

Chair:
Roberta Thompson

Commissioners:
Brent Bartel
Angela Hames
Phillip Neururer
Clayton
Zimmerman
Steven Jones
James Lambeth
Nick Gehrig
(Alternate)

Council Liaison:
Mayor David Grant



Planning Commission
September 7, 2016
6:30 p.m.
City Hall

Address:
1245 W Highway 96
Arden Hills MN 55112

Phone:
651-792-7800

Website:
www.cityofardenhills.org

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.

Agenda

CALL TO ORDER

1. APPROVAL OF THE AGENDA

2. APPROVAL OF MINUTES

2.A. August 3, 2016, Planning Commission Regular Meeting

Documents:

[08-03-16 PC.PDF](#)

3. PLANNING CASES

3.A. Planning Case 16-022 - Variance - 1500 Arden Place - No Public Hearing

Prepared By Matthew Bachler, Senior Planner

Documents:

[MEMO.PDF](#)
[ATTACHMENT A.PDF](#)
[ATTACHMENT B.PDF](#)
[ATTACHMENT C.PDF](#)
[ATTACHMENT D.PDF](#)
[ATTACHMENT E.PDF](#)
[ATTACHMENT F.PDF](#)
[ATTACHMENT G.PDF](#)

4. UNFINISHED AND NEW BUSINESS

5. COMMENTS AND REPORTS

5.A. Report From The City Council

Documents:

[09-07-16 - REPORT FROM THE CITY COUNCIL.PDF](#)

5.B. Rice Creek Commons (TCAAP) Update

Documents:

[MEMO.PDF](#)
[ATTACHMENT.PDF](#)

ADJOURN

A quorum of the City Council may be present at this meeting.



DRAFT

Approved: September 7, 2016

**CITY OF ARDEN HILLS, MINNESOTA
PLANNING COMMISSION
WEDNESDAY, AUGUST 3, 2016
6:30 P.M. - ARDEN HILLS CITY HALL**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Chair Roberta Thompson called to order the regular Planning Commission meeting at 6:30 p.m.

ROLL CALL

Present were: Chair Roberta Thompson, Commissioners Nick Gehrig, Steven Jones, James Lambeth, and Phillip Neururer.

Absent: Commissioner Brent Bartel (excused), Angela Hames (unexcused) and Clayton Zimmerman (excused).

Also present were: Senior Planner Matthew Bachler and Mayor Grant.

APPROVAL OF AGENDA – AUGUST 3, 2016

Chair Thompson stated the agenda will stand as published.

APPROVAL OF MINUTES

July 6, 2016 – Planning Commission Regular Meeting

Commissioner Lambeth requested a change to the minutes on Page 9, in the middle of the page stating his question should refer to how the 12-foot screen would be secured to the roof and not the HVAC unit.

Commissioner Jones moved, seconded by Commissioner Gehrig, to approve the July 6, 2016, Planning Commission Regular Meeting minutes as corrected. The motion carried unanimously (5-0).

PLANNING CASES

A. Planning Case 16-017; Variance – 1536 Edgewater Avenue – *No Public Hearing*

Senior Planner Bachler stated that the applicants are the owners of the property at 1536 Edgewater Avenue, which is located in the R-1 District on the south side of Lake Johanna. The lot is nonconforming because its size and width do not meet the minimum requirements for the R-1 District. At the time the dwelling was constructed in 1953, the lot was in conformance with the City Code. The applicants are proposing to construct a second garage stall on the east side of the existing dwelling with finished living space above. The footprint of the addition would measure 10 feet – 5 inches by 27 feet – 5 feet inches for an overall area of approximately 286 square feet. The additional living space above the garage would have similar dimensions and an area of approximately 282 square feet.

Senior Planner Bachler explained that a variance is needed in this case to allow for the addition to encroach 1 foot – 7 inches into the minimum side yard setback of 10 feet. The R-1 Zoning District requires a total combined setback of 25 feet between both side yards, and a variance is also needed to allow for a reduced combined side yard setback. The existing dwelling is setback 12 feet – 2 inches from the west side property line and the proposed addition would be setback 8 feet – 5 inches from the east side property line, resulting in a combined side yard setback of 20 feet – 7 inches.

Site Data

Land Use Plan:	Low Density Residential
Existing Land Use:	Single Family Detached Residential
Zoning:	R-1: Single Family Residential
Current Lot Sizes:	0.31 Acres (13,690 square feet)
Topography:	Slopes down from south to north

Senior Planner Bachler reviewed the surrounding area, the Plan Evaluation and the Variance Evaluation Criteria.

Senior Planner Bachler provided the Findings of Fact for review:

General Findings:

1. The property at 1536 Edgewater Avenue is located in the R-1 Single Family Residential Zoning District.
2. The lot is nonconforming due to lot size and width.
3. The existing conditions on the property are in conformance with the setback and structure and lot coverage requirements for properties in the R-1 District.
4. The proposed addition would encroach 1 foot – 7 inches into the east side yard setback, creating a setback of 8 feet – 5 inches from the property line. The minimum side yard setback in the R-1 District is 10 feet.
5. The proposed addition would result in a combined side yard setback of 20 feet – 7 inches. The existing dwelling is setback 12 feet – 2 inches from the west side property line and the proposed addition would be setback 8 feet – 5 inches from the east side property line. The minimum combined side yard setback in the R-1 District is 25 feet.
6. A variance is required in this case to allow for an encroachment in the minimum side yard setback and for a combined side yard setback of less than 25 feet.
7. All other aspects of the proposed addition are in conformance with the Zoning Code requirements for the R-1 District.
8. The proposed addition would not encroach on any flood plains, wetlands, or easements.

9. The proposed addition is not expected to impact any significant trees on the property.

Variance Findings:

10. The variance would be in harmony with the purpose and intent of the City's Code because the addition would maintain side yard setbacks consistent with other dwellings in the neighborhood.
11. The variance would be consistent with the City's Comprehensive Plan because it meets the City's housing goal of encouraging property investment that complements and enhances the character of the City's established neighborhoods.
12. The proposed addition to allow for a second garage stall is a reasonable use of the property that would not be allowed under the rules of the Zoning Code without the requested variance.
13. The property is unique and presents development challenges because of its narrow width of approximately 80 feet and its topography. The unique characteristics of the property were not created by the property owners.
14. The proposed addition would not alter the essential character of the neighborhood because it would result in a structure that is consistent and compatible with other construction in the area.
15. The requested variance does not appear to be based on economic considerations alone. The applicant has proposed construction plans that are more costly than an alternative considered that would have resulted in a greater encroachment in the side yard setback.

Senior Planner Bachler indicated the findings of fact for this variance request support a recommendation for approval. If the Planning Commission chooses to make a recommendation for denial, the Findings of Fact would need to be amended to reflect the reasons for the denial. If the Planning Commission recommends approval of this variance, staff recommends the following six conditions:

1. 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 City Planner, shall require review and approval by the Planning Commission and City Council.
2. A Grading and Erosion Control permit shall be required prior to the issuance of a Building Permit.
3. If required, a Rice Creek Watershed District permit shall be obtained prior to the issuance of any City permits.
4. A Building Permit shall be required prior to commencement of construction.
5. The addition shall match the color and architectural style of the rest of the principal structure.
6. The structure shall conform to all other regulations in the City Code.

Senior Planner Bachler reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval with Conditions
2. Recommend Approval as Submitted.
3. Recommend Denial
4. Table

Chair Thompson opened the floor to Commissioner comments.

Commissioner Lambeth asked what side of the home the addition would be located on.

Senior Planner Bachler reported the addition would be placed on the east side of the home.

Commissioner Lambeth understood the property was in compliance when the house was constructed in 1953. However, the property became non-conforming after the Zoning Code was changed.

Senior Planner Bachler stated this was the case. He explained the property was originally developed per City Code and was in conformance with City requirements at that time.

Chair Thompson questioned if the applicant's contractor had drafted a grading and erosion control plan.

Senay Kindler, 1536 Edgewater Avenue, commented this has been discussed with the builder. She noted the piping that was currently in place would be cleared out. She noted a more detailed plan would be completed at the time the building permit application is submitted. She explained her street was reconstructed three years ago and understood the importance of proper water drainage.

Chair Thompson discussed the importance of properly managing the water runoff on this property. She inquired if the addition would have gutters.

Ms. Kindler stated that new gutters would be installed on the entire house and the addition. She then discussed the water issues she was having in her garage and noted the contractor has been made aware of these concerns.

Chair Thompson encouraged the Kindlers to consider adding some character back into the home through architectural details.

Commissioner Jones believed the property had a significant slope to it. He questioned if the water runoff was flowing into the neighboring property.

Ms. Kindler stated on the rear portion of the east side of the property there was a hill. She indicated this was the location of the existing drainage pipes. She provided further comment on the drainage issues addressed by her neighborhood. She discussed the benefit of having a second stall in her garage and thanked the Commission for considering her request.

Chair Thompson questioned if Ms. Kindler had spoken with her neighbors about the proposed expansion.

Ms. Kindler reported she had spoken with her neighbors regarding the plans.

Commissioner Jones recommended the Kindlers consider placing an ultraviolet light within their filtration system to address the mold and bacteria in the home. He stated he supported the Kindler's variance request.

Shannon Lindsey, 649 Old Highway 8, New Brighton, stated her main concerns were with the drainage. She discussed how much money her parents had spent on their property to address their drainage. She feared that the landscaping that has been removed has impacted the water runoff. She understood the Kindlers were having moisture issues in their bedrooms and that this had to be addressed, however, she did not want to see the new addition impact her parents' property in an adverse manner.

Chair Thompson asked if Ms. Lindsey would be willing to work with the Kindler's, their contractor and City staff on this project to ensure all drainage issues were properly addressed.

Ray Conroe, 1528 West Edgewater Avenue, commented how his property received considerable water runoff when he first moved into the home. He expressed concern with how the proposed addition would impact his property given the fact that this area currently serves as a water runoff area. He feared how building on this portion of land would impact the drainage on his lot.

Chair Thompson believed the applicants were very interested in working with their neighbors and the City to address the drainage concerns on both properties.

Commissioner Lambeth reported the requested variance was 19 inches. He noted conditions would be attached to the variance, if approved, and one of these would require the Kindler's to have a grading and erosion control permit from the City.

Ms. Lindsey questioned how quickly the variance request and addition construction would move along.

Senior Planner Bachler described the City's review process for the variance request. He noted that the construction timelines would be determined by the Kindlers.

Chair Thompson inquired if the Kindlers had a landscape plan for the property.

Ms. Kindler did not have a drafted plan, but noted she would be landscaping the property after the construction was completed.

Commissioner Gehrig moved and Commissioner Neururer seconded a motion to recommend approval of Planning Case 16-017 for a side yard setback variance at 1536 Edgewater Avenue, based on the findings of fact and submitted plans, as amended by the six (6) conditions in the August 3, 2016, Report to the Planning Commission. The motion carried unanimously (5-0).

B. Planning Case 16-019 – Planned Unit Development Amendment and Conditional Use Permit Amendment – 1920 West Highway 96 – *Public Hearing*

Senior Planner Bachler stated that in 2005, the City approved a PUD and CUP in Planning Case 05-013 for the development of a Holiday service station and convenience store at 1920 West Highway 96. A CUP was required for the proposed use of the property as a service station with convenience retail and car wash in the G-B - Gateway Business District. The site was developed through the PUD process and allowed the developer flexibility on parking lot setback

requirements and use of certain building materials in exchange for additional landscaping on the property and an overall superior building design.

Senior Planner Bachler indicated that Holiday Stationstores, Inc. is in the process of including multi-use restroom facilities at their convenience stores whenever possible in order to provide better customer service. The company is proposing a multi-use restroom addition on the north end of their Arden Hills store. The addition would measure 15 feet – 4 inches by 19 feet – 4 inches with an area of 296 square feet.

Senior Planner Bachler reported the proposed addition would have minimal impact on the existing site operations and would not modify traffic patterns or parking areas. The addition has been designed to have a consistent appearance with the existing principal structure on the property.

Site Data

Land Use Plan:	Light Industrial and Office
Existing Land Use:	Commercial
Zoning:	G-B: Gateway Business District
Current Lot Sizes:	162,170 square feet
Proposed Density:	N/A
Topography:	Relatively level

Senior Planner Bachler reviewed the surrounding area, the Plan Evaluation and the Conditional Use Permit Administration Procedures.

Senior Planner Bachler explained the Planning Commission must make a finding as to whether or not the proposed application would adversely affect the surrounding neighborhood or the community as a whole based on the aforementioned factors. Staff offers the following findings of fact for consideration:

1. The applicant has requested approval of a PUD Amendment and CUP Amendment for the property at 1920 West Highway 96.
2. A Master PUD was approved for 1920 West Highway 96 in Planning Case #05-013.
3. The applicant has proposed constructing a multi-use restroom addition on the north end of the existing convenience store that would measure 15 feet – 4 inches by 19 feet – 4 inches with an area of 296 square feet.
4. The proposed addition is in substantial conformance with the Zoning Code. Where the proposed addition is not in conformance with the Zoning Code, the proposal is in conformance with the Master PUD approved for the property in Planning Case #05-013.
5. The proposed addition is not expected to impact existing and anticipated traffic and parking conditions.
6. The proposed addition will not affect noise, odors, glare, vibration, smoke, dust, air pollution, heat, liquid and solid waste on the property.
7. The proposed addition is not expected to significantly impact drainage on the property.
8. The proposed addition will not affect the population density on the property.
9. The proposed addition is unlikely to significantly affect land values on the subject property or on neighboring properties.
10. The park dedication requirement does not apply in this case.

Senior Planner Bachler stated that based on the submitted plans and findings of fact, staff recommends approval of Planning Case 16-019 for a PUD Amendment and CUP Amendment for Holiday Stationstores, Inc. at 1920 West Highway 96. Staff is recommending the following six (6) conditions of approval:

1. The applicant shall continue to abide by the conditions of all previous Master PUD and CUP Agreements, permits, and reviews, except as hereinafter amended.
2. 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 City Planner, shall require review and approval by the Planning Commission and City Council.
3. A PUD and CUP Amendment Agreement shall be prepared by the City Attorney and subject to City Council approval. The Agreement shall be executed prior to the issuance of any development permits.
4. Final construction plans shall be subject to approval by the City Building Official, City Engineer, and Fire Marshall prior to the issuance of a building permit.
5. The applicant shall protect the two (2) Autumn Brilliance Serviceberry trees located immediately north of the proposed addition. If these trees are damaged, removed, or die during the construction of the addition, the applicant shall be required to replace the trees with trees of equivalent size.
6. Exterior lighting shall be hooded, concealed, or controlled so as not to be visible from adjoining lots, streets, highways, or residential areas east and south of Round Lake.

Senior Planner Bachler reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval with Conditions
2. Recommend Approval as Submitted.
3. Recommend Denial
4. Table

Chair Thompson opened the floor to Commissioner comments.

Commissioner Lambeth asked if the new bathroom facilities would be ADA compliant.

Senior Planner Bachler reported this would be reviewed by the City Building Official at the time a building permit was requested.

Commissioner Jones clarified that the symbols and dimensions on the plans show that the new bathroom facilities would be ADA compliant.

Chair Thompson asked if the new door was an emergency exit.

Senior Planner Bachler deferred this question to the applicant.

Casey Beaton, Manager of Store Planning for Holiday Stationstores, reported the restrooms would be fully ADA compliant. He indicated the additional door was needed to meet fire exit requirements.

Chair Thompson opened the public hearing at 7:24 p.m.

