

Mayor:
Dan Roe



Address:
2660 Civic Center Dr.
Roseville, MN 55113

Councilmembers:
Jason Etten
Lisa Laliberte
Tammy McGehee
Robert Willmus

**City Council
Work Session Agenda
Monday, July 17, 2017
City Council Chambers**

Phone:
651-792-7000

Website:
www.cityofroseville.com

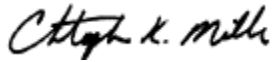
1. 6:00 P.M. Roll Call
Voting & Seating Order: Willmus, Laliberte, Etten, McGehee, and Roe
2. 6:01 P.M. Pledge of Allegiance
3. 6:02 P.M. Approve Agenda
4. 6:05 P.M. Public Comment
5. 6:10 P.M. Recognition, Donations and Communications
6. 6:15 P.M. Items Removed from Consent Agenda
7. Business Items
 - 7.A. 6:20 P.M. Discuss City Council 2018 Budgetary Goals
Documents:
[REQUEST FOR CITY COUNCIL ACTION.PDF](#)
 - 7.B. 7:00 P.M. Discuss Creation of the Rice and Larpenteur Community Safety Center
Documents:
[REQUEST FOR CITY COUNCIL ACTION AND ATTACHMENTS.PDF](#)
 - 7.C. 7:30 P.M. Review High Density Residential (HDR) Guided/Zoned Properties and Consider Properties that May be Eligible for Amendments to the Comprehensive Land Use Map
Documents:
[REQUEST FOR CITY COUNCIL ACTION AND ATTACHMENTS.PDF](#)
 - 7.D. 8:10 P.M. Discussion regarding the cancellation of the Center Pointe Planned Unit Development Cancellation
Documents:
[REQUEST FOR CITY COUNCIL ACTION AND ATTACHMENTS.PDF](#)
8. Approve Minutes

9. Approve Consent Agenda
10. 8:50 P.M. Council and City Manager Communications, Reports and Announcements
11. 8:55 P.M. Councilmember Initiated Future Agenda Items and Future Agenda Review
12. 9:00 P.M. Adjourn

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 07/17/17
Item No.: 7.a

Department Approval



City Manager Approval



Item Description: Discuss City Council 2018 Budgetary Goals

BACKGROUND

At the March 20, 2017 City Council meeting, the Council endorsed a general timeline for the 2018 budget process with the understanding that the calendar could change. The general timeline is as follows:

2018 Budget Process Timeline			Estimated
Discussion Topic	Date	Regular or Worksess.	Discussion Time (mins.)
Review Ramsey County Assessed Market Value Data	5/15/2017	w/s	15
Receive 2018-2037 Capital Improvement Plan	5/15/2017	w/s	45
Review Impacts from the 2017 Legislative Session (a)	6/19/2017	regular	10
Review Citizen Comments on 2018 Budget Priorities (a)	6/19/2017	regular	30
Receive City Council Budgetary Goals	7/17/2017	w/s	30
EDA Budget & Tax Levy Discussion	7/18/2017	w/s	30
Receive the 2018 City Manager Recommended Budget	8/28/2017	regular	45
Receive Budget Recommendations from the Finance Commission	9/18/2017	w/s	30
Adopt Preliminary Budget, Tax Levy, & EDA Levy	9/25/2017	regular	20
Review & Adopt 2018 Proposed Utility Rates	11/13/2017	w/s	30
Review & Adopt 2018 Proposed Fee Schedule	11/13/2017	w/s	30
Final Budget Hearing (Truth-in-Taxation Hearing)	12/4/2017	regular	20
Adopt Final EDA Tax Levy	12/11/2017	regular	10
Adopt Final Budget, CIP & Tax Levy	12/11/2017	regular	20

The City Council is asked to provide its goals & objectives for the 2018 Budget and Tax Levy. This is a critical step in the budget process as it will be used to guide the City Manager Recommended Budget, and will ensure more clear and timely communications with citizens and other property taxpayers.

While these goals and objectives can be fairly broad in scope and still remain purposeful, greater impact will be created if the Council establishes more defined goals in three key areas:

- 1) **The desire for changes in programs or service levels** (i.e. are the condition of city streets or police & fire response times acceptable?)
- 2) **The need to establish new programs or initiatives** (i.e. are there any unmet needs that should be addressed?)
- 3) **The acceptable level of property tax and fee impacts on homeowners** (i.e. given the programs and services we aspire to, is the associated burden on homeowners acceptable?)

For background purposes, the following general tax levy impacts are being projected for 2018:

- \$197,000 COLA for Union Staff @ 2.75%
- \$125,000 COLA for Non-Union Staff @ 2.25%
- \$270,000 wage-step increases for eligible Staff
- \$128,000 increase for healthcare premiums
- \$160,000 increase for the CIP: Pavement Management Program

The total *projected* impact for just these broad categories is \$880,000 or a 4.5% increase over the current tax levy. This excludes any funding for new positions, initiatives, or general inflationary impacts. This would result in a property tax impact of an additional \$3.06 per month, or 4.0% for a median-valued single-family home. The *projected* utility fee impact on a typical single-family home is an additional \$1.99 per month or 3.5%.

The Council is also reminded that the 2017 General Fund Budget relies on the use of \$781,000 in cash reserves to achieve a balanced budget – a practice that is not sustainable moving forward. Finally, Staff will remind the Council of the status of the *unrestricted* cash reserve levels in the City’s key operating funds. The following information was presented at the Council’s 4/10/17 meeting:

	2016	12/31/2016	12/31/2016		
	Surplus	Cash	Reserve	Target	Target
<u>Fund</u>	<u>(Deficit)</u>	<u>Reserves</u>	<u>Level</u>	<u>Low</u>	<u>High</u>
General (unrestricted)	\$ 1,184,623	\$ 6,646,077	45%	35%	45%
Parks & Recreation	354,215	1,637,111	35%	25%	25%
Communications	(32,737)	436,616	83%	10%	25%
Information Technology	196,700	1,041,002	46%	10%	25%
License Center	(70,977)	1,172,926	66%	10%	25%
	\$ 1,631,824	\$10,933,732			

At the Council’s 4/10/17 meeting, staff recommended the following allotments regarding the 2016 General Fund surplus:

- \$400,000 - for public improvements near the Snelling/Lydia/Lincoln Drive area.
- \$500,000 - for 2017/2018 scheduled replacements in the Building Replacement Fund.
- \$284,623 - to remain in the General Fund to ensure that we stay at a cash reserve level above 35% heading into 2018.

53 Since making these recommendations, the City subsequently decertified TIF District #11 which had a
54 significant amount of unspent TIF proceeds. These proceeds were returned to Ramsey County for
55 distribution back to various taxing jurisdictions including the City of Roseville. The City's share is
56 estimated to be approximately \$825,000 - \$925,000 and is expected to be received either in December of
57 2017 or June of 2018.

58
59 The amount of unspent TIF proceeds was higher than expected as the City had been anticipating using
60 these monies for the cleanup of hazardous soils in the Twin Lakes area. However a number of potential
61 redevelopment sites (and uses) did not materialize prior to the district expiring.

62 **POLICY OBJECTIVE**

63 Establishing City Council budgetary goals fosters greater community awareness and understanding of the
64 financial commitments necessary to provide programs and services. It also lays the foundation for the
65 creation of a City Manager Recommended Budget.

66 **FINANCIAL IMPACTS**

67 Not applicable.

68 **STAFF RECOMMENDATION**

69 Not applicable.

70 **REQUESTED COUNCIL ACTION**

71 Establish City Council goals and objectives for the 2018 Budget & Tax Levy.

72

73

Prepared by: Chris Miller, Finance Director
Attachments: A: Not applicable


ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 7/17/2017

Item No.: 7.b

Department Approval

City Manager Approval



Item Description: Discuss the Creation of the Rice and Larpenteur Community Safety Center

1 **BACKGROUND**

2 For the last year, the Roseville Police Foundation has been looking at the creation of a Community
3 Safety Center in the new building being constructed at the northwest corner of the Rice Street and
4 Larpenteur Ave. intersection. The Roseville Police Department has discussed a partnership with the
5 Police Departments of Maplewood and St. Paul, along with the Ramsey County Sheriff's Department,
6 to utilize space in the building as a multi-agency law enforcement sub-station. The sub-station will
7 allow for collaboration among the law enforcement agencies at the borders of the three cities and will
8 allow for enhanced community policing. As part of the safety center, there would be a community
9 room that would allow for neighborhood meetings to be held and for small scale programming from
10 various agencies to be conducted on-site as well.

11 The Roseville Police Foundation has created a one-page fact sheet about the Rice and Larpenteur
12 Community Safety Center. This document, along with information about a St. Cloud Police
13 Department sub-station is included as Attachment A.

14 Mr. Jim Faulconbridge, President of the Roseville Police Foundation and Roseville Police Chief Rick
15 Mathwig, will be present at the City Council meeting and will provide additional information about this
16 initiative

17 **POLICY OBJECTIVE**

18 The recently adopted 2017-2018 City Policy Priority Plan identified revitalizing Southeast Roseville as
19 a strategic priority. The creation of a community safety center is consistent with this City priority.

20 **BUDGET IMPLICATIONS**

21 The Roseville Police Foundation has been in discussions with the property owner that is constructing
22 the building at the corner of Rice St. and Larpenteur Ave. about leasing a portion of the building. It is
23 currently estimated that the lease amount would be \$26,000 each year as part of a five-year contract.
24 There would also be approximately a need for about \$5,000 annually for equipment and supplies.
25 Maintenance and utility costs for the space have not been determined yet. The costs for tenant
26 improvement costs to make the space a viable police sub-station and community is currently estimated
27 at \$300,000.

28 There has been some interest from area law-enforcement agencies to help pay for the annual lease cost.
29 Currently, there are verbal commitments for about \$10,000 from area law enforcement agencies to
30 assist in paying for leasing the space. The Ramsey County Health and Wellness Department, which

31 provides a wide range of health and human services to Ramsey County residents, has been contacted
32 about possible financial participation and using the facility to provide its programming services to
33 neighborhood residents. To date, no formal response has been received from Ramsey County.

34 At this point, no specific funding has been identified for making the tenant improvements. The
35 Roseville Police Foundation is currently exploring some way to secure funding for these improvements

36 **STAFF RECOMMENDATION**

37 Staff is bringing this item forward to provide the City Council an update on the possibility of a
38 community safety center at the intersection of Rice Street and Larpenteur.

39 **REQUESTED COUNCIL ACTION**

40 The City Council should discuss the level of City of Roseville interest in assisting in the creation of the
41 Rice and Larpenteur Community Safety Center, including possible financial involvement by the City.

Prepared by: Patrick Trudgeon, City Manager (651) 792-7021

Attachments: A: Rice and Larpenteur Community Safety Center Fact Sheet
B: St. Cloud Community Police Sub-Station Brochure



Rice & Larpenteur Community Safety Center Initiative

The Roseville Police Foundation, along with the Roseville Police Department, St. Paul Police Department, Maplewood Police Department and Ramsey County Sheriff's Office have identified an opportunity for enhanced community policing and interagency collaboration to increase public safety and other services to the neighborhoods surrounding Rice Street and Larpenteur Avenue where Roseville, St. Paul, and Maplewood share borders.

Overarching Goal: To increase the safety, quality of life, and economic vitality in the neighborhoods surrounding Rice Street and Larpenteur Ave.

Objectives:

- Create a Community Safety Center at Rice Street and Larpenteur Avenue.
 - Meeting space for community groups, service providers, non-profits, etc.- start small scale programming; expand programs as time goes on
 - Serve as a multi-agency law enforcement substation.
- Establish an interagency collaboration between Roseville Police, St. Paul Police, Maplewood Police, and Ramsey County Sheriff's Office.

Potential Additional Stakeholders:

- Ramsey County Human Services
- Faith Based Organizations (Grace Church)
- Karen Organization of Minnesota
- Bhutanese Organization of Minnesota
- Schools
- City Departments (Parks and Recreation, Community Development, Fire, etc.)

Potential Uses

- Public Safety Community Engagement
- English Language Learner (ELL)
- Tutoring
- Job Training
- School Readiness
- Program Registrations
- Legal Help
- Clinics (Taxes, Health Insurance, Driving Tests, etc.)

Timeline: Site opens fall 2017

Projected Budget:

- Operational considerations: lease at \$26,000 annually for the first five years
- Tenant Improvement considerations: \$150,000 estimate
- Equipment and supplies ~\$5,000 annually, maintenance TBD
- Personnel: TBD

Roseville Police Department Contact Information:

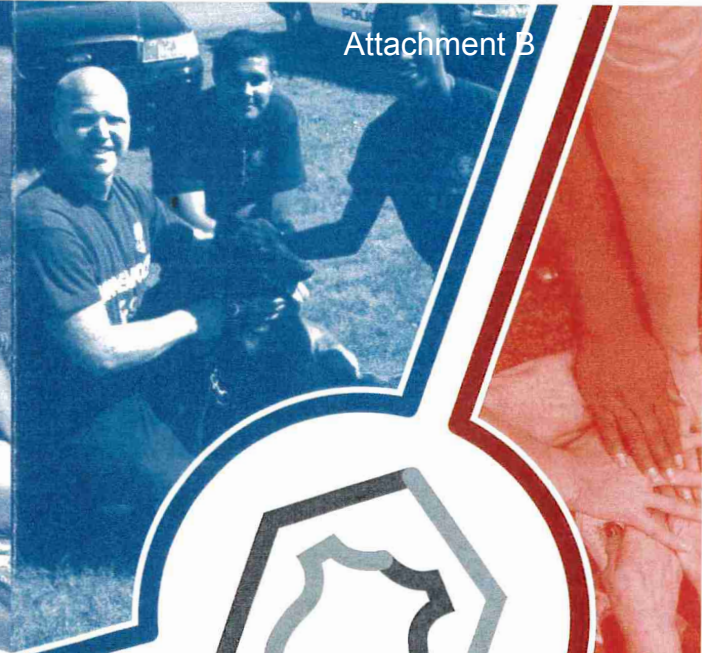
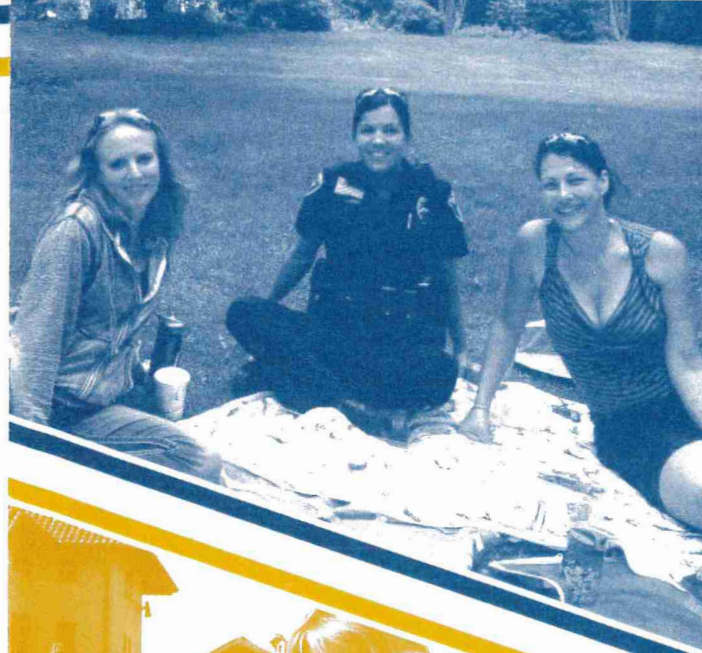
- Police Chief Rick Mathwig: Rick.Mathwig@cityofroseville.com or 651.792.7203
- Police Community Relations Coordinator Corey Yunke: Corey.Yunke@cityofroseville.com or 651.792.7209
- Police Services Manager Sarah Mahmud: Sarah.Mahmud@cityofroseville.com or 651.792.7205

What is a Community OutPost?

The St. Cloud Police Department has actively been working to establish a community-orientated policing program in an effort to build relationships within the area. As a way of ensuring the safety and security of our family, friends, and neighbors, the SCPD looked to establish community OutPosts throughout neighborhoods known to have high crime rates.

The idea for these community OutPosts came from Racine, WI. For the last 20 years, the Racine Police Department took a new approach to protecting community members by moving into areas of high crime. They were able to purchase and build or rehabilitate older homes in the area and referred to them as COP (or community OutPost) Houses. These homes have lead to an improvement in property maintenance, reduced crime rates, and better community relationships between neighbors and the police. In some cases, crime has been reduced by up to 70 percent, which is one of the primary criteria for a COP house's location.

Based on this model, the St. Cloud Police Department was able to research a location for the Department's 1st community OutPost. The location of 600 13th Street South was chosen with the help of the Greater St. Cloud Public Safety Foundation. Currently, the residence is owned by the foundation, and plans are set for it to be torn down and a new residence built in its place, serving as the St. Cloud Rotary Richard C. Wilson Community OutPost.



**COMMUNITY
OUTPOST**

St. Cloud Police Department
600 13th Street South • St. Cloud, MN 56301

(320) 251-1200

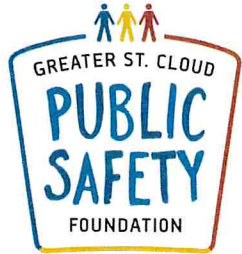
www.Facebook.com/STCOutPost

www.GSCSafety.org

**COMMUNITY
OUTPOST**

St. Cloud Police Department
(320) 251-1200

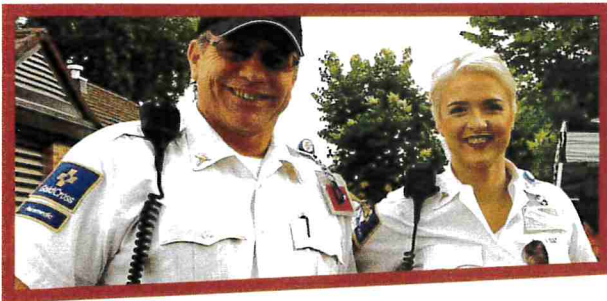
An Initiative of the Greater St. Cloud Public Safety Foundation



The St. Cloud Rotary Richard C. Wilson Community OutPost is an extension of the Greater St. Cloud Public Safety Foundation. The foundation was created in 2016 as a way to engage the community to create

partnerships with law enforcement, fire, EMS services, and other agencies in an effort to solve problems and strengthen relations between community and first-responders.

The foundation is a nonprofit organization designated to finance the Community OutPost program and aid in community engagement and the development of youth intervention initiatives. The foundation can also generate funds for similar efforts within the Greater St. Cloud area.



Community OutPost Purpose

- Building relationships with members of the community
- Improving the quality of life in the neighborhood
- Reducing Crime
- Empowering citizens to take back their neighborhoods



What the Community OutPost Officers will be doing:

- Taking calls for service in the area of the Community OutPost
- Proactive enforcement of crime
- Dealing with neighborhood issues and problem houses
- Working with members of the neighborhood on programming to bring to the Community OutPost
- Working on youth engagement through programming events at the Community OutPost, as well as partnering with SCSU and the Boys and Girls Club on events
- Doing presentations for community on a variety of topics
- Making a positive impact in the community through helpful and inviting interaction

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 7/17/2017

Item No.: 7.c

Department Approval



City Manager Approval



Item Description: Review High Density Residential (HDR) Guided/Zoned Properties and Consider Properties that May be Eligible for Amendments to the Comprehensive Land Use Map

1 **BACKGROUND**

2 On June 19, 2017, the Community Development Department provided the City Council with a
3 significant amount of information regarding existing High Density Residential (HDR) properties in the
4 City. Staff also identified Metropolitan Council housing requirements as part of the 2040
5 Comprehensive Plan update. Due to a high volume of material on the agenda for that evening, the City
6 Council deferred a deep dive in HDR review to the next available City Council worksession.
7 Additionally, the City Council directed staff to bring back a discussion specifically exploring down-
8 guiding HDR sites to Medium Density Residential (MDR).

9 To help focus the discussion, Staff solicited properties from the City Council. Properties identified for
10 discussion from both City Council and Staff are included in the map as Attachment A. Staff also
11 received a request for information surrounding the properties that were guided HDR as a result of the
12 last Comprehensive Plan update. The map can be found as Attachment B and includes properties
13 *guided* HDR following the Comprehensive Plan Update, and those properties that were *zoned* HDR in
14 2010. All other maps and materials presented to the City Council on June 19 can be found as
15 Attachment C of this report.

16
17 **POLICY OBJECTIVE**

18 The objective of this discussion is to review the Comprehensive Land Use Map and determine where
19 Comprehensive Land Use Map amendments may be necessary.

