

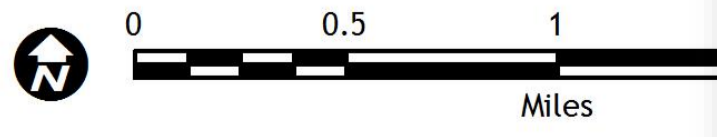
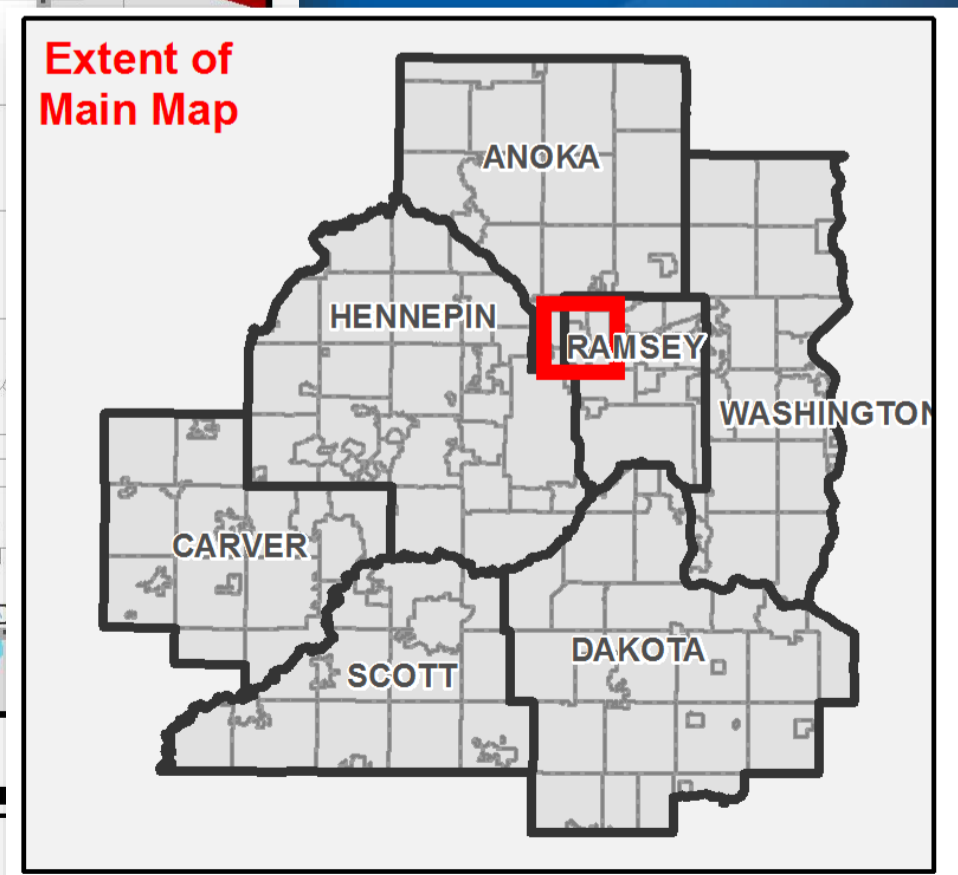