Chair Thompson invited anyone for or against the application to come forward and make comment.

There being no comment Chair Thompson closed the public hearing at 7:25 p.m.

Commissioner Lambeth understood construction would begin in October.

Mr. Beaton estimated the construction timeline would be nine weeks.

Chair Thompson questioned if Holiday Stationstores had any concerns about the conditions recommended for approval.

Mr. Beaton supported the conditions for approval.

Commissioner Jones moved and Commissioner Neururer seconded a motion to recommend approval of Planning Case 16-019 for a PUD Amendment and CUP Amendment at 1920 West Highway 96, based on the findings of fact and submitted plans, as amended by the six (6) conditions in the August 3, 2016, Report to the Planning Commission. The motion carried unanimously (5-0).

C. Planning Case 16-020 – Zoning Code Amendment – Temporary Family Health Care Accessory Dwellings – *Public Hearing*

Senior Planner Bachler explained that the State legislature passed a bill this session establishing a new permitting process for temporary family health care accessory dwellings. The law specifically applies to dwellings used for short-term care purposes for family members in need of assistance. Under the new regulations, these dwellings would require permitting from the City, but would be exempt from certain provisions within the City's land use and building regulations. The Community Development Department provided comments on the draft legislation to the League of Minnesota Cities noting its concerns about the impacts of the law on public health and safety. Although the law was adopted, there is a provision that allows cities to opt-out of the law if an ordinance is approved before it goes into effect on September 1, 2016.

Senior Planner Bachler reported that the League of Minnesota Cities has recommended that cities consider passing an opt-out ordinance if they want to maintain their existing land use controls or develop customized regulations that might allow this type of dwelling unit in some cases using a different review and approval process. Staff has reviewed the new law and has identified the following areas of concern:

- The City currently prohibits the use of temporary accessory structures as dwellings, except a special permit may be granted by the City Council for the use of a temporary structure as a dwelling for no more than 90 days in emergency situations. The law would require the City to allow temporary family health care accessory dwellings to be in place for six months. The permit may also be renewed once for an additional six-month period.

- The law would supersede existing land use regulations in the City Code related to accessory structures. Though the statute would require that the accessory dwelling units comply with the City’s setback requirements that apply to the principal structure on the property, it does not address lot coverage, drainage, and shoreland requirements.
- The law requires applicants to provide proof of adequate septic service management. City staff has concerns about the feasibility of providing safe, temporary septic services to these types of structure and what the process would be for enforcement and mitigation if there were a failure in these services.
- The law stipulates that applications must include proof of the provider network providing the primary care for the resident in the dwelling unit, and written certification of the need for assistance from a medical professional. This requirement places a burden on City staff to review and properly manage this type of private medical documentation.

Senior Planner Bachler reported that the City Council discussed this item at their Work Session on July 18, 2016, and directed staff and the City Attorney to draft an opt-out Ordinance. A draft of Ordinance Number 2016-07 was reviewed. The Ordinance would amend Section 1325.01 (Accessory Structures) of the Zoning Code to add Subdivision 8, which would specifically exempt the City from following the provisions in Minnesota Statutes, Section 462.3593 regarding temporary family health care accessory dwellings.

Senior Planner Bachler provided the Findings of Fact for review:

1. The Minnesota State legislature passed a bill in the 2016 session establishing a new permitting process for temporary family health care accessory dwellings, codified as Minnesota Statutes, Section 462.3593.
2. The law allows cities to opt-out of the law if an Ordinance is approved before it goes into effect on September 1, 2016.
3. The City has elected to opt-out of the law due to concerns regarding the impact of the law on public health and safety and its desire to maintain its existing land use controls.
4. The proposed Ordinance is consistent with the City’s Comprehensive Plan.

Senior Planner Bachler recommended approval of Ordinance Number 2016-07 in Planning Case 16-020 to opt-out of the requirements of Minnesota Statutes, Section 462.3593 regarding temporary family health care accessory dwellings, as presented in the August 3, 2016, report to the Planning Commission.

Senior Planner Bachler reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval as Submitted
2. Recommend Approval with Changes
3. Recommend Denial
4. Table

Chair Thompson opened the floor to Commissioner comments.

Commissioner Lambeth asked what would be allowed if the City were to opt out of the State legislation.

Senior Planner Bachler explained that the City would continue to follow its current zoning regulations regarding the use of temporary accessory structures as dwellings.

Chair Thompson opened the public hearing at 7:35 p.m.

Chair Thompson invited anyone for or against the application to come forward and make comment.

There being no comment Chair Thompson closed the public hearing at 7:36 p.m.

Commissioner Neururer moved and Commissioner Jones seconded a motion to recommend approval of Ordinance Number 2016-07 in Planning Case 16-020, as presented in the August 3, 2016, report to the Planning Commission. The motion carried unanimously (5-0).

UNFINISHED AND NEW BUSINESS

None.

REPORTS

A. Report from the City Council

Mayor Grant updated the Planning Commission on City Council activities from the July 25, 2016 Regular Meeting. The City Council approved a Final PUD for Phase 2 of the Land O'Lakes headquarters consolidation plan in Planning Case 16-016. Phase 2 of the project includes the construction of a four-story, approximately 155,000 gross square foot office building, the expansion of the surface parking lot on the north and west side of the site. Planning Case 16-016 was reviewed by the Planning Commission on July 6, 2016, and received a unanimous recommendation of approval.

Mayor Grant reported the City Council approved Planning Case 16-015 for a rear yard setback variance at 1494 Keithson Drive. This case was tabled by the City Council at their meeting on June 26, 2016 to give the applicant additional time to provide an alternate plan that would reduce the encroachment of the proposed porch. The applicant revised their plans to reduce the width of the porch from 12 feet to 10 feet. This resulted in a reduction in the encroachment from 3 feet – 6 inches to 1 foot – 6 inches.

Mayor Grant discussed the proposed I-35W MnDOT MNPASS project with the Commission. He noted this project had a funding shortfall but was slated to begin in 2017.

Mayor Grant reported City Planner Ryan Streff was no longer with the City of Arden Hills as he has taken a new position that offered him more flexibility. He wished Ryan well in his new position.

Mayor Grant explained three Council seats would be up for election in November and encouraged those interested in pursuing a Council seat to contact City Hall for further information.

B. TCAAP Update

Mayor Grant provided an update regarding the TCAAP redevelopment project. He noted that the master developer has retained Cushman Wakefield NorthMarq as their preferred brokers for commercial/corporate/office/flex space on TCAAP and Mid-America for retail. He added that on July 12, 2016 the County was informed that the TCAAP site received its Certificate of Completion for clean up on the site.

Mayor Grant explained that City and County staff, Ehlers and the master developer held their weekly project meetings on June 29th, July 13th and 20th. He described additional meetings held regarding the JDA application review process and environmental issues on the site.

Mayor Grant commented that the City Council Work Session on August 15, 2016 would include a joint work session with the JDA. The purpose of the meeting is for the master development team to unveil their preliminary development concepts for feedback from the group.

C. Planning Commission Comments and Requests

Commissioner Jones congratulated Kelly Katlin, a former Mounds View High School graduate, for making it to the Rio Olympics. He wished her well in her cycling events.

Mayor Grant reported the City had another Mounds View graduate competing in the Rio Olympics on the U.S. badminton team.

D. Staff Comments

None.

ADJOURN

Commissioner Jones moved, seconded by Commissioner Gehrig, to adjourn the August 3, 2016, Planning Commission Meeting at 7:56 p.m. The motion carried unanimously (5-0).



ARDEN HILLS
MEMORANDUM

DATE: September 7, 2016

PC Agenda Item **3.A**

TO: Planning Commission

FROM: Matthew Bachler, Senior Planner

SUBJECT: Planning Case #16-022 – No Public Hearing Required

Applicant: Jairus and Laura Larson

Property Location: 1500 Arden Place

Request: Variance

Requested Action

The applicants have requested a Variance in order to construct a new single-family residential dwelling on Lake Johanna. The proposed dwelling would encroach 15 feet – 9 inches into the required 80-foot – 2-inch setback from the Lake Johanna ordinary high water level, and 2 feet into the required 40-foot front yard setback. A proposed deck on the south side of the house would also encroach 15 feet – 4 inches into the required 74-foot – 2-inch setback from Lake Johanna.

Background

1. Overview of Request

The property at 1500 Arden Place is located in the R-1 District on the northeast side of Lake Johanna. The applicants have proposed taking down the existing dwelling on the property and constructing a new single-family dwelling and accessory storage building. The new house would consist of two levels with a walkout basement facing Lake Johanna. Overall, the structure would have an area of 3,152 square feet. Included in this footprint are a 784 square foot attached garage, 168 square foot screened porch, and 328 square foot deck. The 520 square foot accessory building would be located between the proposed house and the west side property line, and would be used primarily for the storage of lake equipment. Due to a significant grade change on the north side of the property along Arden Place, the existing dwelling has been accessed by a driveway easement across the adjacent property at 1516 Arden Place. The plans include the construction of a new curb cut on Arden Place to provide direct driveway access from the public street, eliminating the need for the driveway easement.

City of Arden Hills

Planning Commission Meeting for September 7, 2016

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Three setback variances are needed for the proposed dwelling. For properties with frontage on Lake Johanna, the Zoning Code requires principal structures to be setback a minimum of 50 feet from the ordinary high water level except where the adjoining lots have structures setback at a distance greater than 50 feet. In these cases, the Zoning Code requires the lakeshore setback be calculated based on the prevailing setbacks in order to protect sight lines. The required lakeshore setback for 1500 Arden Place has been calculated at 80 feet – 2 inches. A variance is needed for the dwelling to encroach 15 feet – 9 inches into this required setback. Decks may extend up to six feet into a required structure setback, and in this case a deck could be 74 feet – 2 inches from the shoreline. A portion of the deck on the south side of the house would extend 15 feet – 4 inches into this setback. Additionally, a corner of the attached garage would encroach 2 feet into the 40-foot minimum front yard setback.

The applicants have submitted a letter describing the project in more detail and addressing each of the variance criteria (Attachment A). The property survey and preliminary building plans are included in Attachment D.

2. Site Data

Future Land Use Plan:	Low Density Residential
Existing Land Use:	Single Family Detached Residential
Zoning:	R-1: Single Family Residential
Lot Size:	0.67 Acres (29,146 square feet)
Topography:	Slopes down approximately 29 feet from northeast corner of property to Lake Johanna ordinary high water level

3. Surrounding Area

Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential	R-1: Single Family Residential	Single Family Detached Residential
South	Water (Lake Johanna)	Water (Lake Johanna)	Water (Lake Johanna)
East	Low Density Residential	R-1: Single Family Residential	Single Family Attached Residential
West	Low Density Residential	R-1: Single Family Residential	Single Family Detached Residential

Plan Evaluation

1. R-1 Regulations, Existing Conditions, and Proposed Addition

A. Lot Size & Dimensions – Conforming

The survey indicates that the area of the lot above the Lake Johanna ordinary high water level is 29,146 square feet. The width of the lot is approximately 156 feet along Arden Place. The average depth of the lot between the east and west property lines is 184.5 feet.

B. Structure Setback – Variance Required

A variance is needed to allow the new dwelling to encroach 2 feet into the minimum front yard setback of 40 feet, creating a setback of 38 feet. The encroachment into the front yard setback occurs only in a small area at the northwest corner of the attached garage.

A second variance is needed for the principal dwelling to encroach 15 feet – 9 inches into the required 80-foot – 2-inch setback from the Lake Johanna ordinary high water level (OHWL). The proposed setback would be 64 feet – 5 inches from the OHWL as measured from the closest point of the screened porch.

For properties with frontage on Lake Johanna, principal structures are required to be setback a minimum of 50 feet from the OHWL except where the adjoining lots have structures setback at a distance greater than 50 feet. In these cases, the required setback is determined by taking the average setback of the two adjacent dwellings and subtracting 10 feet. The dwelling to the east, 1492 Arden Place, is setback 130 feet – 4 inches from the OHWL, and the dwelling to the west, 1516 Arden Place, is setback 29 feet – 1 inch. Where properties have a dwelling that encroaches on the 50-foot lakeshore setback, 50 feet is used in determining the average setback. Therefore, the required setback for the new dwelling at 1500 Arden Place would be 80 feet – 2 inches from the OHWL.

Finally, a variance is needed for the proposed deck to extend 15 feet – 4 inches into the setback from the OHWL. Section 1325.03 of the Zoning Code allows decks to extend up to 6 feet into the required structure setback. Therefore, a deck could be up to 74 feet – 2 inches from the OHWL. As proposed, the deck would setback 58 feet – 10 inches from the OHWL.

The calculation for determining principal structure setbacks from the OHWL as discussed above does not apply to accessory structures. The accessory building is required to meet the minimum structure setback of 50 feet from the Lake Johanna OHWL. As proposed, the building would be setback 59 feet – 6 inches. The building would meet the minimum side yard setback of 10 feet.

C. Structure Height – Conforming

The maximum height permitted for principal structures in the R-1 District is 35 feet. The proposed dwelling is two levels including a walkout basement and would have a height of 19 feet.

Applicable R-1 Lot Requirements	
1. Minimum Lot Area (sf.)	14,000
2. Minimum Lot Size (ft., width/depth)	95/130
3. Height (ft.)	35
4. Floor Area Ratio (FAR)	0.3
5. Lot Covered by Structure	25%
6. Minimum Landscape Lot Area	65%
7. Minimum Building Setbacks (ft)	
Front Yard	40
Rear Yard (Principle)	30
Rear Yard (Accessory)	10
Side Yard Interior - Principal (Minimum/total both yards on lot)	10/25
Side Yard Interior - Accessory	10
Side Yard Corner	40

The maximum height permitted for accessory structures in residential districts is 15 feet. The proposed accessory building would have a height of 11 feet.

D. Lot Coverage – Conforming

Properties in the R-1 District are permitted up to 25 percent structure coverage and must maintain a minimum landscape lot area of 65 percent. As proposed, 12.60 percent of the lot area would be covered by structures and 79.71 percent of the lot area would be landscaped.

Lot Coverage	Proposed		R-1 Regulations
	Square Feet	Percent	
Dwelling	3,152	%	
Accessory Building	520	%	
Total Structure	3,672	12.60%	Maximum 25%
Driveway	1,858	%	
Sidewalk/Patio	384	0.7%	
Total Impervious Coverage	5,914	20.29%	Maximum 35%
Landscape Area	23,232	79.71%	Minimum 65%
Lot Size	29,146	-	

E. Floor Area Ratio – Conforming

The floor area ratio (FAR) is calculated by dividing the gross square footage of the dwelling by the lot area. In the R-1 District, the maximum FAR permitted is 0.3. The proposed dwelling would have a finished floor area of 2,125 square feet on the main level and 1,763 square feet on the lower level. The total finished square footage would be 3,888 square feet for an FAR of 0.13.

F. Tree Preservation

A Tree Preservation Plan is required for all new building construction. The applicants have identified 38 significant trees on the property totaling 707 caliper inches. In order to construct the new dwelling, 8 significant trees (106 caliper inches) would be removed. The City’s Tree Preservation Ordinance allows up to 10 percent of the total caliper inches of trees on a site to be removed before mitigation is required.

In this case, the permitted removal would be 70.7 caliper inches. Since the proposal includes the removal of more trees than allowed by the Ordinance, replacement tree plantings are required. The mitigation rate is calculated by subtracting the permitted removal from the proposed removal and dividing by two. For this proposal, 17.6 caliper inches of trees would need to be planted. Staff has recommended as condition of approval that the required replacement trees be planted prior to the City issuing a final certificate of occupancy for the dwelling.

