



ORDINANCE NO. 2024-001

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

**AN ORDINANCE AMENDING CHAPTER 13, SECTION 1380
OF THE ARDEN HILLS CITY CODE
CONCERNING THE RESIDENTIAL LAND USES
AND DENSITY FOR TCAAP REGULATING PLAN
AND REZONING PROPERTIES
TO NEIGHBORHOOD - NR-3 AND NR-4**

THE CITY COUNCIL OF THE CITY OF ARDEN HILLS, MINNESOTA, ORDAINS:

SECTION 1. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Subsection 2.1 – The Regulating Plan is hereby amended by adding the underlined language as follows:

2.1 The Regulating Plan

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

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

1) Campus Commercial (CC) – The Campus Commercial Zoning District facilitates a building format that allows multiple, single tenant buildings or campuses within the northern “Thumb” site of the Plan Area. The goal is to allow for an individual plan approach for each campus or building, based on user preferences within a range of requirements.

2) Town Center (TC) – The Town Center Zoning District creates a vibrant commercial and residential environment that maximizes the potential for an outdoor experience. This district promotes walkability through allowing for housing, office, retail, restaurant, and civic uses all within close proximity of each other.

3) Office Mixed-Use (OMU) – The Office Mixed-Use Zoning District creates a flexible zone that allows and promotes a seamless transition from Retail Mixed- Use but focuses on employment and other compatible uses. This district promotes employment as a primary use, but allows for other commercial, and up to ten percent retail uses.

4) Retail Mixed-Use (RMU) – The Retail Mixed-Use Zoning District creates a flexible zone that allows and promotes a seamless transition from Office Mixed-Use but focuses on retail and compatible uses. This district promotes retail as a primary use, but allows for other commercial uses.

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

6) Civic District (C) – The Civic District is intended to allow civic and community uses.

7) Neighborhood (NR) – The Neighborhood Zoning District provides for a range of attached and detached single-family residential uses including multi-family residential uses.

SECTION 2. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Subsection 5.1 – Applicability, is hereby amended by replacing the table in its entirety as follows:

1380-5.1 TRC Zoning District Land Use Table

See attached Attachment “A” for the Land Use Table with the addition of Medium Multi-Family and Large Multi-Family as a Permitted Use with Criteria in the NR-4 Zoning District.

SECTION 3. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Subsection 5.2 – Additional Use Criteria is hereby amended by replacing the table in its entirety as follows:

1380-5.2 Additional Use Criteria Table

See attached Attachment “B” for the Additional Use Criteria Table with the addition of Neighborhood as a Zoning District for Residential Use with Location & Design Criteria for Medium Multi-Family and Large Multi-Family.

SECTION 4. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Subsection 6.6.a – Illustrations and Intent for Flex Office Zone is hereby amended by replacing the illustration in its entirety as follows:

1380-6.6.a Flex Office (FO) Zone - Illustrations and Intent

See attached Attachment “C” for the Illustrations and Intent exhibit for Flex Office (FO) Zone.

SECTION 5. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Subsection 6.8.a – Illustrations and Intent for Neighborhood (NR) Zone is hereby amended by replacing the illustration in its entirety as follows:

1380-6.8.a Neighborhood (NR) Zone - Illustrations and Intent

See attached Attachment “D” for the Illustrations and Intent exhibit for Neighborhood (NR) Zone and adding multi-family residential uses to district description.

SECTION 6. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Subsection 6.8.b – Building Placement for Neighborhood (NR) Zone is hereby amended by replacing the table in its entirety as follows:

1380-6.8.b Neighborhood (NR) Zone – Building Placement

See attached Attachment “E” for the table for Neighborhood (NR) Zone with the amendment of Gross Density for NR-4.

SECTION 7. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Attachment 1 is hereby amended by replacing the attachment in its entirety as follows:

Attachment 1 – Regulating Plan

See attached Attachment “F” for the Attachment 1 – Regulating Plan.