20
21 **BUDGET IMPLICATIONS**

22 No budget implications.

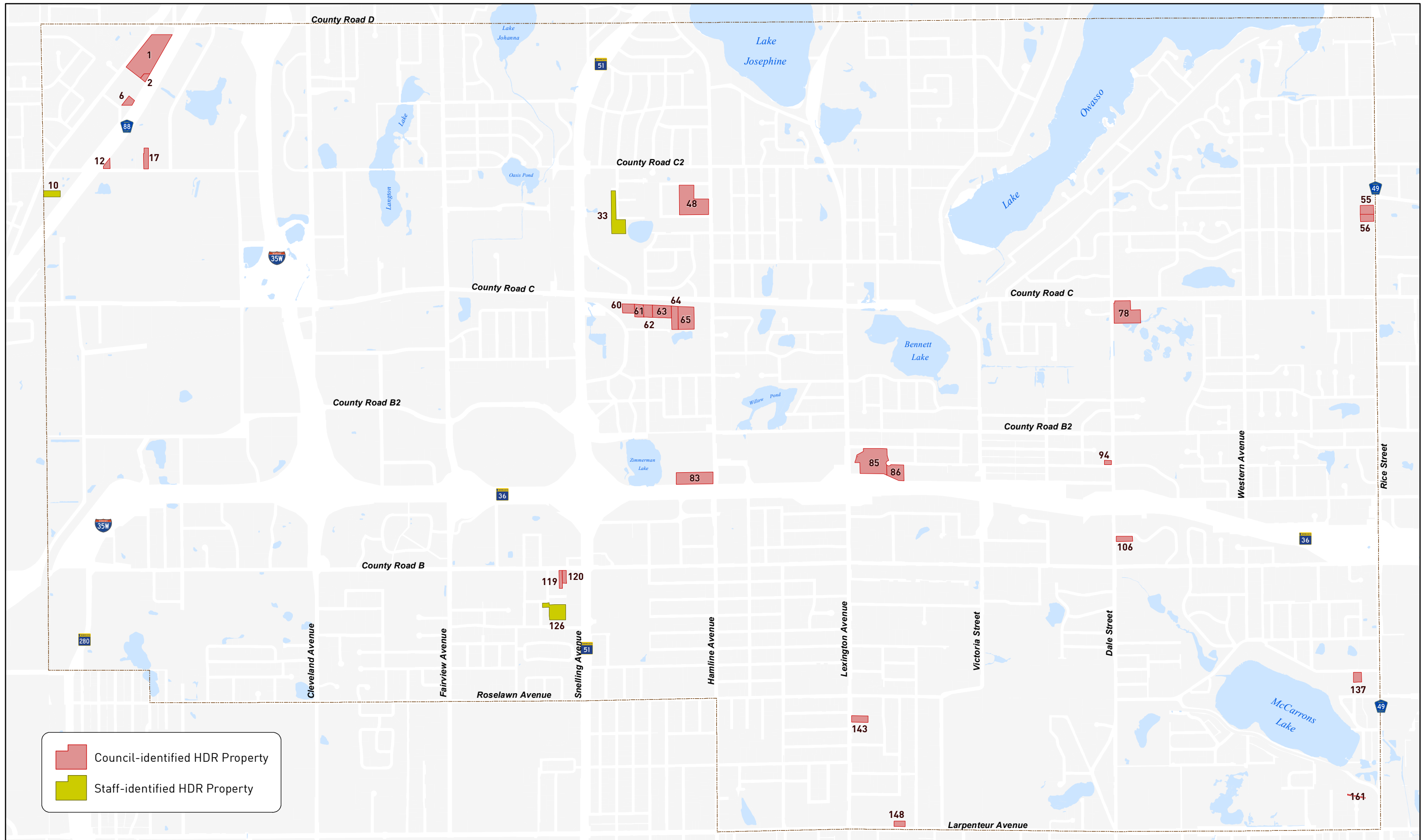
23
24 **STAFF RECOMMENDATION**

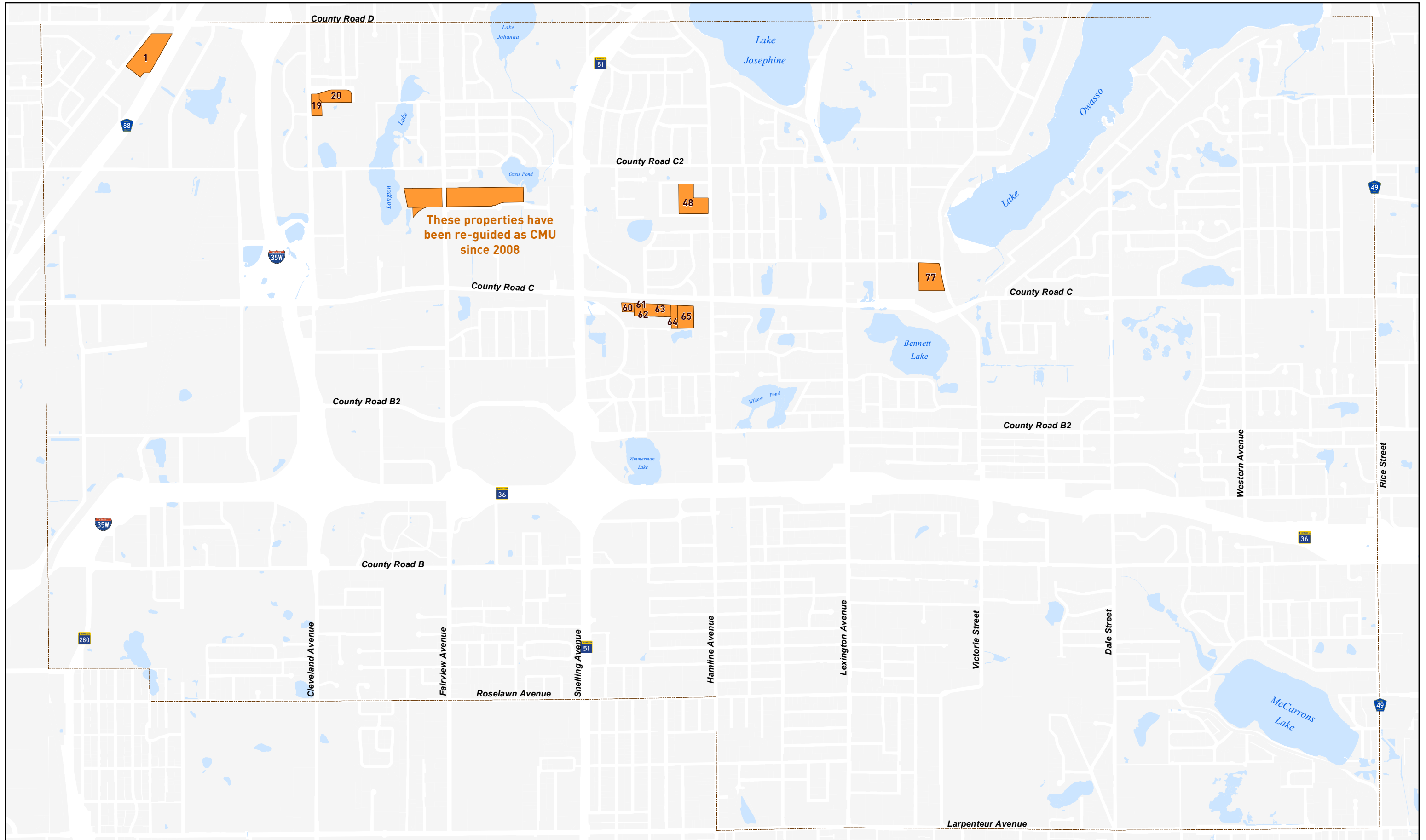
25 Staff recommends that the City Council review High Density Residential (HDR) Guided/Zoned
26 properties and consider properties that may be eligible for amendments to the Comprehensive Land Use
27 Map.

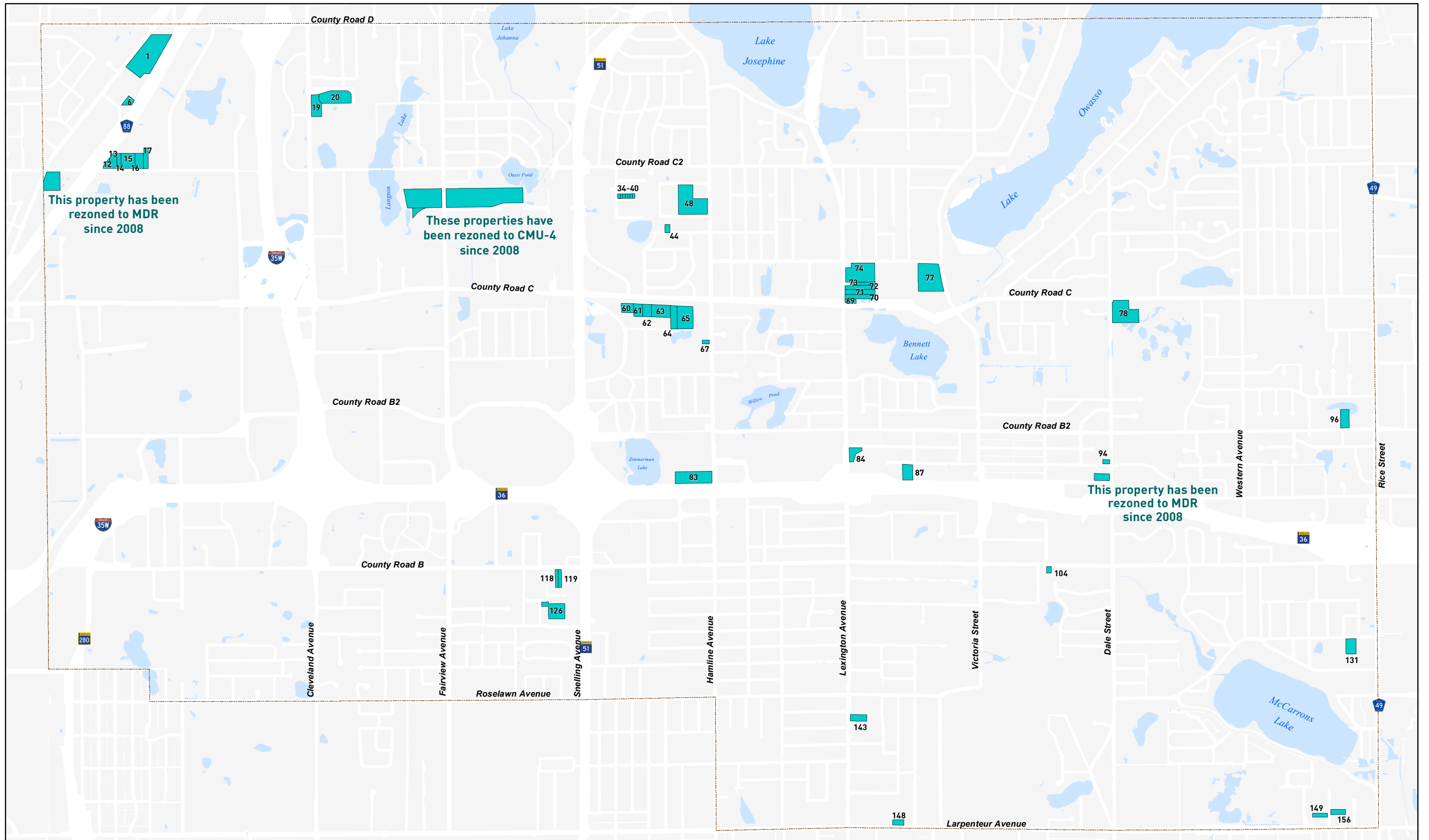
28 **REQUESTED COUNCIL ACTION**
29 Review High Density Residential (HDR) Guided/Zoned Properties and Consider Properties that May be
30 Eligible for Amendments to the Comprehensive Land Use Map.

Prepared by: Kari Collins, Community Development Director

Attachments: A: Map Identifying Council Property Input/Staff Input for Discussion
B: Map of properties rezoned to HDR Following 2030 Comprehensive Plan Update
C: June 19 Report and Materials







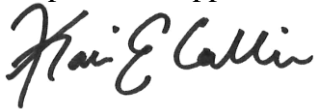
Properties Up-Zoned to HDR After 2030 Comp Plan



ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 6/19/2017
Item No.: 7.c

Department Approval



City Manager Approval



Item Description: Review High Density Residential (HDR) Guided/Zoned Properties and Consider Properties that May be Eligible for Amendments to the Comprehensive Land Use Map

BACKGROUND

The City Council has taken interest in reviewing the location of High Density Residential (HDR) properties in the community and the impact these properties may have on adjacent land uses. The landscape of existing and future land use in the City of Roseville has been a recent topic as part of the 2040 Comprehensive Plan update, and the City Council has been eager to continue the conversation surrounding existing HDR properties. As part of this discussion staff prepared a map that identifies all existing properties/development area with a corresponding number (Attachment A). A companion chart has been prepared that identifies the address of the property, the current use, and the density to which a property is currently developed (Attachment B).

The City Council has been reviewing HDR properties beginning as early as February of 2016. Former Community Development Director Paul Bilotta reviewed the 2015 Metropolitan Council System Statement that identified the number of affordable housing units that will need to be guided and planned for in the 2040 Comprehensive Plan update. The Economic Development Authority (EDA) received materials on Medium and High Density Residential properties last June, and the City Council reviewed HDR maps and design standards in July/August that resulted in amendments to the design table last October. Minutes to these meetings are attached to this report as Attachment C. The minutes around the design standards discussion are also included as the concerns expressed around massing/density adjacent to Low Density Residential (LDR) uses may also apply to the discussion as to where HDR may be appropriate generally.

Since the early discussion in February of 2016, the Metropolitan Council has become more specific in how cities can satisfy the housing goals for both units and density.

Housing Goals Identified by the Metropolitan Council

The Metropolitan Council identified planning for 142 new affordable housing units as our regional share based on projected population growth for the metropolitan area. It should be noted that the Comprehensive Plan Update needs to guide sufficient land to accommodate the new affordable units. There is no requirement that the land actually be developed by 2040, just that the City is guiding sufficient land to accommodate housing development. In addition to the 142 units, the Metropolitan Council designated the City of Roseville as an “Urban” community (Attachment D). This designation means that the City will have to accomplish guiding vacant land, or land deemed ripe for future redevelopment, at an average of ten units/acre. The Metropolitan Council’s calculation for

affordable housing units (and density requirement) only takes into consideration those land use classifications that have a minimum of eight units/acre, and land will only be calculated at the minimum of the density range. For example, all land guided HDR will be calculated at the minimum of twelve units per acre. Medium Density Residential (MDR) begins at five units per acre, therefore any land guided MDR will not count towards the 142 units.

Current language in the Comprehensive Plan indicates that Community Mixed Use (CMU) districts require a minimum of 25% of the land to be developed for residential use. Metropolitan Council staff indicated that the only way CMU districts will count toward the 142 units and density/acre is if we state in the Comprehensive Plan that CMU properties require a minimum density at eight units/acre. An alternative is to identify CMU properties specifically that can accommodate this density versus raising the minimum density to eight across all CMU districts. The City Council may want to consider what areas in the community a CMU designation might be appropriate, and to what density the Council would consider a minimum of eight units/acre. Other Commercial districts that may allow housing, such as Community Business, do not count toward the 142 units as they allow residential but don't require it.

Maps have been provided as part of Attachment A that identify HDR guided properties that are currently vacant, developed with non-residential uses, or currently developed at MDR densities (5-12 units/acre).

Our Comprehensive Plan consultants from WSB have created a future land use map that identifies vacant and redevelopment areas for purposes of this calculation (Attachment E). Assuming the Comprehensive Plan articulates a CMU requirement of eight units/acre, the City of Roseville's future Land Use Map would have guided land for 360 units.

Draft Future Land Use (assuming CMU requirement of eight units/acre):

Land Use Type		Dev. Acres	Density Range			Yield %	Minimum Units
			Min	Mid	Max		
Guided in 2040 Plan	High Density Residential	19.8	12	24	36	100%	238
	Community Mixed Use	61.42	8	22	36	25%	123
Guided Total		19.80					360

Metropolitan Council staff have suggested identifying properties that need to be corrected or amended on the map to reflect the appropriate land use composition that will meet the City's goals. The City Council may consider amendments to the current Comprehensive Land Use Map at this time, however, please note that changes to the map ahead of the update will result in individual open houses, public hearings to the Planning Commission, and City Council consideration. Staff would encourage the City Council to defer non-urgent Comprehensive Plan Map amendments and instead allow the suggested changes to navigate through the remainder of the Comprehensive Plan update process. If allowed to proceed through the Comprehensive Plan update, the properties may have additional public vetting, and open houses can be consolidated for community wide consideration. Lastly, Community Development Staff is currently at capacity in terms of large-scale projects, and would prefer to defer immediate changes unless there are properties that are determined to need

74 immediate change.

75 **POLICY OBJECTIVE**

76 The objective of this discussion is to review the Comprehensive Land Use Map and determine where
77 amendments could be made whilst satisfying the housing goals set by the Metropolitan Council.

78 **STAFF RECOMMENDATION**

79 Staff recommends that the City Council review High Density Residential (HDR) Guided/Zoned
80 properties and consider properties that may be eligible for amendments to the Comprehensive Land
81 Use Map.

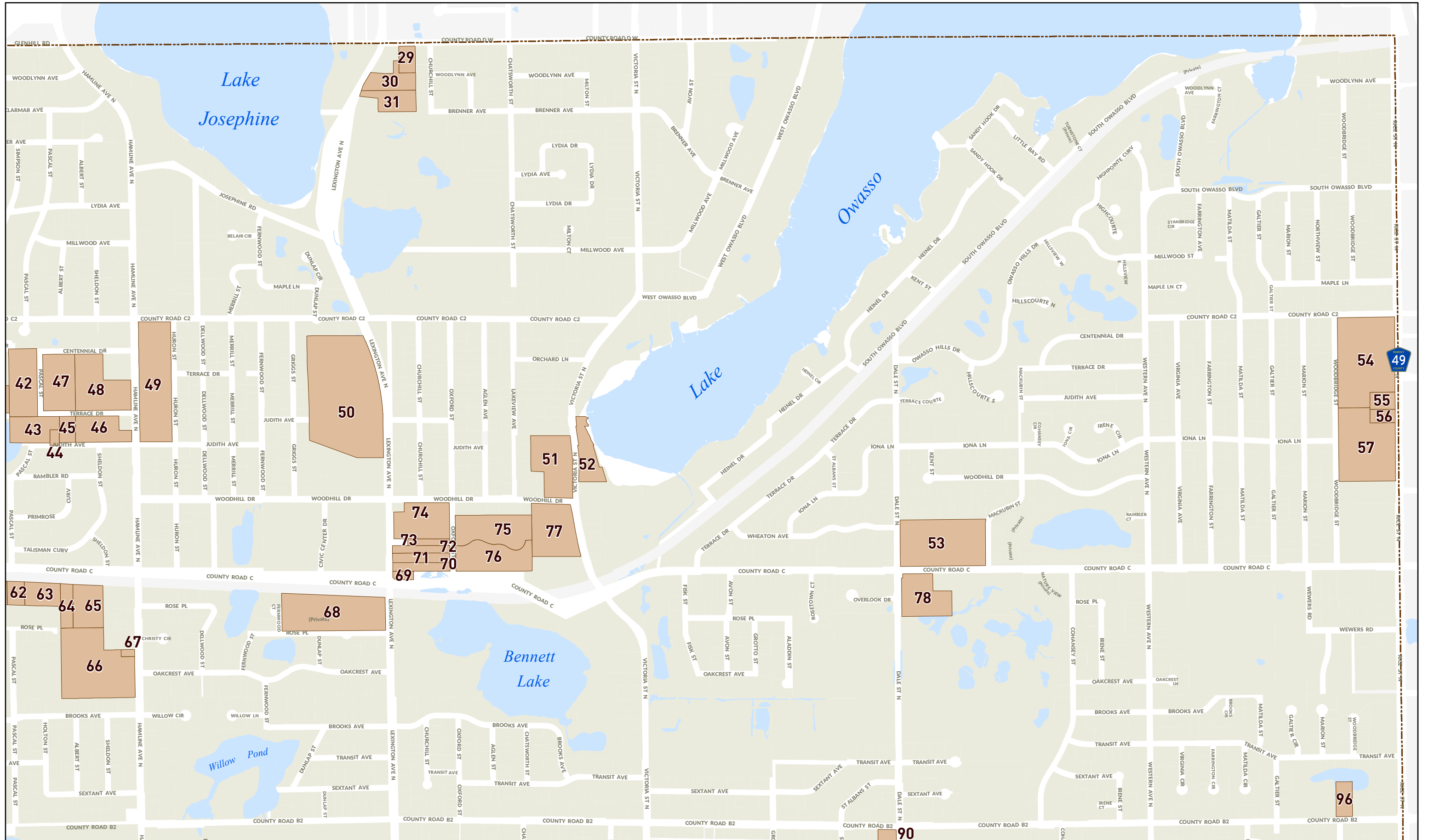
82 **REQUESTED COUNCIL ACTION**

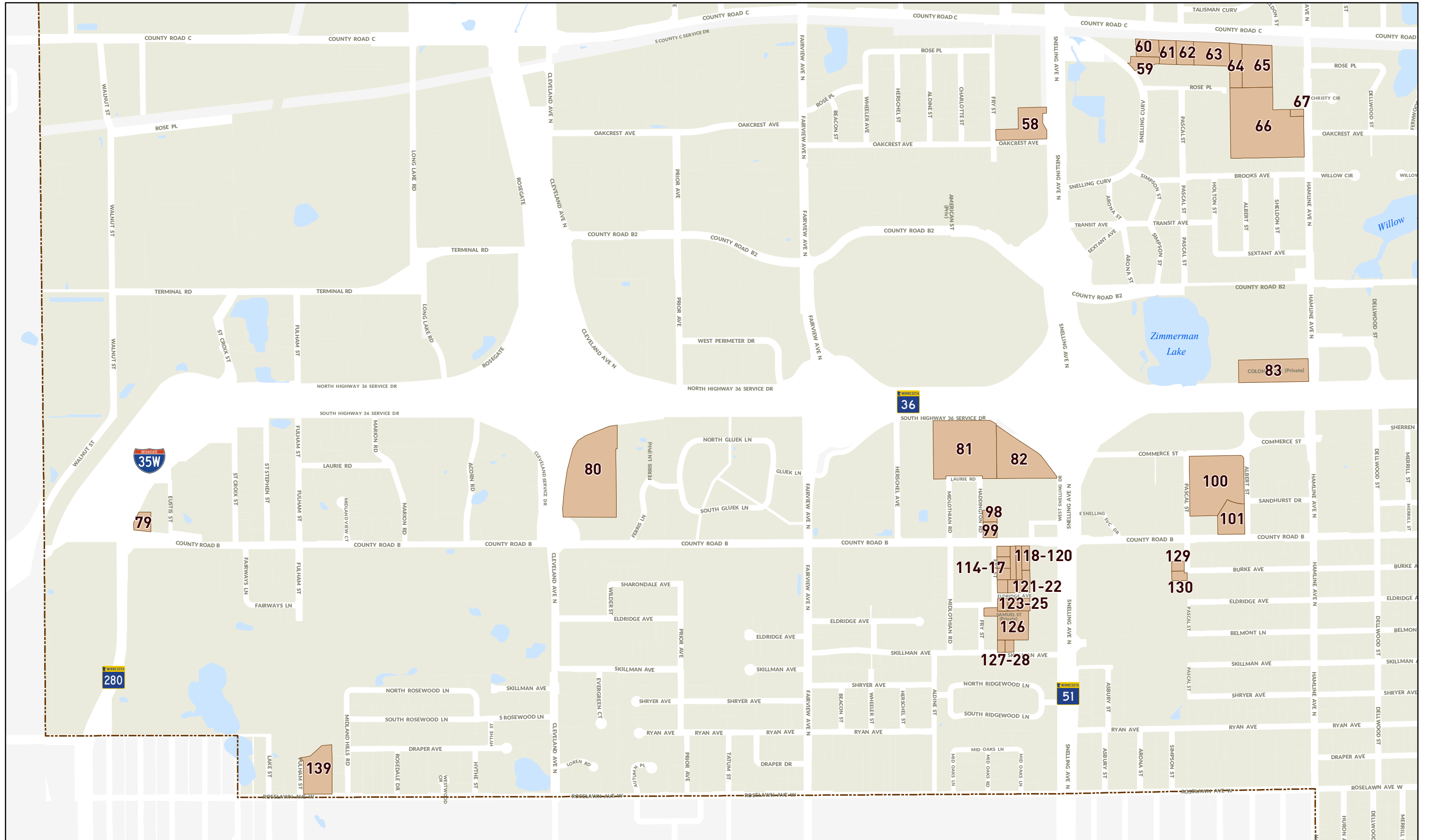
83 Review High Density Residential (HDR) Guided/Zoned Properties and Consider Properties that May
84 be Eligible for Amendments to the Comprehensive Land Use Map

