



Planning Case #21-028 – New Business
Applicant: Mounds View High School
Property Location: 1900-1901 Lake Valentine Road
Request: Amendment to Finalize Road Layout and North Parking Lot Design
Zoning: R-1 (Single Family Residential)
Land Use: Public School

Location Map



Disclaimer: This map is intended for reference purposes only and is not a legally recorded map or survey. The City of Arden Hills shall not be liable for any damages or claims that arise due to accuracy, availability, use or misuse of the information herein provided for MRB Station 486.03 SubA 21.

Deadline for Action

- Completed Application – December 1, 2021
- 60 Day Deadline – January 30, 2022

Findings of Fact

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

1. Approval with 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, as amended by the conditions in the January 10, 2022, report to the City Council:
 - a. The road construction and realignment as shown on the approved plans must be completed prior to the start of the 2022-2023 school year.
 - b. All other conditions of the original Planned Unit Development and Amended Planned Unit Development shall remain in full force and effect.
2. 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.
3. 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.*
4. 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.*

Questions?

Planning Case 21-028 – Mounds View High School PUD Amendment