SECTION 8. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, is hereby amended by rezoning certain property located within the City of Arden Hills and legally described as follows to NR – 3, Residential:

TCAAP, Outlot C, Town Center North – 10.6 acres

PID 163023210001

SECTION 9. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, is hereby amended by rezoning certain property located within the City of Arden Hills and legally described as follows to NR – 3, Residential:

TCAAP, Outlot C, Town Center South – 8.1 acres

PID 163023210001

SECTION 10. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, is hereby amended by rezoning certain property located within the City of Arden Hills and legally described as follows to NR – 4, Residential:

TCAAP, Outlot C, Town Center South – 8.7 acres

PID 163023210001

SECTION 11. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, is hereby amended by rezoning certain property located within the City of Arden Hills and legally described as follows to NR – 3, Residential:

TCAAP, Outlot C, Southwest Area – 21 acres

PID 163023210001

SECTION 12. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, is hereby amended by rezoning certain property located within the City of Arden Hills and legally described as follows to NR – 4, Residential:

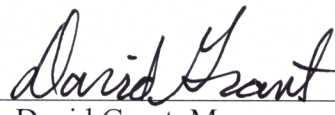
TCAAP, Outlot C, Southwest Area – 11.4 acres

PID 163023210001

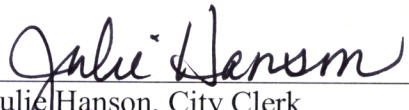
SECTION 13. This Ordinance shall become effective immediately upon its passage and publication according to law. A Summary of this Ordinance will be published in accordance with state statute.

PASSED and ADOPTED this 8th day of January, 2024, by the City Council of the City of Arden Hills, Minnesota.

CITY OF ARDEN HILLS

By 
David Grant, Mayor

ATTEST:


Julie Hanson, City Clerk

ATTACHMENT "A"

1380 5.1 TRC Zoning District Land Use Table

(revised 01-08-24)

Table 5-1: TRC Zoning District Land Use Table													
P = Permitted -- = Prohibited P/C = Permitted with Criteria in Table 5.2													
A = Accessory A/C = Accessory with Criteria in Table 5.2													
Zoning District	Campus Commercial	Town Center 1	Town Center 2	Town Center 3	Office Mixed-Use	Retail Mixed-Use	Flex Office	Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4	Civic	Additional Requirements
Uses													
Sub-District		TC-1	TC-2	TC-3				NR-1	NR-2	NR-3	NR-4		
Residential Uses													
Bed & Breakfast	--	P	P	P	--	--	--	P/C	P/C	P/C	P/C	--	See Table 5-2
Home Occupation: Class I	--	A	A	A	--	--	--	A	A	A	A	--	
Large Multi-Family	--	P/C	P/C	P/C	--	--	--	--	--	--	P/C	--	See Table 5-2
Live/Work	--	P	P	P	--	--	--	--	--	--	--	--	
Medium Multi-Family	--	P/C	P/C	P/C	--	--	--	--	--	--	P/C	--	See Table 5-2
Assisted Living, Memory Care and Skilled Nursing	--	--	--	P/C	--	--	--	--	--	--	P/C	--	See Table 5-2
Residential Facility	--	P/C	P/C	P/C	--	--	--	P/C	P/C	P/C	P/C	--	See Table 5-2
Senior Independent Living	--	--	P/C	P/C	--	--	--	--	P/C	P/C	P/C	--	See Table 5-2
Single Family	--	--	--	--	--	--	--	P	P	P	--	--	
Small Lot SF Residential	--	--	--	--	--	--	--	--	P	P	--	--	
Small Multi-Family	--	--	--	--	--	--	--	--	--	P/C	P/C	--	See Table 5-2
Commercial Uses													
Automotive Washing	--	--	--	--	P/C	P/C	P/C	--	--	--	--	--	See Table 5-2
Brewpub	P	P	P	P	P	P	P	--	--	--	--	--	
Business service	P	P	P	P	P	P	P	--	--	--	--	--	
Clinic, medical office	P	P	P	P	P	P	P	--	--	--	--	--	
Club, sports & fitness	A	P	P	P	P	P	P	--	--	--	--	--	

