

6. LAND USE

Goal: Develop and maintain a land use pattern that strengthens the vitality, quality, and character of our residential neighborhoods, commercial districts, and industrial areas while protecting the community’s natural resources and developing a sustainable pattern for future development.

To advance this *land use goal*, the following policies are proposed:

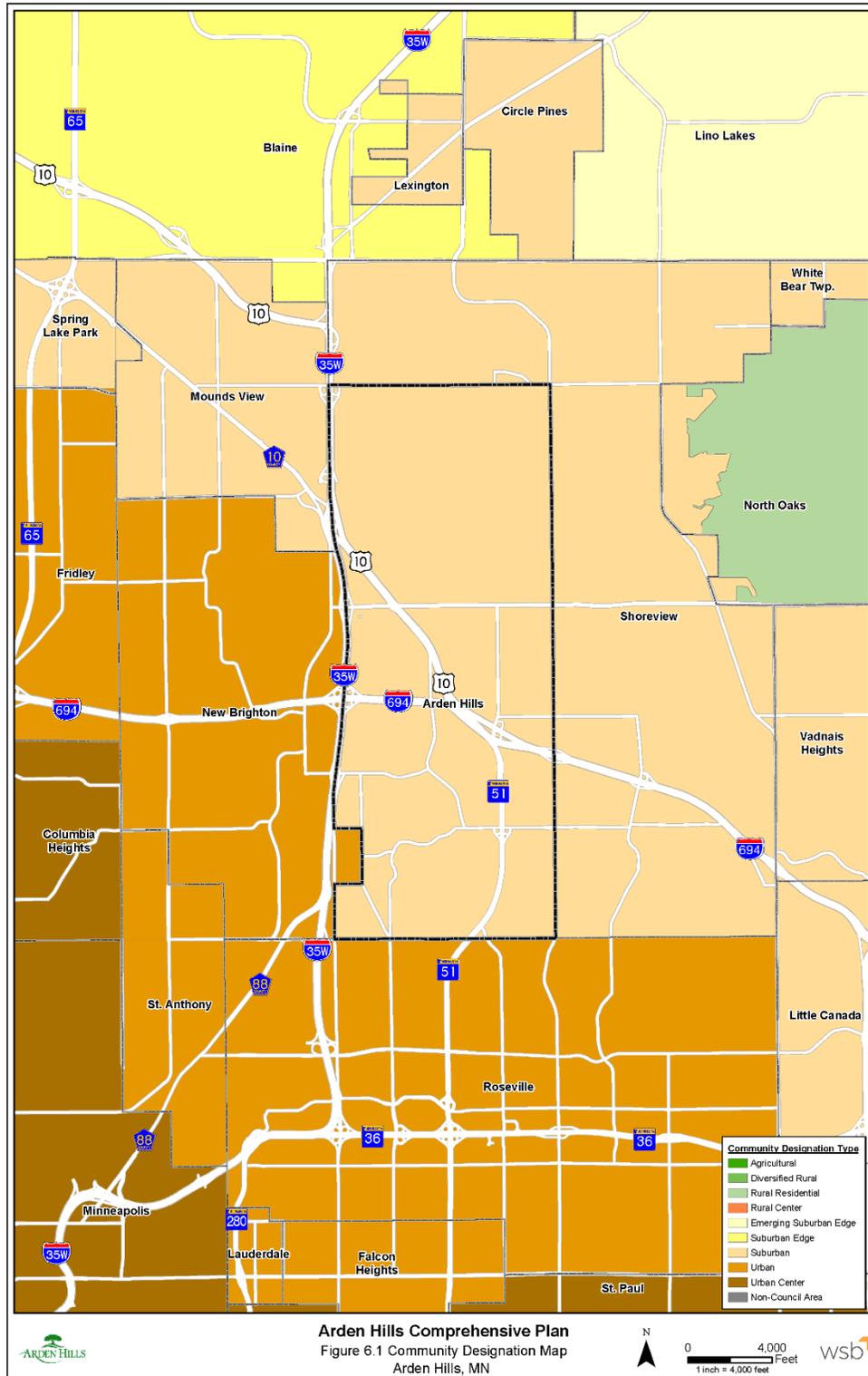
- Evaluate and amend the land use regulations to achieve the highest possible development standards, enhance the natural environment, protect public health, support a vital mix of land uses, and promote flexible approaches to implement the Comprehensive Plan.
- Ensure that land use regulations promote development that is compatible with nearby properties, neighborhood character, and natural features; minimize pedestrian and vehicular conflict; and visually enhance development.
- Preserve the stability and quality of the city's neighborhoods while allowing for redevelopment that is complimentary to existing development.
- Provide a balanced mix of residential, park, open space, and commercial land uses.
- Construct new development at an average density of at least five residential units per net residential acre.
- Explore the possibility of creating additional community gathering space in conjunction with public or private organizations, including AHATS.

6.1 INTRODUCTION

Land use is a defining characteristic of a community. While land use does not operate independently from the other characteristics that create a community, it is a binding factor between transportation, housing, parks, paths, and other characteristics. Through zoning, subdivision, and other land use regulations, a city has powerful tools to guide the long-term, look, feel, and vitality of their community.

Despite the vacant TCAAP property (see Chapter 5), Arden Hills is classified as a fully developed community with the community designation of “suburban” by the Metropolitan Council’s *Thrive MSP 2040* (Figure 6.1). The City is also entirely within the Metropolitan Urban Service Area (MUSA). The areas south of Highways 96 and 10 were mostly developed by the end of the 1970s, and less than three percent of the developable land in that part of Arden Hills is vacant. Significant land use changes are not anticipated in the developed part of Arden Hills; however, study areas have been identified in the Future Land Use section of this chapter. The City seeks to take a proactive stance to

protect the high quality of life that residents have come to expect and to prepare for potential redevelopment opportunities on TCAAP and throughout the community.



