



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

RESOLUTION NO. 2023-020

**RESOLUTION APPROVING A SITE PLAN REVIEW AND ZONING CODE
AMENDMENT AT 1273 WEST COUNTY ROAD E**

WHEREAS, City Staff received a complete land use application for a Site Plan Review and a Zoning Code Amendment for the property located at 1273 West County Road E (“Subject Property”); and

WHEREAS, Flaherty’s (“The Applicant”) is proposing modifications to the existing parking lot at the Flaherty’s Arden Bowl. The modifications are to expand the existing outdoor patio area and allow for a space for outdoor recreational games. The Applicant is also proposing amendments to the language of Chapter 13 – Zoning Code of the City Code to add a definition for Commercial Recreation – Outdoor and allow it as an Accessory Use in the B-2 General Business District; and

WHEREAS, the Subject Property is zoned B-2, General Business and is guided as Community Mixed Use on the Land Use Plan; and

WHEREAS, the proposed reorganization of parking has triggered the Site Plan Review process for reconfiguration of the site layout; and

WHEREAS, pursuant to Minnesota State Statute, the City must act on this request by April 30, 2023 (60 days); and

WHEREAS, the City Council directed Staff to prepare a Land Use Application Public Policy Notification to notify all property owners within 1000 feet of Subject Property when a request for the Planning Commission is to occur related to a land use application that does require a public hearing; and

WHEREAS, the City’s obligation has been met where the Arden Hills Planning Commission duly held a public hearing on April 5, 2023. All persons present at said meeting were given an opportunity to be heard and present written statements; and

WHEREAS, the Planning Commission considered the Applicant’s request for a Site Plan Review and a Zoning Code Amendment and, as such voted 7-0 in favor of recommending approval with conditions.

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

Herby adopts Resolution 2023-020 approving Planning Case 2023-007 for a Site Plan Review for the property located at 1273 West County Road E and Zoning Code Amendments to Section 1305.04 - Definitions, Section 1320.05 – Land Use Chart and Section 1325.02 – Accessory Uses to modify the existing parking lot to expand the existing outdoor patio area and allow for a space for outdoor recreational games at the Flaherty’s Arden Bowl.

BE IT FURTHER RESOLVED that City Council approves Planning Case 23-007 for a Site Plan Review at 1273 West County Road E, based on the findings of fact and the submitted plans in the April 24, 2023 Report to the City Council, as amended by the following conditions:

1. That the project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to these plans, as determined by the Community Development Director, shall require review and approval by the Planning Commission and City Council.
2. An administrative permit shall be obtained for the commercial recreation outdoor area.
3. Prior to commencement of patio expansion, the Applicant shall provide the City with the final erosion control plans for review and approval by the Public Works Director/City Engineer.
4. All retaining wall materials shall be complementary to the building materials and shall be approved in writing by the Planning Division prior to issuance of a building permit. Retaining walls greater than four (4) feet in height shall be engineered and detailed calculations shall be submitted to the City.
5. The Applicant shall be responsible for obtaining any permits necessary from other agencies, including but not limited to, Rice Creek Watershed District and Ramsey County prior to the start of any site activities. Verification whether a permit is required or not shall be provided to the City.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS THIS 24TH DAY OF APRIL, 2023.

David Grant, Mayor

ATTEST:

Jolene Trauba, Deputy City Clerk