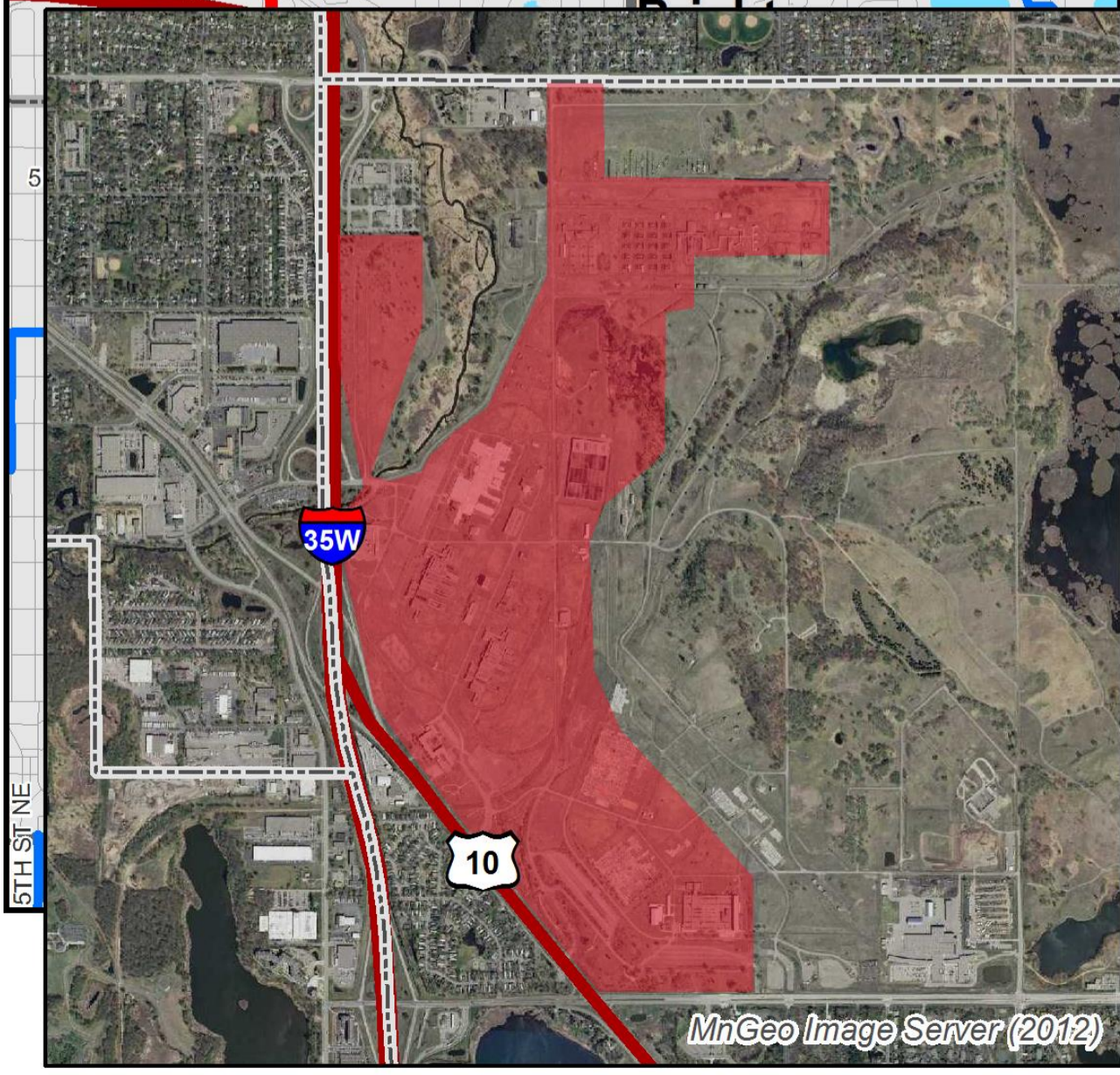