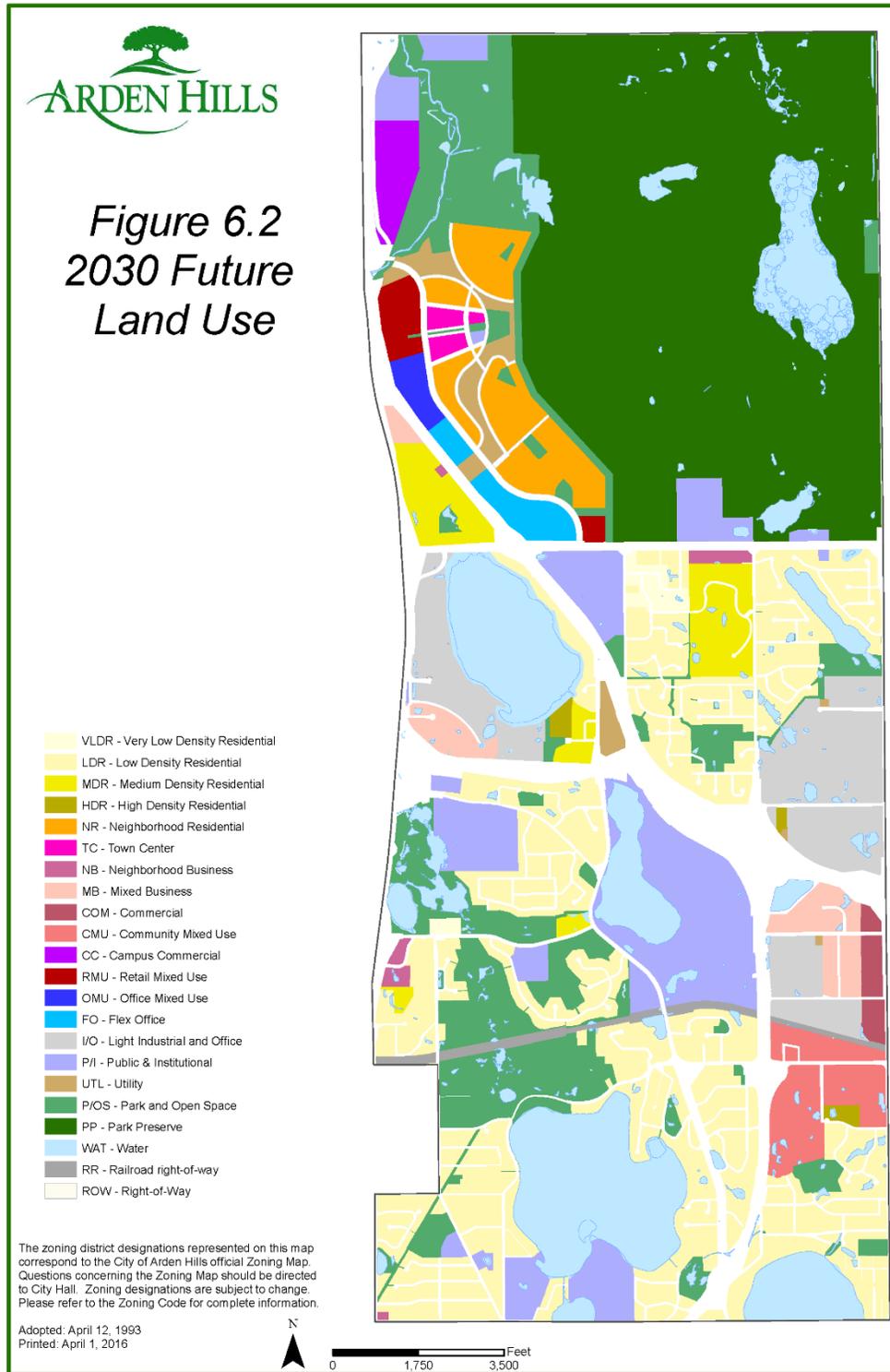
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6.2 FUTURE LAND USE – 2030 COMPREHENSIVE PLAN

The 2030 Comprehensive Plan included a future land use map (Figure 6.2) and proposed mix of land uses for future development, including potential land uses for the proposed TCAAP redevelopment:

Table 6.1 – 2030 Future Land Use

2030 Comprehensive Plan - Future Land Use			
Land Use		Acres	Percent of Total
Land Use (excluding TCAAP)	Very Low & Low Density Residential	978	16.0
	Medium Density Residential	136	2.2
	High Density Residential	12	0.2
	Neighborhood Business	19	0.3
	Mixed Business	79	1.3
	Commercial	26	0.4
	Community Mixed Use	100	1.6
	Light Industrial and Office	303	5.0
	Parks and Open Space	576	9.4
	Park Preserve	1,472	24.1
	Public & Institutional	461	7.5
	Utilities	15	0.2
	<i>Subtotal</i>	4,177	68.3
TCAAP	Neighborhood Residential	146	2.4
	Town Center	16	0.3
	Campus Commercial	40	0.7
	Office Mixed Use	20	0.3
	Retail Mixed Use	34	0.6
	Flex Business	42	0.7
	Public & Institutional (Civic)	2	0.0
	Parks and Open Space	24	0.4
	Utilities	46	0.8
	TCAAP Right-of-Way	51	0.8
	<i>Subtotal</i>	427	7.0
Other	Water	796	13.0
	Railroad Right-of-Way	35	0.6
	Right-of-Way	685	11.2
Total		6,120	



The following descriptions were used to define the future land use categories in the
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2030 Comprehensive Plan:

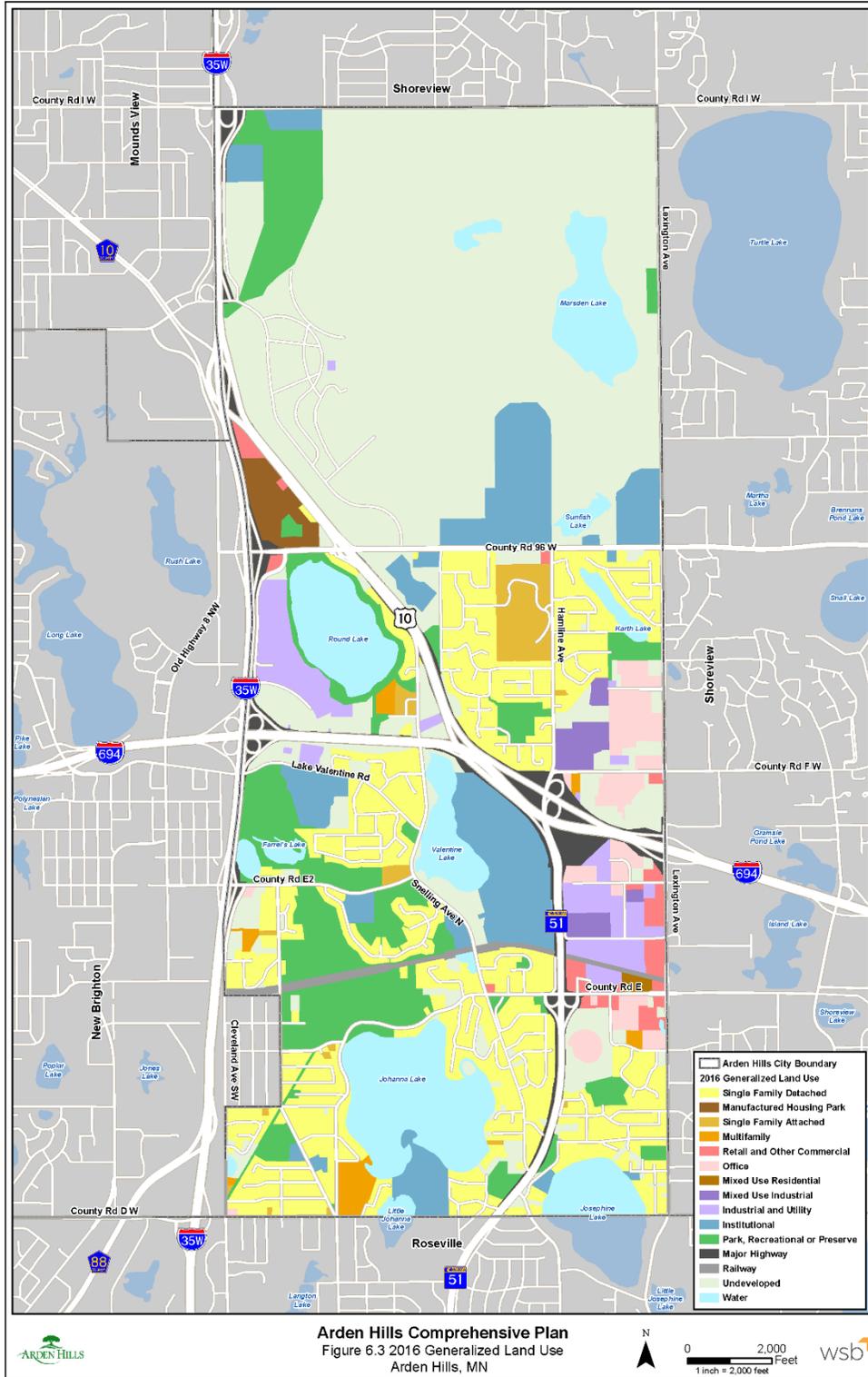
1. Very Low Density Residential (VLDR) – traditional single-family residential land use category. A density range of one and one-half (1.5) to three (3) units per acre.
2. Low Density Residential (LDR) – traditional single-family residential land use category. A density range of three (3) to five (5) units per acre may be allowed.
3. Medium Density Residential (MDR) – apartment and townhome land use category for providing densities of six (6) to nine (9) units per acre.
4. High Density Residential (HDR) – apartment and townhome land use category providing for densities of nine (9) to twelve (12) units per acre.
5. Neighborhood Residential (NR) – Provides for a range of attached and detached single-family and small multi-family uses at a density of one and one-half (1.5) to eight (8) units per acre.
6. Town Center (TC) – Provides for a range of commercial and residential uses that offer housing, assisted living, senior housing, office, retail, restaurant, and civic uses. Medium and large residential uses are permitted at a density of fifteen (15) to sixty-seven (67) units per acre.
7. Neighborhood Business (NB) – neighborhood business designates small, isolated areas for neighborhood commercial land uses when they are compatible with surrounding residential uses. Commercial uses that are high traffic generators, noise generators, or otherwise not compatible with residential neighborhoods, are inappropriate. Typically, Neighborhood Business areas will be located on intersections or nodes that are on the edge of residential areas, are less desirable sites for housing, or have traditionally been occupied with neighborhood services. Dwelling units of three (3) units per acre or more may be permitted.
8. Mixed Business (MB) – areas designated for a variety of businesses, including commercial, certain light industrial uses, warehousing, office, general business, retail.
9. Commercial (C) – areas designated for a broad range of retail, shopping, and services to meet the needs of the community and region. Compatible uses such as office buildings are also intended for this area.
10. Community Mixed Use (CMU) – areas designated for a broad range of retail, shopping, services, and office space to meet the needs of the community and surrounding areas. This area may also include medium to high density housing with a potential density of three (3) to twenty (20) units per acre.

11. Campus Commercial (CC) – Provides for multiple, single tenant buildings or campuses within a business park atmosphere.
12. Retail Mixed-Use (RMU) – Promotes retail as a primary use and allows for other commercial uses to be incorporated as vertical mixed-use buildings.
13. Office Mixed-Use – (OMU) – Focuses on office as a primary use, but also permits other commercial uses to be incorporated as vertical mixed-use buildings.
14. Flex Office (FO) – Permits large scale development for employment and light manufacturing uses that take advantage of highway frontage and automobile access.
15. Light Industrial and Office (I/O) – areas designated for a broad range of light industrial uses such as warehousing with manufacturing. This land use may also include offices.
16. Public & Institutional (P/I) – areas designated for uses such as government buildings, colleges, schools, and religious uses, but not medical uses.
17. Utility (UTL) – Public or private land occupied by a power substation, water tower, municipal well, pumping station, drainage infrastructure, or similar use.
18. Park and Open Space (P/OS) – areas designated as public parks.
19. Park Preserve (PP) – areas designated as natural or scenic areas that are to be preserved for public use or open space.
20. Water – includes permanently flooded open water, rivers and streams, and wetlands (wetlands not included in the national wetland inventory data may not be displayed).
21. Railroad right-of-way (RR) – public or private freight or passenger rail activities.
22. Right-of-way (ROW) – public vehicular, transit and/or pedestrian rights-of-way.

