



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

RESOLUTION NO. 2022-032

**RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE
SUBJECT PROPERTY 4440 ROUND LAKE ROAD W.**

WHEREAS, City Staff received a land use application for 4440 Round Lake Road W. (“Subject Property”) for a Site Plan Review on April 1, 2022;

WHEREAS, the Subject Property is located in the GB – Gateway Business Zoning District and is guided as Light Industrial and Office in the Land Use plan;

WHEREAS, the Subject Property’s use as office and warehouse is legal nonconforming in the GB District;

WHEREAS, a Site Plan Review is required for reorganization of parking and drive aisles in Business zoning districts;

WHEREAS, the Applicant is proposing to convert a portion of the existing parking lot by immediately striping 36 new parking spaces as well as identifying an area as proof of parking to stripe in the future 20 additional spaces pending demand for use by tenants of the building;

WHEREAS, the City Council directed Staff to prepare a Land Use Application Public Policy Notification to notify all property owners within 500 feet of Subject Property when a request for the Planning Commission is to occur related to a land use application that does not require a public hearing;

WHEREAS, the City’s obligation has been met where the Arden Hills Planning Commission duly held a hearing on May 4, 2022. 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 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 2022-032 approving Planning Case 22-007 for a Site Plan Review at the Subject Property 4440 Round Lake Road W. to reorganize the parking lot layout to

install additional parking spaces, including future installation of parking spaces identified as proof of parking.

BE IT FURTHER RESOLVED that City Council approves Planning Case 22-007 for a Site Plan Review at the Subject Property 4440 Round Lake Road W., based on the findings of fact and the submitted plans and May 23, 2022 Report to the City Council, as amended by the following conditions:

- 1) That the project shall be completed in accordance with the plans submitted. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
- 2) The proposed parking spaces and drive aisles shall conform to all other regulations in the City Code.
- 3) A building permit shall be obtained prior to installation for the parking spaces identified as “Proof of Parking”. Future installation of Proof of Parking area can be processed administratively through the Planning Department as part of the Site Plan approval if completed in accordance with the plans submitted under this review.
- 4) Saltbox shall be required to maintain a listing of building tenants and provide said listing to the City upon request as needed for verification of occupancy in satisfaction of nonconforming uses.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS
THIS 23rd DAY OF MAY, 2022.**

David Grant, Mayor

ATTEST:

Julie Hanson, City Clerk