	Caliper Inches	Number of Trees
Total Existing Trees	707	38
10% Permitted Removal	70.7	--
Proposed Removal	106	8
Trees Preserved	601	30
Replacement Trees Required*	17.6	
* Replacement trees are calculated by subtracting the ten percent permitted removal from the proposed removal and dividing by two.		

2. Flood Plain, Wetlands, and Easements

The proposed addition is outside of any flood plains, wetlands, or easements.

3. Additional Review

Building Official

The Building Official has reviewed the plans and has no additional comments at this time. A Building Permit will be required prior to construction.

City Engineer

The City Engineer has reviewed the plans and has no additional comments at this time. A Grading and Erosion Control Permit will be required prior to construction.

Rice Creek Watershed District

The Rice Creek Watershed District has reviewed the proposed project and determined that no permit will be required.

Minnesota Department of Natural Resources

Municipalities are required to provide the Minnesota Department of Natural Resources (DNR) with a copy of the variance request for properties within designated shoreland areas at least 10 days before the public meeting. Staff notified the DNR about this application on August 24, 2016. No comments have been provided by the DNR at this time.

Discussion

Staff is supportive of the variance request for several reasons. The proposed location of the new dwelling is in harmony with the purpose and intent of the provision in the Zoning Code that requires structures to be setback at a greater distance from the lakeshore when adjacent lots have existing dwellings that exceed the minimum setback requirement. As depicted in the Buildable

Area Exhibit (Attachment F), the areas of the dwelling encroaching in the lakeshore setback are relatively small. The property owners have intentionally placed the dwelling towards the center of the property to reduce its visual impact on either of the neighboring properties. The dwelling could have been shifted east towards 1492 Arden Place and reduce the need for a variance, but this would actually have a greater visual impact on the adjacent property.

Environmental conditions on the property also restrict shifting the dwelling to the east to reduce the variance need. There are significant grade changes in the northeastern corner of the property that would present construction challenges. Additionally, there is a large stand of trees along the shared property line with 1492 Arden Place that creates a visual buffer between the two properties. The dwelling could be moved further east, but this would likely impact trees in this area possibly reducing the natural screening of the new dwelling.

The front yard setback variance is relatively minor, as shown in the Buildable Area Exhibit. Only a small portion of the northwest corner of the attached garage would encroach in the 40-foot setback. The applicants designed their plans in this way in an effort to reduce the encroachment in the lakeshore setback as much as possible. There is significant grade change and tree coverage between Arden Place and the proposed location of the dwelling, which would reduce the visual impact of the encroachment. Additionally, the adjacent property at 1516 Arden Place was granted a variance in Planning Case 95-07 to allow for the principal dwelling to be setback 12.7 feet from the front property line. The encroachment in the front yard setback would not be inconsistent with development patterns in the area.

Findings of Fact

Staff offers the following findings of fact for review:

General Findings:

1. The property at 1500 Arden Place is located in the R-1 Single Family Residential Zoning District.
2. The lot is a conforming lot within the R-1 District.
3. The applicants have proposed taking down the existing dwelling on the property and constructing a new single-family dwelling and accessory storage building.
4. Based on the requirements outlined in Section 1330.03, Subd. 4 of the Zoning Code, the City has determined that the required setback for the new dwelling is 80 feet – 2 inches from the Lake Johanna OHWL.
5. The proposed principal structure would encroach 15 feet – 9 inches into the required setback from the Lake Johanna OHWL, creating a setback of 64 feet – 5 inches.
6. Section 1325.03 of the Zoning Code allows decks to extend up to 6 feet into the required structure setback. Therefore, a deck could be up to 74 feet – 2 inches from the Lake Johanna OHWL.
7. The proposed deck would encroach 15 feet – 4 inches into the setback from the Lake Johanna OHWL, creating a setback of 58 feet – 10 inches.

8. The proposed principal structure would encroach 2 feet into the front yard setback, creating a setback of 38 feet from the Arden Place property line. The minimum front yard setback in the R-1 District is 40 feet.
9. All other aspects of the proposed construction are in conformance with the Zoning Code requirements for the R-1 District.
10. The proposed construction would not encroach on any flood plains, wetlands, or easements.

Variance Findings:

11. The variance would be in harmony with the purpose and intent of the City's Code because the dwelling would be constructed in a location to minimize visual impacts on adjacent properties and protect sight lines of Lake Johanna.
12. The variance would be consistent with the City's Comprehensive Plan because it meets the City's housing goal of encouraging property reinvestment that complements and enhances the character of the City's established neighborhoods.
13. The proposed construction of a new single-family dwelling is a reasonable use of the property that would not be allowed under the rules of the Zoning Code without the requested variance.
14. The property is unique and presents development challenges because of its topography. The unique characteristics of the property were not created by the property owners.
15. The proposed dwelling would not alter the essential character of the neighborhood because it would result in a structure that is consistent and compatible with other construction in the area.
16. The requested variance does not appear to be based on economic considerations alone.

Recommendation

The findings of fact for this variance request support a recommendation for approval. If the Planning Commission chooses to make a recommendation for denial, the Findings of Fact would need to be amended to reflect the reasons for the denial. If the Planning Commission recommends approval of this variance, staff recommends the following six conditions:

1. 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 City Planner, shall require review and approval by the Planning Commission and City Council.
2. A Grading and Erosion Control permit shall be required prior to the issuance of a Building Permit.
3. A Building Permit shall be required prior to commencement of construction.
4. The accessory structure shall have an exterior finish that is compatible in appearance and material used with the principal structure.
5. The structure shall conform to all other regulations in the City Code.

6. The property owners shall provide 17.6 caliper inches of new tree plantings per the submitted Tree Preservation Plan prior to the issuance of a final certificate of occupancy for the dwelling. Deciduous trees shall be a minimum of 2.5 caliper inches in size, and coniferous trees a minimum of 6 feet in height.

Proposed Motion Language

1. Recommend Approval with Conditions: Motion to recommend *approval* of Planning Case 16-022 for a variance at 1500 Arden Place, based on the findings of fact and submitted plans, as amended by the six conditions in the September 7, 2016, Report to the Planning Commission.
2. Recommend Approval as Submitted: Motion to recommend *approval* of Planning Case 16-022 for a variance at 1500 Arden Place, based on the findings of fact and submitted plans in the September 7, 2016, Report to the Planning Commission.
3. Recommend Denial: Motion to recommend *denial* of Planning Case 16-022 for a variance at 1500 Arden Place based on the following findings of fact: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
4. Table: Motion to *table* Planning Case 16-022 for a variance at 1500 Arden Place: *a specific reason and/or information request should be included with a motion to table.*

Notice

Although a variance does not require a public hearing, a public meeting notice was prepared by the City and mailed to properties within 350 feet of the subject property.

Public Comments

The City has received letters of support for the requested variance from the following property owners: 1455, 1466, 1475, 1480 Skiles Lane, and 1485, 1492, 1532, 1540, 1545, 1548 Arden Place. All ten of these properties are within 350 feet of 1500 Arden Place. 1492 Arden Place is the adjacent property located to the east of the subject property. A copy of each of the support letters have been provided in Attachment G.

The City has not received any public comments opposing the proposed variance.

Deadline for Agency Actions

The City of Arden Hills received the completed application for this request on August 22, 2016. Pursuant to Minnesota State Statute, the City must act on this request by October 21, 2016 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. The City may extend the review period beyond the 120 days, with the applicant's permission.

Attachments

- A. Land Use Application and Variance Request Letter
- B. Location and Aerial Maps
- C. Existing Conditions Survey
- D. Proposed Site Plan
- E. Preliminary Building Plans
- F. Buildable Area Exhibit
- G. Public Comments



1245 West Highway 96
 Arden Hills, Minnesota 55112
 Telephone (651) 792-7800
 Fax (651) 634-5137
 www.cityofardenhills.org

For Office Use Only	
Planning Case No.	16-022
Submittal Date	8/10/16
Application Completed Date	8/10/16
Accepted by	mwb
Receipt Number	864078
Council Decision	
Council Decision Date	

2016 LAND USE APPLICATION

Applicant Information

Applicant: Jairus (Jerry) and Laura Larson
 Address: 1500 Arden Place, Arden Hills, MN 55112
 Telephone No.: 651-330-9698 Other: _____
 Fax No.: _____
 Email Address: LMLarson04@gmail.com and JALarson14@gmail.com

Property Information

Property Owner: Jairus (Jerry) and Laura Larson
 Owner Address: 1500 Arden Place, Arden Hills, MN 55112
 Owner Telephone No. 651-330-9698 Other: _____
 Address of Property Involved: 1500 Arden Place, Arden Hills, MN 55112
 Legal Description: Lots 3 and 4, Block 3, Arden Hills, Ramsey County, MN
 Property ID No.: Parcel ID 34-30-23-23-0020
 Type of Use: Residential
 Zone: R-1 Property Acreage: 0.69 acres

Type of Request

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Comprehensive Plan Amendment (Fee: \$500 + Escrow: \$1,000) <input type="checkbox"/> Conditional Use or Interim Use Permit/CUP or IUP Amendment (Fee: \$350 + Escrow: \$1,000) <input type="checkbox"/> Preliminary Plat (Fee: \$500 + Escrow: \$1,000) <input type="checkbox"/> Final Plat (Fee: \$500 + Escrow: \$1,000) <input type="checkbox"/> Concept Plan Review (Fee: \$150 + Escrow: \$1,000) <input type="checkbox"/> Master Planned Unit Development or Master Special Development Plan (Fee: \$350 + Escrow: \$1,000) <input type="checkbox"/> Final Planned Unit Development or Final Special Development Plan (Fee: \$350 + Escrow: \$1,000) <input type="checkbox"/> Planned Unit Development Amendment or Special Development Plan Amendment (Fee: \$350 + Escrow: \$1,000) <input type="checkbox"/> Site Plan Review (Fee: \$350 + Escrow: \$1,000) | <ul style="list-style-type: none"> <input type="checkbox"/> Rezoning or TCAAP Regulating Plan Amendment (Fee: \$350 + Escrow: \$1,000) <input type="checkbox"/> Zoning Code or TCAAP Redevelopment Code Amendment (Fee: \$350 + Escrow: \$1,000) <input type="checkbox"/> City Code Amendment (Fee: \$350 + Escrow: \$1,000) <input type="checkbox"/> Lot Split/Minor Subdivision (R-1 and R-2 Districts Only) (Fee: \$350 + Escrow: \$1,000) <input checked="" type="checkbox"/> Variance or Permitted Adjustment (Fee: \$350 + Escrow: \$1,000) <input type="checkbox"/> Vacation of Easement or Right-of-Way (Fee: \$150 + Escrow: \$1,000) <input type="checkbox"/> Appeal of Administrative Decision (Fee: \$150 + Escrow: \$1,000) <input type="checkbox"/> Land Use Requests – Not Already Specified (Fee: \$150 + Escrow: \$1,000) |
|---|--|

Agenda Deadline and Meeting Schedule

The deadline for submittal of land use applications is required according to the schedule outlined below. There are **no exceptions**. Failure to submit all application materials by the deadline date may delay the review process. Planning Commission meetings are typically held on the first Wednesday after the first Monday of each month at 6:30 PM, though please contact City Hall to verify the meeting date and time. City Council meetings are held typically the last Monday of the same month at 7:00 PM. Meetings are held in the Council Chambers at the City of Arden Hills, 1245 West Highway 96, Arden Hills, Minnesota 55112, unless otherwise stated. Applicants are advised that additional meetings and/or workshops are scheduled when necessary upon approval of the Planning Commission.

2016 SCHEDULE (*subject to change)

APPLICATION DEADLINE DATE*	TENTATIVE PLANNING COMMISSION MEETING DATE* (Generally held on the first Wednesday after the first Monday at 6:30 p.m.)	TENTATIVE CITY COUNCIL MEETING DATE* (Generally held on the last Monday at 7:00 p.m.)
December 7 (2015)	January 6	January 25
January 4	February 3	February 29
February 1	March 9	March 28
March 7	April 6	April 25
April 4	May 4	May 31
May 2	June 8	June 27
June 6	July 6	July 25
July 5	August 3	August 29
August 1	September 7	September 26
September 6	October 5	October 31
October 3	November 9	November 28
November 7	December 7	December 27
December 5	January 4 (2017)	January 30 (2017)

Acknowledgement and Signature

I acknowledge that I have read all of the information listed in the City of Arden Hills Land Use Application and fully understand that I am responsible for all costs incurred by the City related to the processing of this application.

Laura Larson

8/10/16

Property Owner Signature (Required)

Date

Applicant Signature (If different than the property owner)

Date

Please contact the City Planner at 651-792-7800 if you have any questions regarding this application.

Additional copies of this application form are available on the City's website: www.cityofardenhills.org/landuseapplications

Jairus (Jerry) & Laura Larson
1500 Arden Place
Arden Hills, MN 55112
(651) 330-9698

August 9, 2016

To City of Arden Hills Planning Commission:

We hereby submit for your consideration the proposed plans for replacement of our existing residence. Given the unique characteristics and constraints of the property, we have diligently worked to adapt these plans to suit the Arden Hills zoning codes and State of Minnesota statutes, our neighbors and our community.

General Background:

The property is located at 1500 Arden Place on the northeast side of Lake Johanna. The current home was built in 1953 and the original owner lived in the home for 61 years before selling it to us at the age of 94. The home had not been maintained for a significant number of years and, in our opinion, is beyond its useful life such that renovation or modification could not elevate the physical characteristics to contemporary residential standards.

We purchased the property in fall of 2014 and now seek to make improvements. The current home is non-conforming on the lot and sits 15 feet from the property line on the west side and 36 feet from the street. Due to the steep drop from street level, the property has an easement to the west providing the only access to the property over the adjacent homeowner's driveway at 1516 Arden Place, which then requires a 90 degree turn and downward 12% slope to the home.

We are proposing demolition of the existing structure and construction of a new home on the property. In doing so, we would move the house towards the center of the property to optimize placement relative to the adjacent properties and the general look and flow in the neighborhood, and facilitate a separate driveway so as to eliminate the need for an access easement across our neighbor's property.

The following is an evaluation of how the proposed application meets the six hardship criteria.

1. The property in question cannot be put to a reasonable use if used under conditions allowed by the official controls?

Yes, due to the topography of the land, there is only a very small portion of the lot that is suitable for a home to be built. We have explored a number of options to place a new home on the lot and have consulted with City staff regarding the setback requirements. There is a small and narrow plateau where the home is being proposed, approximately 46 feet off the west property line and 38 feet from the street.

Due to drainage issues and below street grade (sewer complications), placement on the east side of the lot is not a viable option. The east side of the property has a very steep hill which drops nearly 20 feet below the street in a distance of only 30 feet.

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Yes, this is a unique piece of property on the lake with access, drainage, sewer and topography issues that were all in existence for many years prior. None of these issues were created by the landowners. For example, there is a great deviation on this property of the ordinary high water mark (OHW) relative to the elevation of the shoreline that is not found on the east or west properties. Using the current survey, the OHW would be 18 feet closer to the shoreline than the mark based on data from over a century ago (1912 and 1929). Using today's data rather than that from the early 20th century would provide a setback that is typically found on Lake Johanna properties, and the deviation between the two does not help achieve the intent of the zoning code.

Another example is that the property sits significantly below the grade of the street with Arden Place curving up and away from the property, which constrains placement options. This has caused access and sewer issues (including sewer backup) that we would like to fix, making the property safer.

3. The deviation from the Ordinance with any attached conditions will still be in keeping with the spirit and intent of the Ordinance.