Table 5-1: TRC Zoning District Land Use Table

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

A = Accessory | A/C = Accessory with Criteria in Table 5.2

Zoning District	Campus Commercial	Town Center 1	Town Center 2	Town Center 3	Office Mixed-Use	Retail Mixed-Use	Flex Office	Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4	Civic	Additional Requirements
Uses													
Sub-District		TC-1	TC-2	TC-3				NR-1	NR-2	NR-3	NR-4		
Cocktail Lounge	P	P	P	P	P	P	--	--				--	
Commercial Off-Street Parking	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	--				--	* Permitted as an accessory use with a primary building only
Commercial recreation - indoor	P	--	--	--	--	--	P	--				--	
Daycare Facility	P	P	P	P	P	P	P	--				--	
Daycare, family - 10 or less		P	P	P	P	P	P	--				--	
Dog kennel	--	--	--	--	--	--	p*	--				--	* Completely enclosed; no outside runs
Drive-Up Windows	P/C	--	--	--	P/C	P/C	P/C	--				--	See Table 5-2
Dry cleaning & laundry, pick-up station	P	P	P	P	--	P	--	--				--	
Dry cleaning & laundry, self-service laundry	P	P	P	P	--	P	--	--				--	
Financial Institution & service	P	P	P	P	P	P	P	--				--	
Food Preparation	P	P	P	P	P	P	P	--				--	
Hotel/ motel	P	P	P	P	P	P	P	--				--	
Liquor Store	P	P	P	P	--	P	--	--				--	
Microbrewery	P	P	P	P	--	P	P	--				--	
Microdistillery	P	P	P	P	--	P	P	--				--	
Mortuary, funeral home	--	--	--	--	--	--	P/C	--				--	See Table 5-2
Office	P	P	P	P	P	P	P	--				--	
Personal services	P	P	P	P	P	P	P	--				--	
Pet Services	P	P	P	P	P	P	P	--				--	

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Zoning District	Campus Commercial	Town Center 1	Town Center 2	Town Center 3	Office Mixed-Use	Retail Mixed-Use	Flex Office	Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4	Civic	Additional Requirements
Uses													
Sub-District		TC-1	TC-2	TC-3				NR-1	NR-2	NR-3	NR-4		
Research and development facility	P	--	--	--	P	--	P	--	--	--	--	--	
Restaurant and restaurant fast-food	P/C	P/C	P/C	P/C	P/C	P/C	P/C	--	--	--	--	--	See Table 5-2
Retail sales & service	P	P	P	P	P/C	P	P	--	--	--	--	--	See Table 5-2
Service Station	A/C	--	--	--	--	P/C	P/C	--	--	--	--	--	See Table 5-2
Storage, exterior	--	--	--	--	--	--	--	--	--	--	--	--	
Studio	P	P	P	P	--	P	P	--	--	--	--	--	
Theater, indoor	P	--	--	P	--	--	--	--	--	--	--	--	
Vehicle – motorized, leasing and rentals	--	--	--	--	P/C	--	P/C	--	--	--	--	--	See Table 5-2
Vehicle – motorized, service	--	--	--	--	P/C	P/C	P/C	--	--	--	--	--	See Table 5-2
Civic Uses													
Antenna or Tower	P/C	P/C	P/C	P/C	P/C	P/C	P/C	--	--	--	--	A/C	See Table 5-2
Club or lodge (non-profit)	--	P	P	P	P	P	P	--	--	--	--	--	
Community Center	--	P	P	P	--	--	--	--	--	--	--	P	
House of worship	--	P	P	P	P	P	P	--	--	--	--	--	
Library	--	P	P	P	P	P	P	P	P	P	P	P	
Municipal Building	--	P	P	P	P	P	P	--	--	--	--	P	
Park Facilities (Public)	P	P	P	P	P	P	P	P	P	P	P	P	
School, general education	--	P	P	P	--	--	--	P	P	P	P	--	
School, specialized education	--	P	P	P	P	P	--	--	--	--	--	--	

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

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[illegible]

ATTACHMENT “B”

1380 5.2 Additional Use Criteria Table

(revised 01-08-24)

