
Sponsor: Community & Economic Development

Meeting Date: 3/12/2024

Title: Amendment to Twin Cities Army Ammunition Plant Master Plan

File Number: 2024-008

Background and Rationale:

The Joint Powers Agreement (JPA) by Ramsey County and the city of Arden Hills that formed the Twin Cities Army Ammunition Plant (TCAAP) Joint Development Authority (JDA) provides that the city prepare the TCAAP Master Plan for the redevelopment of the TCAAP, now known as Rice Creek Commons. The Arden Hills City Council approved the current TCAAP Master Plan and an accompanying amendment to the city's Comprehensive Plan Amendment on December 12, 2016. The county board approved the TCAAP Master Plan on December 20, 2016. The TCAAP Master Plan consists of the Regulating Plan and TCAAP Redevelopment Code (TRC) that will guide redevelopment of the site. Approval of the Master Plan by the city and county is a requirement of the JPA for the JDA to be fully authorized to implement the Master Plan and effect a timely and orderly redevelopment of the site in accordance with the JPA.

There are two proposed amendments to the TRC that the county is asked to approve through this board action.

The first proposed amendment is a major amendment as outlined in the JPA. A major amendment requires that the city of Arden Hills amend its Comprehensive Plan. The proposed major amendment is to add and amend language for residential land uses and increase residential density up to 1,960 units within the regulating plan for TCAAP. This proposed major amendment was approved by the Arden Hills City Council on January 8, 2024. Because this change requires the city of Arden Hills to amend its Comprehensive Plan, the Metropolitan Council must also review and approve this change. The city of Arden Hills submitted its request for approval in early February and expects to obtain approval by the end of March.

The second proposed amendment is a minor amendment outlined in the JPA. A minor amendment is a change within a Development Site deemed desirable by the JDA to implement the Development that does not involve an amendment to the city's Comprehensive Plan. The proposed minor amendment allows ground-mounted solar energy systems within neighborhood residential districts. This amendment has been proposed in order to be consistent with the same change that was recently made to the Arden Hills Code. This proposed minor amendment was approved by the Arden Hills City Council on February 12, 2024.

Upon approval by the county board and the Metropolitan Council, the TCAAP Master Plan will be updated to reflect these two changes.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

Approve the amended Twin Cities Army Ammunition Plant Master Plan

A motion to approve was made by Commissioner Frethem, seconded by Commissioner Reinhardt.

Motion passed.

Aye: - 7: Frethem, Martinson, McGuire, Moran, Ortega, Reinhardt, and Xiong

By: 

Mee Cheng, Chief Clerk - County Board