

**Mayor:**  
David Grant

**Councilmembers:**  
Brenda Holden  
Fran Holmes  
Dave McClung  
Jonathan Wicklund



**City Council Work Session  
and Joint Work Session with  
Joint Development Authority  
(JDA)  
Agenda  
August 15, 2016  
5:00 p.m.  
City Hall**

**Address:**  
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## City Vision

Arden Hills is a strong community that values its unique environmental setting, strong residential neighborhoods, vital business community, well-maintained infrastructure, fiscal soundness, and our long-standing tradition as a desirable City in which to live, work, and play.

## CALL TO ORDER

### 1. AGENDA ITEMS

#### 1.A. Joint Work Session With JDA And Master Developer

Documents:

[MEMO.PDF](#)

#### 1.B. Higher Education Uses In Industrial Zoning Districts

Matthew Bachler, Senior Planner

Documents:

[MEMO.PDF](#)  
[ATTACHMENT A.PDF](#)  
[ATTACHMENT B.PDF](#)  
[ATTACHMENT C.PDF](#)

#### 1.C. Personnel Committee

Personnel Committee

Documents:

[MEMO.PDF](#)

### 2. COUNCIL/STAFF COMMENTS

**ADJOURN**



**DATE:** August 15, 2016

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Sue Iverson, Interim City Administrator/Finance and Administrative Services Director

**SUBJECT:** Joint Work Session with JDA and Master Developer

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The Master Developer will be giving the City Council and Joint Development Authority (JDA) a presentation of their development plans.



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**DATE:** August 15, 2016

**TO:** Honorable Mayor and City Councilmembers  
Sue Iverson, Acting City Administrator

**FROM:** Matthew Bachler, Senior Planner

**SUBJECT: Higher Education Uses in Industrial Zoning Districts**

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### **Background**

Over the last several years, local universities have shown an increased interest in using existing buildings in the City's commercial districts for satellite classroom or administrative facilities. An example of this type of reuse is Bethel University's purchase of the Country Financial office building for additional classroom space. The purpose of this memo is to review how the Zoning Code addresses higher educational uses specifically in the City's industrial districts and to discuss if the City Council supports the current policy limiting higher education activities in industrial areas.

#### *Industrial Zoning Districts*

There are currently four zoning districts primarily designated for industrial uses in the City: I-Flex, I-1, I-2, and Flex Office. The Zoning Code includes a description of the purpose of each of these districts. Excerpts from this section of the Zoning Code, along with the official Zoning Map, have been included as an attachment. Provided below is a general overview of the location of each district and the types of businesses in each:

- *I-Flex District:* Generally located between Dunlap Street and Highway 51, and between I-694 and the Canadian Pacific railway line. Examples of businesses located in this district include International Paper, Powder Technology, and IntriCon.
- *I-1 District:* Generally located between Lexington Avenue and Hamline Avenue, and between Cummings Park and I-694. This district is comprised primarily of the Boston Scientific and Land O'Lakes corporate campuses.
- *I-2 District:* Generally located between I-35W and Highway 10, north of the Arden Manor manufactured home park. Scherer Brothers Lumber Company is the only business located in this district.

- *Flex Office District:* Located on the Rice Creek Commons (TCAAP) property on the west side of the main boulevard and at the southeast corner of the site. There are no businesses located in this district at this time.

### *Land Use Classification*

The Zoning Code includes the following definition for higher education schools:

*Junior colleges, colleges, and universities approved by the Minnesota Higher Education Coordinating Boards for the Minnesota Department of Education*

Currently, higher education uses are not allowed as a permitted or conditional use in any of the four industrial zoning districts. Higher education is allowed as a conditional use in the B-1, B-2, B-4, and Civic Center Districts, and as a PUD in the R-1 District. The land use charts from the Zoning Code and the TCAAP Redevelopment Code have been included as an attachment for your reference.

Colleges and universities are comprised of several different types of uses, including classrooms, administrative offices, recreational facilities, and residential dormitories. The Zoning Code includes separate land use classifications for some of these uses, such as office and residential dormitories, and may treat them differently than the broader higher education land use. For example, a college dormitory is a conditional use in the R-4 District, but higher education schools are not permitted. However, the Zoning Code does not include a separate category for classroom facilities and this use is grouped with the higher education land use category.

### **Discussion**

In order to allow for higher education uses in any of the industrial zoning districts, a Zoning Code amendment would be required. The City does not have specific criteria for evaluating proposed Zoning Code amendments. However, the following questions should be considered:

- Is the higher education use compatible with the other uses in the Zoning District?
- Is the higher education use consistent with the purpose of the Zoning District?