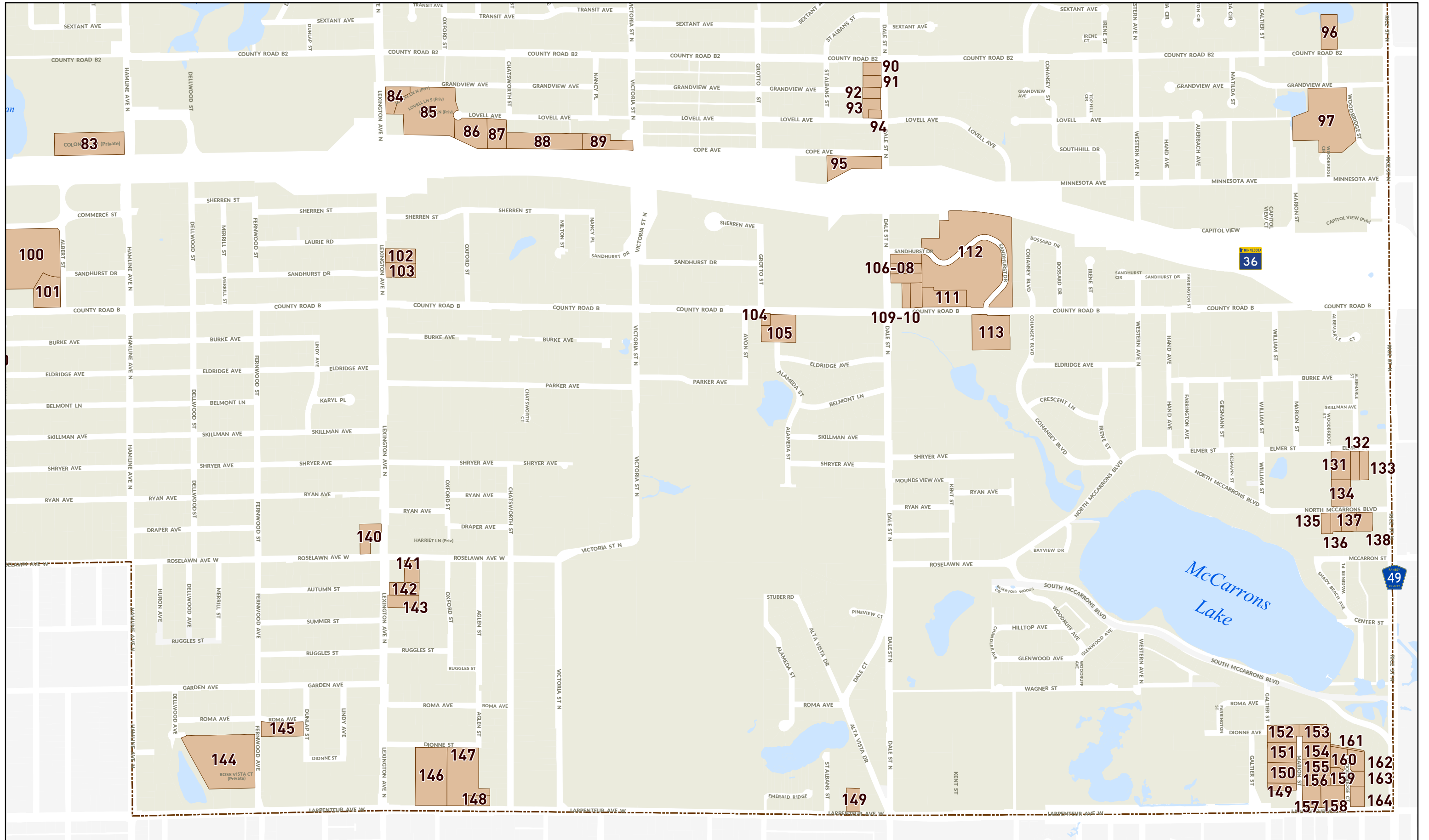
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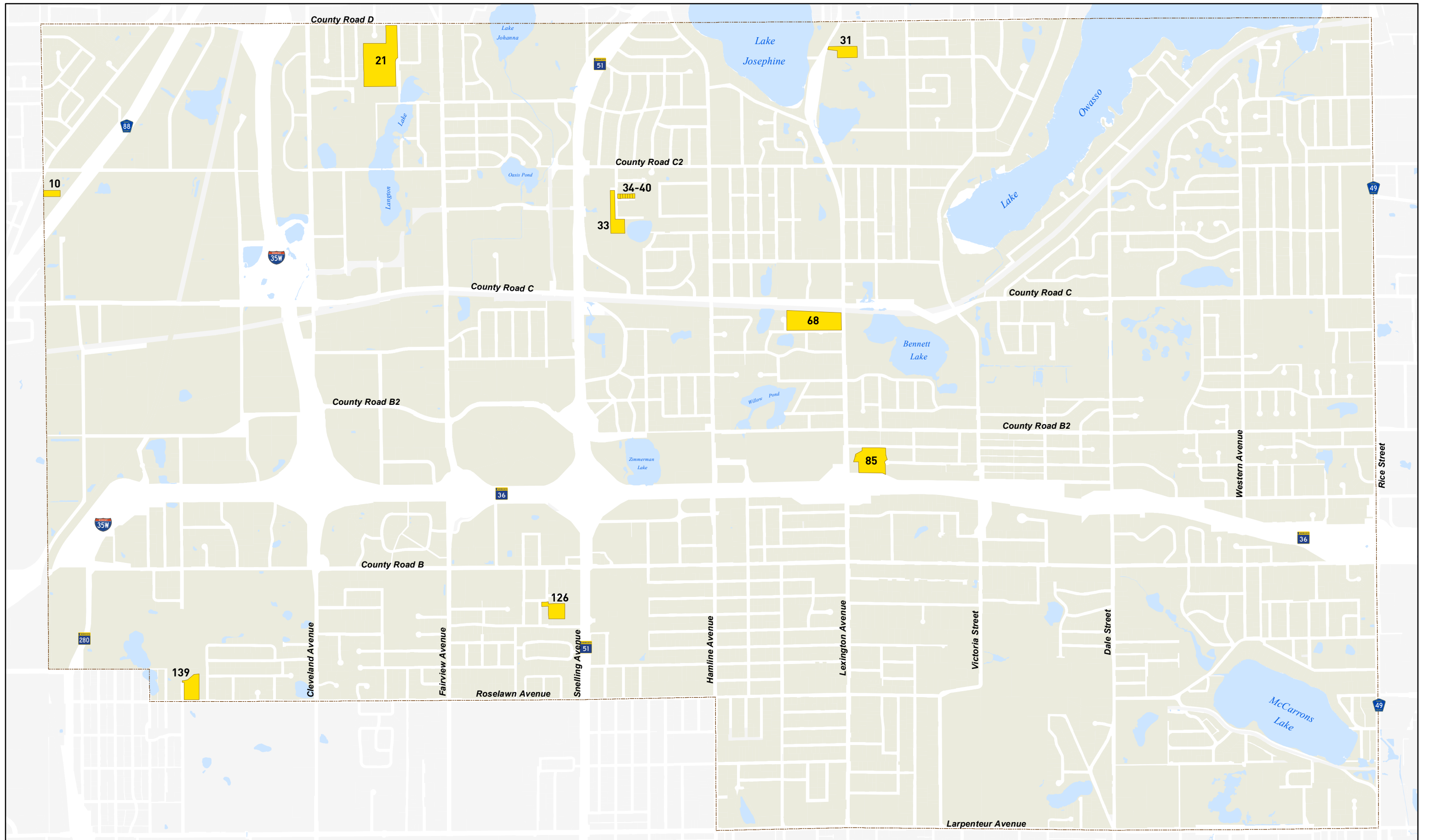
Prepared by: Kari Collins, Community Development Director

Attachments: A: Map of All HDR Properties
B: Chart of HDR Guided Properties
C: Packet of Meeting Minutes from 2016 HDR Discussions
D: Metropolitan Council Housing Information
E: Draft Future Land Use Map Identifying Redevelopment Areas



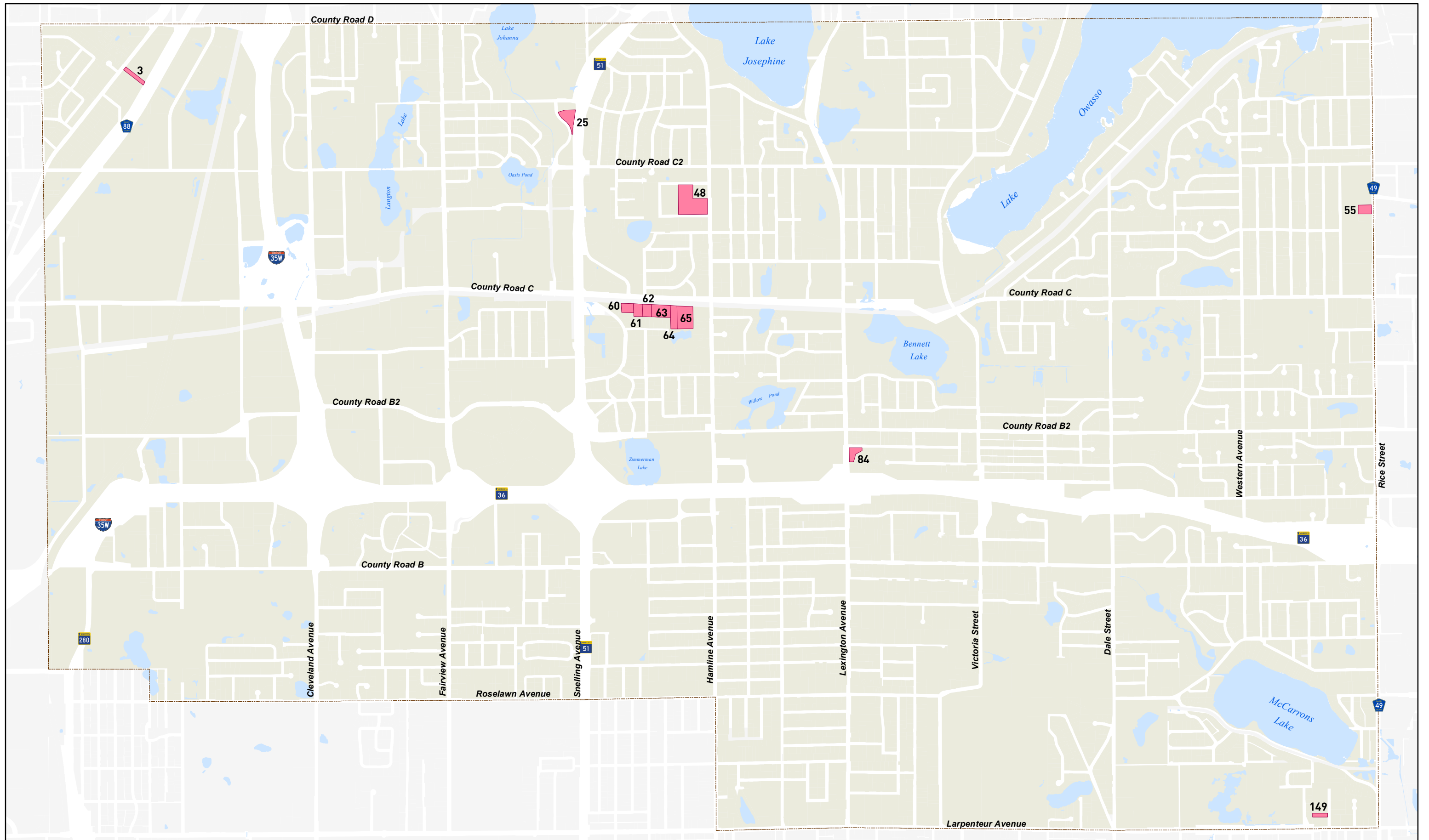






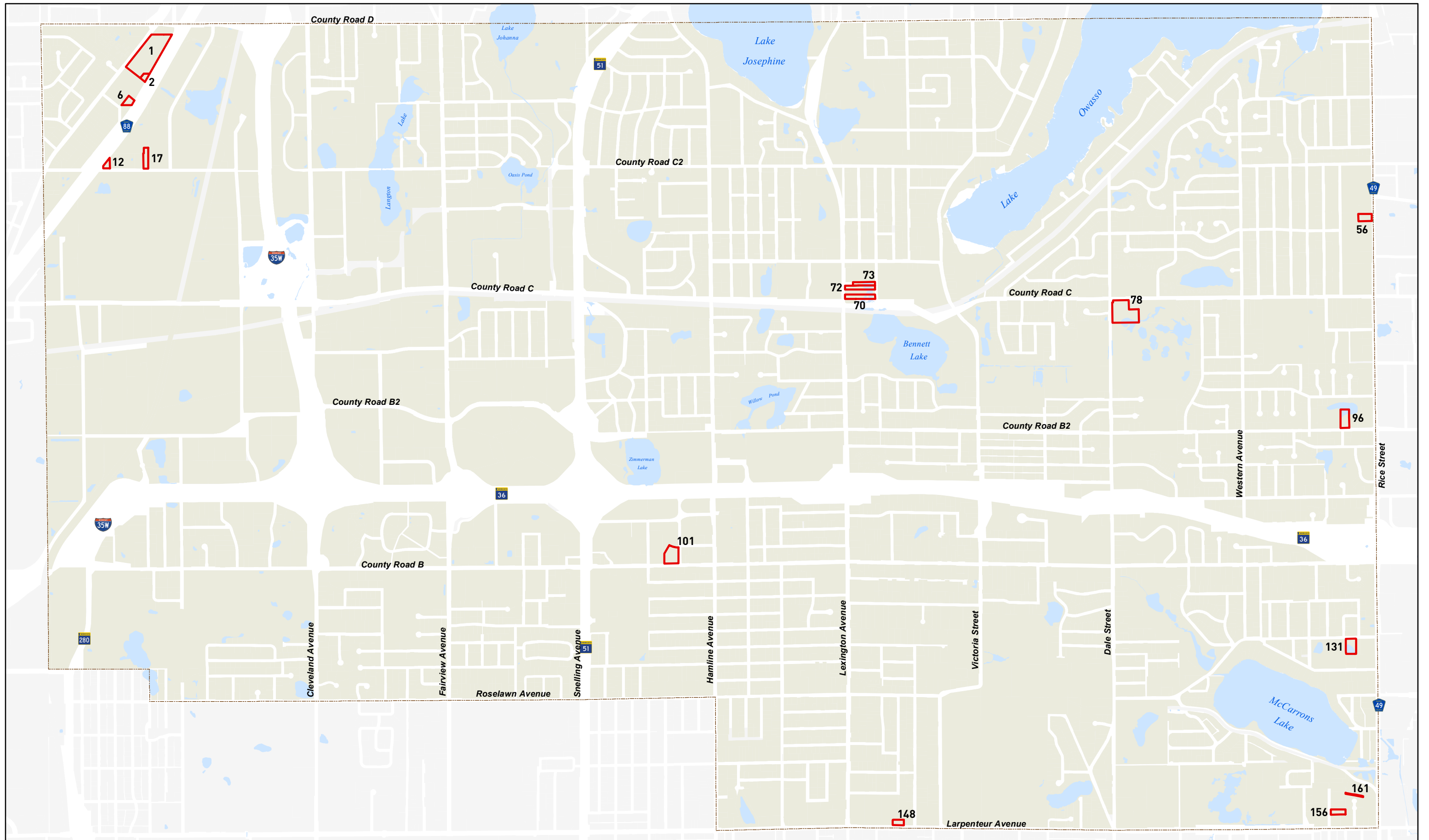
HDR Properties: Developed at MDR Density (5-12 units/acre)





HDR Properties: Developed as Non-Residential





HDR Properties: Currently Vacant



Roseville HDR-1 and HDR-2 Zoned Sites

Highlighted figure:
Value in Medium
Density range

Site	Taxpayer	Address	Feature	Res. Units	Multi-Family Type	Zoning	Current Use	Acres	Density
1	George Reiling	0 Old Highway 8 N		0		HDR-1	Vacant	8.52	0.0
2	Ultra Construction And Remodeling Llc	0 Unassigned		0		HDR-1	Vacant	0.37	0.0
3	Northern States Power Co	0 Unassigned		0		HDR-1	Utility	0.83	0.0
4	Desoto Associates Llc	3050 Old Highway 8 N	Roseville 8 Apartments	85	Apartment	HDR-1	Multi-Family	4.01	21.2
5	Talia Place Llc	3020 Old Highway 8 N	Talia Place Apartments	11	Apartment	HDR-1	Multi-Family	0.43	25.7
6	Ultra Construction And Remodeling Llc	3040 Old Highway 8 N		0		HDR-1	Vacant	0.62	0.0
7	Northern Gopher Enterprises Inc	2950 Highcrest Rd N	Apartment	12	Apartment	HDR-1	Multi-Family	0.45	26.7
8	Highcrest Properties Llc	2946 Highcrest Rd N	Apartment	4	Apartment	HDR-1	Multi-Family	0.28	14.2
9	Barry J Star	2900 Highcrest Rd N	Apartment	11	Apartment	HDR-1	Multi-Family	0.47	23.3
10	Roseville Commons Twhms	3205-3223 Old Highway 8 N	Woodsedge Townhomes	10	Townhome (Owned)	HDR-1	Townhomes	0.95	10.5
11	Multiple	3153-3155 Old Highway 8 N	Executive Manor Condos	72	Condominium	HDR-1	Multi-Family	2.04	35.2
12	Trego Limited Partnership	0 Old Highway 8 N		0		HDR-1	Vacant	0.39	0.0
13	Trego Limited Partnership	2417 County Road C2 W		1		HDR-1	Single Family Home	0.87	1.2
14	Frank P Yaquinto	2405 County Road C2 W		1		HDR-1	Single Family Home	0.59	1.7
15	Robert J Beugen	2395 County Road C2 W		1		HDR-1	Single Family Home	1.91	0.5
16	Robert J Beugen	2373 County Road C2 W		1		HDR-1	Single Family Home	1.14	0.9
17	Robert J Beugen	0 County Road C2 W		0		HDR-1	Vacant	0.87	0.0
18	Trego Corporation	2425 County Road C2 W	Aquarius Apartments	99	Apartment	HDR-1	Multi-Family	7.19	13.8
19	Cherrywood Pointe Of Roseville Llc	2996 Cleveland Ave N	Cherrywood Pointe Assisted Living	80	Assisted Living	HDR-2	Multi-Family	1.84	43.4
20	Applewood Pointe Cooperative at Langton Lake	1996 Langton Lake Dr	Applewood Pointe at Langton Lake	89	Senior Cooperative	HDR-1	Multi-Family	3.41	26.1
21	Presbyterian Homecare Ctr Inc	1910 County Road D W	Langton Place	165	Nursing Home	HDR-1	Institutional	14.46	11.4
22	Eaglecrest Senior Housing Llc	2955 Lincoln Dr N	Eagle Crest Dementia Residence	36	Nursing Home	HDR-1	Institutional	2.24	16.0
23	Phm Eaglecrest Inc	2925-2945 Lincoln Dr N	Eagle Crest Asst & Indep Senior Apts	216	Assisted Living	HDR-1	Multi-Family	5.95	36.3
24	University Of Northwestern St Paul	1610 Lydia Ave W	Northwestern College Apts	23	Apartment	HDR-1	Multi-Family	0.55	42.0
25	University Of Northwestern St Paul	2965 Snelling Ave N		0		HDR-1	Office	1.78	0.0
26	University Of Northwestern St Paul	2980 Snelling Ave N	Apartments	17	Apartment	HDR-1	Multi-Family	0.75	22.8
27	University Of Northwestern St Paul	2924-2930 Snelling Ave N	Snelling Terrace Apts	31	Apartment	HDR-1	Multi-Family	1.24	25.0
28	University Of Northwestern St Paul	2906 Snelling Ave N	Snelling Terrace Apts	16	Apartment	HDR-1	Multi-Family	0.59	27.0
29	South Oaks Partnership	1080 County Road D W	South Oaks Apts	25	Apartment	HDR-1	Multi-Family	1.10	22.7
30	Robert J Watters	3090 Lexington Ave N	Bonaventure Condos	30	Condominium	HDR-1	Multi-Family	2.33	12.9
31	Multiple	3076 Lexington Ave N	Lake Josephine Condos	23	Condominium	HDR-1	Multi-Family	2.32	9.9
32	Coventry Apartments Lp	2820 / 2766-2839 Snelling Ave N	Coventry Seniors Apts & Townhomes	196	Senior Apartment	HDR-1	Multi-Family	8.57	22.9
33	Orchard Ridge Applewood Assoc	2775 Arona St N		35	Townhome (Owned)	HDR-1	Townhomes	2.99	11.7
34	Wallace D Parent	1499 Applewood Ct W		1		HDR-1	Single Family Home	0.11	9.3
35	Aster Wakeyo	1497 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
36	Av Chong Yang	1493 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
37	Angela M Snyder	1491 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
38	Emery Wang	1487 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
39	Yong Thao Vang	1485 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
40	Ross D Neri	1481 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
41	Multiple	1480 Applewood Ct W	Applewood Pointe Senior Cooperative	94	Senior Cooperative	HDR-1	Multi-Family	3.45	27.3
42	Gardens East Limited Ptnersh	2815-2845 Pascal St N	Centennial Gardens West Apts	92	Apartment	HDR-1	Multi-Family	4.76	19.3
43	Terrace Park Llc	1420 Terrace Dr W	Terrace Park Apts	36	Apartment	HDR-1	Multi-Family	2.93	12.3
44	John P Wiatros	1423 Judith Ave W		1		HDR-1	Single Family Home	0.37	2.7