Table 5-2 Additional Use Criteria Table		
Use	Zoning District	Location & Design Criteria
Residential Uses		
Bed & Breakfast	Neighborhood	No more than six(6) rentable rooms permitted. Shall be owner-occupied. Parking shall be placed behind the building, or screened from view of the public right-of-way.
Assisted Living, Memory Care or Skilled Nursing Large Multi-Family Medium Multi-Family Senior Independent Living	Town Center Neighborhood	Buildings with Pedestrian Priority or Pedestrian Friendly Frontage shall be required to include ground floor commercial uses for a minimum of fifty percent (50%) of their street frontage as measured in linear feet.
Assisted Living, Memory Care or Skilled Nursing Senior Independent Living	Neighborhood	i. Homes shall be designed as either a collective of single-family or duplex homes to fit the scale of the surrounding development. ii. These homes may also be mixed with mixed-generational housing.
Residential Facility	Town Center	i. Residential Facility shall be licensed by the State of Minnesota; and ii. Residential Facility shall serve no more than sixteen (16) residents at any given time.
	Neighborhood	i. Residential Facility shall be licensed by the State of Minnesota; ii. Residential Facility shall serve no more than six (6) residents at any given time.
Small Multi-Family	Neighborhood	i. Parking shall be placed against an alley or in the rear of the lot and be screened from the public right-of-way. ii. Entrances to units that are not accessible from the front entries may have access from the rear or the side of the building.
Commercial Uses		
Automotive Washing Vehicle – motorized, leasing and rentals Vehicle- motorized, service	Office Mixed-Use Flex Office Retail Mixed-Use	i. Automotive drive through lanes, service bays, and/or gas station canopies shall meet the design standards in Section 7, Building Design Standards of this code. ii. Outdoor storage of vehicles or other products sold shall NOT have direct frontage along Pedestrian Priority Streets. Outdoor storage of vehicles and/or other products sold shall be screened with a required street screen along Pedestrian-Friendly Streets and General Streets (see Section 10 for standards).
Service Station	Campus Commercial Retail Mixed-Use Flex Office	
Commercial Off-Street Parking	Campus Commercial Town Center Office Mixed-Use Retail Mixed-Use Flex Office	i. New surface parking lots shall be permitted as an interim use only in the case of phasing. ii. Applications for new surface lots shall include in-fill building concepts on the lot with a site plan that meets the build-to-zone and building frontage standards of the specific character zone. iii. New surface parking shall be set back a minimum of thirty feet (30') from the edge of the right-of-way of Pedestrian Priority Streets. iv. New surface parking shall not be located at a street intersection (of any Pedestrian Priority and Pedestrian-Friendly Streets only) for minimum of thirty feet (30') from the intersection along each street.
Mortuary, funeral home	Flex Office	i. Pick-up and drop-off lanes, storage of vehicles, service areas, and drive through facilities shall NOT have direct frontage along Pedestrian Priority Streets. ii. All such areas along other streets shall be screened with a required street screen (see Section 10 for standards).
Drive-Up Windows	Campus Commercial Retail Mixed-Use Flex Office Office Mixed-Use	Drive through or drive-up facilities shall meet the design standards in Section 7, Building Design Standards of this code.

Table 5-2 Additional Use Criteria Table

Use	Zoning District	Location & Design Criteria
Restaurant and Restaurant, Fast Food	Campus Commercial Town Center Office Mixed-Use Retail Mixed-Use Flex Office	Six (6) queuing spaces per drive-through menu board.
Retail sales and services	Office Mixed-Use	i. Retail sales and service uses may not comprise more than ten percent (10%) of the total gross square footage of building space within the Office Mixed-Use District. ii. Accessory retail uses associated with medical office clinics, including but not limited to pharmaceutical and corrective lens sales, shall not be counted towards the maximum square footage of retail sales and service uses permitted in the Office Mixed-Use District, but may not exceed twenty-five percent (25%) of the gross square footage of the building in which they are located..
Civic Uses		
Antenna or Tower	Campus Commercial Town Center Office Mixed-Use Retail Mixed-Use Flex Office	i. Located on top of a building or architectural component only. ii. Shall conform to additional design and location requirements for antennas and towers included in Section 1325 of the AHC.
Industrial Uses		
Manufacturing and Processing: Class I	Campus Commercial Flex Office	For buildings where manufacturing and processing are a principal or accessory use, a minimum of thirty percent (30%) of the gross building square footage must be in office use.
Warehousing	Campus Commercial Flex Office	Warehousing is only allowed as an accessory use to Manufacturing and Processing. For buildings where warehousing is an accessory use, a minimum of thirty percent (30%) of the gross building square footage must be in office use.