The City Council could choose to allow this use as either a permitted or conditional use. By requiring a conditional use permit for higher education uses, the City would have an opportunity to evaluate traffic patterns, parking, and other potential negative impacts of the use, and to place reasonable conditions on the approval to mitigate the impacts. Additionally, the City would be able to limit the use to activities that are compatible with the rest of the zoning district and restrict those uses that are not compatible, such as residential dormitories.

From a land use perspective, the reuse of an industrial property by a higher education institution is in many situations generally indistinguishable from the previous use of the property. For example, existing research and development or lab facilities may be used as classroom space and

office space may be used for administrative functions. The main difference is the purpose of the uses and activities – commercial as compared to educational. Where differences do exist, requiring a conditional use permit allows the City to review each proposal and address those differences on a case-by-case basis.

Staff is requesting that the City Council provide further direction on this subject by responding to the following questions:

1. Does the City Council support allowing higher education uses in any of the City's industrial zoning districts? If so, which ones?
2. Would the City Council like to see higher education uses classified as a permitted use or a conditional use?

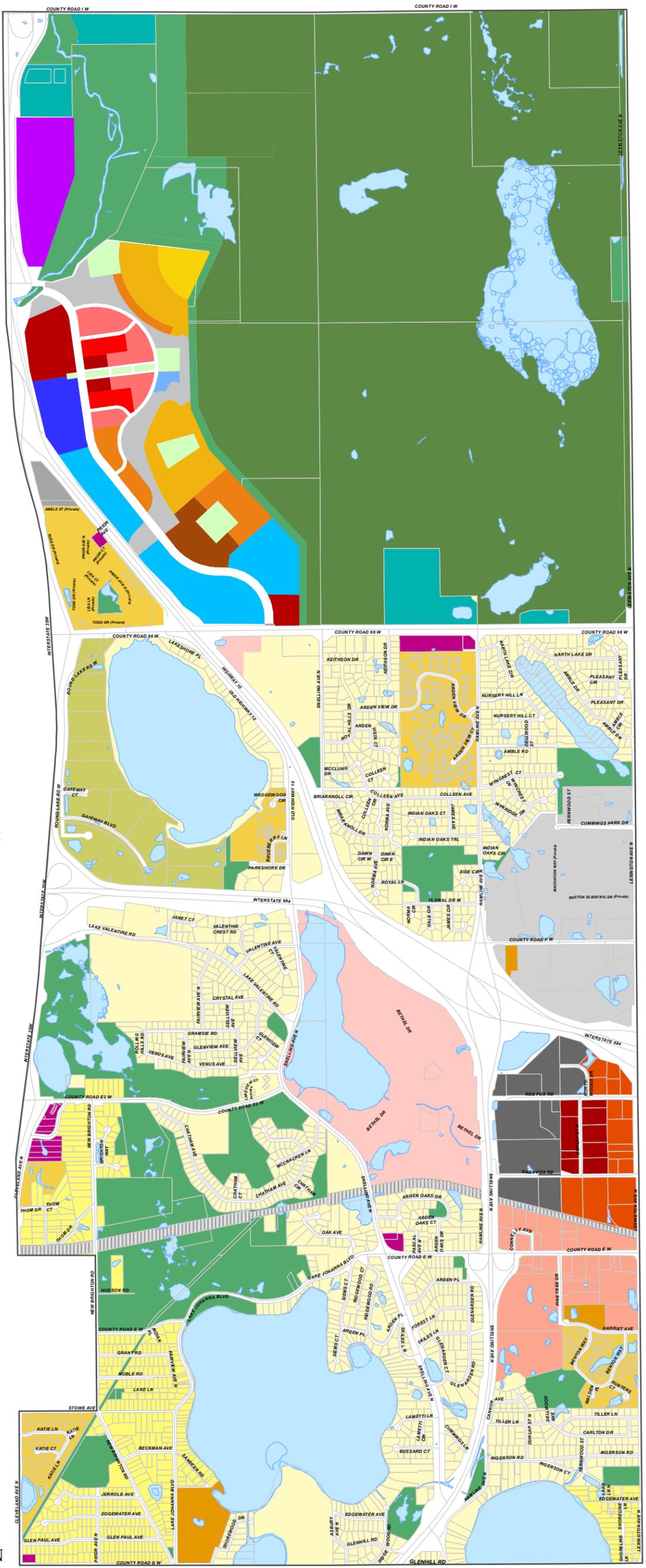
### **Attachments**

- A. Arden Hills Zoning Map
- B. Purpose of Districts – Industrial Zoning Districts
- C. Land Use Chart – Zoning Code and the TCAAP Redevelopment Code