Roseville HDR-1 and HDR-2 Zoned Sites

Highlighted figure:
Value in Medium
Density range

Site	Taxpayer	Address	Feature	Res. Units	Multi-Family Type	Zoning	Current Use	Acres	Density
45	Hamline Terrace Llc	1400-1410 Terrace Dr W	Hamline Terrace Apts	30	Apartment	HDR-1	Multi-Family	1.06	28.3
46	Hamline Terrace Llc	1360-1380 Terrace Dr W	Hamline Terrace Apts	72	Apartment	HDR-1	Multi-Family	3.18	22.7
47	Gardens East Limited Ptnersh	1400-1425 Centennial Dr W	Centennial Gardens East Apts	96	Apartment	HDR-1	Multi-Family	4.50	21.3
48	Hamline Center Llc	2797-2833 Hamline Ave N	Hamline Shopping Center	0		HDR-1	Commercial	6.00	0.0
49	Terry D Johnson	2800 Hamline Ave N	Hamline House Condos	150	Condominium	HDR-1	Multi-Family	9.59	15.6
50	Arrow Lexington Apartments Ll	2755-2865 Lexington Ave N	The Lexington Apts	254	Apartment	HDR-1	Multi-Family	20.15	12.6
51	Gph St Paul Lk Ridge Llc 2325	2727 Victoria St N	Golden Life Center	110	Nursing Home	HDR-1	Institutional	5.53	19.9
52	Keystone Communities Of Roseville Llc	2750 Victoria St N	Keystone Senior Living	106	Assisted Living	HDR-1	Multi-Family	2.72	39.0
53	Sonash Ventures Llc	2700 Dale St N	Ramsey Square Condos	192	Condominium	HDR-1	Multi-Family	9.85	19.5
54	Sterling Georgetown Llc	2835-2855 Rice St N	Rosedale Estates Apts	180	Apartment	HDR-1	Multi-Family	11.90	15.1
55	Nad Inc	2815 Rice St N	Conoco	0		HDR-1	Commercial	1.07	0.0
56	Maurice Filister Properties L	0 Rice St N		0		HDR-1	Vacant	0.85	0.0
57	Sterling Georgetown Llc	2735-2755 Rice St N	Rosedale Estates Apts	180	Apartment	HDR-1	Multi-Family	9.44	19.1
58	Sunrise Third Roseville Sl Llc	2555 Snelling Ave N	Sunrise Assisted Living	77	Assisted Living	HDR-1	Institutional	2.72	28.3
59	Spaulding Rental	2610 Snelling Curv W	Apartments	17	Apartment	HDR-1	Multi-Family	0.75	22.7
60	St Paul Fire And Marine Ins Co	1480 County Road C W	United Glass	0		HDR-1	Commercial	1.00	0.0
61	St Paul Fire And Marine Ins Co	1454-1460 County Road C W	Advantage Supply	0		HDR-1	Commercial	1.01	0.0
62	Joy E Albrecht	1450 County Road C W	Minnesota Irrigation	0		HDR-1	Commercial	1.01	0.0
63	Mt Holdings Ii Llc	1430 County Road C W	Multi-tenant	0		HDR-1	Commercial	2.07	0.0
64	Dwayne E Albrecht	1408 County Road C W	Albrecht's	0		HDR-1	Commercial	1.39	0.0
65	P Carlson Shores Properties Llc	1380 County Road C W	United Rentals	0		HDR-1	Commercial	3.19	0.0
66	Hamline Avenue Senior Hsg Llc	2545 Hamline Ave N	Rosepointe Senior Apts	190	Senior Apartment	HDR-1	Multi-Family	10.91	17.4
67	Rosepointe Housing Limited Pt	2563 Hamline Ave N		1		HDR-1	Single Family Home	0.23	4.3
68	Roseville Estates Mobile Home Park Llc	2599 Lexington Ave N	Roseville Estates	107	Mobile Home Park	HDR-1	Mobile Home Park	9.16	11.7
69	Matthew D Alexander	2630 Lexington Ave N		1		HDR-1	Single Family Home	0.43	2.3
70	United Properties Residential Llc	2644 Lexington Ave N		0		HDR-1	Vacant	1.21	0.0
71	Richard Sullivan	2654 Lexington Ave N		1		HDR-1	Single Family Home	1.37	0.7
72	United Land Llc	2656 Lexington Ave N		0		HDR-1	Vacant	1.06	0.0
73	United Land Llc	2666 Lexington Ave N		0		HDR-1	Vacant	0.69	0.0
74	Cherrywood Pointe Of Roseville At Lexington Llc	2680 Lexington Ave N	Cherrywood Pointe	116	Assisted Living	HDR-1	Multi-Family	4.76	24.4
75	Sanjay Bhasin	2700 Oxford St N	Parkview Terrace Condos	106	Condominium	HDR-1	Multi-Family	5.54	19.1
76	Patricia A Janey	2680 Oxford St N	Parkview Estates Condos	96	Condominium	HDR-1	Multi-Family	5.07	18.9
77	Applewood Pointe Cooperative At Central Park	2665 Victoria St N	Applewood Pointe	105	Senior Cooperative	HDR-1	Multi-Family	5.72	18.4
78	George John Reiling	0 Dale St N		0		HDR-1	Vacant	4.51	0.0
79	Desoto Associates Llc	2447 County Road B W	Apartments	17	Apartment	HDR-1	Multi-Family	0.73	23.2
80	Multiple	2200-2250 Midland Grove Rd N	Midland Grove Condos	174	Condominium	HDR-1	Multi-Family	10.27	16.9
81	Multiple	1620-1690 Highway 36 W	Rosewood Village Condos	201	Condominium	HDR-1	Multi-Family	8.89	22.6
82	Sienna Green I Lp	2225-2265 Snelling Ave N	Sienna Green Apartments	170	Apartment	HDR-1	Multi-Family	4.68	36.3
83	Multiple	1347-1411 Colonial Dr W	Williamsburg Green Townhomes	50	Townhome (Owned)	HDR-1	Townhomes	3.92	12.8
84	Kinderberry Hill Child Dev Ctr	2360 Lexington Ave N	Kinderberry Hill Daycare	0		HDR-1	Commercial	1.04	0.0
85	Grandview Townhomes Assn Inc	0 Lovell Ave W	Grandview Townhomes	62	Townhome (Owned)	HDR-1	Townhomes	6.31	9.8
86	Fce Rose Of Sharon Llc	1000 Lovell Ave W	Rose of Sharon Manor	85	Nursing Home	HDR-1	Institutional	2.14	39.7
87	Real Life Church	2315 Chatsworth St N		1		HDR-1	Single Family Home	1.40	0.7
88	Paul Zenner	925-965 Highway 36 W	Riviera Apartments	64	Apartment	HDR-1	Multi-Family	2.98	21.5

Roseville HDR-1 and HDR-2 Zoned Sites

Highlighted figure:
Value in Medium
Density range

Site	Taxpayer	Address	Feature	Res. Units	Multi-Family Type	Zoning	Current Use	Acres	Density
89	Mailand Properties Lp	885 Highway 36 W	Riviera Apartments	32	Apartment	HDR-1	Multi-Family	1.64	19.5
90	Kenneth M Reinhardt	2393 Dale St N	Karie Dale Apts	11	Apartment	HDR-1	Multi-Family	0.60	18.4
91	Kenneth M Reinhardt	2381 Dale St N	Karie Dale Apts	11	Apartment	HDR-1	Multi-Family	0.54	20.5
92	Kenneth M Reinhardt	2365 Dale St N	Karie Dale Apts	11	Apartment	HDR-1	Multi-Family	0.50	21.8
93	Kenneth M Reinhardt	2355 Dale St N	Karie Dale Apts	11	Apartment	HDR-1	Multi-Family	0.61	18.1
94	Wayne H Dehaven Trustee	2345 Dale St N		1		HDR-1	Single Family Home	0.27	3.6
95	Rosetree Properties	655 Highway 36 W	Rosetree Apts	48	Apartment	HDR-1	Multi-Family	2.09	22.9
96	Bruggeman Builders Llc	197 County Road B2 W		0		HDR-1	Vacant	1.42	0.0
97	Hillsborough Manor Apts Llp	2335-2345 / 240-250 Woodbridge St N	Hillsborough Apts	206	Apartment	HDR-1	Multi-Family	7.42	27.7
98	Wah Sy Liu	2180 Haddington Rd N	Apartments	5	Apartment	HDR-1	Multi-Family	0.41	12.2
99	Barry J Star	1647 County Road B W	Apartments	11	Apartment	HDR-1	Multi-Family	0.56	19.7
100	Knollwood Family Llc	2190-2210 Pascal St N	Rose Mall Apartments	162	Apartment	HDR-1	Multi-Family	7.38	21.9
101	Evangelical Lutheran Good	1415 County Road B W	Vacant	0		HDR-1	Vacant	2.00	0.0
102	Lex Crt Mgt Company Llc	2204-2206 Lexington Ave N	Lexington Court Apts	26	Apartment	HDR-1	Multi-Family	1.06	24.4
103	Lex Crt Mgt Company Llc	2192-2194 Lexington Ave N	Lexington Court Apts	26	Apartment	HDR-1	Multi-Family	1.07	24.4
104	John B Ott	724 County Road B W		1		HDR-1	Single Family Home	0.27	3.7
105	Dale Terrace Apts Ids Center	720 County Road B W	Dale Terrace Apts	42	Apartment	HDR-1	Multi-Family	2.12	19.8
106	Todd L Kelm	2210 Dale St N	Parkview Manor Apts	17	Apartment	HDR-1	Multi-Family	0.75	22.8
107	Todd L Kelm	2202 Dale St N	Parkview Manor Apts	17	Apartment	HDR-1	Multi-Family	0.76	22.4
108	Legacy Prop And Invest Llc	2194 Dale St N		17	Apartment	HDR-1	Multi-Family	0.74	23.1
109	Legacy Prop And Invest Llc	601 County Road B W	Rosehill Estates Apts	17	Apartment	HDR-1	Multi-Family	0.53	32.4
110	Legacy Prop And Invest Llc	591 County Road B W	Rosehill Estates Apts	17	Apartment	HDR-1	Multi-Family	0.72	23.5
111	Evangelical Lutheran Good Samaritan Society	563 County Road B W	Heritage Place Senior Apts	50	Senior Apartment	HDR-1	Multi-Family	1.95	25.6
112	Palisades Limited Partnership	535 / 550 / 570 Sandhurst Dr W	Palisades Apartments	330	Apartment	HDR-1	Multi-Family	15.52	21.3
113	Stephen E Nelson	500 County Road B W	Villa Park Senior Condos	97	Condominium	HDR-1	Multi-Family	3.27	29.6
114	Rose Park E Rose Park C	1634 County Road B W	Apartments	11	Apartment	HDR-1	Multi-Family	0.35	31.7
115	Edwards Family Re Ii Llc	2136 Fry St N	Apartments	12	Apartment	HDR-1	Multi-Family	0.38	31.6
116	Edwards Family Re Iii Llc	2128 Fry St N	Apartments	11	Apartment	HDR-1	Multi-Family	0.38	28.7
117	Rose Park E Rose Park C	1635 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.34	32.4
118	Jennifer Mcguinness	1624 County Road B W		1		HDR-1	Single Family Home	0.48	2.1
119	Jennifer Mcguinness	1620 County Road B W		1		HDR-1	Single Family Home	0.50	2.0
120	Tout De Grace Llc	1610 County Road B W	Apartments	11	Apartment	HDR-1	Multi-Family	0.48	23.2
121	Roseville Apts	1625 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.33	33.4
122	C & E Holdings Llc	1615 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.58	19.1
123	Rose Park E Rose Park C	1634 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.32	33.9
124	Fallbrook Properties Llc	1624 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.33	33.8
125	C & E Holdings Llc	1614 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.38	28.9
126	Nips Inc	2080-2096 Samuel St N	Townhomes	18	Townhome (Rented)	HDR-1	Townhomes	2.52	7.1
127	Skillman Apartments Llc	1635 Skillman Ave W	Apartments	7	Apartment	HDR-1	Multi-Family	0.24	29.7
128	Skillman Apartments Llc	1629 Skillman Ave W	Apartments	7	Apartment	HDR-1	Multi-Family	0.27	26.1
129	2125 Pascal Street Llc	2133 Pascal St N	Apartments	11	Apartment	HDR-1	Multi-Family	0.30	36.4
130	2133 Pascal Street Llc	2125 Pascal St N	Apartments	11	Apartment	HDR-1	Multi-Family	0.36	30.9
131	Mccarron Ponds Homeowners Association Inc	0 Elmer St W		0		HDR-1	Vacant	1.37	0.0
132	Thul Holdings Llc	170 Elmer St W	Hilltop Apts	17	Apartment	HDR-1	Multi-Family	0.65	26.1

Roseville HDR-1 and HDR-2 Zoned Sites

Highlighted figure:
Value in Medium
Density range

Site	Taxpayer	Address	Feature	Res. Units	Multi-Family Type	Zoning	Current Use	Acres	Density
133	Thul Holdings Llc	160 Elmer St W	Hilltop Apts	17	Apartment	HDR-1	Multi-Family	0.65	26.0
134	Multiple	185 North McCarrons Blvd W	McCarron Pond Condominiums	42	Condominium	HDR-1	Multi-Family	1.27	33.1
135	2205 Bryant Llc	204 North McCarrons Blvd W	McCarrons Apartments	11	Apartment	HDR-1	Multi-Family	0.49	22.4
136	2205 Bryant Llc	194 North McCarrons Blvd W	McCarrons Apartments	11	Apartment	HDR-1	Multi-Family	0.51	21.7
137	2205 Bryant Llc	182 North McCarrons Blvd W		17	Apartment	HDR-1	Multi-Family	0.72	23.8
138	2205 Bryant Llc	166 North McCarrons Blvd W		17	Apartment	HDR-1	Multi-Family	0.71	23.8
139	Multiple	1940 Fulham St N	Villas of Midland Hills	33	Condominium	HDR-1	Multi-Family	3.15	10.5
140	Joseph Mast	1125 / 1943 Lexington Ave N	Lexlawn Apts	35	Apartment	HDR-1	Multi-Family	1.17	29.8
141	Asi Roseville Inc	1074 Roselawn Ave W	Roselawn Village Apts	22	Apartment	HDR-1	Multi-Family	0.82	26.8
142	Lexington Twin Apartments Llp	1890-1900 Lexington Ave N	Lexington Twins Apts	22	Apartment	HDR-1	Multi-Family	0.94	23.5
143	Yao Lo	1880 Lexington Ave N		1		HDR-1	Single Family Home	0.99	1.0
144	Rose Vista Prop Lmted Prtnrshi	1222-1263 Rose Vista Ct W	Rose Vista Apartments/Townhomes	178	Apartment	HDR-1	Multi-Family	8.05	22.1
145	Joseph Mast	1759-1760 Fernwood Ave N	Roseville Terrace Apts	35	Apartment	HDR-1	Multi-Family	1.48	23.6
146	Good Neighbor Senior Apts Limited Partnership Lllp	1045 Larpenteur Ave W	Roseville Seniors Apts	127	Senior Apartment	HDR-1	Multi-Family	4.56	27.8
147	Multiple	1021 Larpenteur Ave W	Greenhouse Village Senior Co-op Apts	102	Senior Cooperative	HDR-1	Multi-Family	4.46	22.9
148	Greenhouse Village Props Llc	1017 Larpenteur Ave W	Greenhouse Village Townhomes	0		HDR-1	Vacant	0.57	0.0
149	Mana Holdings Group Llc	1705 Marion St N	Multi-tenant	0		HDR-1	Office	0.51	0.0
149	2205 Bryant Llc	655 Larpenteur Ave W	Lar-Dale Apts	17	Apartment	HDR-1	Multi-Family	0.79	21.5
150	Golden Sun Preservation Llc	1721 Marion St N	Sun Place Apartments	30	Apartment	HDR-1	Multi-Family	1.49	20.2
151	G & G Management Llc	1735 Marion St N	Marion Apartments	29	Apartment	HDR-1	Multi-Family	1.44	20.1
152	G & G Management Llc	1745 Marion St N		29	Apartment	HDR-1	Multi-Family	1.32	21.9
153	G & G Management Llc	1750 Marion St N	Apartments	24	Apartment	HDR-1	Multi-Family	1.27	18.8
154	G & G Management Llc	1740 Marion St N		29	Apartment	HDR-1	Multi-Family	1.10	26.2
155	G & G Management Llc	1720 Marion St N		29	Apartment	HDR-1	Multi-Family	1.19	24.4
156	City Of Roseville	1716 Marion St N		0		HDR-1	Vacant	0.68	0.0
157	G & G Management Llc	221 Larpenteur Ave W		29	Apartment	HDR-1	Multi-Family	1.01	28.7
158	G & G Management Llc	195 Larpenteur Ave W		29	Apartment	HDR-1	Multi-Family	1.28	22.7
159	G & G Management Llc	1725 Woodbridge Ct N	Brittany Apartments	17	Apartment	HDR-1	Multi-Family	0.58	29.4
160	G & G Management Llc	1735 Woodbridge Ct N		17	Apartment	HDR-1	Multi-Family	0.76	22.5
161	G And G Management Llp	0 South McCarrons Blvd W		0		HDR-1	Vacant	0.15	0.0
162	G & G Management Llc	1736 Woodbridge Ct N		17	Apartment	HDR-1	Multi-Family	0.72	23.6
163	G & G Management Llc	1722 Woodbridge Ct N		11	Apartment	HDR-1	Multi-Family	0.50	21.8
164	G & G Management Llc	175 Larpenteur Ave W		17	Apartment	HDR-1	Multi-Family	0.72	23.8

At the request of Councilmember Laliberte, Battalion Chief Brosnahan advised that of the departments that could be included, only the City of Vadnais Heights had opted out.

Councilmember Willmus asked that staff provide the draft JPA to the City Council sooner rather than later to allow sufficient review and questions to be answered before the next business meeting; with that request duly noted by staff.

15. Business Items – Presentations/Discussions

a. Housing and Economic Development Program Discussion

Community Development Director Paul Bilotta referenced the staff report and attachments dated February 8, 2016 to facilitate this and future discussions. Among those attachments, Mr. Bilotta highlighted a map showing current zoning locations for High Density-1 or 2 zoning parcels citywide, noting that most of those groupings were adjacent to Ramsey County roads and/or MnDOT highways; noting those areas having developed as HDR-2 representing actual construction and development.

Mr. Bilotta reviewed the Metropolitan Council's projections for the City of Roseville's share of growth in the broader metropolitan area, noting that with Roseville being considered to be fully-developed, the projected number of additional units didn't require much, and with population numbers dropping from now to those projected in 2040, only 100 additional units were designated over the next twenty years.

