

**Planning Case #22-009** – Public Hearing Required

**Applicant:** Trident Development

**Property Location:** 1700 Highway 96 W

**Request:** Comprehensive Plan Amendment

**Zoning:** R-1, Single Family Residential District & B-1, Limited Business District

**Land Use:** P/I, Public and Institutional



# *Actions to Consider*

- The City Council is being asked to consider approving, tabling, or denying the following proposed Comprehensive Plan Amendments:
  - Amend future land use designation in the northwest corner of Subject Property from P/I, Public and Institutional to be guided as HDR, High Density Residential.
  - Amend 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.

# *Findings of Fact*

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.

## *Findings of Fact – General Findings*

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.

## *Deadline for Agency Action*

- 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 27<sup>th</sup> Regular City Council meeting agenda.

# *Options and Motion Language*

- 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.
- 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.*

# *Options and Motion Language*

- 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.*
- 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.*

# Questions?

Planning Case 22-009 – Comprehensive Plan Amendment, 1700 Highway 96 W

