approval of the MVHS application for an Amended Planned Unit Development by a 5-0 vote. The following are motion language options for the City Council to consider.

Approval with Conditions: Motion to *approve* Planning Case 21-028 for an Amended PUD at 1900 and 1901 Lake Valentine Road as amended by the conditions in the January 10, 2022, based on the findings of fact and submitted plans, and subject to the following conditions:

1. The road construction and realignment as shown on the approved plans must be completed prior to the start of the 2022-2023 school year.
2. All other conditions of the original Planned Unit Development and Amended Planned Unit Development shall remain in full force and effect.

Approval without Conditions: Motion to *approve* Planning Case 21-028 for an Amended PUD at 1900 and 1901 Lake Valentine Road, based on the findings of fact.

Denial: Motion to *deny* Planning Case 21-028 for an Amended PUD at 1900 and 1901 Lake Valentine Road, based on the following findings of fact: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*

Table: Motion to *table* Planning Case 21-028 for an Amended PUD at 1900 and 1901 Lake Valentine Road for the following reasons: *a specific reason and/or information request should be included with a motion to table.*

### **Deadline for Agency Actions**

The City of Arden Hills received the completed application for this request on December 1, 2021. Pursuant to Minnesota State Statute, the City must act on this request by January 30, 2022 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. With consent of the applicant, the City may extend the review period beyond the initial 120 days.

### **Budget Impact**

NA

### **Attachments**

A. Presentation