Specific to the Metropolitan Council's calculations for the amount of affordable housing Roseville should provide, Mr. Bilotta advised that it was based on the population, access to transit and job development; and that projection from 2021 to 2030 was a total of 142 units in that category. Mr. Bilotta noted that there were options recognized by the Metropolitan Council to provide that affordable housing component, including which option(s) the city designates land for density zoning; with Roseville showing a minimum of 18 acres available, which would calculate out to 8 units per acre or 13 units total with that higher density option. Mr. Bilotta noted that the city actually has a lot more land available than that; and the city simply needed to demonstrate that it could provide it, but was not obligated to do so, just that it had zoned appropriately to accommodate it. Mr. Bilotta noted that the Metropolitan Council encourages compliance through an incentive program, actually a scoring system to determine how well a city was performing. Even though it is a complex calculation with many components, Mr. Bilotta reported that the Roseville's final 2015 housing performance score was a perfect 100%.

In conclusion related to multi-family units in Roseville, Mr. Bilotta noted that currently there was a considerable number of areas designated HDR that may no

longer be feasible, providing some examples (e.g. south side of County Road C with the railroad track parallel on the north side, overhead power lines, and very intensively developed properties) and suggested a review of HDR sites to determine if they needed to be guided another way.

To confirm for Councilmember Willmus, Mr. Bilotta agreed that his calculations show the Metropolitan Council's requirement was for 18 acres; and the City of Roseville showed an available 58 acres citywide of undeveloped HDR-1 and 2 properties, including lots in the Community Mixed Use (CMU) and Community Business (CB) zoning designations to a lesser extent.

At the request of City Manager Trudgeon, Mr. Bilotta clarified the number of acres needed to meet the Metropolitan Council's projections based on the entire Roseville population, not all HDR designations, with the city open to how to meet that goal. However, Mr. Bilotta reiterated that, as a fully-developed community, there were limited options to accommodate that number of units. Mr. Bilotta concurred with City Manager Trudgeon's observation that the city had sufficient land guided for HDR, and even it tweaking some available space to a lesser density, there was no eminent danger of failing to meet Metropolitan Council density guidelines.

At the request of Councilmember Willmus, Mr. Bilotta reviewed the map showing those vacant parcels designated HDR; and those having projects pending or HDR on them already as a land use.

Mayor Roe noted past discussions had included converting some HDR to MDR designations; and expressed appreciation for staff's clarification that by doing so, the city would not be in any danger of falling below what was needed for other requirements. Mayor Roe suggested one way to change some of those designations to a lower designation may be to consider allowing potential multi-family as a permitted use in Regional Business (RB) zoning areas as well, especially with those areas providing a connection to transit and walkability. Mayor Roe noted the ongoing tensions in attempting multi-family in the proximity of single-family due to height and density concerns raised by neighbors. Therefore, Mayor Roe opined that for RB zoning designated areas, not necessarily adjacent to single-family housing, there may be less conflict and provide some valid rationale.

Councilmember McGehee offered her continuing preference for 20% or some percentage of affordable housing in every HDR development to achieve both goals of providing affordable housing that include amenities for all those living there. Councilmember McGehee opined that this should go beyond her personal philosophy but also be that of the city in providing better quality housing citywide and addressing preferred amenities for the community as a whole.

Mayor Roe stated that, while he concurred that there should be a mix, he was uncomfortable proscribing that mix, depending on the financials of a prospective development. As an example, Mayor Roe noted the former Sherman development with one building designated for affordable housing based on their funding calculations. Mayor Roe suggested that one way to meet the goals of Councilmember McGehee would be to consider requiring that affordable unit mix and similar amenities to market rate units as criteria if and when the city is asked to provide any financial assistance to make sure the quality of the units, the building and amenities are consistent and available to all.

Councilmember McGehee noted that in her reading of the Metropolitan Council's housing need information, it appeared that the 20% was their goal as well, even though she reiterated that she wasn't necessarily committed to that percentage.

Mayor Roe stated that the issue became balancing the Metropolitan Council's description of the need and what the market place was providing and able to sustain.

Addressing the 20% affordable housing goal, Mr. Bilotta suggested staff come back with a housing subsidy policy for the City Council to consider, similar to their policy for the Twin Lakes Redevelopment Area, as part of future discussions to determine what made sense and what didn't. Mr. Bilotta noted that there was also a business subsidy required at the state level; and suggested also having discussions with developers to get their perspective on what ideas the City Council would support or not and vet those against complex financing to make sure any eventual City policy worked.

Mayor Roe and Mr. Bilotta agreed that a take away from the Sherman process was that a full financial picture was needed before seeking approval by the City Council, noting that was not how the Sherman project had evolved with grant applications involved before approval, and not all questions raised and answered before that, creating difficulties in the project proceeding.

Councilmember Willmus agreed that when projects are fluid and frequently drag out over several years, and changing over that time period, it was difficult to grasp the intended final project. Councilmember Willmus stated that one of his concerns with a policy was in finding a developer to see a project through for multiple years in term of their commitment if tax increment financing (TIF) funds are involved and retaining those units as affordable housing over the life of those TIF proceeds and how to guarantee that and prevent the developer from securing TIF dollars and them taking the building to market rate status.

Mr. Bilotta noted that got into the TIF agreement, including options for lower density levels for permanent affordability and land trusts that would stay with the land permanently.

Mayor Roe asked how that would work with tax credits and related time frames.

Mr. Bilotta deferred that response to HRA Executive Director Jeanne Kelsey.

Ms. Kelsey reviewed options to provide 30-40 year covenants guaranteeing affordability units that could not be removed without loss by a developer of their tax credits; any change from affordable to market rate of units would be subject to Internal Revenue Service (IRS) tax laws with a minimum requirement of fifteen years, and the State of Minnesota's allocation plan requiring thirty years.

Councilmember Laliberte referenced her request for this conversation some time ago, noting areas in Roseville with HDR designation to provide a variety of housing stock that may be better-suited to MDR designation. Councilmember Laliberte noted that there was a certain demographic in the community looking to move from their large houses and yards, but not yet ready for senior living, creating a need for that in-between housing stock, not currently available in Roseville. Councilmember Laliberte stated that, while obviously up to a developer if such housing made sense to them financially in Roseville, it made sense to discuss in which zone that type of housing should be located.

Councilmember McGehee asked how and if rent-regulated apartments, popular on the east coast, would work in Roseville.

Ms. Kelsey responded that every state had different requirements, including qualification criteria for tax credits, rent and income limits on rents charges, and how many units could be declared based on area medium income.

Councilmember Willmus noted that in the Twin Cities metropolitan market, rents were seen to be declining, which was bucking national trends, indicating to him that certain markets are overbuilt. Councilmember Willmus questioned how closely staff followed those trends.

Mr. Bilotta responded that staff periodically runs housing market studies, and had just last week met with its housing consultant to determine if an update on the last study was needed. Mr. Bilotta advised that staff looked at things from that perspective as well as tracking all local information as it became available.

Ms. Kelsey added that, in talking to market study experts, Roseville continued to trend below area market averages, with no new multi-family construction built over the last 25 years. However, Ms. Kelsey admitted that Roseville could not establish the same market as Minneapolis for example, currently charging over \$2 per square foot; with Roseville trending well below that and not seeing that issue being reflected in local rents.

Councilmember Willmus stated that his reason for bringing that up was to recognize that the rental market was as cyclical as anything else in the economy; and cautioned that the city not overbuild. Councilmember Willmus opined that if the city was 2-3 times over its allocation of what was needed, it would raise flags.– Mayor Roe suggested that a developer could propose rezoning an area from HDR to MDR if the market place was pushing that noting that it should be easier to down zone in those areas.

Mr. Bilotta noted that zoning designation did affect property sales prices and made it some projects less feasible to accomplish rather than the city having that zoning in place ahead of time.

Councilmember Laliberte agreed, opining that developers may not look at the community and move on to another option. However, Councilmember Laliberte noted that, if the city had some options available for them to look at, and marketed as MDR, it would peak their interest.

Councilmember Etten offered his interest and support in looking at housing citywide, opining that this goal was being missed in some ways and he was open to that review. Councilmember Etten also spoke in support of looking at parcels for MDR zoning designation. Councilmember Etten agreed with the need for single-level townhomes in that category, with them not often for sale and not getting to the market for resale based on their demand.

Along those lines, Mayor Roe asked staff to prepare a map of all MDR designated parcels for future discussion; duly noted by staff.

Mayor Roe's asked for staff's perspective on his suggestion to consider looking at RB zoning designation for HDR as a permitted use, even if conditional.

Mr. Bilotta noted that more of that type of re-use was being found as malls continued to strain in today's marketplace, even though Roseville was not yet experiencing that in its retail malls. Mr. Bilotta advised that he had considered the current Motel 6 site as one area along the freeway for HDR designation; and noted other parcels that could be considered for rezoning accordingly if Roseville experienced a contraction in its retail markets over time.

Councilmember Willmus expressed his interest in staff looking to identify some areas for redevelopment citywide through use of the former Housing & Redevelopment Authority's (HRA) planning and strategic planning processes (e.g. land trust).

Councilmember McGehee agreed with Mayor Roe's suggestion to consider housing in existing or former mall areas; but also to make sure green space was part of that mix.

Mayor Roe suggested that may be a good discussion in considering future Planned Unit Developments (PUD).

In conclusion, Mayor Roe asked that staff provide, for the next discussion, whatever information and related maps the City Council needed to consider conversion from HDR to MDR; and background on development of a housing policy for any city subsidized developments for HDR going forward.

Councilmember Willmus asked that staff also review other avenues for affordable housing beyond rentals, such as owner-occupied affordable housing and/or partners that may be available (e.g. Habitat for Humanity). Councilmember Willmus noted that the greatest fear from people appeared to be with the type of housing needed to stabilize neighborhoods.

Mayor Roe noted there was a trend with more people renting than buying in general; and opined that the city needed to balance that situation.

Councilmember McGehee referenced the Dale Street Project and lower scale housing units creating a neighborhood community. Councilmember McGehee also referenced affordable housing for veterans partnerships and smaller homes available and not requiring considerable upkeep inside or outside.

Councilmember Laliberte noted fifty units pending at Cleveland Avenue and County Road B not being marketed as affordable and questioning why.

Mr. Bilotta clarified that it was an active project, but would require a comprehensive plan amendment and rezoning; with the full City Council needing to make that determination in the near future.

Councilmember Laliberte noted the recent presentation by Ramsey County Commissioner Blake Huffman on his veteran's housing projects and interest in a development in Roseville; and asked for a status report from staff.

Mr. Bilotta advised that staff had been working with Mr. Huffman over the last few months to determine a spot; but noted that Mr. Huffman has a number of ongoing projects at this time. Mr. Bilotta advised that there was one viable parcel identified, but staff was having trouble locating its owner; but noted that that location would serve to hit a lot of the buttons being discussed tonight. Mr. Bilotta assured Councilmembers that Mr. Huffman was still very much interested in Roseville and looking at a variety of models.

Mayor Roe also noted the possibility of and his interest in partnering for the 1716 Marion Street acquisition (e.g. AEON or Common Bond Communities) to look at existing buildings and the site to the north that may or may not be for sale at this

time. Mayor Roe opined that would prove a nice area between McCarrons Lake and Rice Street for a development project with the right partner if the city could incent or engage those partnerships.

Mr. Bilotta noted that staff has been working on that with those apartments perhaps coming on sale; and advised that staff would continue to alert those potential partners to keep them aware of potential areas of interest.

Economic Development Update

With the recent creation of the Economic Development Authority (EDA), and as part of ongoing discussions, Mr. Bilotta advised that he intended this initial discussion to be broad and not very deep, especially with the current low staffing level available for this effort. However, Mr. Bilotta noted that staff had been and would continue to work with partnerships, including the Greater Minnesota Housing Corporation, both area Chambers of Commerce, Ramsey County and others. As noted on attachments. Mr. Bilotta noted the wide range of programs staff was currently involved in, most falling into the areas of networking and involving grants and housing programs at this time, and also working on sustainability through the city's partnership with Xcel Energy. Mr. Bilotta advised that staff didn't get involved in things that took considerable time, and that included not having those face-to-face meetings that involved calling industrial and commercial brokers and related aspects that were areas not having staff time allocated to at this time.

Mr. Bilotta asked the City Council to address any areas standing out for discussion.

Councilmember Willmus asked what it would take for staff to have time for those face-to-face meetings with industrial and commercial brokers.

Mr. Bilotta advised that, initially he would work with City Manager Trudgeon and the City Council on ways to shift existing staff internally, but noted it would require another staff person as an additional resource to pursue it to any great degree.

Mayor Roe offered his interest in looking at that option to determine what it would take; or if it made sense to have an economic development consultant available for certain things.

Councilmember Willmus agreed, opining that if the city was going to be proactive and develop or redevelop some areas, it needed to be aggressive; and while in-house staffing would be great to have available, if not a model needed to be defined to determine who should be involved. Councilmember Willmus further opined that this needed to happen sooner rather than later.

come in earlier today. Ms. Kelsey sought direction from the REDA as to the range for move-up housing, currently valued at \$350,000 or above.

Member Laliberte noted this went back to previous conversations, and expressed her interest in seeing the city get interested in transitional housing, even though uncertain of that home value, but homes requiring less maintenance but not at the end of the spectrum for senior living options. Member Laliberte opined this was another category in which Roseville didn't have enough housing stock.

Member McGehee noted elderly people wanted to live where it was convenient for them; and opined that Roseville offered the right location and the right amenities. Member McGehee agreed with Member Laliberte about the smaller, reasonably-sized homes on smaller lots as desirable. Member McGehee opined that Roseville had many areas with smaller homes on smaller lots that needed upgrades providing many opportunities for people to do so.

e. Review Medium and High Density Housing

Regarding the comments of Members Laliberte and McGehee, Member Willmus asked if the Wheaton Woods model home was a larger model than those originally planned. Member Willmus stated he was struck at how large it seemed, and asked if the empty nester client was who that developer was seeking; and asked what the actual square footage of the model home was.

Ms. Kelsey responded that the model home's main level was 1,250 square feet, and if the lower level is finished, it adds another 1,400 square feet.

Member Willmus opined that may be considerably bigger than the square footage being sought for transitional housing.

President Roe suggested it may mean the REDA needed to develop more specific targets or a zoning subtype.

Member Willmus stated he didn't want to deter that size if that was what the market was, but if the city intended to tweak zoning and residential square footage, it may be good to consider a subset for medium density residential (MDR).

Member Laliberte stated she was very excited about the Garden Street Station development, but noted the prices were much more than expected, especially by residents, and suggested some of those residents may be lost as a result of that increased cost. Member Laliberte noted the price points were coming in very high and were not in line with those looking to downsize.

Member Willmus noted housing products were related to their square footage.

Member Laliberte noted people like certain areas but some of those areas had pricey housing too. Member Laliberte questioned if \$300,000 - \$400,000 was a price point for transitional or downsized housing stock.

In considering his own parents and others seeking to downsize, Member Etten stated he was struck with the price point that came out of this development, noting the prices were easily \$100,000 - \$200,000 more than the value of their current homes. Member Etten opined that such a significant jump up was the wrong direction, and that these residents were not looking to add a mortgage to their retirement years. Member Etten reviewed various sites on the MDR maps provided by staff and areas identified as MDR areas in which it would be hard for these residents to purchase a home. Since this transitional type of home seems to be in great demand, Member Etten suggested the REDA encourage that as a goal for future housing stock.

Member McGehee stated her preference to see MDR without a homeowners association, noting there was a whole section of Roseville with small, two to three-bedroom homes and one-car garages with modest prices. Member McGehee suggested there was nothing to preclude someone from looking at them for empty nest transitional homes and then upgrading them to their likes, but still having smaller footprints and smaller yards to care for. Member McGehee suggested there were a number of them available in Roseville that could be made up to a buyer's specifications by using a REDA loan product for that upgrade rather than depending on new construction options.

President Roe suggested there may be residents in those homes who are ready to move on to transitional homes, some interested in doing an update before moving out and others allowing the buyer to do the project when they purchase it. President Roe noted that some challenges are found in smaller, older homes, especially with steeper, narrower stairways than desired by older residents; and perhaps creating more difficulties in correcting them with that type of housing stock.

Member Laliberte noted many of those homes identified were being used as starter homes for those moving from St. Paul to a first-ring suburb such as Roseville.

President Roe noted that was part of the current market and housing moving again. President Roe noted his interest in Wheaton Woods and the restrictions placed by the city on their footprints, resulting in creative solutions by the developer, as well as other design standards recently adopted by the city (e.g. no garages forward of main structure).

High Density Residential (HDR)

President Roe sought input for how to approach transition from HDR to MDR.

Member Willmus expressed his interest in pursuing that transition; referencing former Community Development Director Paul Bilotta's presentation on paring down what was currently zoned HDR.

Ms. Collins clarified the acres identified by Mr. Bilotta had consisted of 57.8 acres of existing HDR zoned areas throughout Roseville, while only approximately 18 acres were required by the Metropolitan Council for such designation, as noted by Member McGehee.

President Roe suggested the REDA decide what they wanted regardless of the requirement. President Roe suggested starting with the properties on the south side of County Road C in rezoning from HDR.

Member McGehee sought to verify the number of acres for HDR needed for the 2040 comprehensive plan.

Ms. Collins reviewed the options guided by units per acre or total acreage for MDR and HDR.

President Roe reviewed existing MDR identified as currently undeveloped MDR at 9.8 acres; with 10.3 acres identified as potentially suitable for rezoning; with HDR and Institutional uses separated.

Referring to the map, Member Etten noted his difficulty in defining what is currently zoned HDR but developed as a different use. Member Etten noted it would be easier to identify areas to change zoning from HDR versus those with a current and different use (e.g. strip malls) in determining those areas to consider a different designation.

President Roe noted there weren't too many undeveloped sites, other than at the southeast corner of County Road E and Dale Street, and several other open areas as shown on the map in the northwest corner of Roseville.

Ms. Kelsey noted another area were those single-family homes at County Road C—2 and Highway 88.

Member Etten identified another unique property at Rice Street (surrounded by Roseville Estates apartments) currently zoned HDR that needed cleaned up in the upcoming comprehensive plan process, including other areas that are or are not developed.

President Roe questioned if the previous 2010 rezoning effort had inadvertently moved HDR for the entire site without taking into consideration the gas station property.

Member Etten noted additional information could be gleaned through a great option for a tour, such as done by the RHRA prior to their dissolution.

For those properties guided HDR, Member Willmus noted the need to consider the different uses that entailed as well. If the REDA decided to step back from HDR and create more MDR parcels, Member Willmus opined a lot of these parcels may have other uses on them, but would need guidance for future uses.

Member Etten stated his understanding of that consideration.

President Roe recognized that transitioning from HDR to MDR would involve guiding those parcels for other zoning and uses.

Member McGehee stated she had never been a fan of HDR-2 zoning designations.

Ms. Kelsey referenced Attachment C and parcels east of I-35W and north of Cleveland Avenue (Cherrywood Point) currently designated HDR-2. Ms. Kelsey clarified that there were a few parcels designated HDR-1, but meeting HDR-2 designation but not rezoned through the comprehensive plan amendment even though at a higher density than currently allowed.

Ms. Collins noted Associate Planner Bryan Lloyd had alluded to that in his initial overview of comprehensive plan update discussions.

President Roe noted the current comprehensive plan had one HDR designation overall.

Member McGehee stated her primary objection for HDR-2 was maximum allowed heights in some places, as well as maximum impervious surfaces; but noted in principle she didn't have opposition to HDR-2 if not allowing for an unusually tall structure covering all the space.

President Roe noted that as rezoning and individual applications come forward and part of the comprehensive plan update process, changes to height limitations could be changed in the plan itself or other parts in a particular zone. President Roe suggested those discussions be held before rezoning any existing HDR-1 or HDR-2 parcels, recognizing that rezoning isn't done before updating the comprehensive plan. President Roe suggested doing it all as a package deal.

Executive Director Trudgeon concurred, clarifying the need for timing of that with comprehensive plan process and the need to do so soon if that was their desire, or whether to let the process go through to add more MDR properties.

President Roe noted that the Interim Ordinance (moratorium) had already expired, and new applications for HDR could start coming in any time now, and along with the comprehensive plan process.

Member Willmus suggested being more aggressive and dialing back HDR-1 or HDR-2; and consider cutting that zoning designated acreage by at least half.

President Roe suggested not concentrating on those commercial properties zoned as HDR as much as those parcels that are vacant or possible for housing since the commercial properties are generally healthy businesses; and to do so sooner rather than later.

Discussion ensued as to overall rental housing stock in Roseville, and the percentage that is single-family; with some misperceptions as to the actual number of single-family rentals and their balance, and owner-occupied rentals, single-family and multi-family rentals, compared to other housing stock.

Executive Director Trudgeon advised staff would get updated and accurate information on the city's housing stock to the REDA for future reference, with data available based on rental registration information.

President Roe noted that, while the city could seek a certain percentage and type of rental, demand was often dictated by the market as well.

Member Laliberte stated her preference to consider work on the HDR zoning areas now versus as part of the comprehensive plan.

Without objection, President Roe confirmed this was the preference as well for the remainder of the REDA.

Member Etten suggested first reviewing empty or potential single-family properties with potential immediate turnover, noting one in particular directly across the street from City Hall, and zoned HDR. Member Etten expressed his interest in focusing on those parcels now.

Without objection, President Roe directed staff to identify those properties and arrange for a tour, followed by a discussion on those sites.