6.3 EXISTING LAND USE – 2016

The 2016 existing land use data is based on City and County property records and known land uses (Figure 6.3). The land uses are classified into the following categories:

1. Single Family Attached – includes all attached single family homes such as townhomes with separate entrances.
2. Single Family Detached – includes all detached single family homes.
3. Multifamily – includes apartment buildings and condominiums of more than one story.
4. Manufactured Housing Parks – includes manufactured and mobile homes in specialized parks.
5. Mixed Use Residential - Land containing a building with multiple uses in combination with at least a residential unit(s).
6. Retail and Other Commercial – areas designated for a broad range of retail, shopping, and services to meet the needs of the community and region. Compatible uses such as office buildings are also intended for this area.
7. Office – Predominantly administrative, professional, or clerical services; includes medical clinics.
8. Mixed Use Industrial – Land containing a building with multiple uses in combination with industrial uses and NO residential units, such as light manufacturing and/or processing, warehousing, distribution, and offices.
9. Industrial and Utility - Land containing manufacturing, transportation, construction companies, communications, utilities (including water towers) or wholesale trade. This category includes publicly owned industrial lands (e.g. waste water treatment plant).
10. Park, Recreational or Preserve– areas designated as public parks.
11. Institutional– areas designated for uses such as government buildings, colleges, schools, and religious uses but not medical uses.
12. Undeveloped– Private land not occupied with a building or use.
13. Open Water– includes permanently flooded open water, rivers and streams, and wetlands (wetlands not included in the national wetland inventory data may not be displayed).
14. Railroad– Railroad right-of-way.
15. Major Highway– Major roadway strips of land or area, on which a vehicular rights-of-passage exists under the following conditions: all interstate highways; all 4-lane divided highways with rights-of-way of 200 feet or greater in width; or all 4-lane roads with a Metropolitan Council functional class designation of "Principal Arterial".



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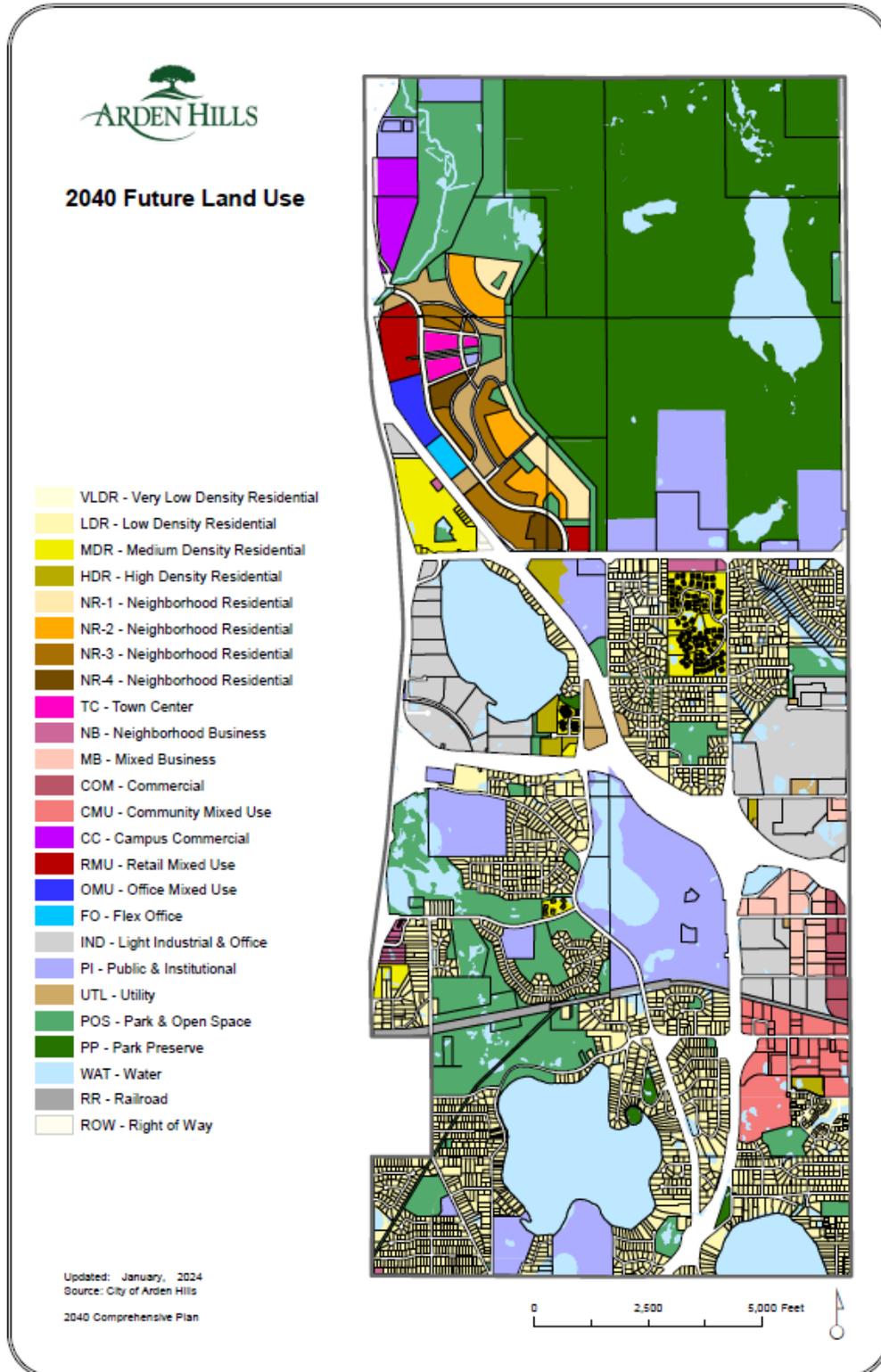
Table 6.2 – 2016 Generalized Land Use

Generalized Land Use	Acreage	Percent Total Land
Single Family Detached	1,169.7	19.0
Single Family Attached	92.5	1.5
Multifamily	43.2	0.7
Manufactured Housing Parks	50.2	0.8
Retail and Other Commercial	74.5	1.2
Office	136.2	2.2
Mixed-Use Residential	7.0	0.1
Mixed-Use Industrial	55.5	0.9
Industrial and Utility	172.6	2.8
Institutional	488.0	7.9
Park, Recreation, Preserve	580.0	9.4
Major Highway	378.9	6.2
Railway	34.7	0.6
Undeveloped	2,244.8	36.5
Water	592.3	9.7
Total	6,120.0	

Table 6.2 above shows land uses in Arden Hills in the generalized categories of: residential, industrial, institutional, water, commercial, park and open space, undeveloped, and right-of-way. Over one third of the land in Arden Hills is designated for undeveloped use, which is new from the 2008 land use categories. This is due to the former Twin Cities Army Ammunition Plant property and the vacant areas on college and corporate campuses. The next most prominent land use is all types of residential at 22 percent of the City’s total land area. The smallest land use categories are commercial and industrial at three percent and four percent, respectively.

