

29 not limited to, the County's responsibility for the purchase of the Site, remediation and clearance
30 activities, Public Improvements, an initial survey and plat of the TCAAP Site and the operation
31 of the Joint Development Authority.

32 *County Public Improvements* means construction by the County of the Spine Road;
33 facilitation and coordination of off-site transportation improvements and the private utilities
34 associated with the New Development; relocation and/or removal of private utilities; the survey
35 and plat of the TCAAP Site; maintenance of County Public Improvements; and possible
36 relocation of all or part of the groundwater treatment infrastructure on the TCAAP Site.

37 *Joint Powers Agreement* means the Agreement entered between the County and the
38 City dated December 17, 2012 to jointly redevelop the TCAAP Site, including any amendments
39 to the Agreement.

40 *Joint Development Authority* means the County/City Authority established by the Joint
41 Powers Agreement to implement the TCAAP Master Plan and carry out the other
42 responsibilities set forth in the Joint Powers Agreement

43 *New Development* means off-site and on-site transportation improvements, internal
44 streets, water lines, sanitary and storm sewers, other Public Improvements, and the approved
45 mix of commercial, industrial and residential development authorized by the TCAAP Master
46 Plan.

47 *Public Improvements* means the construction and financing of necessary off-site and on-
48 site transportation improvements, as well as internal streets, water lines, sanitary and storm
49 sewers and other public facilities and improvements to be constructed by the City and County
50 on the TCAAP Site pursuant to the Joint Powers Agreement.

51 *TCAAP* means the Twin Cities Army Ammunition Plant located in the City of Arden Hills,
52 Minnesota.

53 *TCAAP Master Plan or Master Plan* means the plans, official controls and maps guiding
54 the density, location and timing of implementation of the components of the New Development
55 on the TCAAP Site as further defined in Article III of the Joint Powers Agreement.

56 *TCAAP Site* means the real property containing approximately 427 acres of land in the
57 City of Arden Hills where the New Development is proposed and which is the subject of the
58 Joint Powers Agreement.

59 **3.00 PLANNING AND ZONING AUTHORITY**

60 **3.1 Charter Authority.** Pursuant to the general powers in sections 1.01 and 1.02 of
61 the Ramsey County Charter and the specific power in section 6.02 authorizing the County to
62 coordinate planning with local governmental units, the County may create a plan for the New
63 Development on the TCAAP Site in conjunction with the City that provides for the following
64 items, among others: thoroughfares, highways, streets and other public ways, public land and
65 facilities, open spaces, parks and playgrounds; transit systems; availability and location of public
66 and elderly housing; and an adequate system of drainage facilities and control.

67 **3.2 Statutory Authority.** Pursuant to Minnesota Statutes § 462.3535 authorizing
68 the County to engage in joint community-based planning and Minnesota Statutes § 473.859 and
69 473.862, subdivision 1 authorizing the County to develop a comprehensive plan without a land
70 use component, the County may engage, in conjunction with the City, in comprehensive
71 planning for transportation, sewers, parks and open space, water supply and other
72 comprehensive planning components related to the New Development on the TCAAP Site.

73 **3.3 Combined Charter and Statutory Authority.** Pursuant to the general powers in
74 section 1.02 of the Ramsey County Charter granting the County all powers necessary or
75 convenient for the conduct of its affairs, including all powers that counties may now or hereafter
76 assume under the home rule provisions of the constitution and laws of Minnesota, including
77 Minnesota Statutes Chapter 394 (the County Planning Act), the County may exercise planning
78 and zoning powers in conjunction with the City in regard to the TCAAP Site, including the
79 following:

80 A. Preparation of a Master Plan for the TCAAP Site;

81 B. Adoption of official controls to further the purpose of the Master Plan for
82 the TCAAP Site, including guidelines for the timing and sequencing of the adoption of
83 the official controls;

84 C. Adoption of official controls for planned, orderly, and staged development
85 and redevelopment of the TCAAP Site consistent with the Master Plan, including, but not
86 limited to, zoning ordinances establishing districts for different categories of use,
87 standards for the development and use of the land and of the improvement of and on the
88 TCAAP Site, and maps for each zoning district approved for the TCAAP site which
89 designate or limit the location, physical characteristics and specific uses of the dwellings,

90 buildings and structures that may be erected in each zoning district, the arrangement of
91 yards, courts and open spaces and their relationship to streets, roads and highways, the
92 protection of the public interest, including but not limited to, controls relating to
93 appearance, signs, lighting, hours of operation and other performance characteristics,
94 and the use and protection of the land, water, soils and natural features of the TCAAP
95 Site;

96 D. Adoption of other specific controls to be employed in furtherance of the
97 TCAAP Master Plan or the standards and procedures to be used in the redevelopment
98 of the TCAAP Site, including but not limited to, the subdivision of land, approval of land
99 plats including as provided in Minnesota Statutes Chapter 505, the dedication of streets
100 and land for public purposes, and the general design, character and features of the
101 physical improvements on and of the TCAAP Site; and

102 E. Require by ordinance that a portion of any proposed subdivision be
103 dedicated to the public or preserved for public use as parks, recreational facilities,
104 playgrounds, trails, wetland or open space.

105 **4.00 COUNTY INVESTMENT AND PUBLIC IMPROVEMENTS**

106 **4.1 Charter Authority.** Pursuant to the general powers in sections 1.01 and 1.02 of
107 the Ramsey County Charter and the specific power in section 2.02 (M) authorizing the County to
108 engage in the acquisition, construction and improvement of real property and buildings, the
109 County may enter contracts for the physical improvement of the TCAAP Site in a manner
110 determined by the County Board to serve the best interests of the public in regard to cost, speed
111 and quality of work, including contracts relating to the County Investment and County Public
112 Improvements.

113 **5.00 SEVERABILITY AND SAVINGS CLAUSES.** If any portion of this Ordinance, or its
114 application to any circumstances, is held invalid, the remaining provisions shall be considered
115 severable, and shall be given effect to the maximum extent possible.

116 **6.00 EFFECTIVE DATE.** This Ordinance shall be effective forty five (45) days after approval
117 by the County Board of Commissioners.