Member Willmus suggested a target based on acreage, reiterating his preference to cut the current HDR acreage designation in half if found reasonable to do so.

Executive Director Trudgeon advised staff would bring that information back to the REDA.

President Roe asked that staff clearly identify the properties.

Discussion ensued as to whether a physical tour or a Google Earth tour of HDR sites would fit schedules better; as well as considering the public's involvement in the discussion and review.

President Roe suggested this could be a City Council discussion rather than an REDA discussion.

8. Adjourn

Etten moved, Laliberte seconded, adjourning the meeting at approximately 5:11 p.m.

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

Motion carried.

Daniel J. Roe, President

ATTEST:

Patrick J. Trudgeon, Executive Director

Extract of the July 25, 2016 Roseville City Council Meeting Minutes

a. Discussion Regarding High Density Residential (HDR) Housing Districts and the Planned Unit Development (PUD) Process (PROJ0039)

Mayor Roe introduced this item and recognized City Planner Thomas Paschke for up update based on past discussions and direction to staff from the City Council. As detailed in the RCA, Mr. Paschke reviewed the current HDR and PUD processes and issues, and outlined several potential options for consideration by the Planning Commission for recommendation to the City Council (page 2, lines 31-34). Mr. Paschke advised that staff felt these revisions addressed the two areas of concern and allowed more flexibility in HDR-1 and HDR-2 to address those issues.

Specific to the PUD issue and possible amendment to increase density, Mr. Paschke noted lines 36 – 86 addressed staff's analysis related to senior and other housing. Mr. Paschke cautioned that staff thought this may have intended consequences, and therefore at this time, could not support revisions as noted.

Interim Community Development Director Kari Collins noted the purpose of tonight's discussion was to gather the objectives and outcomes the City Council would like to see for HDR proposals (e.g. senior housing classifications as lower impacts); and whether they thought the Conditional Use (CU) process addressed any and all uses, if done on a case by case review. As mentioned by Mr. Paschke, Ms. Collins noted the proposed PUD text amendment pending Planning Commission review and recommendation and City Council approval that would include density language and increase it to 30%. However, Ms. Collins noted this also involved the acreage component that also may need amending, but advised staff was seeking which option the City Council found more to accomplish the desired outcomes it was seeking (from 24 to 36 units as outlined in the proposed draft at 50% versus 30%). Assuming the CU allow up to 50%, Ms. Collins noted it could also be a percentage not necessarily that high, but subject to discussion by the City Council to address mitigation and cost versus benefit analyses.

Mr. Paschke agreed, noting that a subsequent traffic study and case by case review during the CU process may determine that an increase up to 36 units may not work, while something in between may be more preferable and thus recommended rather than the maximum number of units per acre.

At the request of Councilmember Willmus, Mr. Paschke confirmed the maximum building height would remain the same.

Specific to the Good Samaritan proposal and rezoning request that brought this discussion forward, Councilmember Willmus advised his concern was whether or not that was the highest and best use for those parcels. Councilmember Willmus stated he still struggled with that, and therefore wasn't sure if staff's recommendation to move from 24 to 36 units per acre sufficed, without also addressing a maximum building height and design considerations. For reference, Councilmember Willmus stated he wasn't interested in seeing a duplication of the situation at 6800 Xerxes Avenue in Edina, MN; with single-family residential use on one side of the street and 65' to 70' buildings directly across the street. Councilmember Willmus noted the impacts for solar access for those single-family properties; stating the real issue for

him was the overall height and proximity of this type of use to surrounding single-family residential and what those existing neighborhoods would be faced with. Councilmember Willmus questioned if increasing units per acre addressed either of those variables.

Mayor Roe noted, with confirmation from Mr. Paschke, the 30' setback from the side property line that would remain in effect. At the request of Mayor Roe, Mr. Paschke confirmed that there was no HDR-2 zoned parcels yet built upon, but several zoned accordingly. Therefore, Mayor Roe noted any development would need to request rezoning from the city to add height over the 65' in the HDR-1 zone.

Councilmember McGehee noted the existing PUD process now in place, and stated her lack of interest in changing it, since it changed across the entire city, not just for one parcel. Councilmember McGehee noted the city had a history of doing that spot rezoning, which she was not supportive of. However, Councilmember McGehee questioned the best option for a site and desirable project such as the Good Samaritan project where it provided needed housing stock, and whether it was possible to provide a CU for this particular parcel and specify the number of units sought by the developer with appropriate height and setbacks addressed. Councilmember McGehee opined she found their site plan and overall layout reasonable; but struggled with how to specify CU running with the land and to what extent to ensure it conformed with no more than 48 units and the proposed overall building footprint and height, specific to a CU.

Mayor Roe clarified that staff's recommendation was to change the number of units per acre, with all other zoning requirements for HDR-1 and HDR-2 districts remaining unchanged. Mayor Roe noted the Good Samaritan project met all zoning requirements for HDR-1 except the number of units per acre; and this proposed revision attempted to address that, while not changing any other standards already met. Mayor Roe opined that if the City Council wanted a CU to apply more restrictions on other elements, it sounded more like a PUD process to change density.

Mr. Paschke noted the PUD process, up to 36 units in the case of the Good Samaritan project, would serve to limit that project to a certain number of units on the site and other conditions that would run with the property. Mr. Paschke noted the majority of the project met most other HDR-1 conditions.

At the request of Mayor Roe, City Attorney Gaughan clarified that any conditions reasonable related to and pursuant to the CU process and the actual project itself allowed the City Council some latitude and direction under the PUD process to include more ancillary conditions as indicated, and as noted "reasonable" and already within the city's PUD language ordinance.

Mayor Roe clarified the reasons for concern and rationale in looking at PUD's was the notion of providing all other changes when looking to address a particular proposal that met all other requirements of HDR-1, other than rezoning for units per acre, as with the Good Samaritan project. However, Mayor Roe noted that discussion opened up other discussions related to height and setbacks on the site that would follow the property in perpetuity. Therefore, Mayor Roe suggested the city keep the rest of the zoning parameters in place, and allow for no density in CU versus the PUD process; noting that wasn't relevant to this proposal; and therefore suggested not putting that into play in this situation when considering density per acre.

Councilmember McGehee agreed; and questioned if there was a specific reason to bump up HDR-1 and HDR-2 units per acre.

Mayor Roe advised that the reason was to clearly define the number of units at a maximum of 36 units to avoid an infinite number, and as confirmed by Mr. Paschke, anything else would fall under the PUD process.

Under those circumstances, Councilmember McGehee stated her satisfaction with the proposal at 36 units, allowing the Good Samaritan project to reach their preferred goal.

Discussion ensued between Mayor Roe and Councilmember Willmus related to two different zoning categories for a 30% increase in HDR-1 at 36 units per acre. Councilmember Willmus advised he wasn't supportive of HDR-1 at 36 units, and expressed interest for HDR-2 zoning to look at a unit cap per acre; as well as tweaking setback requirements.

Councilmember Etten expressed his appreciation for the latitude this allowed the City Council. However, Councilmember Etten stated one remaining concern was how this worked with the single-family buffers in LDR-1 and LDR-2 zoning for density, referencing the HDR chart and setback requirements based on where they're located for HDR-1 and HDR-2; questioning if the same could be done for height.

Mr. Paschke agreed that could be done, suggesting a 10' allowance for increased density in both districts.

Councilmember Etten stated that would alleviate some of his concerns; and agreed with the setbacks for HDR-2, which were now often significantly less than those found in HDR-1; with no allowances whether next to LDR-1 or LDR-2 zoned properties; and without that protection, higher density remained problematic from his perspective.

Mr. Paschke advised that staff would need to further review those requirements and how they fit with overall design standards in city code, and what could be accomplished with setbacks.

Mayor Roe noted there were other sections of code that dealt with adjacency to single-family parcels, maybe not across the street, but those directly adjacent.

Ms. Collins noted the subscript in the RCA below Table 1004-6 (page 2) addressing dimensional standards.

Mayor Roe noted there were less setback requirements for HDR-1 districts placed in or around Regional Business designations or more intense uses with greater height allowed. Since there isn't anything currently being built on HDR-2 zoned parcels, Mayor Roe noted this allowed the ability for the City Council to look at every proposed HDR-2 parcel next to single-family parcels. Mayor Roe noted this may have been the rationale for setting it up that way and may make sense for some parcels while not with others, all unknown at this point; and allowing future City Councils the discretion to make those changes accordingly. For this specific Good Samaritan project, Mayor Roe opined HDR-1 was what worked for this parcel; and suggested HDR-2 may be part of the comprehensive plan update discussion and MDR and HDR process within the community, providing broader discussion and more public input.

Discussion ensued related to the CU process and ability of the City Council to make decisions on a case by case basis and as part of public health, safety and welfare considerations to review surrounding land uses.

Specific to the calculations for the Good Samaritan project, if around 30%, it would allow for 33 plus units, not much different than the requested 36 units; and suggested that number was appropriate for this particular proposal.

Councilmember Etten stated his preference to think about this more broadly, and not change the chart (page 2) for just this specific project, but to address the building height concern at a maximum of 50' to 55' when adjacent to LDR-1 and LDR-2 parcels. Councilmember Etten opined that may satisfy both needs and give more latitude for the city.

Mayor Roe clarified that there was no recommended change to the chart tonight; and agreed he would like to see height restrictions addressed in code; and preferred that this recommendation come back to the City Council after further refinement and research of those items noted by staff before going through the Planning Commission process with that additional information included.

Mayor Roe also asked that an increase to 36 units per acre be looked at through the CU lens for other properties recently under discussion and deviation from HDR-1 for their specific acreage. If the City Council wants to make this change and CU approval, if it was found that 80% of those other properties fell within that range, Mayor Roe opined that it would provide helpful information within that context and for subsequent discussion.

Without objection, Mayor Roe directed staff to review city code setback language, building height related to adjacencies, and capping units per acre at 36 without conditions and specific to subsequent HDR-1 discussions.

Councilmember McGehee asked if there was a way to simply tweak the PUD ordinance for those projects offering much in terms of amenities and material, to allow a 10% increase in residential density depending on the number of site amenities included. Councilmember McGehee noted once the increase in density was specified at 30% for the PUD, it would be binding and run with the property in perpetuity. Councilmember McGehee stated she saw that as an alternative route to the CU.

Mayor Roe suggested making the PUD increase potential consistent with the CU potential, with the developer having the option to pursue either route for additional density preferences, based on other considerations as a trade-off. Mayor Roe further suggested, if just a density issue, the developer could follow the PUD process, but noted further discussion may occur on that specific issue during subsequent discussion of the City Council when this item returns in the near future.

Councilmember McGehee opined she saw that as a value-added path in the PUD process; but stated she wasn't sure if there was a 10% increase allowed in the context of current requirements; and suggested those discussions be held all-inclusively.

Councilmember Laliberte stated her preference to talk about existing weaknesses in the PUD process, especially since that work was so recently completed; and may need a fresh look to determine if it was working as originally intended. Councilmember Laliberte agreed with tonight's discussion, and agreed with one last review before it went to the Planning Commission. Councilmember Laliberte clarified her rationale in voting against this

originally, seeking that this closer attention to potential inadvertent weaknesses could be addressed.

Councilmember Etten stated his approval in having this come back, both or either topic. Councilmember Etten noted if the PUD allowed up to a 50% increase and review of each specific case for other features, he was fine; but stated he wasn't interested in changing the bulk of current provisions.

Mayor Roe clarified he was seeking discussion, not personally advocating; but wanted to further think about both avenues.

Mayor Roe thanked staff for bringing this additional information forward and their thoughtful approach in doing so.

b. Discussion Regarding High Density Residential (HDR) Housing Districts and the Planned Unit Development PUD) Process

Interim Community Development Director Kari Collins provided an update, based on past City Council discussions, on text amendments for HDR-1 and HDR-2 dimensional standards, density greater than 24 units per acre, adjacencies to other land uses, building height, and setbacks.

City Planner Thomas Paschke referenced the RCA seeking feedback on staff's broader look at other district setbacks and dimensional standards as adopted prior to and in the 2010 zoning code changes (Attachment C). Mr. Paschke further referenced page 2 of the RCA specific to density increases and possible building heights addressed as conditional uses. Additional information was provided on specific multi-family housing units, their zoning, number of units per acre and specific addresses for HDR-1 and HDR-2 as well as several Community Business (CB) zoned areas.

Discussion included 167 total sites shown with approximately 20% to 30% of those currently pre-existing nonconforming in general.

From his perspective, Councilmember Willmus opined that, as the city seeks to increase density per acre, it seemed out of character with what the city had done over time, and asked that the City Council note that.

At the request of Mayor Roe, Ms. Collins confirmed that all privately-owned condos were included in the overall HDR count of 167 sites.

Councilmember Laliberte asked Ms. Collins to provide a list of all 167 parcels in list form in addition to their location via maps. Councilmember Laliberte expressed appreciation for the map in the packet detail showing the HDR-1 and HDR-2 locations in proximity to single-family residential uses.

With many things already having come off the table through design-forward requirements as an example, Councilmember McGehee asked what result staff was seeking from this discussion. From her perspective, Councilmember McGehee opined that some aspects of PUD were not looking for greater density, but precluding some interesting design possibilities and flexibility. Councilmember McGehee stated she had always questioned the reality of setbacks (e.g. balconies not being included). Councilmember McGehee opined there were several issues she'd like to address, but she wasn't sure if they were necessarily specific to the direction staff was seeking.

Mr. Paschke clarified that balconies were typically setback from building foundations under current code provisions.

Mayor Roe noted the areas of focus were as outlined in the RCA: greater density per acre, with staff recommending the CU approach, setbacks, adjacency issues, and building forward design. Mayor Roe suggested building forward design seemed more of a comprehensive plan discussion and suggested it be deferred for a more holistic community input process. Mayor Roe suggested further discussion was needed regarding setbacks and adjacencies, as well as unit density being addressed if all other requirements are met.

Councilmember Willmus stated he wasn't sure if all issues were as segregated as the City Council would like them to be. Specific to increased density, Councilmember Willmus noted the proposed process laid out under CU didn't really accomplish what he was looking for: greater protection for adjacent properties dependent on what is written in the comprehensive plan and city code. Councilmember Willmus stated that was his issue; and advised he didn't want to see a potential balcony 15' from a right-of-way adjacent to single family homes. Councilmember Willmus opined that this could be accomplished by review of city code and the comprehensive plan in some of those areas. Councilmember Willmus noted, for example, when a building forward design adjacent to another parcel pushed the building forward toward the street or an intersection, he was concerned with how that impacted the right-of-way at the property line, whether across the street or next door, and issues of scale that come into question for him with higher buildings and their balconies looking down on single-family homes.

Councilmember McGehee agreed that the other issue with setbacks bumping up against single-family uses and the potential for only a 10' separation and with additional height looking into those residential back yards. Councilmember McGehee stated her intent with the PUD process was to invite interesting uses of spaces, and cooperation on sites and design; while this appeared to put a restriction on the city with the density issue. Councilmember McGehee stated that specific areas of interest from her perspective and over and above the list of PUD qualifications included site amenities and flexibility (e.g. underground parking) and while recognizing that this affects these designated properties citywide, she was concerned about waiting for completion of the comprehensive plan update and potential for another development to come forward between now and then.

Mayor Roe noted there were current zoning standards and PUD codes in place that the city had spent considerable time in addressing their detail and criteria. If the consideration was whether or not to increase density by 10%, Mayor Roe advised that he had some additional questions. In previous discussions, Mayor Roe noted the specific Good Samaritan proposal met all HDR-1 requirements with the exception of unit density. Mayor Roe asked if there was a way to accommodate that development without the PUD process or a less expensive or easier process for the developer.

Mr. Paschke advised that a larger issue than that, with there being nothing unique about the Good Samaritan proposal, was that the PUD process is considered the last option in the tool box. From just a density perspective and tweaking that one area, Mr. Paschke opined was not in the city's best interest. While it didn't change that project on its face, Mr. Paschke advised it still didn't achieve all the goals and aspirations for the PUD other than changing one item to qualify it under listed criteria.

In other words, Mayor Roe noted the project didn't meet any notable number or any tradeoffs that the city looked for in the PUD process, with concurrence by Mr. Paschke.

Ms. Collins opined that current code was subjective enough that it could fit anything in overarching goals, but as far as the PUD process, the intent was to obtain a unique proposal where you're leveraging out-of-the-box standards for creative or superior design. In the case of the Good Samaritan proposal, Ms. Collins noted it was proposing an HDR use on an HDR site, and just sought a little greater density. Ms. Collins opined that would most often be the case; but when staff was looking at options, it sought to look at the city holistically to see where the most benefit was and address density through the CU not only for the Good Samaritan site alone.

Councilmember McGehee stated her absolute agreement with staff's decision on that point. However, Councilmember McGehee stated she was hoping the city's position wasn't that PUD was the last possible implement in the tool box, but hoping it was a positive that could be presented. Councilmember McGehee agreed she found nothing exciting in the Good Samaritan proposal, representing a standard development proposal on a standard lot and providing increased housing stock. To allow that project with a CU seems fine for her, but Councilmember McGehee reiterated her preference to encourage more creativity.

Councilmember Etten stated his appreciation for this approach, addressing density but also if including the height condition as suggested by staff, it provides the city more control. With the current 65' building height allowed, Councilmember Etten noted if conditioning the setback, adjacency and height to single-family homes, it provided the ability to deal with concerns of those residents while still allowing for a reasonable project. Councilmember Etten stated he wasn't concerned with the building forward concept 30' back from the road right-of-way, opining it didn't crowd the road, using the Lexington Apartments as an example, and accomplished moving the parking behind and building forward. Councilmember Etten noted another example was the new Sienna Green building that looked good but changed the character in a positive way.

Councilmember Willmus stated the area of primary concern to him was corner lot situations and potential of 20' setback on the other street frontage versus 30'. Councilmember Willmus noted another concern is if deviating significantly from code to achieve increased setback, did it create a problem with current design standards embedded in the comprehensive plan.

Mr. Paschke responded that the comprehensive plan didn't include specific numbers, and only addressed placement in general terms. Mr. Paschke advised that the regulation is what is established in city code. From his personal perspective, Mr. Paschke stated is the city moved too far back from the 30' setback, it no longer achieved building forward and developers would use that additional 40' or 50' for more than green space.

Councilmember Willmus reiterated that he was not a fan of the building forward design in every case, even though sometimes it may be fine. Overall, Councilmember Willmus stated he was looking for greater flexibility. If the Good Samaritan site was adjacent to big box retail, Councilmember Willmus noted it would be of less concern to him than when adjacent to homes on a side street. Councilmember Willmus opined he found it hard to consider that flexibility while maintaining citywide standards. Councilmember Willmus stated he'd like to think controls were in place for heights with a PUD, but admitted he still had concerns with setbacks of 20' on corner lots, and would like front yard setbacks increased slightly as building height increases.

Mr. Paschke noted in Community Mixed Use Districts (CMU) when adjacent to a greenway area or other areas, the upper stories had to be set back further. Mr. Paschke suggested that could be explored through this process as well and would result in creating less of a mass.

Mayor Roe noted that would be in line with his thoughts as he reviewed the chart in Attachment C. Mayor Roe stated he didn't have as much concern with MDR parcels, but suggested consistency with single-family considerations, and suggested language such as: "greater of X feet or 50% of building height as setback adjacent to single-family residential." Mayor Roe stated his interest in also talking about that related front yard setback.

Councilmember Willmus spoke in support of the ratio as suggested by Mr. Paschke, the higher you go, the more you're required to step the building back.

Without objection, Mayor Roe noted that the council directed staff to use the CU process for density above 24 units per acre for HDR-1 multi-family buildings and CU for heights above 45', including stepping back setbacks when adjacent to single family uses, applying the ratio, and associated language for stepping back for corner and street setbacks referencing LDR-1, LDR-2, and MDR as well for consistency.

Regarding design standard language, Mayor Roe questioned if the Good Samaritan proposal met those requirements, based on location of their primary entrance and how it was to face one of two streets, but instead faced their parking lot. Mayor Roe stated some of those things helped him with the 30' setback, and this was not an urban design building forward, but as the 2010 code language was intended to address related to avoiding a "sea of asphalt" between the street and building. Mayor Roe opined that the challenge was to find something between urban design that placed buildings up against a sidewalk that was of little interest to the city with few exceptions, but also to move away from past developments with a huge parking lot in front of a building.

Councilmember McGehee asked Ms. Collins to bring ideas forward for better looking parking lots that could address some of the city's existing aesthetically displeasing parking lots, including sustainable parking lots and landscaping features.

Mayor Roe noted this had come up with the 2010 zoning improvements and former standards, while presenting a challenge in what triggered meeting those new standards and the expense involved with those improvements.

Mr. Paschke agreed, noting this also was at the heart of requirements versus suggestions and not attempting to stifle redevelopment if a BMP was required for all projects, and balancing desired outcomes and realities for developers and property owners.

Ms. Collins noted this was an area to give consideration to in the EDA homework about environmental design and financing tools.

Specific to primary street frontage in the Good Samaritan proposal, Councilmember Willmus asked if that could be accomplished by the primary drive requirement in city code.

Mr. Paschke responded that it could not, as the Good Samaritan proposed building would have its primary frontage on County Road B, as that called out the most pedestrian traffic area as called out specifically in city code versus how a parcel is addressed and addressed in a sidebar of the definition for a primary street.

Mayor Roe noted language about corner lots and how they primary street was addressed in that context; and asked that staff review both sections to make sure code was not contradictory.