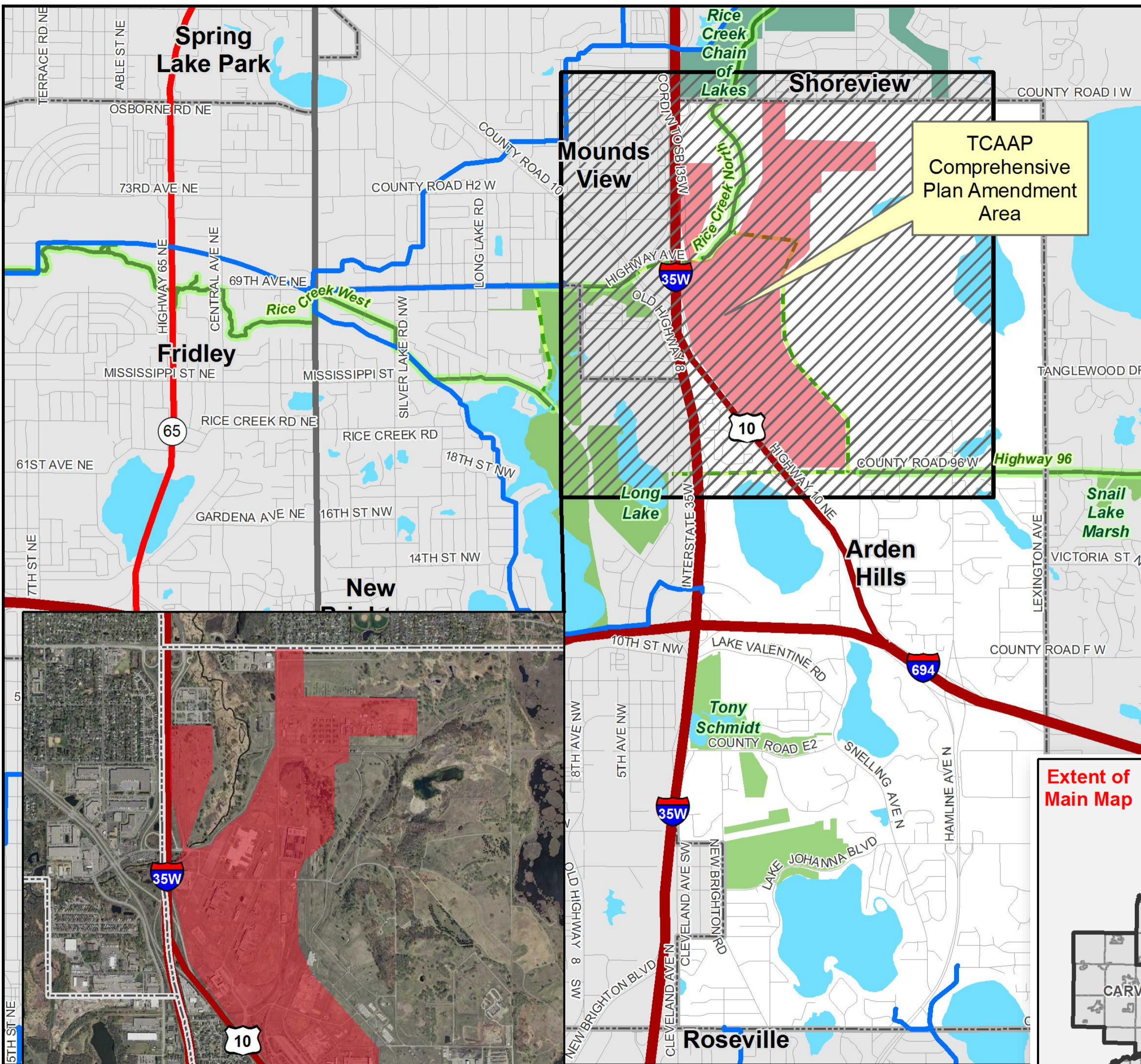
City of Arden Hills, District 10

