



DATE: June 27, 2022

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

FROM: Jessica Jagoe, City Planner

SUBJECT: Planning Case #22-009 – Public Hearing Required
Applicant: Trident Development
Property Location: 1700 Highway 96 West
Request: Comprehensive Plan Amendment

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider

Motions to approve, table, or deny the following:

- Planning Case 22-009 for two amendments to Chapter 6, Land Use of the Arden Hills 2040 Comprehensive Plan. The proposed amendments would change the future land use designation in the northwest corner of 1700 Highway 96 West (“Subject Property”) from P/I, Public and Institutional to be guided as HDR, High Density Residential as well as modify existing language in Section 6.4.10 to include the entire Subject Property to allow an increase in the maximum density through the use of a Planned Unit Development.

Approval of a Comprehensive Plan Amendment requires an affirmative vote of four councilmembers.

Background

At their February 22, 2022 meeting, the City Council reviewed a concept plan from Trident Development for the development of the northwest corner of the North Heights Lutheran Church property at 1700 Highway 96 W. Trident Development was proposing a 115-125 unit senior apartment development (apartments only, the proposed will not have an assisted living or memory care component). The Applicant indicated their intention would be to subdivide and purchase approximately 10.27 acres in the northwest corner of the Subject Property.

For a residential project to be feasible on the site, Trident would need to amend the Comprehensive Plan. This Planning Case is only focused on the Comprehensive Plan Amendments and a proposed project for this property would come forward at a future meeting for review. At this stage, the City is being asked to amend the vision for future growth and development for this property. The Comprehensive Plan is the planning tool that guides the future development of land irrespective of a specific project.

Findings of Fact

The City Council must make a finding as to whether or not the proposed application would adversely affect the surrounding neighborhood or the community as a whole based on the aforementioned factors. At their June 8, 2022 meeting, the Planning Commission held a public hearing and voted to recommend denial of Planning Case 22-009. The Planning Commission had concerns with traffic, access, noise, neighborhood character, and the potential for additional high density units in this neighborhood. The Planning Commission was presented with the following findings of fact for City Council consideration:

1. The Arden Hills 2040 Comprehensive Plan designates the future land use for the Subject Property as P/I, Public and Institutional.
2. The Applicant has requested a Comprehensive Plan Map Amendment to change the future land use designation of approximately 10.75 acres in the northwest corner of the Subject Property to HDR, High Density Residential.
3. The 30 +/- acres of developed land on the Subject Property would remain guided as P/I, Public and Institutional.
4. The Applicant has requested a Comprehensive Plan Text Amendment to modify the boundaries described in existing language of Chapter 6 to include the Subject Property.
5. The proposed text amendment incorporates a defined area of land west of Snelling Avenue North to existing Comprehensive Plan language that allows an increase in the maximum density as part of a Planned Unit Development.
6. The applicant represented the application is not anticipated to create a negative impact on the immediate area or the community as a whole.
7. The purpose of the Comprehensive Plan is to establish the policies that guide the future physical and community development of Arden Hills.
8. The Metropolitan Council has previously approved similar amendments adding language supporting increasing the densities above the maximum permitted in a specific land use district.
9. The proposed map and text amendments have been discussed with the Metropolitan Council.

Options and Motion Language

The Planning Commission reviewed this application at their June 8, 2022, meeting. At that time, the Commission recommended denial of Planning Case 22-009 for two amendments to Chapter 6, Land Use of the Arden Hills 2040 Comprehensive Plan by a 5-1 vote. The following are motion language options for the City Council to consider.

1. **Approval:** Motion to *approve* Planning Case 22-009 for a Future Land Use Map and Chapter 6 Text Amendments to the 2040 Comprehensive Plan at 1700 Highway 96 West, based on the findings of fact and the report submitted to the City Council on June 27, 2022, and direct the City Attorney to prepare a Resolution.
2. **Approval with Amendments:** Motion to *approve* Planning Case 22-009 for a Future Land Use Map and Chapter 6 Text Amendments to the 2040 Comprehensive Plan at 1700 Highway 96 West, based on the findings of fact and the report submitted to the City Council on June 27, 2022, and direction the City Attorney to prepare a Resolution with the following amendments: *the City Council should identify recommended amendments and specify reasons.*
3. **Denial:** Motion to *deny* Planning Case 22-009 for a Future Land Use Map and Chapter 6 Text Amendments to the 2040 Comprehensive Plan, and direct the City Attorney to prepare based on the findings of fact: *the City Council should identify findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
4. **Table:** Motion to *table* Planning Case 22-009 for a Future Land use Map and Chapter 6 Text Amendments to the 2040 Comprehensive Plan for the following reasons: *the City Council should identify 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 April 29, 2022. Pursuant to Minnesota State Statute, the City must act on this request by June 27, 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.

On June 1, 2022, the City provided the Applicant with written notification extending the review period to August 26, 2022 (120 days) to ensure adequate time for a complete evaluation and review of the application during the June meeting cycle, including being placed on the June 27th Regular City Council meeting agenda.

Attachments

- A. City Council Presentation