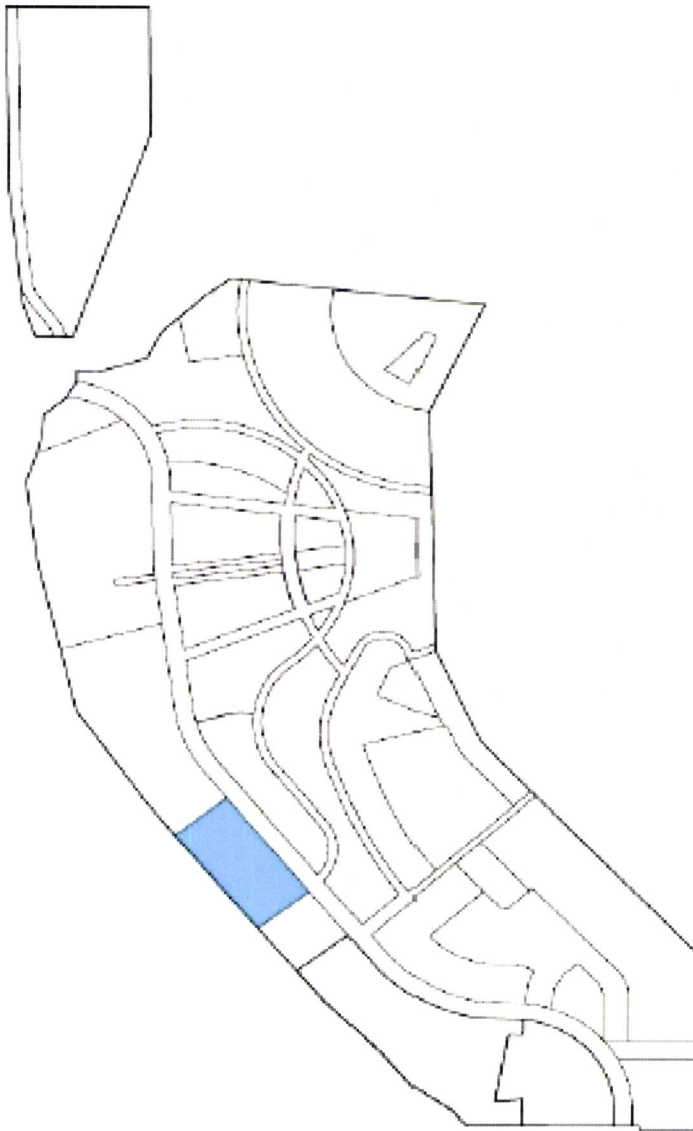
ATTACHMENT "C"

6.6 Flex Office (FO) Zone

(a) Illustrations and Intent

TCAAP Master Plan Vision for Flex Office Zone

The Flex Office Zoning District creates an opportunity for large scale development for employment, and manufacturing uses that take advantage of the highway frontage and automobile access.

