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**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 14th day of November at 6:00 p.m.

The following Members were present: Willmus, Laliberte, Etten, McGehee and Roe; and none were absent.

Council Member Etten introduced the following resolution and moved its adoption:

**RESOLUTION NO. 11375
A RESOLUTION APPROVING A YOGA STUDIO/FITNESS CENTER AS A
CONDITIONAL USE AT 1940-1944 LEXINGTON AVENUE**

WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed CONDITIONAL USE on November 2, 2016, voting 7-0 to recommend approval of the use based on public testimony and the comments and findings of the staff report prepared for said public hearing; and

WHEREAS, the property located at 1940-1944 is legally described as:

PID #142923230067

Section 14, Township29, Range 23, except the South 183 feet of the West 183 feet of the South ½ of the Southwest ¼ of the Southwest ¼ of the Northwest ¼ (subject to highway) Section 14, Township29, Range 23, Ramsey County, Minnesota.

WHEREAS, the Planning Commission has determined that approval of the proposed CONDITIONAL USE to permit a yoga studio/fitness center at 1940-1944 Lexington Avenue pursuant to §1009.02.C of the City Code will not result in adverse impacts to the surrounding properties based on the following findings:

- a. *The proposed use is not in conflict with the Comprehensive Plan.* The 2030 Comprehensive Plan advances general/broad land use goals and policies for which the following are consistent with the proposed CU at 1940-1944 Lexington Avenue:
 1. Policy 1.4: Maintain orderly transitions between different land uses in accord with general land-use guidance of the Comprehensive Plan by establishing or strengthening development design standards.
 2. Policy 1.5: Promote well-planned and coordinated development.
 3. Policy 2.3: Encourage a broad mix of commercial businesses within the community to diversify and strengthen the tax base and employment opportunities.
 4. Policy 9.1: Encourage commercial areas to make efficient use of land, provide for safe vehicular and pedestrian movements, provide adequate parking areas, provide appropriate site landscaping, and create quality and enduring aesthetic character.

5. Policy 9.2: Promote commercial development that is accessible by transit, automobile, walking, and bicycle.

- b. The proposed use is not in conflict with a Regulating Map or other adopted plan.* The proposed addition of this use is not in conflict with the adopted Regulating Plan because the use does not require any site or building improvements that this plan governs.
- c. The proposed use is not in conflict with any City Code requirements.* The proposed yoga studio/fitness center is not in conflict with any Code requirements as the building is pre-existing and the use would be a tenant within. All other items either comply with the City Code or the previously adopted Planned Unit Development.
- d. The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.* The addition of a yoga studio would increase current traffic and parking demand at this location, but such increases would not be impactful to current tenants, and the new use would add very little additional traffic to the adjacent road network. Similarly, the use has a very limited impact given the small class sized of between 8 and 16 students.

And WHEREAS, the Roseville Planning Commission recommended the following conditions be added to the CU approval for 1940-1944 Lexington Avenue:

1. Class size limited to no greater than 20 students
2. All yoga/fitness classes be conducted indoors

And WHEREAS, the Roseville City Council has determined the same regarding the proposed yoga studio/fitness center as a CONDITIONAL USE at 1940-1944 Lexington Avenue;

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, to APPROVE the proposed yoga studio/fitness center as a CONDITIONAL USE at 1940-1944 Lexington Avenue in accordance with Roseville City Code and subject to the following conditions:

1. Class size limited to no greater than 20 students
2. All yoga/fitness classes be conducted indoors

The motion for the adoption of the foregoing resolution was duly seconded by Council Member McGehee and upon vote being taken thereon, the following voted in favor: Willmus, Laliberte, Etten, McGehee and Roe; and none voted against.

WHEREUPON said resolution was declared duly passed and adopted.