Rice Creek Commons (TCAAP) Comprehensive Plan Amendment

Community Development Committee

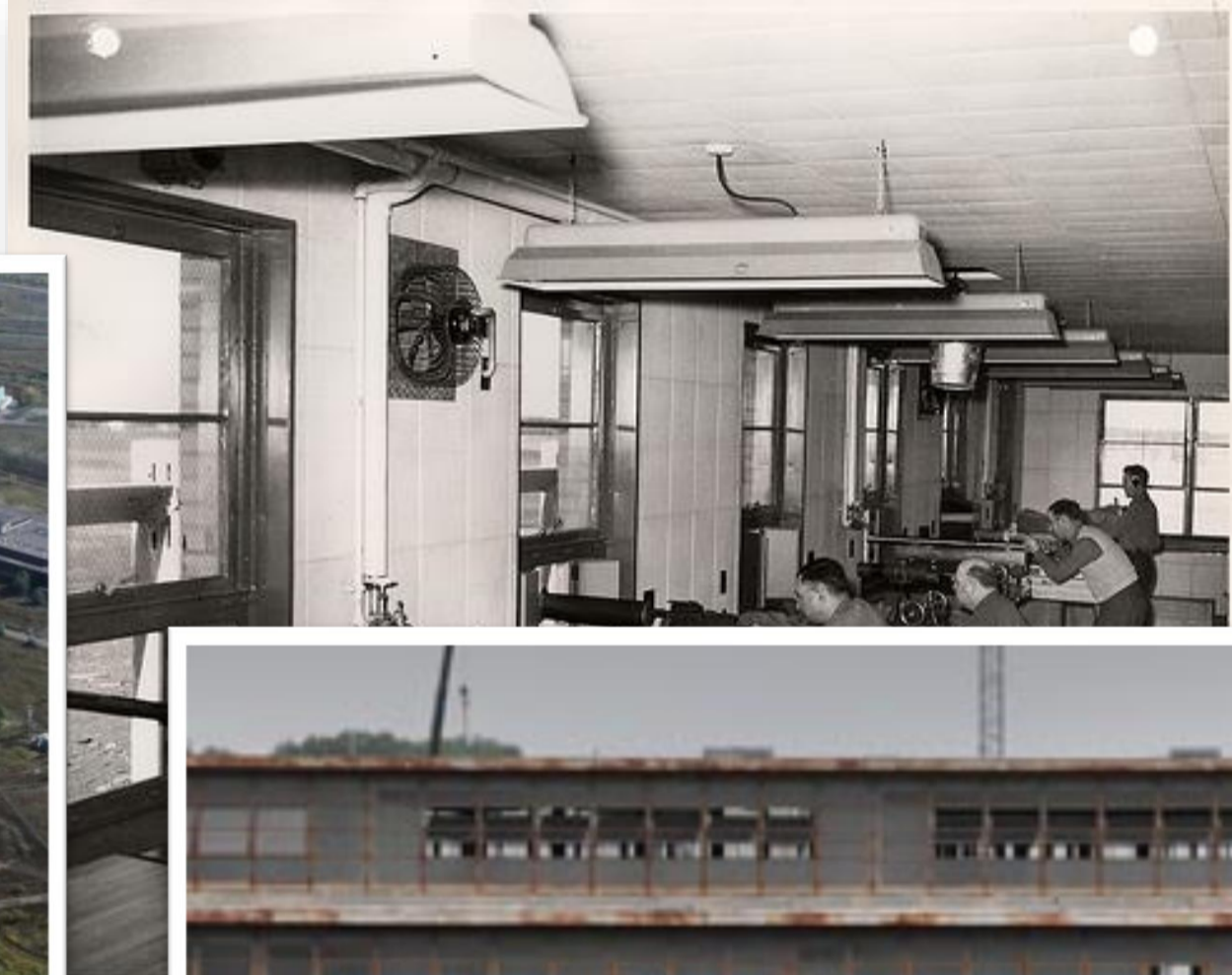
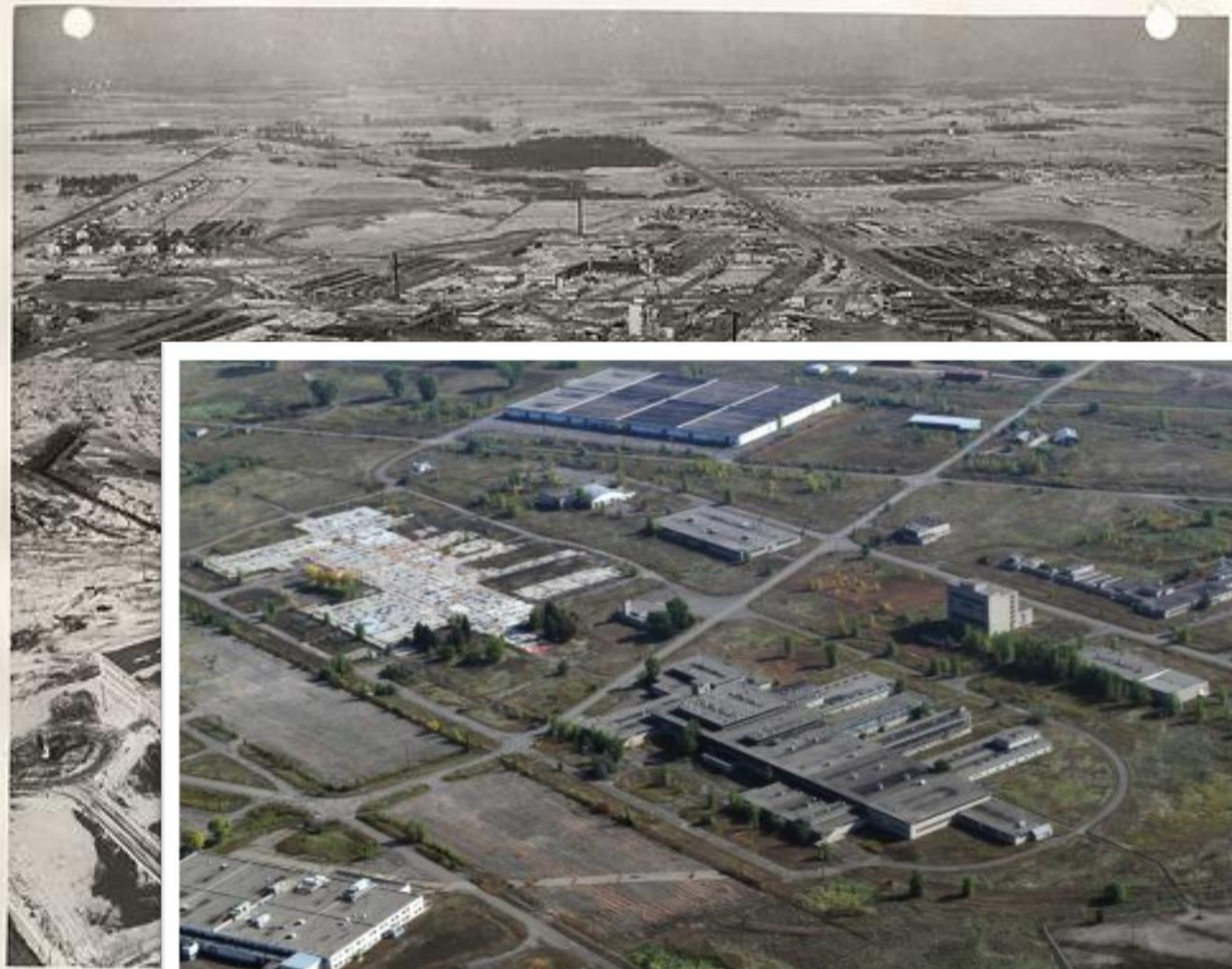
October 19, 2015



