



1200 25<sup>th</sup> Avenue South • St. Cloud, MN 56301  
Phone: 320.258.4438 • 320.252.3603

**Revised May 3, 2022**

Ms. Jessica Jagoe, Arden Hills City Planner  
Members of the Arden Hills City Council & Planning Commission  
City of Arden Hills  
1245 West Highway 96  
Arden Hills, MN 55112

**RE: HIGHWAY 96 SENIOR INDEPENDENT LIVING DEVELOPMENT—  
COMPREHENSIVE PLAN AMENDMENT**

Ms. Jagoe and Members of the City Council/ Planning Commission:

Trident Development, LLC is pleased to present this request for a Comprehensive Plan Amendment for a proposed senior independent living development located near the intersection of County Highway 96 and U.S Highway 10 in Arden Hills. The Site is currently located within the North Heights Church property boundaries. As part of the Comprehensive Plan Amendment application, Trident is providing the following narrative for the Site:

This request is intended to affect only a 10.75+/- portion of the church property. The subject property is currently guided in the Comp Plan as "P/I Public / Institutional". We are applying to amend the Comprehensive Plan to reflect an "R4 High Density Residential" land use.

In connection with the Comprehensive Plan amendment, Trident is further requesting a language amendment to Chapter 6, Land Use- Section 6.4.10 Development Capacity and Net Residential Density to read as follows –

*Furthermore, the remaining vacant residential land that is south of Highway 96 and 10 is guided for development that could be built at a density of an average of five residential units per acre. Land guided for High Density east of Interstate 35W, south of County State Aid Highway 96, west of ~~US Trunk Highway 10~~ Snelling Avenue North and north of interstate 694 density may be increased by up to 100% through the use of the Planned Unit Development (PUD) process if the intent is to meet the goals of the Comprehensive Plan. The City Code includes PUD regulations that allow for a higher quality and compatible development of property by encouraging reasonable flexibility from applicable standards, including at higher densities than would be allowed under the underlying zoning district and/or guided land use designation. The City has utilized PUDs and PUD Overlays for many residential and commercial developments, which is a trend that is likely to continue into the future given the limited size and amount of land available for new development and potential redevelopment east of Interstate 35W, south of County State Aid Highway 96, west of ~~US Trunk Highway 10~~ Snelling Avenue North and north of interstate 694.*

We understand that modifying the language as described above, will designate the subject project as eligible for increased density flexibility through the PUD approval process. Based on our understanding of how density is calculated (i.e. lot area, excluding wetlands, water bodies, etc.) we anticipate seeking density flexibility to achieve 14.95 dwelling units per acre, assuming a net residential acreage of 8.29+/- acres, and based on our intention of constructing 124 dwelling units.

Trident has developed and presented to the City, concept plans to construct and operate a 124-unit 55+ Independent Senior Living Apartment building. The church property will be subdivided to accommodate this proposed development. Trident's engineers are proposing to manage storm water by treating surface water in two (2) methods: 1) underground filtration chambers combined with 2) sedimentation pond(s) appropriately sized to meet the standards of the Rice Creek Watershed District.

The legal description of the proposed, newly created lot is enclosed with the application. Also enclosed are exhibits illustrating the proposed boundary lines of the subject property. Furthermore, enclosed with this application please find two (2) checks. One for the \$550.00 application fee, and one for the \$2,500 escrow deposit.

On behalf of our development team, we are excited to partner with City of Arden Hills to bring a high-quality senior independent living development to the community. If you have any questions, please do not hesitate to contact me at (612) 242-6097 or [Rogerf@tridentdevelopmentmn.com](mailto:Rogerf@tridentdevelopmentmn.com).

Respectfully,



Roger D. Fink  
Sr. Vice President  
Trident Development, LLC