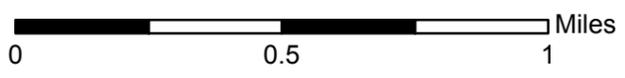
# Zoning Map

- TRC CC – Campus Commercial
- TRC – Civic/Open Space
- TRC FO – Flex Office
- TRC RMU – Retail Mixed Use
- TRC NR-1 – Residential
- TRC NR-2 – Residential
- TRC NR-3 – Residential
- TRC NR-4 – Residential
- TRC NT – Neighborhood Transition
- TRC OMU – Office Mixed Use
- TRC OS – Open Space
- TRC TC – Town Center
- TRC – Water Infrastructure
- R-1 - Single Family Residential District
- R-2 - Single & Two Family Residential District
- R-3 - Townhouse & Low Density Multiple Dwelling District
- R-4 - Multiple Dwelling District
- B-1 - Limited Business District
- B-2 - General Business District
- B-3 - Service Business District
- B-4 - Retail Center District
- NB - Neighborhood Business District
- CC - Civic Center District
- GB - Gateway Business
- I-1 - Limited Industrial District
- I-2 - General Industrial District
- I-FLEX District
- POS - Parks and Open Space District
- CD - Conservation District
- Railroad
- ROW
- WATER



The zoning district designations represented on this map correspond to the City of Arden Hills official Zoning Map. Questions concerning the Zoning Map should be directed to City Hall. Zoning designations are subject to change. Please refer to the Zoning Code for complete information.

Adopted: April 12, 1993  
 Printed: April 1, 2016



**Chapter 13 – Zoning Code**

Section 1320 – District Provisions

1320.04 Purpose of Districts (*Updated 4/25/16*)

Subd. 12 I-1 Limited Industrial District

A. To allow only those types and intensities of industrial uses that do not detract from the surrounding area.

B. To maintain performance standards to keep the intensity of land utilization lower than in the general Industrial District.

Subd. 13 I-2 General Industrial District

A. To provide an area where more intensive light industrial land uses may locate.

B. To present the least deleterious effect to adjacent, less intensive land uses.

Subd. 14 I-FLEX District

A. To preserve, protect, enhance and perpetuate existing development in the district.

B. To attract new development that is compatible with existing development in the district in terms of use, performance, character, quality and appearance of buildings and sites.

C. To permit only those uses that will have traffic generation characteristics that are compatible with existing development in the district and that will ensure reasonable traffic operation on streets in the vicinity.

D. To encourage new site development that will be compatible with existing site development standards of existing development in the district.

E. To promote flexibility in land uses and site development standards to achieve the objectives of the I-Flex District.

## 2.0 Components of the Code

### 2.1 The Regulating Plan

The TCAAP Redevelopment Regulating Plan map (herein known as the Regulating Plan) (Attachment 1) is hereby adopted as the official zoning map for the Plan Area. Within any area subject to the approved Regulating Plan, this TRC becomes the exclusive and mandatory regulation unless specified in Section 3.2. It shall establish the following development standards for all properties within the Plan Area:

(a) **Establishment of TCAAP Zoning Districts** – The Plan Area is distinguished into different specialized zoning districts. Each zoning district is intended to create a distinct development pattern based on the TCAAP Master Plan for different sections within the Plan Area. Each zoning district shall establish use and building development standards including standards for building height, bulk, location, functional design and parking. The Regulating Plan classifies all lots within the Plan Area into one of the following seven (7) zoning districts:

- 1) Flex Office (FO) – The Flex Office Zoning District creates an opportunity for large scale development for employment and manufacturing uses that take advantage of the highway frontage and automobile access.

City of Arden Hills - Chapter 13 Zoning Code

Section 1320.05 - Land Use Chart

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	I-1	I-2	I-FLEX
Antenna, Dish or Tower	CA	CA	CA
Boarding house			
Business service	P	P	P
Clinic, medical office	P	P	P
Club or lodge ( <i>non-profit</i> )			
Club, sports & fitness	P		P
Commercial recreation - indoor	P		
Daycare Facility, over 10	P	P	P
Daycare, family - 10 or less			
Daycare, group family - 14 or less			
Dog kennel			
Dog run			
Drive-up windows			
Dry cleaning & laundry, pick-up station			
Dry cleaning & laundry, self-service laundry			
Dwelling: density zoning			
Dwelling: multiple family			
Dwelling: single-family attached			
Dwelling: single-family detached			
Dwelling: two-family			
Dwelling: live-work unit			
Financial institution & service	P	P	P
Garage, truck	C	C	
Home occupation: Class I			
Home occupation: Class II			
Hospital			
Hotel/motel			C
House of worship			
Manufactured home park			
Manufacturing & processing: Class I	P	P	P
Manufacturing & processing: Class II		P	
Microbrewery			C
Microdistillery			C
Mortuary, funeral home			
Multiple occupancy building	C	C	C
Nursery			
Nursing home and assisted living			
Office	P	P	P
Park Facilities			
Pawn shop			
Personal services			A
Public use	C	C	C
Research and development facility	P	P	P
Research animals	C	C	