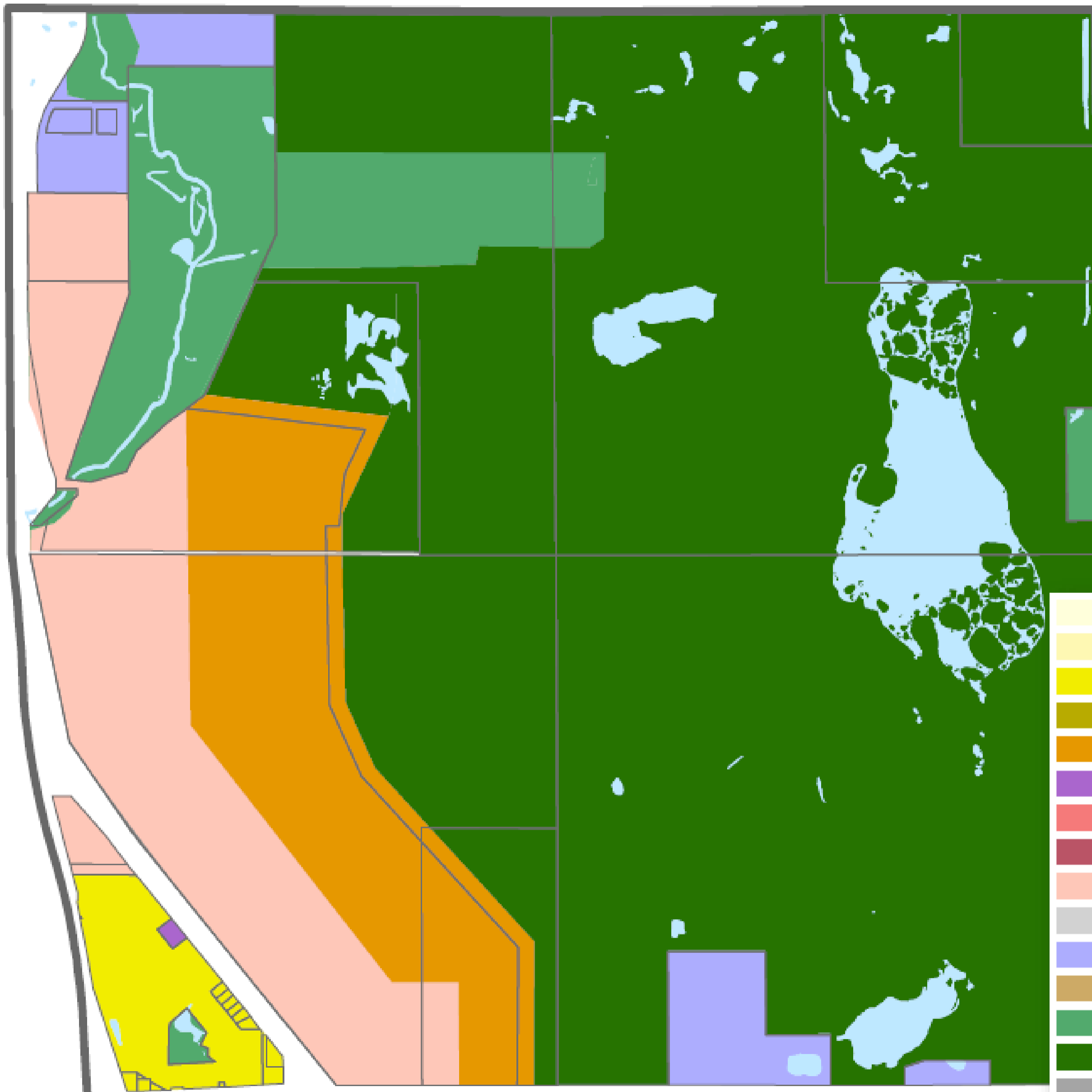


MnGeo Image Server (2012)