Without objection, Mayor Roe clarified for staff that the council directed them to adjust the maximum unit density to 36 units/acre and maximum height for HDR-2 to 65' with anything over that requiring a CU.

Ms. Collins reviewed the next step in the process to use tonight's City Council input to formulate text amendments by staff to present to the Planning Commission and subsequent public hearing for recommendation to the City Council for final decision-making.

Mayor Roe clarified direction for staff that adjacencies and setbacks would impact HDR, but also all commercial and office and industrial districts as well, duly noted by Ms. Collins. Without objection, Mayor Roe noted this would allow the same standards to apply for adjacencies throughout city code text. Mayor Roe noted this applied to adjacencies to LDR and MDR uses in city code versus adjacencies to other residential uses.

COMMUNITY PAGES

ROSEVILLE

STATUS TRACKER

Status trackers identify Council review deadlines, Committee meeting dates, and show the movement of your project through our process. The time line starts when you submit your plan update or amendment online and appears for the 2040 Comprehensive Plan Update and any in-progress Comprehensive Plan Amendments.

2040 Comprehensive Plan Update



Comprehensive Plan Amendments

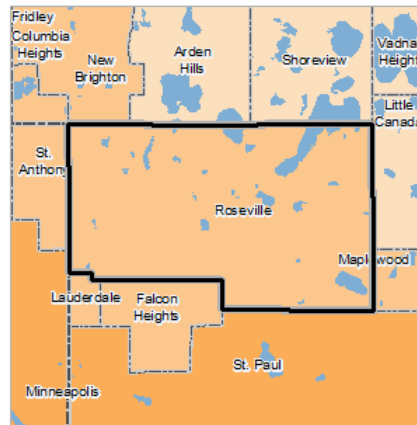
Roseville Armory



FORECASTS AND COMMUNITY DESIGNATIONS

The Council updates its 30-year forecasts at least once per decade. Forecasts indicate when, where and how much population, household and job growth the region and its communities can expect. Forecasts are used to help plan infrastructure needs and weave consistent growth expectations throughout your plan. These are your recent adopted forecasts.

Forecast Year	Population	Households	Employment
2010	33,660	14,623	35,104
2020	33,800	15,300	37,300
2030	34,000	15,700	38,300
2040	34,500	16,100	39,300



Roseville, Community Designation Map
(Click on the image for larger map)

Roseville is designated as Urban. (Look under Council Policy tab at the bottom for specific policy for each designation.)

ALLOCATION OF AFFORDABLE HOUSING NEED

The Need reflects what share of forecasted regional household growth will make less than a set threshold of income and therefore need affordable housing. The Allocation is the determination of each community's share of this regional need and the first step in helping to determine the housing goals and objectives in local comprehensive plans.

The Region's Total Need for Affordable Housing for 2021 – 2030 is 37,900 units. **Roseville's 2021 – 2030 Allocation of Need is 142 units.**

Sector Rep(s)	Eric Wojchik
District	10
Council Member(s)	Marie McCarthy

Affordable Housing Need Allocation	
AtOrBelow30AMI	72
From31to50AMI	50
From51to80AMI	20
Total Units	142

AMI = Area Median Income

SEWER ALLOCATION FORECASTS

Your community-wide household, population and employment forecasts have been allocated based on the wastewater system serving your community. This allocation must be used in projecting future wastewater flows and system capacity to plan for additional infrastructure needs.

Forecast Year	Forecast Component	Population	Households	Employment

2010	MCES Sewered	33,660	14,623	35,104
2010	Unsewered	0	0	0
2020	MCES Sewered	33,800	15,300	37,300
2020	Unsewered	0	0	0
2030	MCES Sewered	34,000	15,700	38,300
2030	Unsewered	0	0	0
2040	MCES Sewered	34,500	16,100	39,300
2040	Unsewered	0	0	0

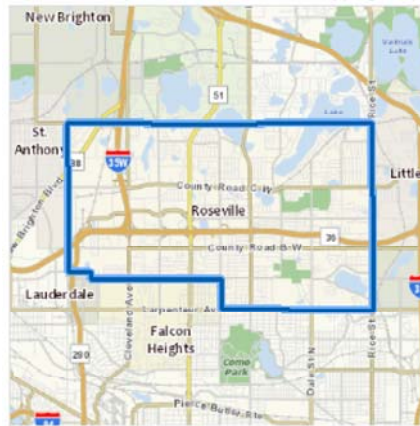
ONLINE PLAN SUBMITTAL

You can now submit your comprehensive plan update and amendments online! Just complete a quick registration and login and you can simply upload your plan directly to us. The online submittal works for informal plan review, supplemental information, the 2040 comprehensive plan update and for plan amendments. Click for more details on [how to use the online submittal tool](#), [requirements for submitting comprehensive plan amendments](#) and [comprehensive plan update submittal requirements](#). Hard copy or digital (CD) submittals are still accepted.

- [Maps/Tables](#)
- [Council Policy](#)
- [Planning Process](#)
- [Grants](#)
- [Other Resources](#)

- [Generalized Land Use Table](#)
- [Affected Jurisdictions List](#)
- [Generalized Land Use Acres by School District](#)
- [Existing Housing Assessment](#)
- [Solar Resource Calculation](#)
- [Link to Community Profiles Page](#)
- [Download your Community Shapefiles](#)

(Click on map below for interactive mapping tool)



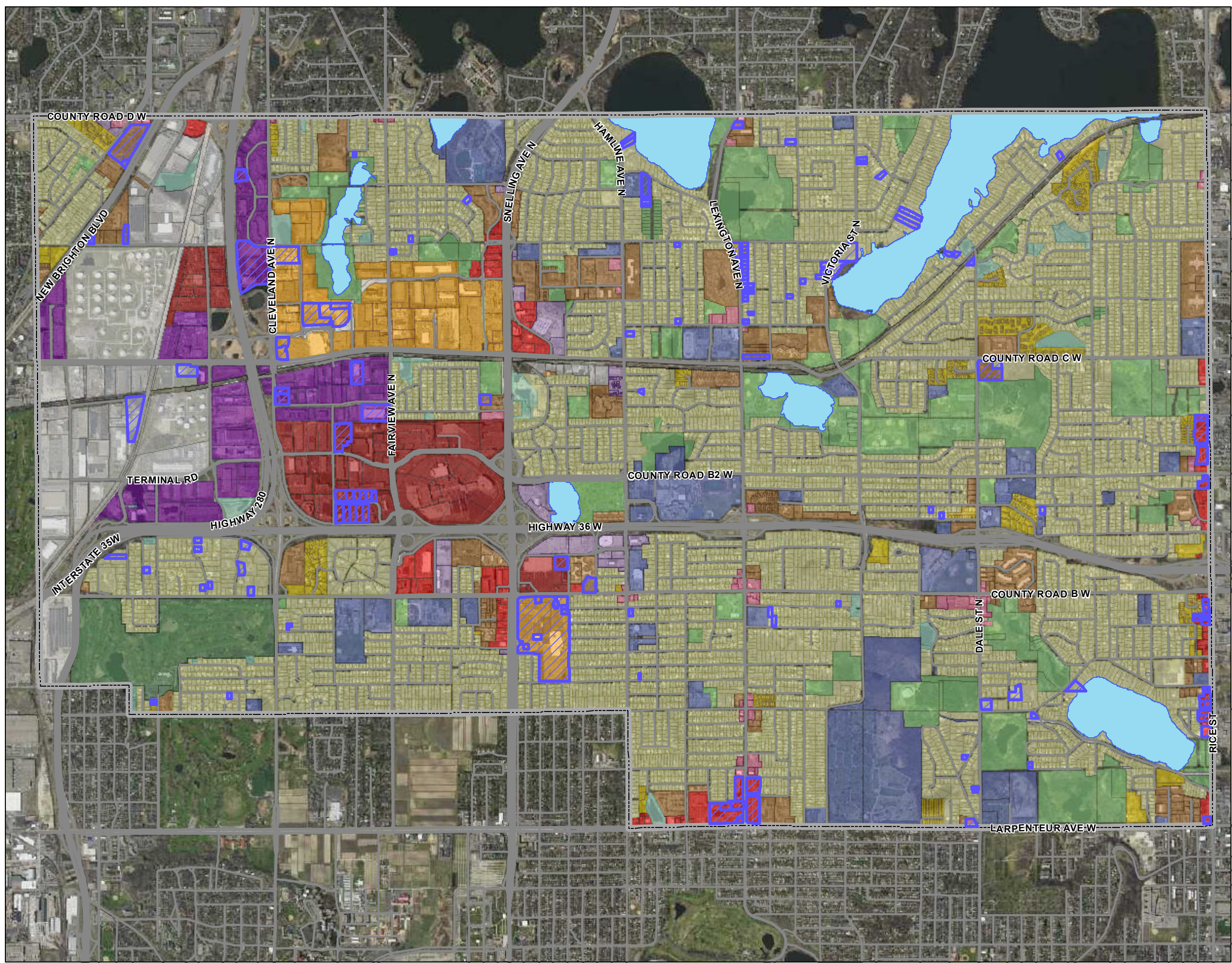
Maps

- [Community Designation Map \(pdf\) \(jpg\)](#)
- [Generalized Land Use Map \(pdf\) \(jpg\)](#)
- [Communities and Affected School Districts Map \(pdf\) \(jpg\)](#)
- [Owner Occupied Housing Values Map \(pdf\) \(jpg\)](#)
- [Gross Solar Potential Map \(pdf\) \(jpg\)](#)
- [Current Revenue Scenario Hwy Project Map \(pdf\) \(jpg\)](#)
- [Functional Class Road Map \(pdf\) \(jpg\)](#)
- [Metropolitan Freight Systems Map \(pdf\) \(jpg\)](#)
- [Regional Bicycle Transportation Network Map \(pdf\) \(jpg\)](#)
- [Groundwater Level Monitoring Wells Map \(pdf\) \(jpg\)](#)
- [Long-term Service Areas Map \(pdf\) \(jpg\)](#)
- [MCES Sanitary Sewer Meter Service Areas \(pdf\) \(jpg\)](#)
- [Public Water Supply \(pdf\) \(jpg\)](#)
- [Surface Water Ground Water Interaction \(pdf\) \(jpg\)](#)
- [Surface Water Resources \(pdf\) \(jpg\)](#)
- [Regional Parks System Map \(pdf\) \(jpg\)](#)

ROSEVILLE 2040

our future together

2040 Future Land Use



Development/Redevelopment Sites

2040 Future Land Use

Residential

- LR - Low Density Residential
- MR - Medium Density Residential
- HR - High Density Residential

Mixed Use

- CMU - Community Mixed Use

Commercial

- NB - Neighborhood Business
- CB - Community Business
- RB - Regional Business

Employment

- O - Office
- BP - Business Park
- I - Industrial

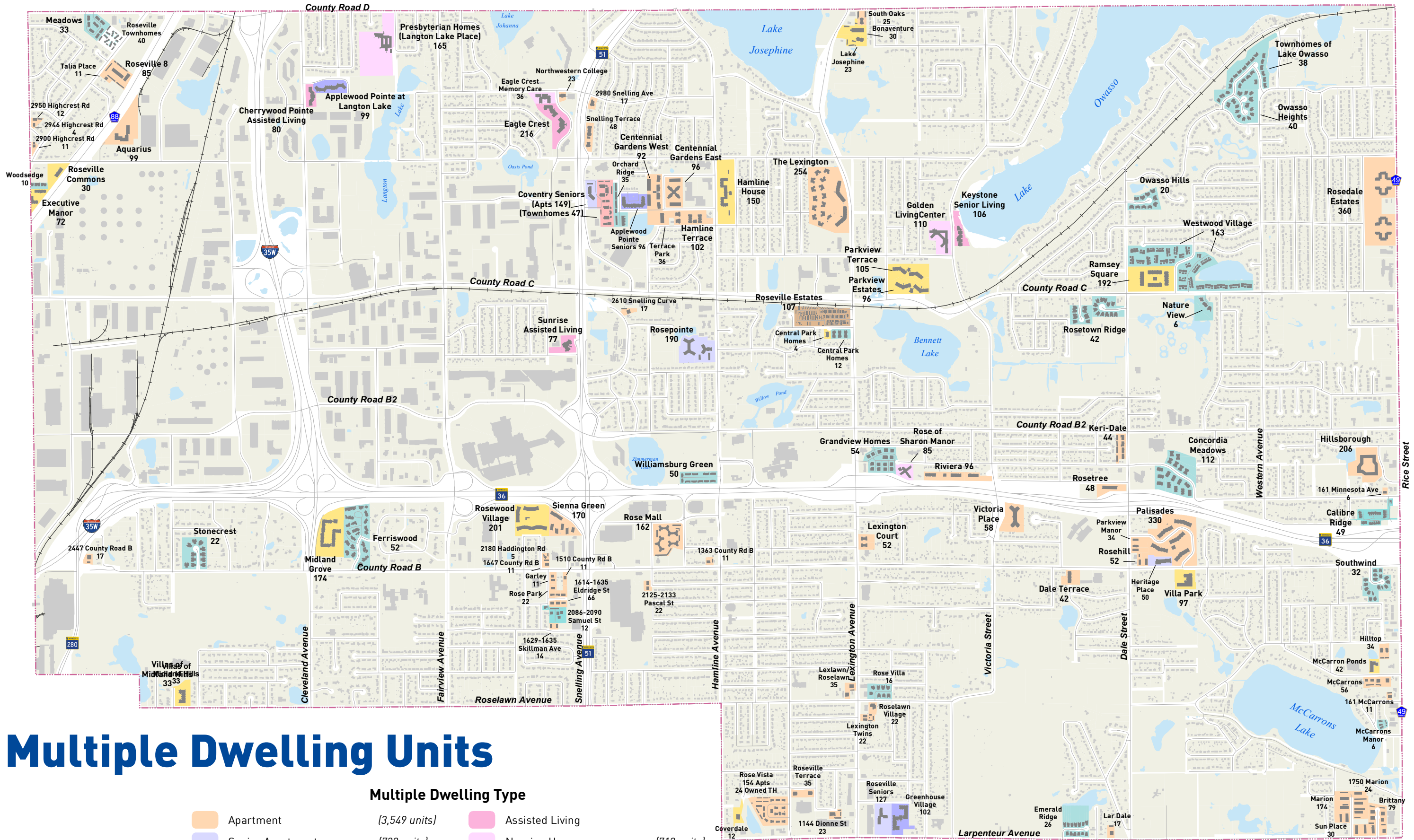
Public / Institutional

- IN - Institutional
- POS - Park/Open Space
- GC - Golf Course
- ROW - Right of Way
- RR - Railroad
- W - Water Ponding
- Lake












0 2,000 Feet
1 inch = 2,100 feet



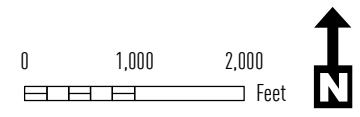


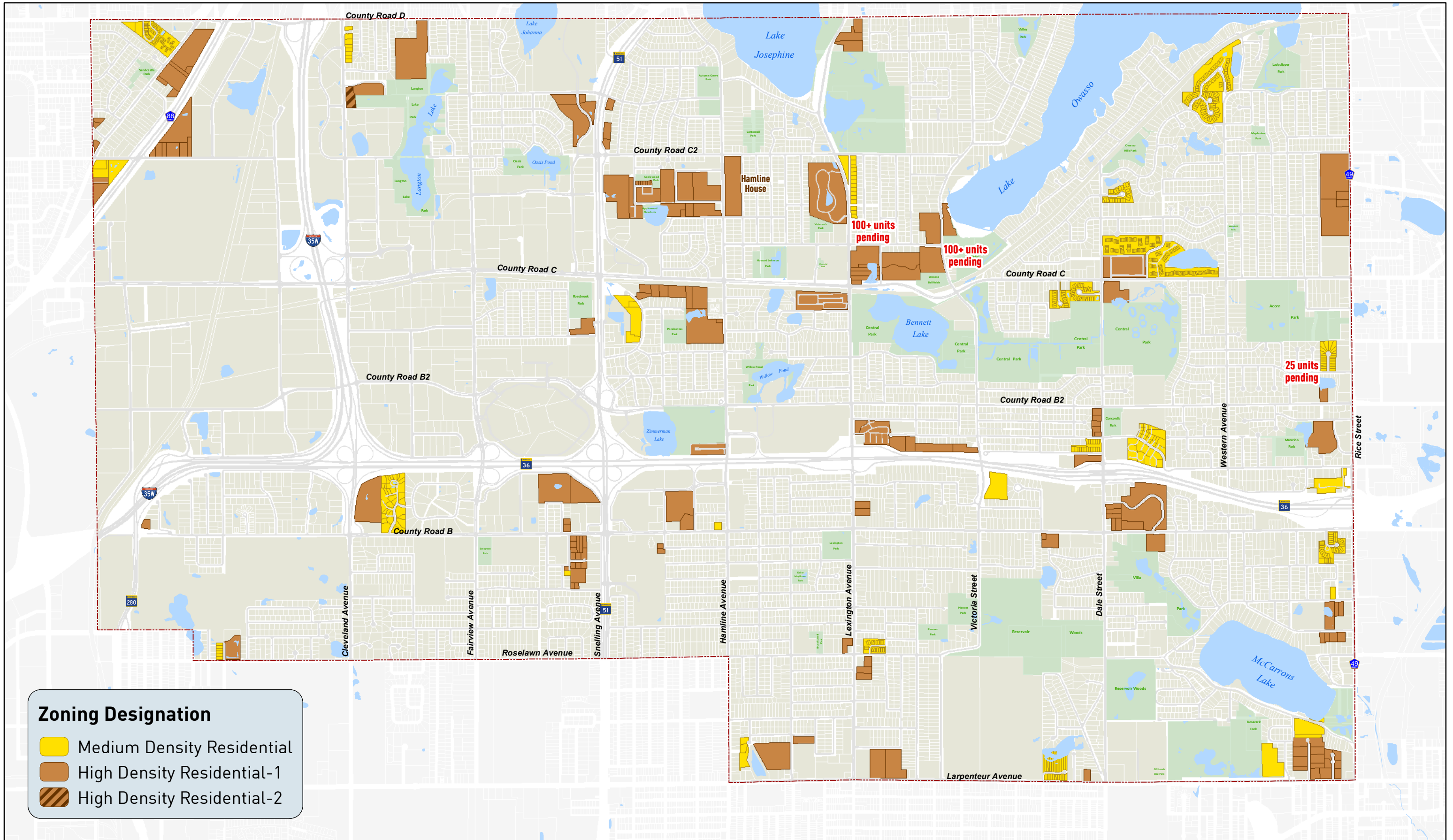
Multiple Dwelling Units

Multiple Dwelling Type	
	Apartment (3,549 units)
	Senior Apartment (732 units)
	Senior Cooperative (196 units)
	Condominium (1,249 units)
	Manufactured Housing Park (107 units)
	Assisted Living (712 units)
	Nursing Home (774 units)
	Townhome (Owned) (176 units)
	Townhome (Rented)

Data Sources
 * Ramsey County GIS Base Map (1/2/2015)
 * City of Roseville Community Development
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.





Zoning Designation

- Medium Density Residential
- High Density Residential-1
- High Density Residential-2

Existing Medium and High Density Residential





REQUEST FOR CITY COUNCIL DISCUSSION

Date: 07/17/2017

Item No. : 7.d

Department Approval

City Manager Approval

Item Description: Discussion regarding the cancellation of the Centre Pointe Planned Unit Development.

1 BACKGROUND

2 The Centre Pointe Planned Unit Development (PUD) Agreement #1177 was approved by the
3 Roseville City Council on April 11, 1997. The "Agreement" was a contract for redevelopment
4 with Ryan Companies and the City. The PUD encompassed 47.6 acres, and all properties within
5 what became the Centre Pointe Business Park except for the property occupied by Xcel Energy
6 or 3115 Centre Pointe Drive (Attachment A – less exhibits). The business park is fully
7 developed except for the vacant property at 3015 Centre Pointe Drive. The property owner is
8 currently seeking a PUD Amendment at this site.

9 In preparation of City Council’s discussion regarding the PUD cancellation, the Planning
10 Division reviewed the history behind the Centre Pointe PUD in an effort to provide context
11 between the basis for creation of the PUD and what has changed since its adoption.

12 It is clear from our research that the desire back in 1996/1997 was to create a professional
13 office/jobs-based redevelopment area that offered some service industry use (hotels and
14 restaurants) or supportive services, as well as light manufacturing. This is evidenced by the list
15 of permitted uses in the PUD (found in table below) that are somewhat dependent on office as a
16 primary use.

