



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

RESOLUTION NO. 2022-054

**RESOLUTION APPROVING A VARIANCE FOR THE SUBJECT
PROPERTY 3588 RIDGEWOOD ROAD**

WHEREAS, City Staff received a land use application for a variance request to the lot depth on the nonconforming parcel, to decrease the required front yard setback from the property lines abutting Snelling Avenue North and Ridgewood Road, and the driveway access off Snelling Avenue North for a proposed single-family residential dwelling on a property in the R-1 District at 3588 Ridgewood Road (“Subject Property”);

WHEREAS, the Subject Property is a nonconforming lot of record deeded to the City through the State and County from the Old Snelling Avenue corridor right-of-way, now referred to as Snelling Avenue North;

WHEREAS, the Planning Commission has determined that a potential sale of the City owned property at 3588 Ridgewood Road would be in compliance with the City’s Comprehensive Plan;

WHEREAS, a variance may be granted when it is in harmony with the general purposes and intent of the zoning ordinance if enforcement of a provision in the ordinance would cause the landowner practical difficulties;

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, acting as the Board of Adjustment and Appeals, duly held a hearing on November 9th, 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 Applicants request for nonconforming lot depth, front-yard setback, and driveway access variances and, as such voted 7-0 in favor of the recommending approval of the reduced lot depth on a nonconforming lot with 13 conditions, and voted 4-3 recommending denial of the reduced setbacks and driveway access off of a collector street.

To view the final document, access adopted Resolutions via Arden Hills Public Laserfiche Weblink by visiting cityofardenhills.org and clicking on Archived Documents under Helpful Links on our main webpage.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF ARDEN HILLS:

Hereby adopts Resolution 2022-054 approving Planning Case 22-019 for a variance request at the Subject Property 3588 Ridgewood Road for future development of the nonconforming parcel with a reduced lot depth and reduced front yard setbacks abutting Ridgewood Road and Snelling Avenue North and driveway access off of Snelling Avenue N.

BE IT FURTHER RESOLVED that City Council approves Planning Case 22-019 for a variance request at the Subject Property 3588 Ridgewood Road, based on the findings of fact and the submitted plans in the November 28th, 2022 Report to the City Council, as amended by the following conditions:

1. A Building Permit shall be issued prior to commencement of construction.
2. The proposed building shall conform to all other standards and regulations in the City Code.
3. A Grading and Erosion permit shall be obtained from the City's PW/Engineering Division prior to commencing any grading, land disturbance or utility activities.
4. Upon completion of grading and utility work on the site, a grading as-built and utility as-built shall be provided to the City.
5. Final grading, drainage, utility, and site plans shall be subject to approval by the Public Works Director/City Engineer and Community Development Director prior to the issuance of a grading and erosion control permit or other development permits.
6. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Applicants during construction to ensure that sediment and storm water does not leave the project site
7. The Applicants shall be responsible for providing verification of approval and obtaining any permit necessary from the Rice Creek Watershed District prior to the start of any site activities.
8. A separate right-of-way permit for each roadway shall be required for work performed within the City right-of-way.
9. All Public Works Director/City Engineer comments as stated in the November 9, 2022 Staff Report for driveway access connection and utility connections shall be addressed and are adopted herein by reference. The Applicants shall be financially responsible for 100 percent of the costs for connections.
10. The Applicants shall be responsible for obtaining a Sanitary Sewer Connect Permit.
11. The Applicants shall be responsible for obtaining a Water Connect Permit.
12. Prior to the issuance of a building permit, the Applicants shall be financially responsible for 100 percent of all applicable sewer connection, sewer availability, water connection, water availability and Metropolitan Council SAC charges.
13. A Tree Preservation Plan shall be required as part of the Building Permit application for the new dwelling. Any tree removal, preservation, and mitigation shall be completed in accordance with City Code Section 1325.055.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS
THIS 28th DAY OF NOVEMBER 2022.**

David Grant, Mayor

Attest: _____
Julie Hanson, City Clerk