6.4 FUTURE LAND USE - 2040

While redevelopment may occur on some parcels throughout the City, no significant land use changes in the developed areas of Arden Hills are anticipated (Figure 6.5). Most of the City’s projected population, household, and employment growth will occur on the TCAAP redevelopment site.



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Table 6.3 – 2040 Future Land Use

2040 Comprehensive Plan - Future Land Use			
Land Use		Acres	Percent of Total
Land Use (excluding TCAAP)	Very Low & Low Density Residential	973	15.9
	Medium Density Residential	138	2.3
	High Density Residential	14	0.2
	Neighborhood Business	17	0.3
	Mixed Business	55	0.9
	Commercial	26	0.4
	Community Mixed Use	100	1.6
	Light Industrial and Office	346	5.7
	Parks and Open Space	580	9.5
	Park Preserve	1,327	21.7
	Public & Institutional	461	7.5
	Utilities	20	0.3
	<i>Subtotal</i>	4,057	66.3
	TCAAP	Neighborhood Residential (NR-1)*	43
Neighborhood Residential (NR-2)*		51	0.8
Neighborhood Residential (NR-3)*		64.5	1.2
Neighborhood Residential (NR-4)*		20	0.3
Town Center*		16	0.3
Campus Commercial*		40	0.7
Office Mixed Use*		20	0.3
Retail Mixed Use*		34	0.6
Flex Business*		9.5	0.1
Public & Institutional (Civic)		2	0.0
Parks and Open Space		24	0.4
Utilities		46	0.8
TCAAP Right-of-Way		51	0.8
<i>Subtotal**</i>		427	7.0
Other	Water	1,253	20.5
	Railroad Right-of-Way	35	0.6
	Right-of-Way	355	5.8
Total		6,026	
*Includes future right-of-way			
**May not equal 427 due to rounding			

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6.4.1 Future Land Use Classifications

There are twenty-two future land use classifications:

1. Very Low Density Residential (VLDR) – traditional single-family residential land use category. A density range of one and one-half (1.5) to three (3) units per acre may be allowed.
2. Low Density Residential (LDR) – traditional single-family residential land use category. A density range of three (3) to five (5) units per acre may be allowed.
3. Medium Density Residential (MDR) –townhome and multi-family residential land use category for providing densities of six (6) to nine (9) units per acre.
4. High Density Residential (HDR) –townhome and multi-family residential land use category providing for densities of nine (9) to twelve (12) units per acre.
5. Neighborhood Residential (NR) – Provides for a range of attached and detached single-family and multi-family uses at a density of one and one-half (1.5) to twenty-one (21)-units per acre. The Neighborhood Residential land use designation is further grouped into sub-categories based generally on lot and home styles. Neighborhood Residential One (NR-1) provides for detached single family homes on traditional suburban lots at a density of one and one-half (1.5) to two and one-half (2.5) units per acre. Neighborhood Residential Two (NR-2) provides for detached single family homes on narrow lots with alleys at a density of two and one-half (2.5) to four (4) units per acre. Neighborhood Residential Three (NR-3) provides for attached single family homes, duplexes, or townhomes on lots either with or without alleys and small multi-family uses at a density of four (4) to eight (8) units per acre. Neighborhood Residential Four (NR-4) provides for attached single family homes, duplexes, or townhomes on lots either with or without alleys and multi-family uses at a density of five (5) to twenty-one (21) units per acre.
6. Town Center (TC) – Provides for a range of commercial and residential uses that offer housing, assisted living, senior housing, office, retail, restaurant, and civic uses. The Town Center is intended for vertical mixed-use buildings. Every building in the Town Center will have residential uses at a minimum of 21 units per acre within the building. An individual building may also have commercial or civic uses. Residential uses are permitted at a density of twenty-one (21) to sixty-

seven (67) units per acre. The expected share of uses within this area are as follows: 5% to 25% Retail; 0% to 25% Office; and Residential will occupy the entire 15.9 acres. A development intensity of up to 6.0 building to land floor area ratio (FAR) may be allowed.

7. Neighborhood Business (NB) – neighborhood business designates small, isolated areas for neighborhood commercial land uses when they are compatible with surrounding residential uses. Commercial uses that are high traffic generators, noise generators, or otherwise not compatible with residential neighborhoods, are inappropriate. Typically, Neighborhood Business areas will be located on intersections or nodes that are on the edge of residential areas, are less desirable sites for housing, or have traditionally been occupied with neighborhood services. Dwelling units of three (3) to nine (9) units per acre may be permitted. The expected share of uses within this area are as follows: 0% to 100% Retail; 0% to 100% Office; and 0% to 50% Residential. A development intensity of up to 0.7 FAR may be allowed.
8. Mixed Business (MB) – areas designated for a variety of businesses, including commercial, certain light industrial uses, office, general business, and retail. The expected share of uses within this area are as follows: 0% to 50% Light Industrial; 0% to 50% Retail; and 25% to 100% Office. A development intensity of up to 0.8 FAR may be allowed.
9. Commercial (C) – areas designated for a broad range of retail, shopping, and services to meet the needs of the community and region. Compatible uses such as office buildings are also intended for this area. A development intensity of intensity of up to 0.8 FAR may be allowed.
10. Community Mixed Use (CMU) – areas designated for a broad range of retail, shopping, services, and office space to meet the needs of the community and surrounding areas. This area may also include high density housing with a potential density of twelve (12) to twenty (20) units per acre. The expected share of uses within this area are as follows: 10% to 50% Light Industrial; 10% to 70% Retail; 10% to 70% Office; and 10% to 50% Residential. A development intensity of up to 0.8 FAR may be allowed.
11. Campus Commercial (CC) – Provides for multiple, single tenant buildings or campuses within a business park atmosphere. Development intensity of up to 4 FAR may be allowed.
12. Retail Mixed-Use (RMU) – Promotes retail as a primary use and allows for other commercial uses to be incorporated as vertical mixed-use buildings. The expected share of uses within this area are as follows:

- 50% to 100% Retail and 0% to 50% Office. A development intensity of up to 0.8 FAR may be allowed.
13. Office Mixed-Use – (OMU) – Focuses on office as a primary use, but also permits other commercial uses to be incorporated as vertical mixed-use buildings. The expected share of uses within this area are as follows: 0% to 50% Retail and 50% to 100% Office. A development intensity of up to 2.0 FAR may be allowed.
 14. Flex Office (FO) – Permits large scale development for employment and light manufacturing uses that take advantage of highway frontage and automobile access. A development intensity of up to 1.5 FAR may be allowed.
 15. Light Industrial and Office (I/O) – areas designated for a broad range of light industrial uses such as manufacturing, processing, and warehousing. This land use may also include offices. The expected share of uses within this area are as follows: 50% to 100% Light Industrial and 0% to 100% Office. A Development intensity of up to 0.8 FAR may be allowed.
 16. Public & Institutional (P/I) – areas designated for uses such as government buildings, colleges, schools, and religious uses, but not medical uses. A Development intensity of up to 0.8 FAR may be allowed.
 17. Utility (UTL) – Public or private land occupied by a power substation, water tower, municipal well, pumping station, drainage infrastructure, or similar use.
 18. Park and Open Space (P/OS) – areas designated as public parks.
 19. Park Preserve (PP) – areas designated as natural or scenic areas that are to be preserved for public use or open space.
 20. Water – includes permanently flooded open water, rivers and streams, and wetlands (wetlands not included in the national wetland inventory data may not be displayed).
 21. Railroad right-of-way (RR) – public or private freight or passenger rail activities.
 22. Right-of-way (ROW) – public vehicular, transit and/or pedestrian rights-of-way.

6.4.2 Guiding Plan for the B-2 District

In March 2008, the City completed a visioning and planning process for the B-2 District, which generally includes the properties near County Road E between Lexington Avenue and Hamline Avenue/Highway 51 (Figure 6.6). Long considered the “downtown” of Arden Hills, the district is a mix of newer and older

buildings and primarily retail, service, and office uses. As this corridor ages, market initiated redevelopment is anticipated.

The “Guiding Plan for the B-2 District” includes a long-term vision for the future redevelopment of this corridor and addresses transportation issues, land uses, infrastructure improvements, landscaping, pedestrian facilities, building design, and site layout among other issues. While the primary uses along this corridor are likely to remain retail, commercial, and office, the Guiding Plan and subsequent land use changes add the possibility for multi-family residential housing in this area.

Since the completion of the plan in 2008, the area has seen substantial redevelopment with the opening of new retail, restaurant, and multi-family residential housing uses. The City and Ramsey County completed infrastructure improvements on County Road E in 2015, including streetscape enhancements and improved pedestrian and bicycle facilities.

6.4.3 Red Fox/Grey Fox/Lexington Avenue Business Area Guiding Plan

Immediately north of the B-2 District is a significant industrial, office, and retail area for the City. This area includes Red Fox and Grey Fox roads and is bounded by Lexington Avenue, Highway 51, Interstate 694, and the Canadian Pacific railway (Figure 6.6). This area is used by a number of small and large businesses for a variety of retail, manufacturing, distribution, warehousing, and office uses. This area was largely developed between the 1950s and 1970s, though the retail area along Lexington Avenue has had some new development and redevelopment in the last 15 years.

While good access to regional transportation has helped to continue to make this area viable, some of the buildings are becoming functionally obsolete for modern manufacturing, warehousing, and business uses. As redevelopment pressure increases, the overall redevelopment and transportation needs of this area of the City will need to be comprehensively addressed. The City recognizes that a small area plan will need to be completed to determine the appropriate mix of land uses in this area.

6.4.4 B-4: Retail Center Zoning District

The B-4 Zoning District is comprised of the properties with frontage on Dunlap Street between Grey Fox Road and Red Fox Road. There are no undeveloped parcels in the B-4 District and all the buildings are currently occupied. The properties are not generally retail in nature and therefore do not achieve the purpose statements of the B-4 District. The businesses are mostly wholesale sales, office/warehouse, light manufacturing, or repair orientated that are more typically industrial uses. The City should consider whether zoning changes in this area of the City would be appropriate in order to achieve the City's vision for the district and to support existing businesses in the area.

6.4.5 Neighborhood Business

The purpose of the Neighborhood Business land use concept is to promote the development of commercial nodes that were compatible with the surrounding residential uses and provided services to residential areas. Commercial uses that generate high traffic, noise, or other negative impacts were considered undesirable. Neighborhood business areas are located at intersections or nodes at the edge of residential areas, on properties not considered desirable for

housing, or properties that have traditionally been occupied with neighborhood services. Housing can be a component of the development but would not necessarily be the focal point.

To date, the success of the Neighborhood Business land use designation has been mixed. Two projects have been developed under this zoning designation, and both resulted in the construction of small office buildings with a variety of services. However, neither of the projects focused on providing neighborhood level services.

There are a number undeveloped Neighborhood Business properties on Cleveland Avenue south of County Road E-2 and the former City Hall/Public Works site south of Highway 96 at Hamline Avenue. The size, shape and proximity to residential uses limits the commercial redevelopment opportunities, and the City may choose to consider appropriate residential uses for these sites.

6.4.6 Developable Gateway Business Properties

There is about 35 acres of undeveloped land in the Gateway Business Zoning District northeast quadrant of Interstates 35W and 694. There are some wetlands and woodland that may influence future development, but considerate design may mitigate most impacts of development. The designation of this area is currently I/O – Light Industrial & Office. The City’s vision is for these undeveloped properties to be developed for a corporate office or similar type use. A short-term implementation strategy for the Gateway Business area is to determine the highest and best use for the vacant properties on the south end of Gateway Blvd along I-694 and rezone the properties accordingly.

6.4.7 Employment Zones and Consumer Zones

The uses allowed in all the existing industrial zones and most of the commercial zones would allow for high economic activity uses adjacent to low economic activity uses. The uses allowed in some industrial zoning districts should be limited to create high economic activity districts with an emphasis on employment activities. Certain commercial zoning districts should be limited to encourage consumer-orientated uses. This employment versus consumer activity should be considered when revising the uses allowed in the various commercial and industrial zones.

6.4.8 Manufactured Home Community

The Arden Manor neighborhood has been identified as an important community and the primary supply of affordable housing options in the City. Bounded by Interstate 35W, Highway 96, and Highway 10, the neighborhood is facing pressure from adjacent highways and land uses. The City anticipates this property will remain as a medium density residential use for the foreseeable future.