Yes, we believe this to be true. In placing the house as proposed, we are also considerably addressing the enjoyment benefits of the existing adjacent properties for our neighbors. Moving the home from its current location to be situated further east is a direct benefit to the neighbors at 1516 Arden Place. Not only does it create more distance between the homes to improve their view corridors to the lake, it is a great enhancement for them as the plans call for a new access point that would not require an easement over their property. With the proposed placement we also do not encroach on our neighbors to the west at 1492 Arden Place, preserving their privacy and views of the lake.

Both adjacent homes (1516 Arden Place and 1492 Arden Place) are non-conforming properties. 1516 Arden Place sits only 12 feet from the property line, a variance from the existing ordinance requiring a 40 foot setback. Additionally, 1516 Arden Place is only 29 feet from the lake, also a variance from the 50 foot lake setback requirement. This is a 6 BR, 4 BA ~5,000 sq. ft, 3 story home.

To the west, 1492 Arden Place is also non-conforming as it only has 20 feet of lake access, with an irregular shaped lot not meeting the existing ordinance requirements for lot width of 75 feet; nor does the property conform for meeting the zoning requirements as more than ten (10) percent of the shoreline is utilized for a dock. This is a 5 BR, ~4,000 sq ft, 2 story home.

Additionally, the majority of the homes that are lakefront in this neighborhood do not meet the minimum set back and/or lot width requirements. The request for our property is, in light of those neighboring properties variances and non-conforming uses, reasonable and within the spirit and intent of the ordinance.

4. The variance will not create a land use not permitted in the zone.

No, the variance will not create a land use that is not permitted in this zone. It is currently zoned residential and would remain a single family residential property.

5. The variance will not alter the essential character of the City.

Correct, the variance will not alter the essential character of the City, is in better harmony with the existing lay of the land, and respectful of the adjacent property owners. It puts to better use the property in a reasonable manner.

6. The variance is not for economic reasons alone.

That is correct, the variance is not for economic reasons. It is based primarily on the unique topography found on the property and a desire to locate the home so as not to encroach on our neighbors.

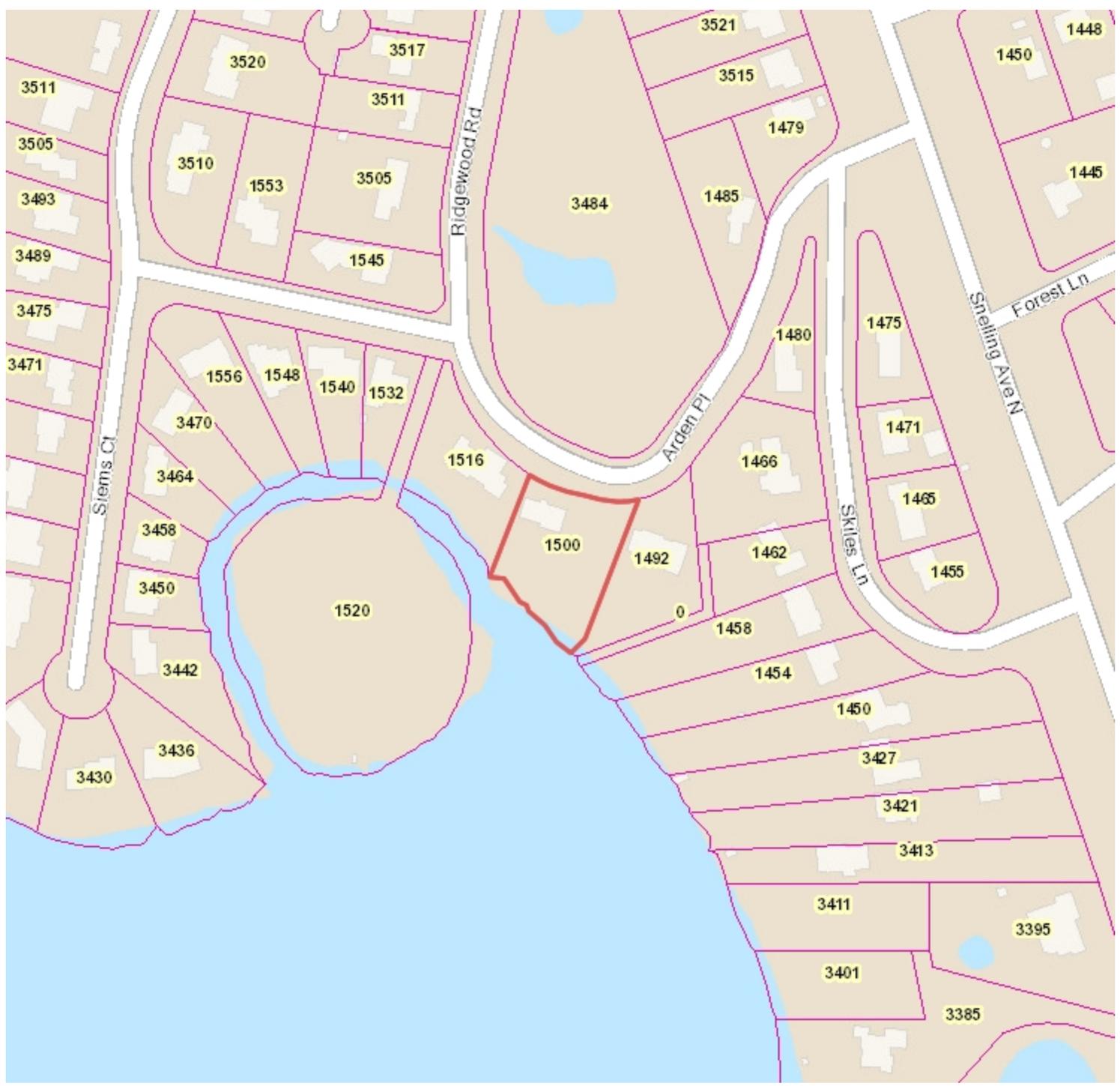
For the reasons above, we respectfully request the variance requested.



Jerry Larson



Laura Larson



400.0 0 200.00 400.0 Feet

1: 2,400

NAD_1983_HARN_Adj_MN_Ramsey_Feet

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description





200.0 0 100.00 200.0 Feet

1: 1,200

NAD_1983_HARN_Adj_MN_Ramsey_Feet

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description



CERTIFICATE OF SURVEY

~for~ JERRY AND LAURA LARSON
 ~of~ 1500 ARDEN PLACE
 ARDEN HILLS, MN 55112

LEGAL DESCRIPTION:

Lots 3 and 4, Block 3, ARDEN HILLS, Ramsey County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/14/2015.
- Bearings shown are on an assumed datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared using a Title Commitment issued by Home Title, Inc., File No. 441405151, dated effective on 7/31/2014.
- Parcel ID No: 34-30-23-23-0020.
- Benchmark: Top nut of hydrant adjacent to northeast property corner. Elevation = 910.86 feet (NGVD 29).
- Total lot area above Lake Johanna = 30,492 sq. ft.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- ⊕ DENOTES HYDRANT
- OHW — DENOTES POWER POLE AND OVERHEAD WIRES
- ⊕ DENOTES GAS METER
- ⊕ DENOTES ELECTRIC METER
- x — DENOTES GUY WIRE
- x — DENOTES TREE LINE
- x — DENOTES FENCE
- x — DENOTES RETAINING WALL
- x — DENOTES EXISTING CONTOURS
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE

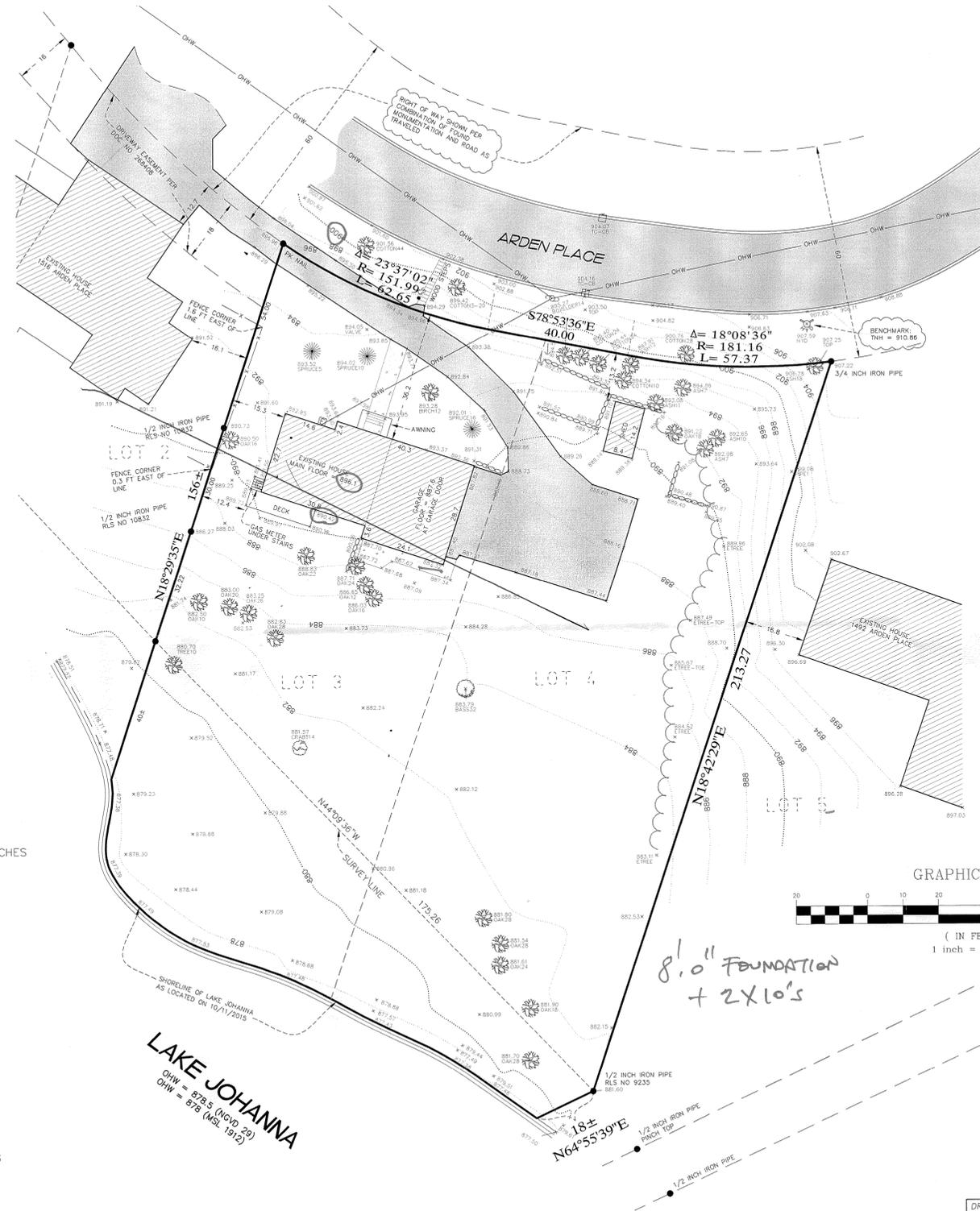
TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 JASON E. RUD

Date: 10/28/2015 License No. 41578



NORTH



DRAWN BY: BAB	JOB NO: 15685BT	DATE: 10/27/15	
CHECK BY: JER	SCANNED <input type="checkbox"/>		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

CERTIFICATE OF SURVEY

~for~ JERRY AND LAURA LARSON / KOOTENIA HOMES
 ~of~ 1500 ARDEN PLACE
 ARDEN HILLS, MN 55112

5 HNW a Ybh8

NORTH

LEGAL DESCRIPTION:

Lots 3 and 4, Block 3, ARDEN HILLS, Ramsey County, Minnesota.

NOTES

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- Bearings shown are on an assumed datum.
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- ⊡ DENOTES ELECTRIC METER
- ⊙ DENOTES GUY WIRE
- ~ ~ ~ DENOTES TREE LINE
- - - DENOTES FENCE
- ⊞⊞⊞ DENOTES RETAINING WALL
- ⋯⋯⋯ DENOTES EXISTING CONTOURS
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- - - DENOTES PROPOSED SILT FENCE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE
- ✱ DENOTES TREE TO BE REMOVED

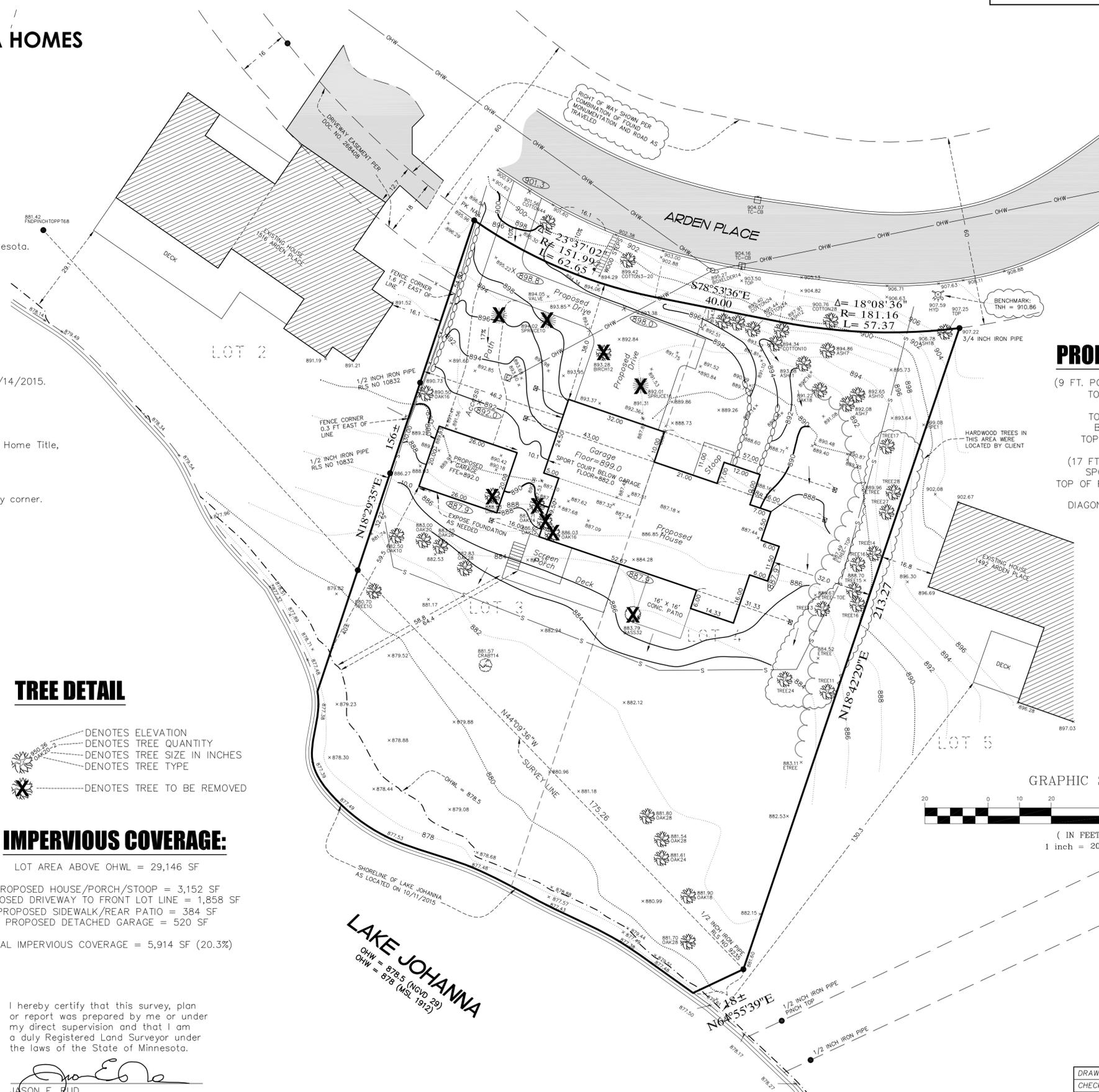
IMPERVIOUS COVERAGE:

LOT AREA ABOVE OHWL = 29,146 SF
 PROPOSED HOUSE/PORCH/STOOP = 3,152 SF
 PROPOSED DRIVEWAY TO FRONT LOT LINE = 1,858 SF
 PROPOSED SIDEWALK/REAR PATIO = 384 SF
 PROPOSED DETACHED GARAGE = 520 SF
 TOTAL IMPERVIOUS COVERAGE = 5,914 SF (20.3%)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 JASON E. RUD

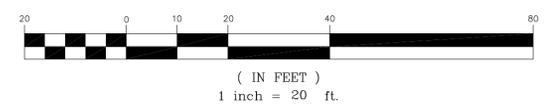
Date: 8/19/2016 License No. 41578



PROPOSED ELEVATIONS:

- (9 FT. POURED WALL WALKOUT BASEMENT)
 TOP OF WALL (GAR) = 899.0
 GARAGE FLOOR = 899.0
 TOP OF WALL (HSE) = 896.9
 BASEMENT FLOOR = 888.2
 TOP OF FOOTING (HSE) = 887.9
- (17 FT. POURED WALL SPORT COURT)
 SPORT COURT FLOOR = 882.3
 TOP OF FOOTING (SPORT COURT) = 882.0
- DIAGONAL: 100.00 X 44.00 = 109.25

GRAPHIC SCALE



E. G. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

DRAWN BY:	BAB	JOB NO:	16380HS	DATE:	5/17/16
CHECK BY:	JER	SCANNED	<input type="checkbox"/>		
1	7/28/16	CITY COMMENTS		BAB	
2	8/3/16	ADDED TOPO FOR ADJ. SHORELINE		BAB	
3	8/10/16	NEW SITE PLAN		BAB	
4	8/19/16	CLIENT REVISIONS		BAB	
NO.	DATE	DESCRIPTION		BY	

Attachment E

1-28-16

JEN

8-9-16

Rev By: Date:

JEN 4-7-16

JEN 4-13-16

JEN 5-11-16

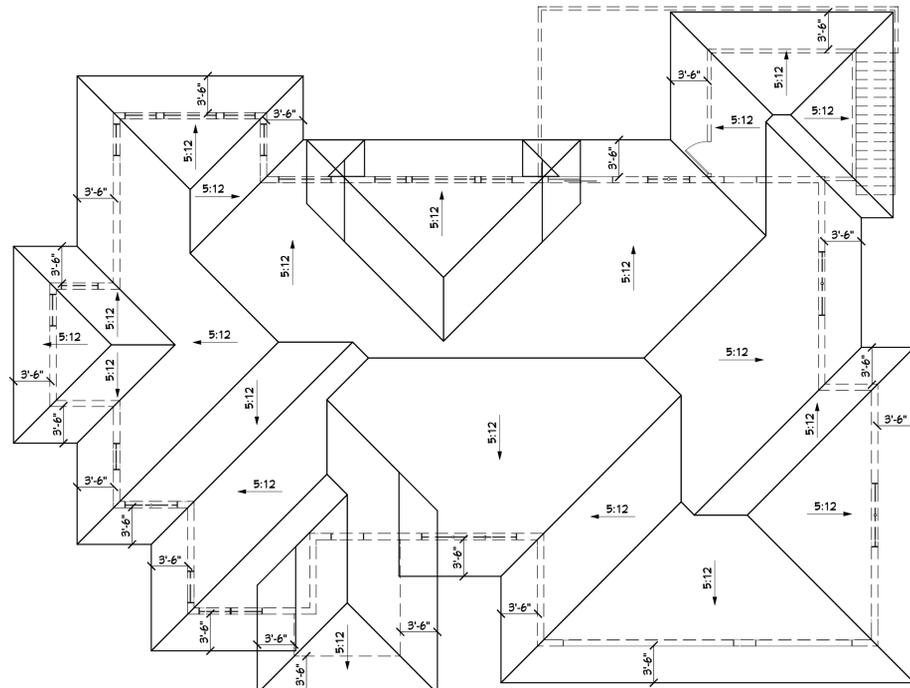
JEN 6-8-16

JEN 6-24-16

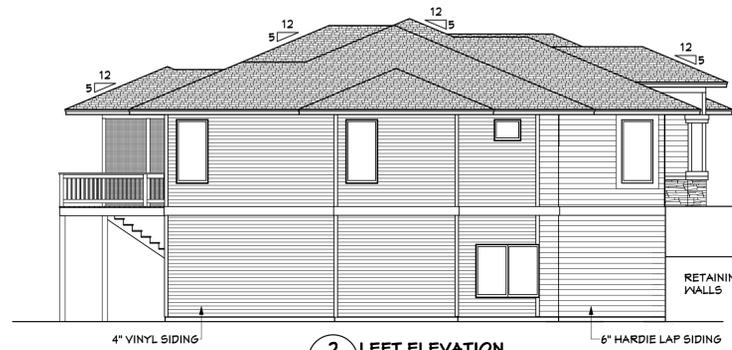
JEN 7-1-16

JEN 7-13-16

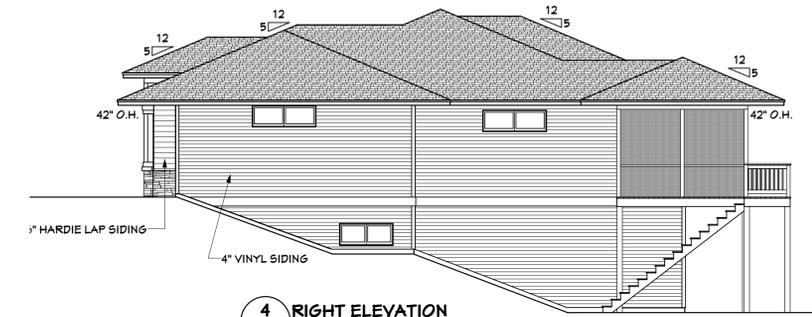
JEN 8-9-16



5 ROOF PLAN
1 SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
1 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
1 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
1 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
1 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

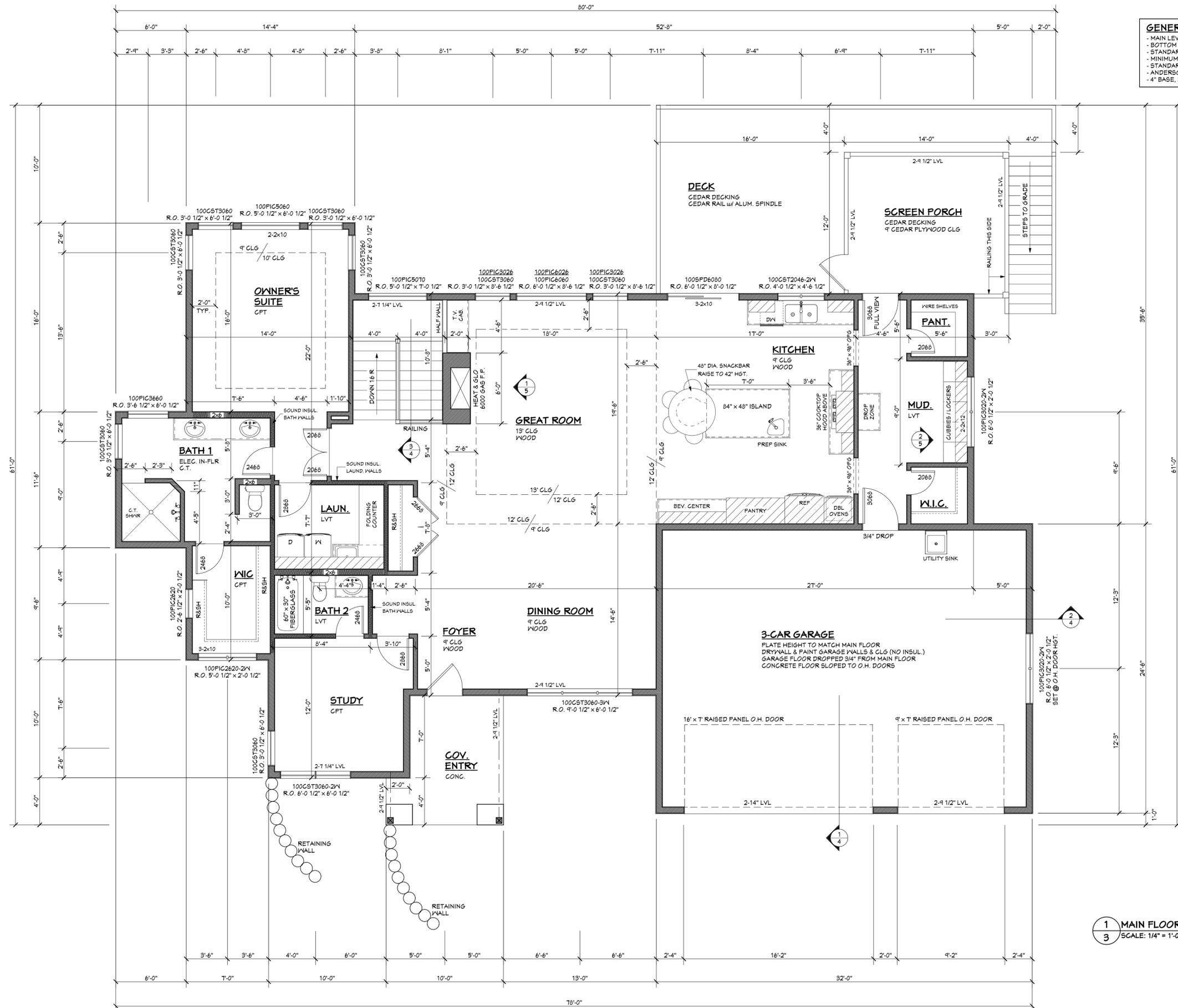
MAIN LEVEL FINISHED:	2,125
UPPER LEVEL FINISHED:	-
TOTAL ABOVE GRADE:	2,125
LOWER LEVEL FINISHED:	1,763
TOTAL FINISHED:	3,888

LARSON RESIDENCE
1500 ARDEN PLACE
ARDEN HILLS, MN

All Kootenia Homes, LLC plans are conceptual in nature. These plans are intended to provide a visual look of our plans. All materials of these plans are subject to change without notice. © 2016

Kootenia Homes
1890 Wooddale Drive, Suite 400 Woodbury, MN 55125 (651)731-2345

Project No:
16XX
Sheet No:
1



GENERAL NOTES:
 - MAIN LEVEL PLATE HEIGHT 9'-1 1/8"
 - BOTTOM OF HEADERS 7'-10" ABOVE SUBFLOOR UNLESS NOTED OTHERWISE
 - STANDARD HEADER 2-2x10 UNLESS NOTED OTHERWISE
 - MINIMUM LVL BEARING 3" UNLESS NOTED OTHERWISE
 - STANDARD HEADER 2-2x10 UNLESS NOTE OTHERWISE
 - ANDERSON 100 SERIES WINDOWS (ALL R.O.'s HAVE 1/2" ADDED)
 - 4" BASE, 3 1/4" CASING

1 MAIN FLOOR PLAN
 3 SCALE: 1/4" = 1'-0" 2,125 SQ FT

Date: 1-28-16

Drawn By: JEN

Last Revision: 8-9-16

Rev By:	Date:
JEN	4-7-16
JEN	4-13-16
JEN	5-11-16
JEN	6-8-16
JEN	6-24-16
JEN	7-1-16
JEN	7-13-16
JEN	8-9-16

LARSON RESIDENCE
 1500 ARDEN PLACE
 ARDEN HILLS, MN

All Kootenia Homes, LLC plans are conceptual in nature. These plans are intended to provide a general idea of the project. They are not to be used for construction without the consent of our firm. An addition of these plans may be required.

© 2016

Kootenia Homes
 1890 Wooddale Drive, Suite 400 Woodbury, MN 55125 (651)731-2345

Project No: 16XX
 Sheet No: 3

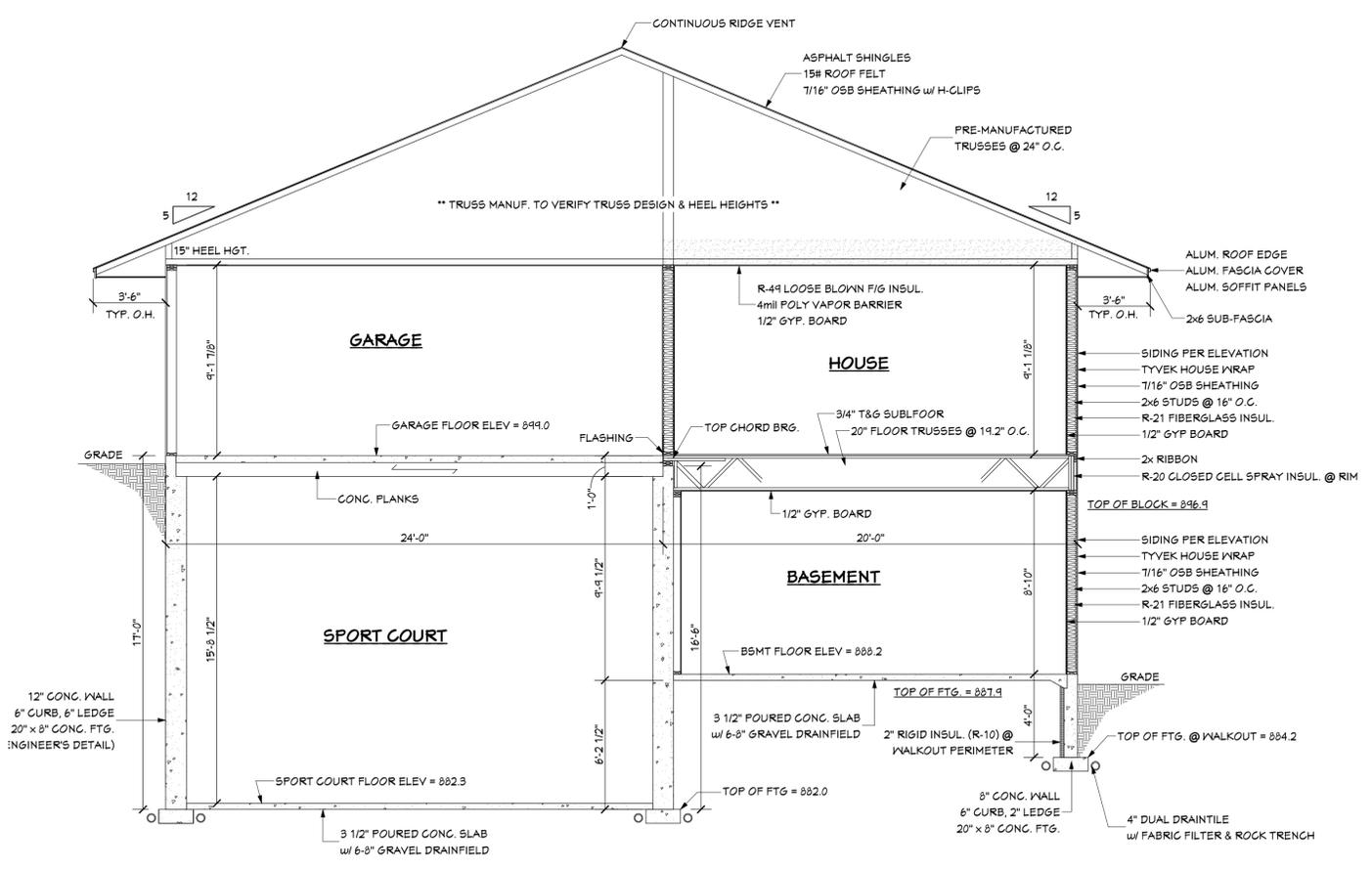
Date:	1-28-16
Drawn By:	JEN
Last Revision:	8-9-16
Rev By:	Date:
JEN	4-7-16
JEN	4-13-16
JEN	5-11-16
JEN	6-8-16
JEN	6-24-16
JEN	7-1-16
JEN	7-13-16
JEN	8-9-16

