



CITY OF ARDEN HILLS

**COUNTY OF RAMSEY
STATE OF MINNESOTA**

RESOLUTION NO. 2022-038

**RESOLUTION APPROVING 2040 COMPREHENSIVE PLAN
AMENDMENTS TO CHAPTER 6, LAND USE
(1700 Highway 96 West, Arden Hills, MN)
(Planning Case #22-009)**

WHEREAS, on April 29, 2022, the City of Arden Hills (“City”) received an application from Trident Development (“Applicant”) for two Comprehensive Plan amendments to Chapter 6, Land Use; and

WHEREAS, the Arden Hills 2040 Comprehensive Plan designates the future land use for the property located at 1700 Highway 96 West, Arden Hills, and legally described on **Exhibit A** (“Subject Property”) as P/I, Public and Institutional; and

WHEREAS, 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; and

WHEREAS, the 30 +/- acres of developed land on the Subject Property would remain guided as P/I, Public and Institutional; and

WHEREAS, the Applicant has requested a Comprehensive Plan Text Amendment to Section 6.4.10 to modify the boundaries described in the existing language of Chapter 6 to include the Subject Property; and

WHEREAS, the proposed text amendment to the existing Comprehensive Plan language incorporates a defined area of land west of Snelling Avenue that allows an increase in the maximum housing unit density as part of a Planned Unit Development; and

WHEREAS, the application is not anticipated to create a negative impact on the immediate area or the community as a whole; and

WHEREAS, the purpose of the Comprehensive Plan is to establish the policies that guide the future physical and community development of Arden Hills; and

WHEREAS, the Metropolitan Council has previously approved similar amendments increasing housing density in specific land use districts as beneficial to efficient governmental service delivery; and

WHEREAS, the proposed map and text amendments have been discussed with the Metropolitan Council; and

WHEREAS, on June 8, 2022 the Planning Commission conducted a public hearing on the proposed Comprehensive Plan amendments preceded by published and mailed notice; and

WHEREAS, following the close of the hearing, the Planning Commission voted 5-1 to deny the proposed amendments; and

WHEREAS, on June 27, 2022, the City Council considered the proposed Comprehensive Plan amendments, including the application, staff reports and presentations, public and written comment, and minutes from the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Arden Hills, Minnesota:

1. The above Recitals are incorporated herein.
2. The proposed map and text amendment to modify the boundaries described in the existing language of Chapter 6, shall include the Subject Property, and is referenced on **Exhibit B**.
3. The approximately 10.75 acres in the northwest corner of the Subject Property shall be required to HDR, High Density Residential, with the other 30 +/- acres of developed land on the Subject Property remaining guided as P/I, Public and Institutional.
4. Approval of the Comprehensive Plan Amendments is contingent upon the required review and response by the Metropolitan Council.

PASSED AND ADOPTED by the Arden Hills City Council this 11th day of July, 2022

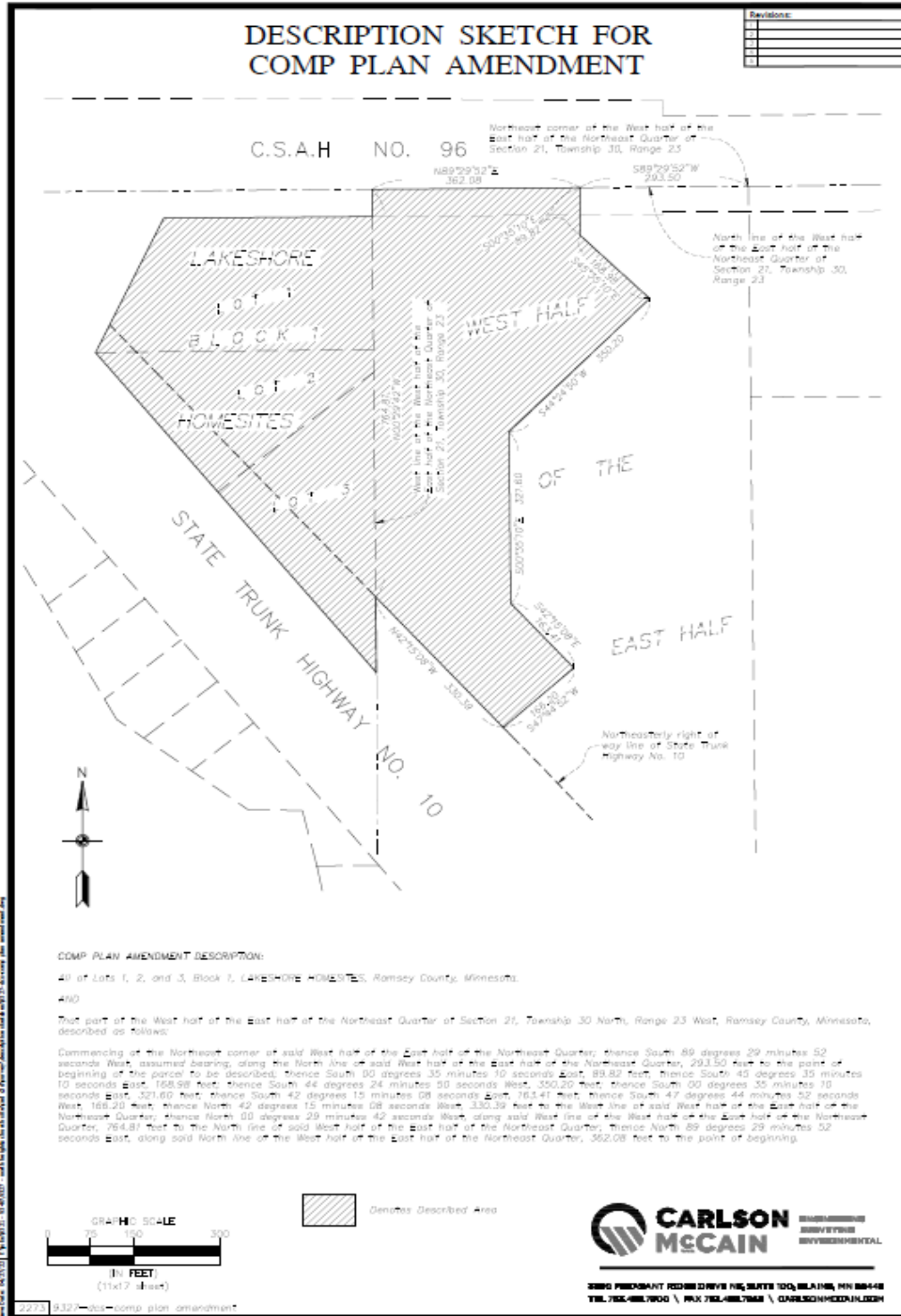
CITY OF ARDEN HILLS

By _____
David Grant, Mayor

ATTEST:

Julie Hanson, City Clerk

**EXHIBIT A
TO
RESOLUTION NO. 2022-038**



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**EXHIBIT B
TO
RESOLUTION NO. 2022-038**

The Comprehensive Plan Amendment language identified in red font is 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.

And

Trident Development – Comprehensive Plan Amendments
Property Location 1700 Highway 96 W



Red = Area already included in Chapter 6 that falls within the boundaries described.

Orange Dashed = Area west of Snelling Avenue N that would be added to existing HDR language under Chapter 6.

Blue = Approx. 10.75 acres for the proposed Comp Plan Amendment of land use designation from P/I to HDR.

Purple = Approx. 30 acres to remain as is under current Comp Plan land use designation as P/I.

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