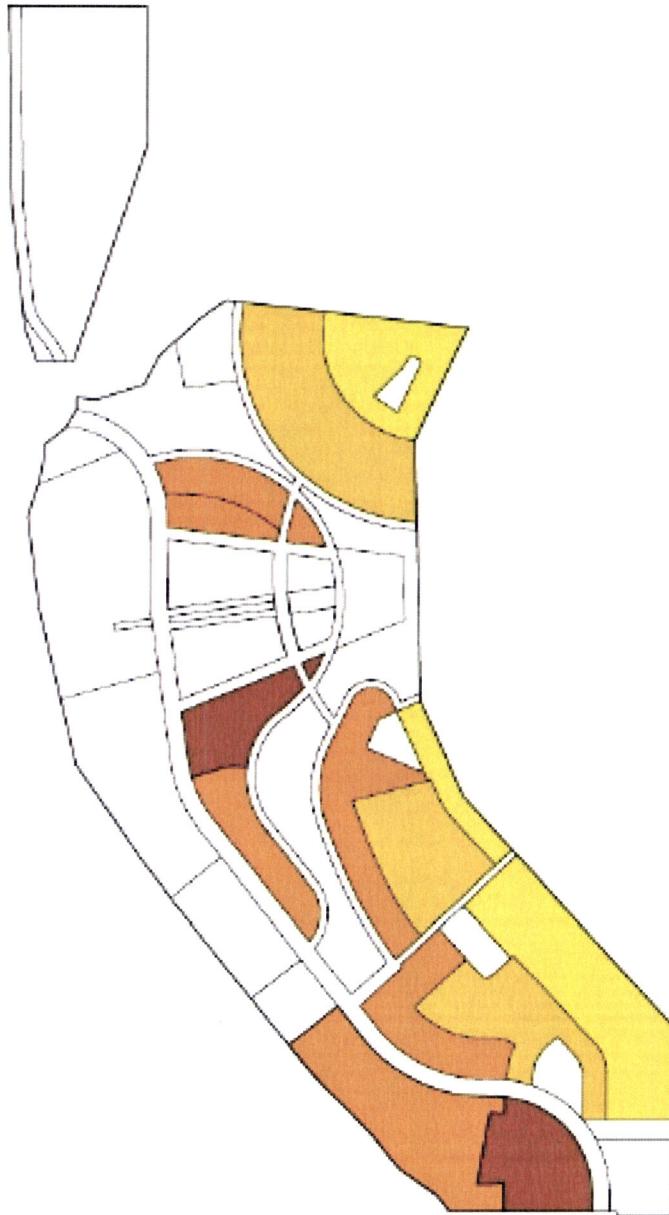


ATTACHMENT “D”

6.8 Neighborhood (NR) Zone

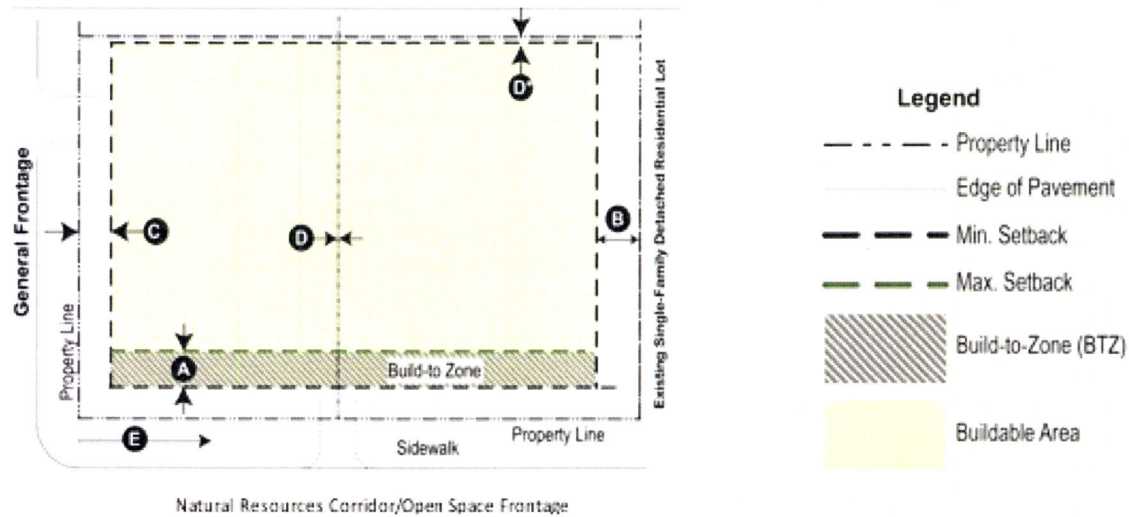
(a) Illustrations and Intent

The Neighborhood Zoning District provides for a range of attached and detached single-family residential uses **and multi-family residential uses.**



ATTACHMENT “E”

(b) Building Placement



(i) Build-to Zones (BTZs) and Setbacks

Natural Resources Corridor/Open Space Frontage (BTZ)	10' min. setback – no max. setback	A
General Frontage	10' min. setback; no max. setback	C
Side – Adjacent to SF-detached residential lot	5' min. setback; no max. setback	B
Side – All other adjacencies	0' min. setback; no max. setback	D
Rear – Adjacent to SF-detached residential lot	10' min. setback; no max. setback	D*
Rear – All other adjacencies	0' min. setback; no max. setback	

(ii) Building Frontage (Percentage of building façade built within the BTZ)