LARSON RESIDENCE
1500 ARDEN PLACE
ARDEN HILLS, MN

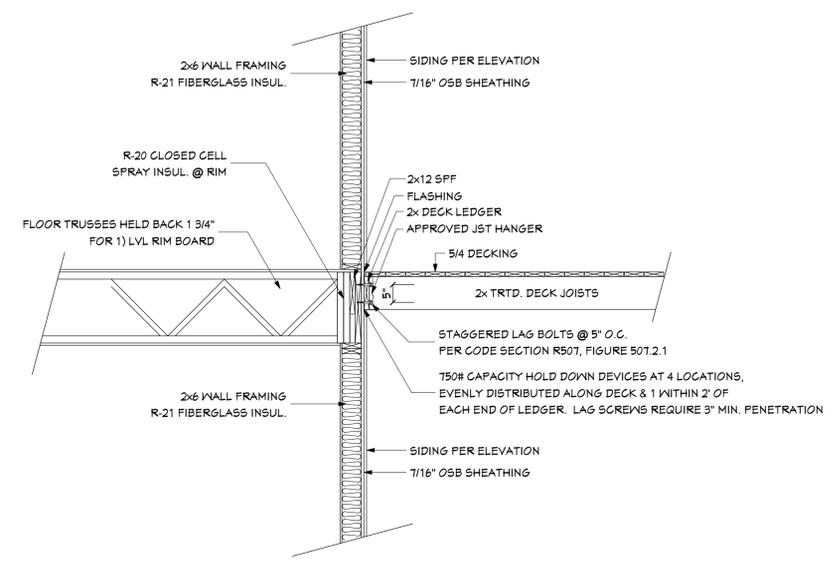
All occasional homes, LLC plans are for informational use only. These plans are intended to provide a general overview of the project. All dimensions of these plans are subject to change without notice. © 2016

Kootenia Homes
1890 Wooddale Drive, Suite 400 Woodbury, MN 55125 (651)731-2345

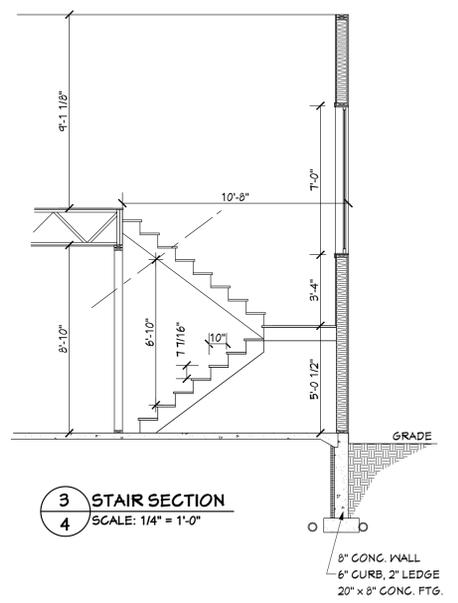
Project No: 16XX
Sheet No: 4



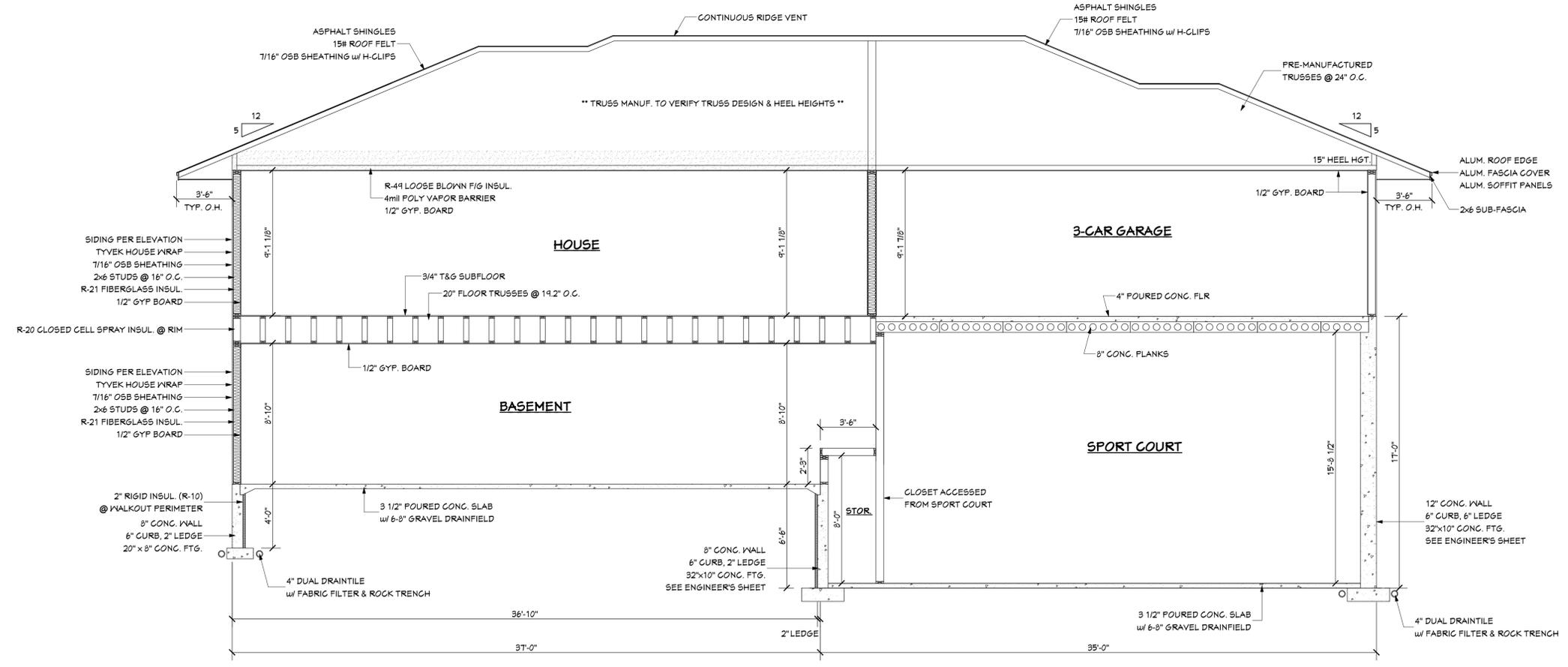
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



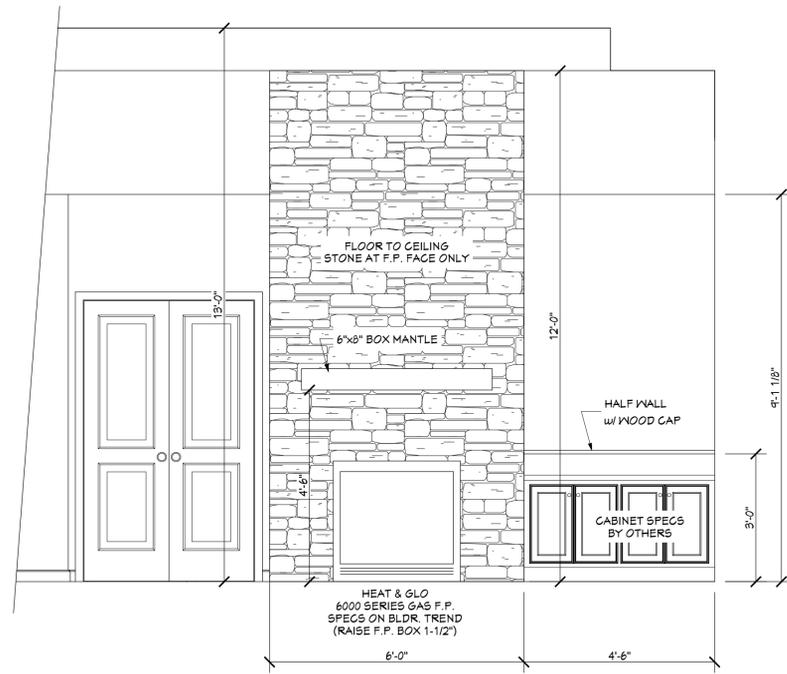
4 LEDGER DETAIL @ WALKOUT/LOOKOUT
SCALE: 1/2" = 1'-0"



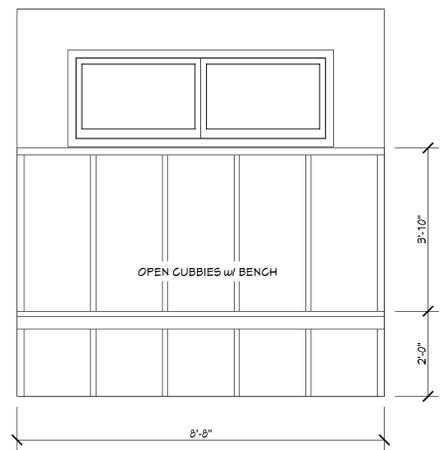
3 STAIR SECTION
SCALE: 1/4" = 1'-0"



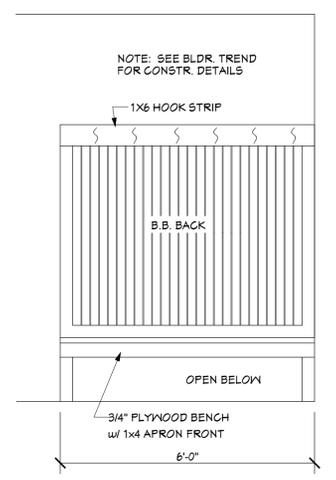
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



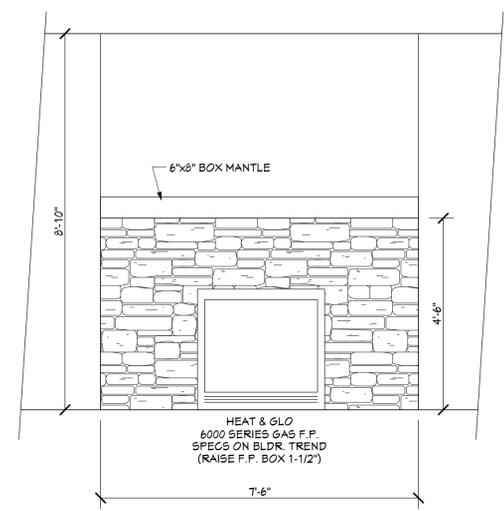
1 MAIN FLOOR F.P. ELEVATION
5 SCALE: 1/2" = 1'-0"



2 MAIN FLOOR MUDROOM CUBBIES
5 SCALE: 1/2" = 1'-0"



3 LOWER LEVEL BENCH
5 SCALE: 1/2" = 1'-0"



4 LOWER LEVEL F.P. ELEVATION
5 SCALE: 1/2" = 1'-0"

Date: 1-28-16

Drawn By: JEN

Last Revision: 8-9-16

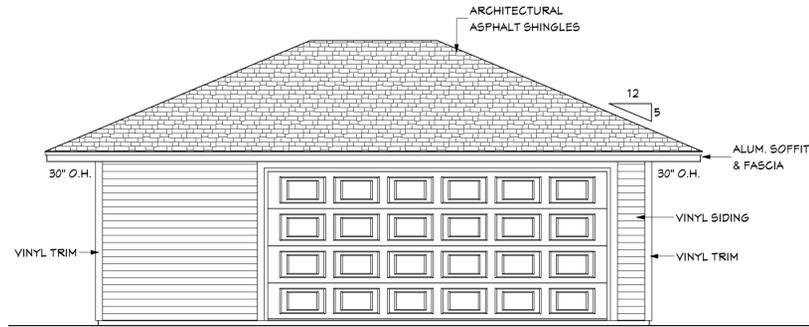
Rev By:	Date:
JEN	4-7-16
JEN	4-13-16
JEN	5-11-16
JEN	6-8-16
JEN	6-24-16
JEN	7-1-16
JEN	7-13-16
JEN	8-9-16

LARSON RESIDENCE
 1500 ARDEN PLACE
 ARDEN HILLS, MN

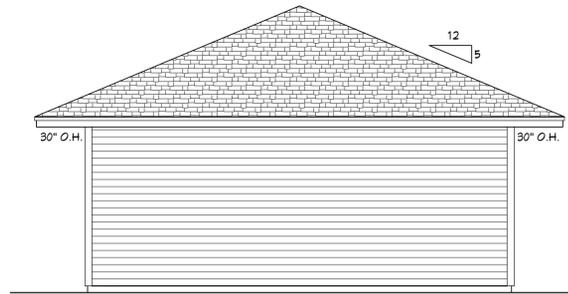
All Kootenia Homes, LLC Plans are subject to change without notice. These Plans are intended to provide a general idea of the proposed construction. An violation of these Plans will be prosecuted. © 2016

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 1890 Wooddale Drive, Suite 400 Woodbury, MN 55125 (651)731-2345

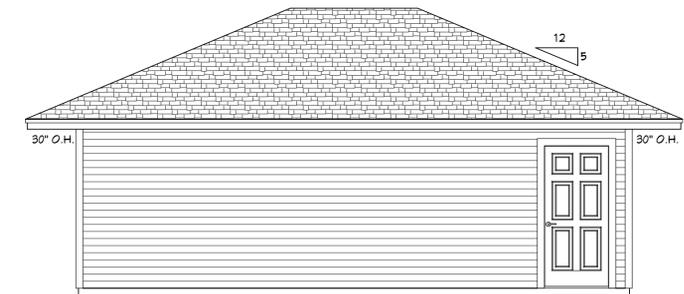
Project No: 16XX
 Sheet No: 5



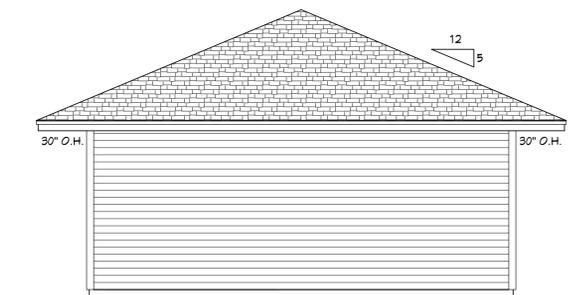
1 FRONT ELEVATION
6 SCALE: 1/4" = 1'-0"