6.4.9 TCAAP Redevelopment

As noted in Chapter 5, the City of Arden Hills hired a consultant team in 2013, to create a Master Plan for the redevelopment of the TCAAP site. A central component of this work was the development of a Master Land Use Plan that allocated an appropriate mix of residential, commercial, industrial, civic, and open space uses on the site. The TCAAP Master Plan was approved by the City Council in July 2015 and amended by the City Council in December 2016, and has been incorporated in the 2040 Future Land Use data (Figure 6.5 and Table 6.2).

The City began work on the zoning and design standards to implement the Master Land Use Plan in August 2014. These regulations and policies are found in the TCAAP Redevelopment Code (TRC), which was approved in July 2015 and amended in December 2016. The TRC puts in place land use regulations that will achieve the community's goals for the TCAAP redevelopment including: high development and design standards; defined residential neighborhoods and commercial districts interconnected by streets, trails, and sidewalks; energy resiliency and sustainability; and abundant parks and open space.

Though the TCAAP Master Plan establishes a proposed allocation of the various uses throughout the TCAAP area and illustrates the current preferred development pattern for the area, the City has considered the proposal from Alatus LLC and its partners for modifications to the TCAAP Master Plan that proposed different locations for the allocated uses and amended the TCAAP Master Plan accordingly in December 2016. The City may consider on its own initiative to consider amendments to the adopted plan as development occurs or

circumstances change in order to promote high quality development of the area consistent with City goals and this Plan.

6.4.10 Development Capacity and Net Residential Density

The Metropolitan Council's *Thrive MSP 2040* assigns a community designation of “suburban” which requires an average net residential density of at least five units per net residential acre. Densities lower than this are not an efficient use of the region’s sanitary sewer infrastructure. Net residential acreage is calculated by subtracting wetlands, water bodies, public parks, arterial streets, and identified natural resources that are protected by ordinance from gross acres. The number of net residential acres is then divided by the number of lots to determine net residential density.

According to the 2016 land use data provided by the Metropolitan Council, there were 1,362 acres of net residential land in Arden Hills, which includes the rights-of-way of adjacent City streets. The Metropolitan Council lists 3,198 housing units in Arden Hills in 2015. Based on that information, the residential density in the developed portion of Arden Hills is approximately 2.35 residential units per net residential acre. While this is below the five units per net residential acre required by the Metropolitan Council, the City is not required to raise densities in the built portion of Arden Hills. However, all future land uses should be able to accommodate development in average of five units per net residential acre.

There are no expected land use changes that would result in a reduction in net residential density in the developed part of Arden Hills. 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 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 Snelling Avenue North and north of interstate 694.

The approved Master Plan for the TCAAP property includes 194.9 acres of residential land for a maximum of up to 1,960 residential units for an overall maximum gross density of 10.00 units per acre. The gross density includes the neighborhood collector roads; however, it excludes parks, arterial roads, and the water infrastructure. Future development of TCAAP shall be subject to a term sheet for development to be known as Rice Creek Commons in order to meet the goals of the Comprehensive Plan with a requirement that 20% of housing units in the development must be affordable at 60% of Area Median Income or less.

6.4.11 Staged Development

Since the areas south of Highways 96 and 10 are considered fully developed and there is relatively little vacant property, a five year staged development has not been developed. While a small amount of vacant land exists in the developed portion of the City, development on the vacant land is unlikely to have a significant impact on the City's or region's infrastructure. However, the City has identified areas likely available for redevelopment or new development during the 2040 planning period (Figure 6.7).

As previously noted in Chapter 5 the demolition and remediation of the TCAAP site was completed in November 2015. Grading of the site and the construction of the main roadway are expected to begin in 2019. At this time, it is expected that private development will begin in late 2019 or 2020. The project is anticipated to be completed in phases over the next 10 to 20 years; however, the development timeline will depend on a number of conditions, including the market, transportation improvements, and other related factors.

The B2 Zoning District and the Gateway Business areas are anticipated to be developed/redeveloped by 2030. Additionally, the City anticipates a 7-acre Medium-Density zoned area bound by Interstate 694 to the south and Snelling to be redeveloped during this time period. Within 20 years the City anticipates redevelopment within the Red Fox/Grey Fox/Lexington Avenue Business Area. Again, the specific timing is dependent on a number of factors, but Table 6.4 summarizes the anticipated redevelopment acreage in the city by decade.

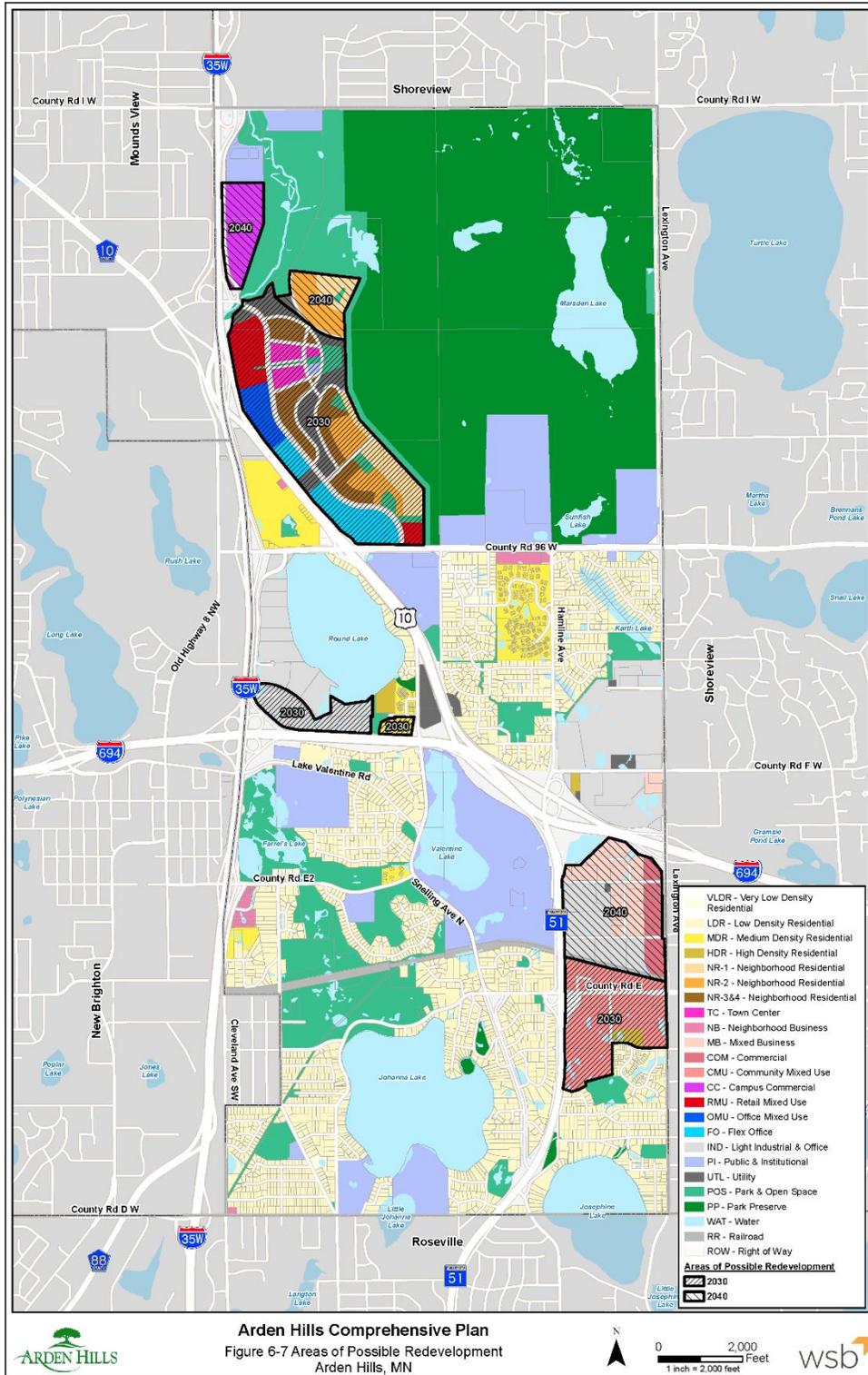
Table 6.4 – Areas of Possible Commercial and Industrial Redevelopment