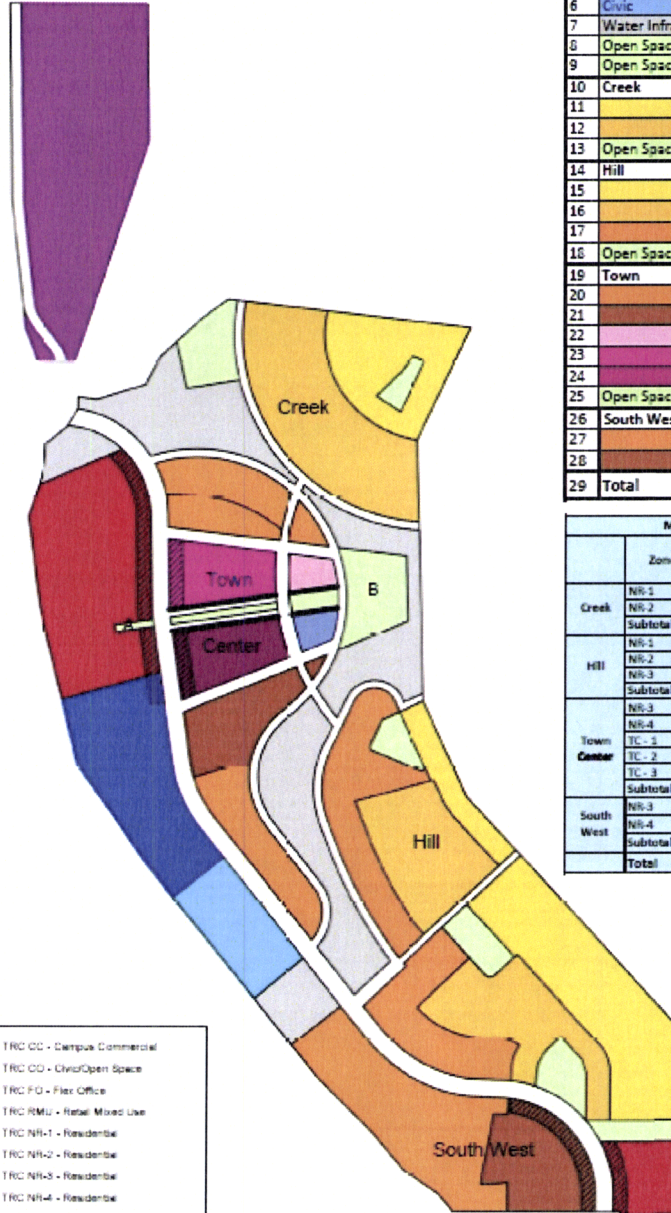
Pedestrian-Friendly Frontage	50% min.	E
General Frontage	None Required	

(iii) Gross Density

Neighborhood Sub-District 1 (NR-1)	Maximum density of 2.5 dwelling units/acre
Neighborhood Sub-District 2 (NR-2)	Minimum density of 2.5 dwelling units/acre Maximum density of 4 dwelling units/acre
Neighborhood Sub-District 3 (NR-3)	Minimum density of 4 dwelling units/acre Maximum density of 6.75 dwelling units/acre
Neighborhood Sub-District 4 (NR-4)	Minimum density of 5 dwelling units/acre Maximum density of 21 dwelling units/

ATTACHMENT "F"

TCAAP Proposed Regulating Plan



Parcel	Acres
1 Campus Commercial	40.0
2 Mixed Use Retail - West	28.4
3 Mixed Use Retail - East	6.0
4 Office Mixed Use	20.0
5 Flex Business	9.5
6 Civic	1.6
7 Water Infrastructure	45.6
8 Open Space A	0.3
9 Open Space B	5.9
10 Creek	42.5
11 NR -1	13.1
12 NR -2	23.7
13 Open Space	5.7
14 Hill	92.5
15 NR -1	29.8
16 NR -2	27.8
17 NR -3	24.5
18 Open Space	10.4
19 Town	45.3
20 NR -3	16.7
21 NR -4	8.7
22 TC -1	1.6
23 TC -2	6.9
24 TC -3	7.2
25 Open Space	2.0
26 South West	32.4
27 NR -3	21.0
28 NR -4	11.4
29 Total	369.9

Maximum Residential Units			
Zone	Gross Density Range	Acres	Maximum Units
Creek	NR-1	0.00 - 1.98	26
	NR-2	2.50 - 4.06	96
	Subtotal	36.8	122
Hill	NR-1	0.00 - 2.52	75
	NR-2	2.50 - 3.45	96
	NR-3	4.00 - 5.60	137
	Subtotal	82.1	308
Town Center	NR-3	4.00 - 5.66	108
	NR-4	4.00 - 21.0	183
	TC - 1	0.00 - 68.16	120
South West	TC - 2	0.00 - 67.02	460
	TC - 3	0.00 - 41.64	300
	Subtotal	48.6	1171
Total	NR-3	4.00 - 5.66	119
	NR-4	5.00 - 21.0	240
	Subtotal	32.4	359
Total		194.9	1960