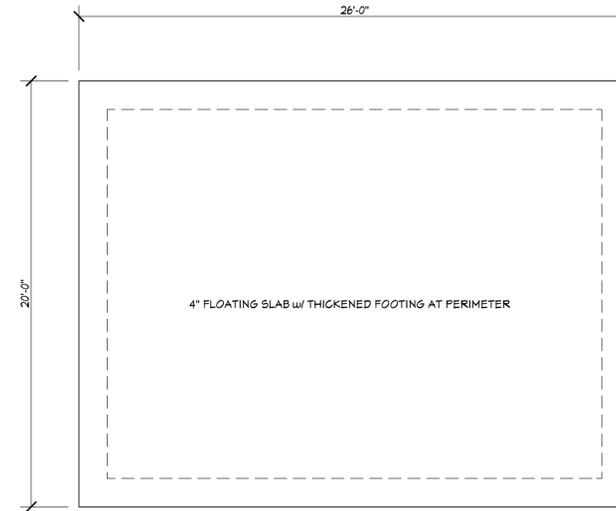
2 RIGHT ELEVATION
6 SCALE: 1/4" = 1'-0"



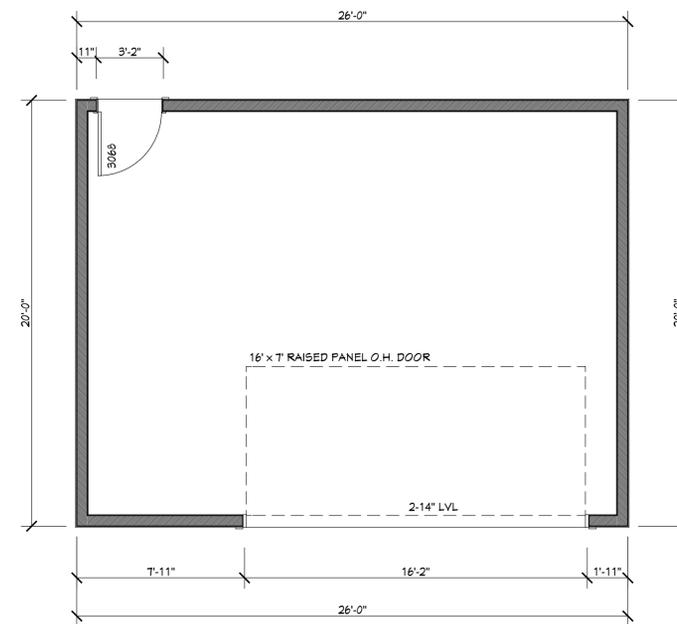
3 REAR ELEVATION
6 SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
6 SCALE: 1/4" = 1'-0"



5 GARAGE FOUNDATION
6 SCALE: 1/4" = 1'-0"



6 MAIN FLOOR PLAN
6 SCALE: 1/4" = 1'-0"

Date: 1-28-16

Drawn By: JEN

Last Revision: 8-9-16

Rev By:	Date:
JEN	4-7-16
JEN	4-13-16
JEN	5-11-16
JEN	6-8-16
JEN	6-24-16
JEN	7-1-16
JEN	7-13-16
JEN	8-9-16

LARSON RESIDENCE
1500 ARDEN PLACE
ARDEN HILLS, MN

All Kootenia Homes, LLC Plans are subject to change without notice. These Plans are intended to provide a general idea of the proposed construction. All materials of these Plans are subject to availability. © 2016

Kootenia Homes
1890 Wooddale Drive, Suite 400 Woodbury, MN 55125 (651)731-2345

Project No: 16XX
Sheet No: 6

BUILDABLE AREA EXHIBIT

~for~ JERRY AND LAURA LARSON / KOOTENIA HOMES
 ~of~ 1500 ARDEN PLACE
 ARDEN HILLS, MN 55112

5 H_UW a Ybh:

NORTH

LEGAL DESCRIPTION:

Lots 3 and 4, Block 3, ARDEN HILLS, Ramsey County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/14/2015.
- Bearings shown are on an assumed datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared using a Title Commitment issued by Home Title, Inc., File No. 441405151, dated effective on 7/31/2014.
- Parcel ID No: 34-30-23-23-0020.
- Benchmark: Top nut of hydrant adjacent to northeast property corner. Elevation = 910.86 feet (NGVD 29).
- Total lot area above Lake Johanna = 30,492 sq. ft.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- ⊗ DENOTES HYDRANT
- OHW — DENOTES POWER POLE AND OVERHEAD WIRES
- ⊠ DENOTES GAS METER
- ⊡ DENOTES ELECTRIC METER
- GUY — DENOTES GUY WIRE
- TREE — DENOTES TREE LINE
- FENCE — DENOTES FENCE
- RETAINING WALL — DENOTES RETAINING WALL
- EXISTING CONTOURS — DENOTES EXISTING CONTOURS
- SPOT ELEVATION — DENOTES EXISTING SPOT ELEVATION
- CONCRETE SURFACE — DENOTES CONCRETE SURFACE
- BITUMINOUS SURFACE — DENOTES BITUMINOUS SURFACE
- SILT FENCE — DENOTES PROPOSED SILT FENCE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE
- DENOTES TREE TO BE REMOVED

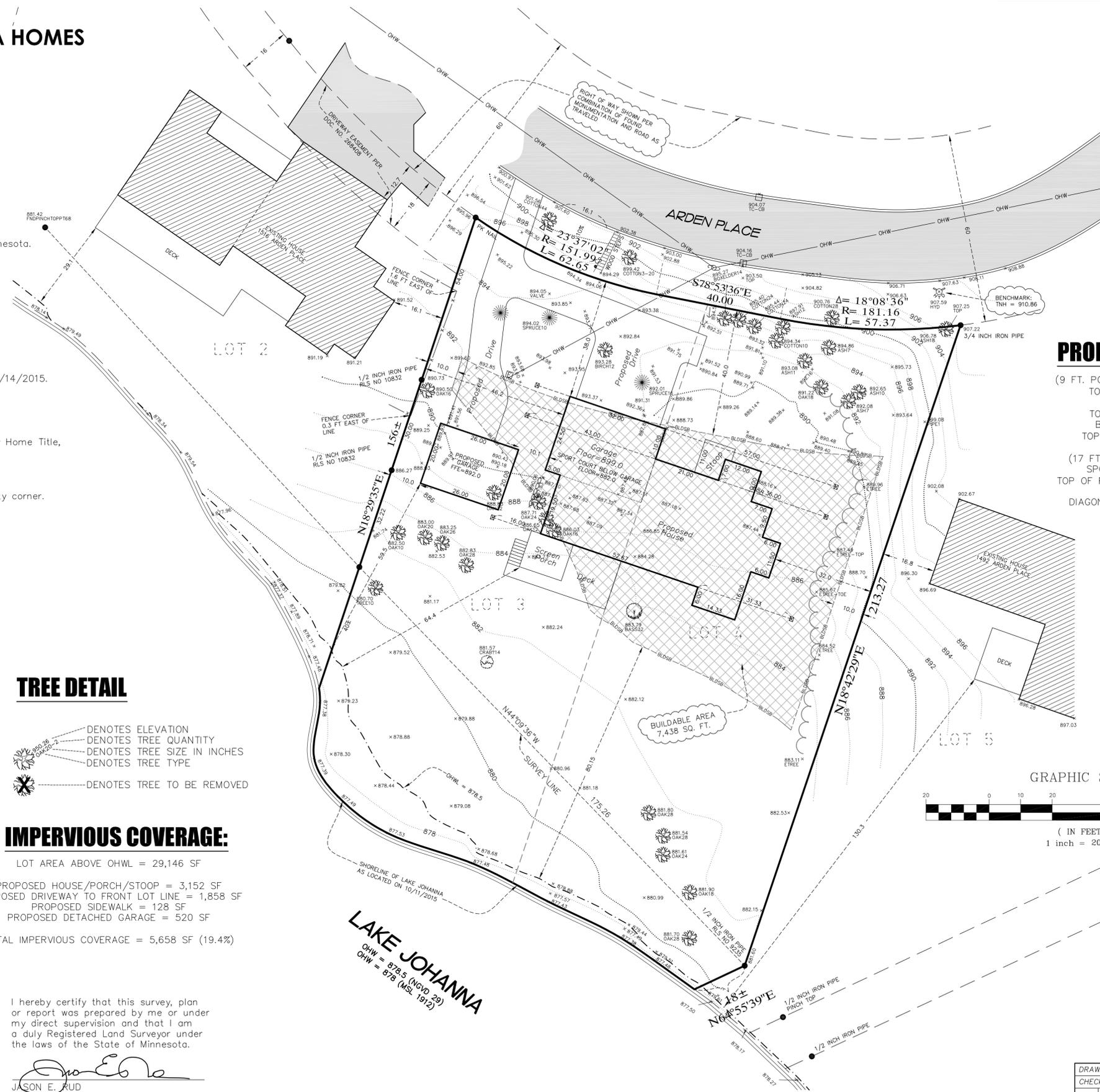
IMPERVIOUS COVERAGE:

LOT AREA ABOVE OHWL = 29,146 SF
 PROPOSED HOUSE/PORCH/STOOP = 3,152 SF
 PROPOSED DRIVEWAY TO FRONT LOT LINE = 1,858 SF
 PROPOSED SIDEWALK = 128 SF
 PROPOSED DETACHED GARAGE = 520 SF
 TOTAL IMPERVIOUS COVERAGE = 5,658 SF (19.4%)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 JASON E. RUD

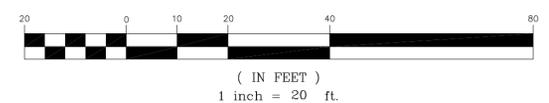
Date: 8/10/2016 License No. 41578



PROPOSED ELEVATIONS:

- (9 FT. POURED WALL WALKOUT BASEMENT)
 TOP OF WALL (GAR) = 899.0
 GARAGE FLOOR = 899.0
 TOP OF WALL (HSE) = 896.9
 BASEMENT FLOOR = 888.2
 TOP OF FOOTING (HSE) = 887.9
- (17 FT. POURED WALL SPORT COURT)
 SPORT COURT FLOOR = 882.3
 TOP OF FOOTING (SPORT COURT) = 882.0
- DIAGONAL: 100.00 X 44.00 = 109.25

GRAPHIC SCALE



E. G. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

DRAWN BY:	BAB	JOB NO:	16380HS	DATE:	5/17/16
CHECK BY:	JER	SCANNED	<input type="checkbox"/>		
NO.	DATE	DESCRIPTION	BY		
1	7/28/16	CITY COMMENTS	BAB		
2	8/3/16	ADDED TOPO FOR ADJ. SHORELINE	BAB		
3	8/10/16	BUILDABLE AREA EXHIBIT	BAB		

August 22, 2016

City of Arden Hills Planning Commission
City Hall
1245 W. Highway 96
Arden Hills, MN 55112

Dear Members of the Planning Commission,

This letter is in support of the requested variance proposal at 1500 Arden Place, Arden Hills, MN 55112. Our neighbors, Jerry (Jairus) and Laura Larson, are requesting approvals for a variance from the minimum structure set-back requirements for the construction of their new home.

This will be a significant positive improvement for our neighborhood and the Arden Hills Island Beach Club community. The proposed placement of the house will be a good fit with the lot configuration and the existing surrounding homes.

We have discussed the proposed plans with the Larson's and do not have concerns about the impact of the project. We ask that you approve their variance request.

Thank you,

 8/22/16
 8/22/2016

Keith and Betsy Gilbert
1466 Skiles Lane, Arden Hills

From: [REDACTED]
To: [Matthew Bachler](#)
Subject: Site proposal for Variance for 1500 Arden Place
Date: Thursday, August 25, 2016 7:28:49 AM

GerryHagen.
1532 Arden Place.
Arden Hills, MN 55112

25th August 2016
City of Arden Hills Planning Commission.
City Hall
1245 W Highway 96
Arden Hills. MN 55112

Dear, City of Arden Hills Planning Commission,

This letter is in support of the requested variance for 1500 Arden Pl. Our neighbor Jerry and Laura Larson are requesting a variance for the minimum structures setback for the construction of their new home. The layout of the lot coupled with their building plan will be a minimum impact on the community and a nice addition to the block. We have discussed the plans with Jerry and Laura and we do not have any concerns about the proposed building plans or the impact on the surrounding area. We request that their variances be granted.

Sincerely,
Gerry Hagen

[REDACTED]

From: [REDACTED]
To: [Matthew Bachler](#)
Subject: 1500 Arden Place Variance Proposal
Date: Thursday, August 25, 2016 7:21:40 AM

Mike and Amy Hagen.
1540 Arden Place.
Arden Hills, MN 55112

25th August 2016
City of Arden Hills Planning Commission.
City Hall
1245 W Highway 96
Arden Hills. MN 55112

Dear Ms. Reader,

This letter is in support of the requested variance for 1500 Arden Pl. Our neighbor Jairus and Laura Larson are requesting a variance for the minimum structures setback for the construction of their new home. The proposed site will be a great fit for the neighborhood and we feel will fall in line with the layout of the lot and the surrounding houses in he area.

We have discussed the plans with Jerry and laura and we do not have any concerns about the proposed building plans or the impact on the surrounding area. We request that their variances granted.

Sincerely,

Amy and Mike Hagen

Thank you,
Mike Hagen

[REDACTED]
You Lord give perfect peace to those who keep their purpose firm and their trust in You. Isaiah 26:3

Thank you,
Mike Hagen

[REDACTED]
You Lord give perfect peace to those who keep their purpose firm and their trust in You. Isaiah 26:3

August 20, 2016

City of Arden Hills Planning Commission
City Hall
1245 W. Highway 96
Arden Hills, MN 55112

Dear Members of the Planning Commission,

This letter is in support of the requested variance proposal at 1500 Arden Place, Arden Hills, MN 55112. Our neighbors, Jerry (Jairus) and Laura Larson, are requesting approvals for a variance from the minimum structure set-back requirements for the construction of their new home.

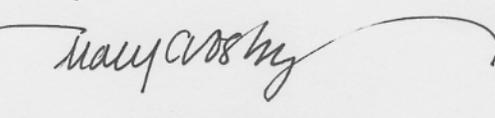
This will be a significant positive improvement for our neighborhood and the Arden Hills Island Beach Club community. The proposed placement of the house will be a good fit with the lot configuration and the existing surrounding homes.

We have discussed the proposed plans with the Larson's and do not have concerns about the impact of the project. We ask that you approve their variance request.

Thank you,

Home Owners Name(s): PAUL & MARY CROSBY

Home Owners Signature(s):



Home Location:

1485 ARDEN PLACE ARDEN HILLS MN 55112

August 3rd, 2016

City of Arden Hills Planning Commission
City Hall
1245 W. Highway 96
Arden Hills, MN 55112

Dear Members of the Planning Commission,

This letter is in support of the requested variance proposal at 1500 Arden Place, Arden Hills, MN 55112. Our neighbors, Jerry (Jairus) and Laura Larson, are requesting approvals for a variance from the minimum structure set-back requirements for the construction of their new home.

This will be a significant positive improvement for our neighborhood and the Arden Hills Island Beach Club community. The proposed placement of the house will be a good fit with the lot configuration and the existing surrounding homes.

We have discussed the proposed plans with the Larson's and do not have concerns about the impact of the project. We ask that you approve their variance request.

Thank you,

Home Owners Name(s):

Garrett Klein
Home Owners Signature(s):

Home Location:

1480 Skiles Lane
Arden Hills, MN 55112

Jerry Klein
Jenny Klein

August 20, 2016

City of Arden Hills Planning Commission
City Hall
1245 W. Highway 96
Arden Hills, MN 55112

Dear Members of the Planning Commission,

This letter is in support of the requested variance proposal at 1500 Arden Place, Arden Hills, MN 55112. Our neighbors, Jerry (Jairus) and Laura Larson, are requesting approvals for a variance from the minimum structure set-back requirements for the construction of their new home.