Former Twin Cities Army Ammunition Plan



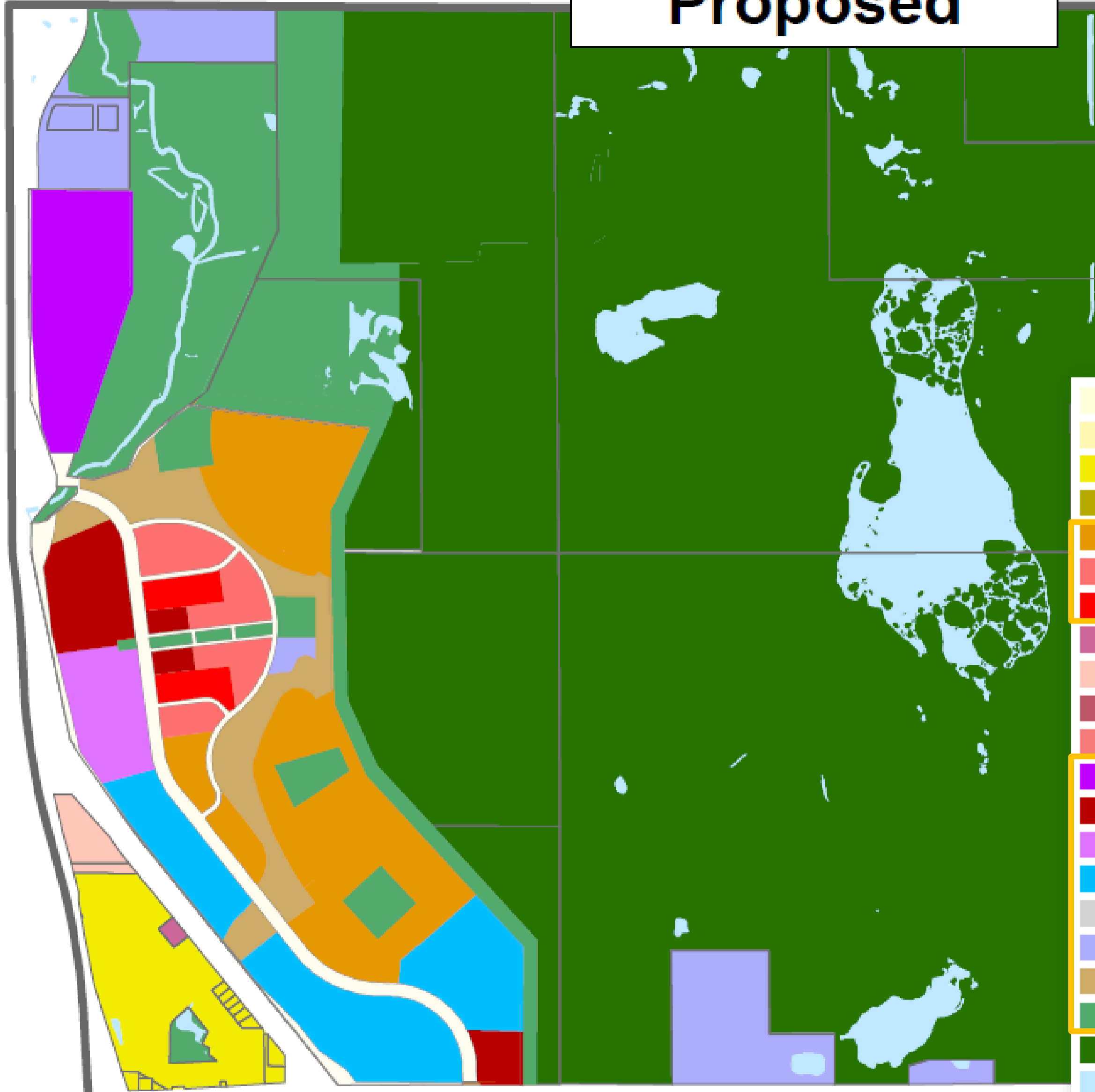
October 19, 2015



- VLDR - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MR - Mixed Residential
- NB - Neighborhood Business
- CMU - Community Mixed Use
- COM - Commercial
- MB - Mixed Business
- I/O - Light Industrial and Office
- P/I - Public & Institutional
- UTL - Utility
- P/OS - Park and Open Space
- PP - Park Preserve
- RR - Railroad right-of-way
- ROW - Right-of-Way
- WAT - Water

Existing Planned Land Use

Proposed



	VLDR - Very Low Density Residential
	LDR - Low Density Residential
	MDR - Medium Density Residential
	HDR - High Density Residential
	NR - Neighborhood Residential
	NT - Neighborhood Transition
	TC - Town Center
	NB - Neighborhood Business
	MB - Mixed Business
	COM - Commercial
	CMU - Community Mixed Use
	CC - Campus Commercial
	RMU - Retail Mixed Use
	OMU - Office Mixed Use
	FO - Flex Office
	I/O - Light Industrial and Office
	P/I - Public & Institutional
	UTL - Utility
	P/OS - Park and Open Space
	PP - Park Preserve
	WAT - Water
	RR - Railroad right-of-way
	ROW - Right-of-Way

Proposed Planned Land Use



Rendering of Development Concept

Supporting Development

Previous Metropolitan Council Forecasts for Arden Hills

	2010	2020	2030	2040
Population	9,552	10,000	12,000	12,900
Households	2,957	3,200	4,100	4,500
Employment	12,402	15,000	16,300	17,500

REVISED Metropolitan Council Forecasts for Arden Hills

	2010	2020	2030	2040
Population	9,552	10,000	12,000	13,500
Households	2,957	3,200	4,100	4,600
Employment	12,402	15,000	16,300	17,500

Findings

The proposed CPA:

- Conforms to regional system plans
- Is consistent with the *Framework* and Council policies
- Is compatible with the plans of adjacent communities

Proposed Actions

That the Metropolitan Council:

- Allow the City to put the CPA into effect
- Revise the City's forecasts by +100 Households and +600 Population for the year 2040
- Advise the City to implement the advisory comments in the Review Record