**City of Arden Hills - Chapter 13 Zoning Code**

**Section 1320.05 - Land Use Chart**

	I-1	I-2	I-FLEX
Residence Hall, dormitory			
Residential facility, state licensed, serving 1-6			
Residential facility, state licensed, serving 7-16			
Restaurant and restaurant-fast food	C	C	
Retail sales & service	A	A	A
School, general education			
School, higher education			
School, specialized education			
Service station	C	C	
Storage, exterior		CA	
Studio			
Theater, indoor			
Utility distribution line	P	P	P
Utility substation	C	C	
Utility transmission	C	C	C
Vehicle – motorized, leasing and rentals			
Vehicle - motorized, service			
Warehousing	P	P	C
<p>“P” = Permitted; “D” = Planned Unit; “■” = Not Permitted;                      “C” = Conditional Use Permit; “A” = Accessory; “CA” = Conditional Accessory Use Permit, “I” = Interim Use Permit</p>			

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## 5.0 Schedule of Permitted Uses

**5.1 Applicability:** General use categories have been identified by Zoning District (Table 5-1). Uses that are not listed are prohibited. Uses that are allowed as accessory uses may only remain in conjunction with an active principal use.

**Table 5-1: TRC Zoning District Land Use Table**

**P = Permitted | -- = Prohibited | P/C = Permitted with Criteria in Table 5.2  
A = Accessory | A/C = Accessory with Criteria in Table 5.2**

Flex Office	
<b>Uses</b>	
<b>Residential Uses</b>	
Bed & Breakfast	--
Home Occupation: Class I	--
Large Multi-Family	--
Live/Work	--
Medium Multi-Family	--
Nursing Home and Assisted Living	--
Residential Facility	--
Senior Independent Living	--
Single Family	--
Small Lot SF Residential	--
Small Multi-Family	--
<b>Commercial Uses</b>	
Automotive Washing	P/C
Brewpub	P
Business service	P
Clinic, medical office	P
Club, sports & fitness	P
Cocktail Lounge	P
Commercial Off-Street Parking	P/C*
Commercial recreation - indoor	--
Daycare Facility	P
Daycare, family - 10 or less	P
Dog kennel	p*
Drive-Up Windows	P/C
Dry cleaning & laundry, pick-up station	--
Dry cleaning & laundry, self-service laundry	--
Financial Institution & service	P

**Table 5-1: TRC Zoning District Land Use Table**

**P = Permitted | -- = Prohibited | P/C = Permitted with Criteria in Table 5.2  
A = Accessory | A/C = Accessory with Criteria in Table 5.2**

<b>Uses</b>	<b>Flex Office</b>
Food Preparation	P
Hotel/ motel	P
Microbrewery	P
Microdistillery	P
Mortuary, funeral home	P/C
Office	P
Personal services	P
Pet Services	P
Research and development facility	P
Restaurant and restaurant fast-food	P
Retail sales & service	P
Service station	P/C
Storage, exterior	--
Studio	P
Theater, indoor	P
Vehicle – motorized, leasing and rentals	P/C
Vehicle –motorized, service	P/C
<b>Civic Uses</b>	
Antenna or Tower	P/C
Club or lodge (non-profit)	P
House of worship	P
Park Facilities (Public)	P
Public use	P
School, general education	--
School, specialized education	--
<b>Industrial Uses</b>	
Garage, Truck	--
Manufacturing & processing: Class I	P/C
Manufacturing & processing: Class II	--
Utility Substation	P*
Warehousing	A/C
<b>Other Uses</b>	
Adult-Oriented Businesses	--



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**DATE:** August 15, 2016

**TO:** Honorable Mayor and City Council

**FROM:** Sue Iverson, Interim City Administrator/Director of Finance and Admin Services

**SUBJECT:** Personnel Committee Discussion

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**Background/Discussion**

The Personnel Committee will have a discussion with the full City Council on personnel items.