There new home will be a significant improvement for our neighborhood and for Arden Hills. We are supportive of their proposed home design and the variance they are requesting. The proposed placement of the house will be a good fit with their lot configuration and the existing homes on either side.

The Larson's have been gracious in discussing their proposed plans with us and the options they have considered. We would be supportive and prefer their desired plan to have their proposed home situated closer to the original footprint of the current home. However, we do support their current proposed design given the limitations they face with current set-back requirements. We do not have concerns about the impact of the project. We ask that you approve their variance request.

Thank you,



Christy Jacob



Abe Jacob

Home owners:
1492 Arden Place
Arden Hills, MN 55112

August 10, 2016

City of Arden Hills Planning Commission
City Hall
1245 W. Highway 96
Arden Hills, MN 55112

Dear Members of the Planning Commission,

This letter is in support of the requested variance proposal at 1500 Arden Place, Arden Hills, MN 55112. Our neighbors, Jerry (Jairus) and Laura Larson, are requesting approvals for a variance from the minimum structure set-back requirements for the construction of their new home.

This will be a significant positive improvement for our neighborhood and the Arden Hills Island Beach Club community. The proposed placement of the house will be a good fit with the lot configuration and the existing surrounding homes.

We have discussed the proposed plans with the Larson's and do not have concerns about the impact of the project. We ask that you approve their variance request.

Thank you,

Home Owners Name(s): Scott & Jackson Black

Home Owners Signature(s): 

Home Location:

1545 ARDEN PLACE

August 20, 2016

City of Arden Hills Planning Commission
City Hall
1245 W. Highway 96
Arden Hills, MN 55112

Dear Members of the Planning Commission,

This letter is in support of the requested variance proposal at 1500 Arden Place, Arden Hills, MN 55112. Our neighbors, Jerry (Jairus) and Laura Larson, are requesting approvals for a variance from the minimum structure set-back requirements for the construction of their new home.

This will be a significant positive improvement for our neighborhood and the Arden Hills Island Beach Club community. The proposed placement of the house will be a good fit with the lot configuration and the existing surrounding homes.

We have discussed the proposed plans with the Larson's and do not have concerns about the impact of the project. We ask that you approve their variance request.

Thank you,

Home Owners Name(s): BRAD & SARAH LIS

Home Owners Signature(s): 

Home Location:

1548 ARDEN PL. W.
ARDEN HILLS, MN 55112

August 23rd, 2016

City of Arden Hills Planning Commission
City Hall
1245 W. Highway 96
Arden Hills, MN 55112

Dear Members of the Planning Commission,

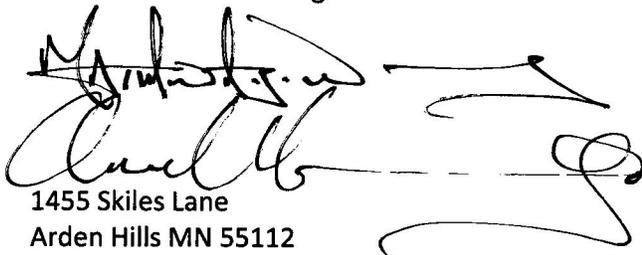
This letter is in support of the requested variance proposal at 1500 Arden Place, Arden Hills, MN 55112. Our neighbors, Jerry (Jairus) and Laura Larson, are requesting approvals for a variance from the minimum structure set-back requirements for the construction of their new home.

This will be a significant positive improvement for our neighborhood and the Arden Hills Island Beach Club community. The proposed placement of the house will be a good fit with the lot configuration and the existing surrounding homes.

We have discussed the proposed plans with the Larson's and do not have concerns about the impact of the project. We ask that you approve their variance request.

Thank you,

Matt and Ann Wessberg:



1455 Skiles Lane
Arden Hills MN 55112

August 26, 2016

City of Arden Hills Planning Commission
City Hall
1245 W. Highway 96
Arden Hills, MN 55112

Dear Members of the Planning Commission,

This letter is in support of the requested variance proposal at 1500 Arden Place, Arden Hills, MN 55112. Our neighbors, Jerry (Jairus) and Laura Larson, are requesting approvals for a variance from the minimum structure set-back requirements for the construction of their new home.

This will be a significant positive improvement for our neighborhood and the Arden Hills Island Beach Club community. The proposed placement of the house will be a good fit with the lot configuration and the existing surrounding homes.

We have discussed the proposed plans with the Larson's and do not have concerns about the impact of the project. We ask that you approve their variance request.

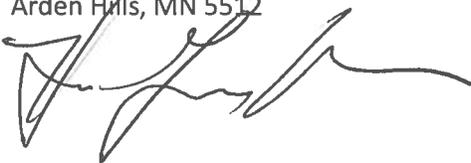
Thank you,

Home Owner Name(s):
Karl Kangas
Heidi Grayden-Kangas

Signature(s):



Home owners address:
1475 Skiles Lane
Arden Hills, MN 55112





ARDEN HILLS
MEMORANDUM

DATE: September 7, 2016

PC Agenda Item **5.A**

TO: Planning Commission

FROM: Matthew Bachler, Senior Planner

SUBJECT: Report from the City Council

August 8, 2016 City Council Regular Meeting

The City Council approved Ordinance 2016-007 in Planning Case 16-020 to opt-out of the requirements of Minnesota Statute regarding temporary family health care accessory dwellings. The Planning Commission reviewed this case at their meeting on August 3, 2016, and unanimously recommended approval of the Ordinance.



ARDEN HILLS
MEMORANDUM

DATE: September 7, 2016 PC Agenda Item **5.B**

TO: Planning Commission Chair Thompson and Commissioners

FROM: Matthew Bachler, Senior Planner

SUBJECT: Rice Creek Commons (TCAAP) and Joint Development Authority (JDA) Update

Meetings

- City and County staff, Ehlers and the Master Developer held their weekly project meetings on August 10th, 17th and 24th.
- On August 15th the City Council and JDA held a joint meeting to review the preliminary plans from the Master Development Team.
- On August 22, 2016, the City Council held a work session with the Master Development Team to go over the proposed plan in more detail. They overviewed both the single-family residential and multi-family residential developments and provided a comparison of the approved Master Plan to their proposal. They overviewed changes in park development (i.e. size, location, etc.) and discussed Town Center concepts. The next work session scheduled with the Council is on September 19, 2016. At the meeting they will be providing requested information and plan updates based upon feedback received from the City Council.

Communications/Media

- On August 9, 2016 the communications subcommittee (Grant, Wicklund), along with staff (Iverson, Kvilvang) interviewed four (4) communication consultant groups. Based upon those interviews, they are recommending hiring Zipko Strategies and Connelly Kuhl as the communications consultants for TCAAP. On August 29, 2015, the Council will be asked to allow staff to negotiate and enter into a contract with them for services. It is anticipated that they will be at a future work session with the full Council to discuss priorities for TCAAP communications.
- The attached articles were printed in relation to TCAAP following the Joint JDA meeting on August 15th and the work session with the Council on August 22nd.

Star Tribune

Developer's vision for Arden Hills mega-site gets pushback

Developer proposes town center with 12-story buildings.

By [David Peterson](#) Star Tribune

August 15, 2016 — 10:57pm

The company chosen to oversee one of the biggest developments in the state is asking the suburb of Arden Hills to move its City Hall onto the site and to approve residential buildings as high as 12 stories.

Developer Bob Lux of Alatus LLC on Monday outlined the company's vision for a town center on hundreds of acres at the site of the old Twin Cities Army Ammunition Plant.

Anticipating criticism, Lux told City Council members, "please don't throw things at me."

It has long been clear that crunch time for the megaproject would arrive when a private developer with its own money on the table laid out the type of density and intensity it would need to make Rice Creek Commons profitable.

The idea of building a new City Hall and perhaps also a library and museum drew instant pushback.

"Not sure about moving City Hall, sorry," said Council Member Brenda Holden. "We're in the middle of our community right here. That doesn't hold my interest."

Others were willing at least to consider it, but the idea of residential towers met a lot of resistance.

Lux and his colleagues outlined a project whose town center would resemble Santana Row, the celebrated Parisian-style development in San Jose, Calif., with waterfront amenities recalling the band shell area on Lake Harriet in Minneapolis.

Another model for a town center featuring movie theaters and restaurants would be St. Louis Park's West End.

"People from North Oaks and White Bear Lake would be coming here for entertainment and meals," Lux said. "The people who designed West End are working for us and learned some lessons from it."

The informal workshop, which also involved commissioners from Ramsey County, a key partner in the project, is expected to be the first of a sequence stretching into autumn.

The key to making the new project a walkable, pleasant environment, the developer stressed — rather than "seas of parking lots" — would be a mass grading of the entire property. That would

allow for large stretches of underground parking below commercial and multifamily sites while creating fill to be used elsewhere.

“You would have no competition almost anywhere in the metro area,” he said, adding that the site is within easy driving distance of both big downtowns.

Negotiations, in effect, over the height of buildings began almost at once: It has long been clear that where Ramsey County is comfortable with an urban village, Arden Hills prefers something more suburban.

Asked what he can make work, Lux said that financially speaking, “eight stories would be the minimum” for some town-center areas. “I know it works with 12; if capped, 10 to 12 I know could work, I’d probably say 10. Tour some projects with me and I think you’ll be more comfortable with the height.”

He described the build out as a 10-year process. Alatus won the right to become master developer after a competition against some of the region’s and the nation’s biggest firms, promising a visionary, even “spectacular,” addition to the suburban landscape.

Arden Hills Mayor David Grant murmured: “Eight to 12 stories, we’d need a lot of conversation on that — as well as perhaps the apartments” the developers also propose — promised as “high-end, not low-income.”

Finance and Commerce

Alatus talks tall buildings, high density at TCAAP

By: [Janice Bitters](#) August 16, 2016 12:15 pm [0](#)

An early look at master developer Alatus' draft plan for the state's largest superfund site left some Arden Hills officials shifting in their seats Monday over the increased density and taller buildings than planners had envisioned.

"I feel like you're trying to build a mini-Minneapolis here in my suburb," Arden Hills City Council Member Brenda Holden said at a meeting. "I worry about this for a suburb."

The former Twin Cities Army Ammunition Plant site has [a master plan](#), created by a Joint Development Authority between the city and Ramsey County, which calls for buildings reaching up to 65 feet, or about six stories, and a maximum of 1,431 units throughout the 427-acre site.

But if Minneapolis-based Alatus has its way, the site's early phases would include a town center anchored by a grocery store eventually surrounded by up to 1,500 high-end residential units, a hotel, a theater and 16,000-square-feet of restaurant space in mixed-use buildings. Later phases would add up to 466 single-family homes and townhouses.

Condominium buildings reaching as high as 12 stories would be built near the entertainment and retail, helping to create an active town center to draw homeowners in the later stages, Alatus Principal Bob Lux said at the meeting.

Lux noted he wants to build condos at the site despite state laws that have made many developers shy away from them in recent years. Existing statutes allow condo owners to sue developers and others involved in the projects for defects up to a decade after the units are built.

"If you had asked me two years ago if I'd ever stand in front of a body in Arden Hills and say that we would consider doing condominiums there, I would have said absolutely not," Lux said. "I am convinced, from the research that we are doing, that there is a need for condominiums."

But in order to limit liability to the developer and its team of more than 30 planners on the project, Lux said the condominiums need to be built with concrete, which is more expensive than other building materials and not as cost-effective in shorter buildings.

"You eliminate 90 percent of those [liability] problems if you start with concrete," Lux said.

If city and Ramsey County planners can't envision at least 10-story condominium buildings at the site, condos won't likely make it into the final draft of Alatus' plan, Lux added.

One of the primary goals of the redevelopment, planners and the developer agree, is to increase the tax value of the site, also known as Rice Creek Commons. The land has been vacant and undergoing a \$22.5 million soil cleanup and remediation for the past three years.

Alatus' plan would increase the tax value "significantly," Lux said.

"We believe with the development we are proposing that we will increase the value ... in the hundreds of millions of dollars, if we can execute on it the way that we're planning, the way that this team has committed to doing," he told planners.

The Joint Development Authority, Arden Hills City Council and Alatus will continue to meet through September to iron out the details before a final draft is released. As of Tuesday, the developer was already beginning to refine plans in response to the feedback Alatus received, Lux said in a statement Tuesday.

But not all parts of Alatus' draft proposal Monday elicited concern from planners. The developer wants to create a walkable environment with an underground parking system throughout the town center and hopes to attract a bus rapid transit line to the site to draw more tenants and visitors.

A pedestrian-friendly bridge would be built over a major road that runs through the development to keep the site feeling like one cohesive development. The stream running through the property would be fashioned similar to the [Chain of Lakes in Minneapolis](#), which includes lakes Harriet and Calhoun, with bike trails that connect to other regional paths.

Lux likened the proposed town center to St. Louis Park's West End shopping and entertainment center, but noted that the developer was taking lessons from the commercial development to make the Rice Creek Commons even better.

"When you drive by [West End] they're putting up six-story, after six-story, after six-story development, and that to me is not very exciting," he said. "It's not looking at it in a visionary fashion ... and none of this plan is designed as just building a building."

Alatus is working with RSP Architects on the project, which also designed the West End development and is helping to distill those lessons, Lux said.

David Sand, chair of the Joint Development Authority, said Monday he was on board with the principles Alatus is using for the first phase of development.

"That is a good mix of development that will attract people that live there in close residential [neighborhoods], plus people ... who want to utilize the commercial and recreation area," he said.

Star Tribune

Arden Hills nervous over urban-style plan for former Army site

Plan for former Army site in Arden Hills has much higher density than officials wanted.

By [David Peterson](#) Star Tribune

August 22, 2016 — 11:11pm

The developer chosen to oversee the creation of a new megaproject on the abandoned 400-acre Army ammunition site in Arden Hills is seeking to make it far more urban than the city has planned.

Minneapolis-based development firm Alatus LLC envisions 250 fewer single-family homes than are called for in the city's master plan — and as many as 795 more apartments and condos.

"You realize you've bypassed Minneapolis and St. Paul at this point for overall density," Mayor David Grant told senior members of the development team on Monday night.

Alatus chief Bob Lux responded that the quest is for vitality. "A place where the streets aren't empty, but have people on them," he added. "I know there are challenges with density; but there are also benefits."

During the first informal workshop between the two sides last week, it emerged that Alatus wants to build multifamily structures as tall as 12 stories — an idea that drew pained reactions from some council members.

"If I buy a million dollar house on the hill," said Council Member Brenda Holden, "I end up looking at skyscrapers. They want to see green."

"We're not downtown," said Council Member Fran Holmes, adding that she worries about the site coping with traffic from that many people.

The other partner in the project, Ramsey County, which bought the land, long has warned that greater density would be needed and even desirable, both to allow the developer to make money and to create enough activity on the site to justify mass-transit investments.

Ramsey County Commissioner Rafael Ortega last winter predicted that "the tiebreaker will be to put this before the development community, at which point both of us — city and county — will face the reality of what's doable."

Planners hope that the new A Line transitway, offering frequent, light rail-like bus service, can be extended north past Roseville's Rosedale Center into Arden Hills. The odds for that improve when the number of potential riders grows.

Monday night's session led to a consensus that council members should go on a tour to see what the proposed building products look like close up. .

"We could talk density for hours," the mayor said at one point. "We will need to come back to this probably more than once."

Alatus argued that the high density represents just a sliver of the totality of Arden Hills. "We need some volume," Lux said, "to make this work."

City staffers said they expect to have informal work sessions on Sept. 19, Oct. 3 and Oct. 17 to nail down a compromise and move toward the formal approvals needed.