Land Use (Not Including TCAAP)	2021-2030	2031-2040	Land Use (TCAAP)	2021-2030	2031-2040
	Acres	Acres		Acres	Acres
Mixed Business		49.5	Town Center (TCAAP)	15.8	
Commercial		25.8	Campus Commercial (TCAAP)		40.7
Community Mixed Use	100.00		Office Mixed Use (TCAAP)	20	
Light Industrial and Office	43.3		Retail Mixed Use (TCAAP)	34.4	
			Flex Business (TCAAP)	9.5	
			Public & Institutional (Civic - TCAAP)	1.6	
			Parks and Open Space (TCAAP)	17.9	5.7
			Utilities (Water Infrastructure - TCAAP)	45.5	
Total (Not Including TCAAP)	143.3	130.3	Total (TCAAP)	144.7	46.4
Total Acres 2021-2030			288		
Total Acres 2031-2040			176.7		

Arden Hills' community designation is Suburban. Suburban communities are required to plan for an average development of at least five (5) units per acre for new development and redevelopment. Table 6.5 shows all of the land uses which allow for residential and confirms that their development or redevelopment would create an overall average development of at least 5.00 units per acre.

Table 6.5 – Developable Residential Land

Developable Residential Land										
Land Use		Very Low Density Residential	Medium Density Residential	Community Mixed Use	Neighborhood Residential (NR-1)	Neighborhood Residential (NR-2)	Neighborhood Residential (NR-3)	Neighborhood Residential (NR-4)	Town Center	Total
Through 2020	Acres	2.8	0	0	0	0	0	0	0	2.8
	Minimum Percentage of Residential	100%	100%	10%	100%	100%	100%	100%	100%	N/A
	Minimum Residential Density	1.5	6	12	1.5	2.5	4	5	21	N/A
	Units	4	0	0	0	0	0	0	0	4
2021-2030	Acres	0	7	100.2	29.8	27.8	64.5	20.1	15.9	265.3
	Minimum Percentage of Residential	100%	100%	10%	100%	100%	100%	100%	100%	N/A
	Minimum Residential Density	1.5	6	12	1.5	2.5	4	5	21	N/A
	Units	0	42	120	44	69	258	100.5	333	966.5
2031-2040	Acres	0	0	0	13.1	23.7	0	0	0	36.8
	Minimum Percentage of Residential	100%	100%	10%	100%	100%	100%	100%	100%	N/A
	Minimum Residential Density	1.5	6	12	1.5	2.5	4	5	21	N/A
	Units	0	0	0	19	59	0	0	0	78
Total	Acres	2.8	7	10.02	42.9	51.5	64.5	20	15.9	215
	Units	4	42	120	63	128	258	100.5	333	1049
	Density	1.5	6	12	1.5	2.5	4	5	21	5



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 Amended: January 2024

6.5 IMPLEMENTATION STRATEGIES

In order to advance implementation of this land use chapter, the below activities are proposed. This list is not intended to be all-inclusive and additional activities that advance the land use goal are encouraged to be developed.

- Update the City's Zoning Code to bring it into conformance with the land uses in the Comprehensive Plan.
- Evaluate zoning regulations to ensure that sufficient buffers are provided between commercial, industrial, and residential uses to protect the character of the City's residential neighborhoods.
- Develop a small area plan for the Red Fox/Grey Fox/Lexington Avenue business area to provide a more detailed redevelopment vision for incorporation into this Comprehensive Plan.
- Develop design standards for commercial, industrial, and residential developments to ensure the construction of high-quality, sustainable, and aesthetically enhancing development.
- Develop zoning regulations that restrict housing construction that is not sensitive to the character of the existing neighborhood.
- Continue to enforce property maintenance codes to protect quality and property values in the City.
- Implement design standards for the TCAAP development to create a cohesive character that compliments the established neighborhoods in the City.
- Work to protect significant environmental features on the AHATS property as park preserve.
- Work with the National Guard on the AHATS property to develop synergistic uses such as a community center.
- Consider zoning changes to the B-4 District based on the City's vision for this area.
- Determine the highest and best use for the vacant properties on the south end of Gateway Blvd along I-694 and rezone the properties accordingly.
- Evaluate the uses within the industrial zoning districts to emphasize employment uses.
- Evaluate the uses within the commercial zoning districts to ensure that there are an appropriate amount of retail and hospitality opportunities within Arden Hills.

The above strategies should not be considered all-inclusive. New opportunities and strategies should be identified to further advance the City's land use goal and policies.