17 Per the Agreement, uses within the PUD area are limited to the following statement and table:

18 *In the PUD, the intent is to maintain at least 50% of each building as office uses, except for*
19 *the hotel and restaurant buildings. Permitted " office" uses shall be defined as listed in*
20 *Exhibit E- 2. The uses shall be restricted to those two specified in the site plans and*
21 *supporting documents including office, office/showroom, office/ manufacturing, two hotels*
22 *and one restaurant within the Centre Pointe Business Park Plan. If either of the hotels or the*
23 *restaurant are not built, the lots/ sites designated for those uses on the approved land use/site*
24 *plans shall be used for office, office/showroom, or office manufacturing uses as per Exhibit*
25 *E- 2. Accessory structures or exterior trash collection areas shall be prohibited. Where not*
26 *superseded by more restrictive requirements of this PUD, the standards of the B-4 zoning*
27 *district and the City Zoning Code shall apply.*

B-4 Uses Permitted Within Each Building Type		
OFFICE (minimum 50% of each bldg.)	SHOWROOM	MANUFACTURING
MEDICAL & DENTAL	BLUE PRINTING/PHOTO COPYING ESTAB.	ELECTRONIC & MEDICAL DEVICE MFG.
BUSINESS & PROFESSIONAL OFFICES	OFFICE SERVICE BUILDING EXCEPT RETAIL	BLUE PRINTING/PHOTO COPYING ESTAB.
BANKS & FINANCIAL INSTITUTIONS	PRINTING UTILIZING OFFSET PRESSES	OFFICE SERVICE BUILDING EXCEPT RETAIL
RESEARCH, DESIGN, DEVELOPMENT LABORATORY AND CLEAN ROOM	ELECTRONIC & MEDICAL DEVICE MFG.	PRINTING UTILIZING OFFSET PRESSES
OFFICE SERVICE BUILDING EXCEPT RETAIL		
RECORDING STUDIOS		
PRINTING UTILIZING COMPUTERS AND LASER PRINTERS OR SIMILAR TECHNOLOGY		
DELI		

28

29 Amendments over the years helped to reinforce the office/jobs desire (Veritas and Solutia) but
 30 also to support other uses as was the case with the allowance of a third hotel (Ordinance 1242 –
 31 Attachment B).

32 In March of 2000, the City granted Ryan Companies an administrative amendment to the Centre
 33 Pointe PUD in support of a revised Veritas Campus (Attachment C).

34 In December 2001, Solutia Consulting sought and received a formal amendment to PUD 1177 in
 35 support of changing the “planned” use of the property at 3015 Centre Pointe Drive from a 6,000
 36 sq. ft. restaurant site to a 21,240 sq. ft. office with underground parking and other site
 37 improvements (Attachment D). This amendment, and not the allowable use table above, became
 38 the specific use for the subject parcel. A use different than the 21,240 office building and its
 39 design plans requires an amended PUD.

40 In December 2010, the City adopted a new zoning code which created the O/BP zoning district
 41 and a number of design standards to regulate development.

42 Traffic was also a consideration back in 1996/1997 as evidenced by the Environmental
 43 Assessment Worksheet (EAW) that assisted with the initial PUD and was reviewed with
 44 subsequent Veritas/Solutia amendments. Traffic, however, has not materialized to the extent
 45 noted in the original EAW which can be directly tied to how Centre Pointe has developed and
 46 been used (tenant wise) throughout the years. Specifically, the Veritas Campus has not built out
 47 to its approved plan and is currently contemplating a division of land to sell a portion of the
 48 undeveloped Campus for another use. Similarly, the three hotels contribute to a reduction in
 49 overall as well as peak hour traffic, and again the types of tenants in the various multi-tenant
 50 buildings are of a mix that typically does not generate high volumes or traffic impacts.

51 A drive through Centre Pointe today includes the following mix of uses:

52 Veritas, Courtyard by Marriott, University Northwestern, Marriott Residence Inn, Fairfield
 53 Inn, Ehlers, Builders Association of the Twin Cities, Physicians Head & Neck, Eckroth
 54 Music, Respiritech, US Bank Home Mortgage, Pillar Title Services, New Horizon Academy,
 55 and Summit Investments

56 **2016 PUD REGULATIONS**

57 On April 11, 2016, the Roseville City Council adopted Ordinance 1497 establishing new planned
58 unit development standards/requirements. One of the provisions included in the new standards is
59 the ability to cancel a PUD per the following:

60 **1023.11 PUD Cancellation**

61 A PUD shall be cancelled and revoked only upon the City Council adopting an ordinance
62 rescinding the overlay district or special use permit establishing the PUD. Cancellation of a
63 PUD shall include findings that demonstrate that the PUD is no longer necessary due to
64 changes in local regulations over time; is inconsistent with the Comprehensive Plan or other
65 applicable land use regulations; threatens public safety, health, or welfare; or due to other
66 applicable findings in accordance with law.

67 **PLANNING DIVISION COMMENTS**

68 Many of the uses/tenants within Centre Pointe are office with customers/clients and the Planning
69 Division is unaware of showroom or manufacturing uses or at least the types identified in the
70 allowable use table of the PUD.

71 Although the 2030 Comprehensive Plan Land Use Map guides the area Office/Business Park
72 (O/BP) and the Official Zoning Map classifies the area the same, Centre Pointe Business Park
73 was rezoned from a previous zoning classification of Retail Office Service District (B-4) to
74 Planned Unit Development Business Zone and is governed by PUD 1177. The PUD creates
75 confusion for many individuals seeking information pertaining to zoning and permitted uses
76 within the business park. It has also become a challenge for the Planning staff to remember all
77 the specific nuances of each planned unit development within the City as there are many that
78 could be reviewed for cancellation.

79 A PUD similar to Centre Pointe is the Opus/Gateway PUD that covers the Gateway Business
80 Park, a 34 acre redevelopment, not unlike the Centre Pointe, and also approved in 1997. Staff is
81 also aware of much older planned unit developments that were special use permit approvals as
82 planned unit developments that have little or no specifics to guide Planning staff.

83 The Planning Division also believes the use table (Table 1006-1) and design standards of the
84 Employment District (and specifically O/BP - Attachment E) should be reviewed to consider
85 uses that may be deemed appropriate for an office/business park. Additionally, the design
86 standards may need to be further reviewed for modifications that adequately and appropriately
87 address site and building design.

88 **REQUESTED COUNCIL ACTION**

89 Review the Centre Pointe PUD and the information contained in this report and determine
90 whether the Planning Division should begin the process of cancelling the PUD per §1023.11 in
91 conjunction with text amendments to Table 1006-1 and §1006.02, Design Standards.

Prepared by Thomas Paschke City Planner, 651-792-7074
thomas.paschke@cityofroseville.com

- Attachments:
- | | |
|--------------------------------------|--------------------------------------|
| A. Centre Pointe PUD – less exhibits | B. Third hotel-use change - Ord 1242 |
| C. Veritas amendment | D. Solutia amendment – Ord 1257 |
| E. Table 1006-1 O/BP uses | |

**PLANNED UNIT DEVELOPMENT #1177 AGREEMENT
PLANNING FILE 2880**

AGREEMENT, dated April 11, 1997, between the City of Roseville (the "City") and Ryan Twin Lakes Limited Partnership ("Developer").

1. Request for Planned Unit Development Approval

The DEVELOPER has asked the CITY to approve a Planned Unit Development consisting of proposed office, office/ warehouse, showroom, manufacturing, 2 hotels and 1 restaurant on 47.6 acres located on land generally bounded by I35W on the west and County Rd D to the north, and Cleveland Ave to the east and City/MnDot ponding to the south. The standards listed below have been adopted as a portion of Ordinance # 1177, a summary of which has been published along with the legal description of property to be included within Planned Unit Development #1177. The subject property is legally described as follows:

The property affected by this Planned Unit Development (PUD) shall include all lots within Centre Pointe Business Park 2nd Addition and all lots within the original Centre Pointe Business Park Addition except Lot 1, Block 1, and Lot 2, Block 2 of the original plat, all in Ramsey County.

2. Planned Unit Development Approval

The CITY hereby grants approval of the Final Development Plan and subject to the DEVELOPER'S compliance with the terms and conditions of this agreement. The CITY agrees to approve applications for building permits, provided that said plans are consistent with the exhibits which were approved at the concept and final stage of the Planned Unit Development process, and all of the conditions of this agreement have been satisfied.

3. Approval by the CITY

The CITY hereby approves the Development as shown on the following exhibits. The DEVELOPER shall develop the subject properties in accordance with the general plans approved by the City Council on April 11, 1997. If, however, the exhibits vary from the written terms of this Agreement, the written terms shall control. The exhibits marked approved by the City Council on April 11, 1997 include:

- A. Site Plan
- B. Preliminary Plat and Final Plat (Centre Pointe Business Park 2nd. Add)
- C. Elevations
- D. Grading Plan
- E. Utility Plan
- F. Landscape Plan
- G. Minor Subdivision Plan

4. Grading

Grading plans will be approved if they are in conformity with the approved preliminary grading plan, and provided that the conditions set forth below, which relate to the grading process, have all been satisfied.

5. Compliance with Laws and Regulations

The DEVELOPER represents to the CITY that the proposed Development complies with all City, County, Metropolitan, State, and Federal laws and regulations, including but not limited to: Subdivision Ordinances, Zoning Ordinances and Environmental Regulations. The DEVELOPER agrees to comply with such laws and regulations.

6. Rezoning

The CITY conducted hearings to consider the rezoning of the Subject Property from B-4 Business to PUD Planned Unit Development. The CITY agrees to rezone the Subject Property to PUD, subject to the DEVELOPER's strict compliance with the approved plans and the terms and conditions of this agreement. (Minor variations from the approved plans may be approved by the CITY's Design Review Committee, under the direction of the Community Development Director). Substantial departures from the approved plans will require an amendment to the Planned Unit Development in accordance with Section 1015 of the Roseville Zoning Code. Failure by the DEVELOPER to commence development activity (that is, receive at least one building permit and begin construction on same), in substantial accordance with the Final Development Plans, within one year following the final approval of this Planned Unit Development will necessitate the approval of an extension by the City Council prior to the expiration of the one year period. If an extension is not applied for, the Council may instruct the Planning Commission to initiate rezoning to the original zoning district.

7. Additional Conditions of Approval

To insure that the proposed development meets the City's standards for the approval of a planned unit development, as set forth in Section 1015 (Roseville) Zoning Ordinance, the Development shall also comply with the following specific PUD standards:

1. All final land use designations, site, building, landscaping, subdivision, signage, lighting, final EAW document, utility plans and Exhibits A through H shall be part of the standards for development of the 1997 Centre Pointe Business Park PUD. The written PUD shall be utilized as a set of development and design standards that describe standards to be used as new buildings and designs evolve over time.

2. In the PUD, the intent is to maintain at least 50% of each building as office uses, except for the hotel and restaurant buildings. Permitted "office" uses shall be defined as listed in Exhibit E-2. The uses shall be restricted to those

specified in the site plans and supporting documents including office, office/showroom, office/manufacturing, 2 hotels and 1 restaurant within the Centre Pointe Business Park Plan. If either of the hotels or the restaurant are not built, the lots/sites designated for those uses on the approved land use/site plans shall be used for office, office/showroom, or office manufacturing uses as per Exhibit E-2. Accessory structures or exterior trash collection areas shall be prohibited. Where not superseded by more restrictive requirements of this PUD, the standards of the B-4 zoning district and the City Zoning Code shall apply. See Exhibit E1-E3 attached.

3. The green space with pond areas shall be 25%, the building height shall be limited to 3 stories maximum north of Lydia, and 8 stories south of Lydia.

4. The minimum lot size shall be 60,000 s.f. or 1.4 acres. The building setbacks shall be equivalent to the B-4 zoning district requirements including 30 feet of front setback, 10 feet of side setback, and 20 feet of rear setback.

5. Building materials shall be a combination of brick, natural stone, masonry tile, architectural steel, and glass on a minimum of 65% of all vertical exterior wall surfaces visible from any public right of way. The brick shall be of an earthen tone similar to the brick used on the existing buildings within the Centre Pointe Business Park. No more than 35% of any vertical exterior wall may be a combination of color impregnated rock face block stucco, or EFIS/Dryvit, primarily for base, trim, or accent and sign banding. Vertical walls in loading bay areas (or portions thereof) that are not visible from any public right-of-way may use matching color impregnated masonry materials such as block, poured or tip up panel concrete. Exceptions: Hotel architecture, ground mounted HVAC for common areas, and dish/antennas shall be constructed as per drawings approved on April 11, 1997. Restaurant architecture shall be compatible with other buildings within the Centre Pointe Business Park and be subject to review and approval by the Community Development Director.

6. Exterior HVAC may be roof mounted. Parapet walls of the same material as the primary structure shall visually screen such devices on all four sides from any adjoining right-of-way lines or property lines. HVAC may be internal or ground mounted and must be screened.

7. Loading dock areas shall be screened from view from any public right-of-way by building design or with 80% opaque year-round screening, masonry wing-walls, and/or berming to a minimum height of 10 feet (or the building sign band height, whichever is higher) above adjacent curb heights. Loading area entrances shall be no wider than 28 feet, with appropriate curb radius for truck turning. Loading docks may not face Cleveland Avenue unless screened by another building or by such other screening acceptable to the Community Development Director.

8. The requirements for parking on public streets shall be established and approved by the City. No semi tractor or trailer parking on streets, landscaped areas or parking lots, or loading areas, except while delivering materials, shall be allowed in the business park. Except for customers, no RV parking shall be allowed.

9. Stoplights and right turn lanes may be necessary in the future for entry/exit safety into the business park. At such time as the stoplight and turn lanes are (individually or at the same time) determined to be necessary by the County Engineer and the City, the stoplight shall be installed and assessed to all parcels within the PUD. The location of the stoplight and turning lanes may not be known until the major users are in place within the park - estimated to be 3 years after approval of the PUD.

10. Parking setbacks shall be a minimum of 15 feet from the front property line and shall require 80% opaque year-round screening and berming to a minimum height of 30" above curb height.

11. Planting areas with shade trees shall cover a minimum of 5% of the parking lots. All landscaped areas, including planting islands shall be irrigated to protect the turf and trees/landscaping materials. A mixture of coniferous evergreens and shrubs shall be required to provide screening, especially in areas and berms along Cleveland Avenue. A landscape performance bond shall be required as per the city code. Coniferous evergreens and other screening materials shall be placed in areas that reduce impacts on residential areas. The minimum standards for landscape materials and sizes shall be the City Code Design Standards.

12. Sidewalks shall be required along both sides of all interior streets. Connections shall be required between the sidewalks and the pathway. The 8 foot pathway (along the north, west, and south side of the business park shall be dedicated for public use through an access easement. The location of the pathway along Cleveland may be moved. The Cleveland pathway shall be treated as a required sidewalk rather than a pathway. The pathways shall connect to pathways east of Cleveland. The City will make its best efforts to provide pathway connections to Langton Lake Park from Brenner Avenue and from Cleveland Avenue. See Exhibit B for pathway map.

13. Parking spaces and size requirements for each use or modified use shall be established consistent with the City Code parking standards in use at the time of building permit issuance. Proof of parking plans may be filed by the developer, with additional parking to be installed by the developer as parking thresholds are met.

14. Bus/transit easements for turn-out lanes and loading areas shall be designated along Cleveland and on Centre Pointe Drive if required by the City by December 31, 2005. Because this is a PUD and a resubdivision, the developer

shall be responsible for dedicating the land and the cost of construction of these bus areas. These locations and configurations will be designated as the ultimate users are identified.

15. Cross parking easements shall be filed for the following lots:

1) any adjoining multi tenant buildings lots shall share parking through a cross parking easement,

2) any restaurant lot shall share parking through a cross parking easement with adjoining hotels lots.

16. Ponding shall be reconstructed and maintained as per City of Roseville and Rice Creek Watershed requirements and permits. The owner/developer shall provide appropriate easements. The owner shall be responsible for any pond maintenance.

17. Lighting (downcast) for streets and parking lots, and lighting for exterior building areas and signs shall be of one consistent type and applied/installed uniformly throughout the business park on all lots, as described in Exhibit D.

18. Each multi-tenant building shall have a signage plan submitted at the time of building permit application, identifying a sign band area or entry detail. The total exterior building wall signage shall not exceed 10% of the front face area of the building, and shall be placed within the sign band or entry detail. The developer shall submit sign criteria for each building as part of the building permit application. The developer shall approve all sign permit applications as being consistent with the building's sign criteria. Exception: Hotel and restaurant building signage shall be constructed and placed as per drawings approved on April 11, 1997.

19. Each building may have one monument sign. Freestanding 2-sided monument signs shall only be placed on interior streets and Cleveland Avenue. Such signs shall be a maximum of 10 feet in width and 6 feet in height and shall be constructed of the same background material (brick) as the adjoining building. Signage per side shall be limited to 16.5 s.f. per side. The setback from any property line shall be 10 feet.

One project identification/directional sign at North Centre Drive and one at South Centre Drive shall use the same setbacks and materials background. The size of the project identification/directional sign background shall not exceed 115 s.f. in area, 12 feet in height, and 9.5 feet in width. The sign area for such signs shall not exceed 50 s.f. per side. The sign setback from any property line shall be 10 feet. All sign messages shall be on a sign background and shall have a similar type style and letter heights, and shall not extend closer than 6" to the

edge of the sign background. Landscaping of the base shall be required. Signs may be front or back lighted or internally lighted as per the attached lighting standards in Exhibit F.

20. Freestanding signs along the interstate frontage shall be limited to one 2-sided sign for each two lots with interstate frontage (i.e. each building shall be limited to sharing one sign backboard with an adjoining property). The freestanding sign shall be a maximum of 20 feet in height, 14.5 feet in width, and shall be constructed of the same background material (brick) as the adjoining building. Signage per side shall be limited to 150 s.f. per side. The set back from any interstate property line shall be consistent with existing signage on the interstate. All sign messages shall be on a sign background and shall have a similar type style and raised letter heights, and shall not extend closer than 6" to the edge of the sign background. Landscaping of the base shall be required. Signs shall be front lighted or back lighted as per the attached lighting standards in Exhibit D.

21. All new and replacement street trees shall meet the requirements of the City Street Tree Master Plan (Exhibit C) and/or be approved by the city forester.

22. Park dedication shall be required for the new PUD in a combination of land and pro-rata cash contribution amounts as set forth in Section 5.5 of the amended and restated development agreement. As part of the site plan and with each building permit, the developer shall maintain existing outdoor green areas/spaces and all weather benches and tables for employees' breaks or lunch hours.

23. Communications equipment for the private use of occupants of the buildings (such as antennas and dishes) shall only be installed on roofs. Parapet walls shall visually screen such devices from any abutting right-of-way lines. Exception: Hotel and restaurant ground mounted dish/antennas shall be located as per drawings approved on April 11, 1997, along the west side of the building.

24. Cellular telephone transmission equipment within the PUD shall be the maximum distance from the residential areas possible within the business park and shall be architecturally imbedded or attached to building walls as part of the building design.

25. Business hours for restaurant operations shall be required in licenses approved by the City Council. No more than 10% of the restaurant gross indoor floor area shall be utilized for bar area. For purposes of this PUD, the bar area shall include standing and seating area/stools within 10 feet of all sides of the bar where drinks are served. No bar shall be located outdoors.

26. Significant proposed amendments which would cumulatively increase the project size, area, or number of buildings, parking, or roadway system shall be

considered a major amendment to the Planned Unit Development and shall require amendment hearings and approval by the City.

27. There shall only be one additional curb cut placed on Cleveland Avenue as a driveway exit from the far southeast corner of the plat, adjacent to the city ponding area. The curb cut permit shall be subject to Ramsey County approval. The business park shall use the existing three roads as entrances to and from Cleveland Avenue.

28. Consistent with paragraph #7, the roads shall remain in the same location. The building(s) within Lot 3, Block 3, shall be redesigned to minimize the visual impact of the loading areas on the adjacent residential area to the east.

29. In the business park, the hours for construction, snow and trash removal, truck deliveries and pickup of materials shall be restricted to normal business hours (7 AM to 10 PM on any weekday and 9 AM to 9 PM on any weekend or legal holiday).

30. The Staff shall review and may approve pathway realignments and city pathway plans to match pavements and provide a continuous pathway.

31. Bar space (in square footage) and hours of operation shall be defined in the bar's liquor license. (See # 25.) Bar and restaurant activities shall be limited to indoor and outdoor eating areas. No outdoor bars or sports activities associated with the bars shall be permitted. Retail bar space shall be prohibited in hotels.

32. Lot 4 of Block 1 of Centre Pointe 2nd Addition (northern most lot of new plat) shall be designated for one story office building use only, with uses as specified in E-2.

33. The developer and/or a service district or special assessment to developer, depending on authorization of the property owners and approval of the City Council, may be required to pay for or construct sidewalks, berms, and screening/walls along the east side of Cleveland Avenue from County Rd. "D" to Lydia. All improvements shall be constructed to meet the City Code Design Standards.

34. The developer and/or a service district or special assessment to developer shall pay for and/or construct (subject to City, County, and State engineering and landscaping approvals) the following:

- 1) a continuous right turn lane along the west side of Cleveland, from "D" to North Centre Pointe Drive;
- 2) a ramp turning lane from I-35W north onto County Rd. "D" and along "D" to Cleveland;

- 3) construct a right turn lane from Cleveland onto County Rd. "D";

The Developer will not be required to pay for any necessary rights-of-way and construction/ expansion of the interstate ramps to provide queuing capacity. The Developer shall only be required to pay for items 1, 2, and 3 above if the City/County/State begin construction within a reasonable time but in no event beyond January 1, 2000.

35. Pending approval by the City and County, the developer and/or a service district may be required to pay for or construct a Cleveland Avenue center island with 2 to 3 gaps for left turns. The island and both edges of the Cleveland Avenue frontage may be landscaped and planted with flowers similar to Lexington Avenue in St. Paul. The Developer shall only be required to pay for the above mentioned improvements to Cleveland Avenue if the City/County begin construction within a reasonable time but in no event beyond January 1, 2000.

36. For 1998 and 1999, the developer and/or a service district or special assessment to developer shall be required to annually pay for "city service credits" to be used or "spent", with advice from the neighborhood . The service credits shall be a maximum of \$10,000 per year and shall be invoiced to the developer on a quarterly basis. Such service credits shall be exclusively for police services hours.

37. After an engineering and fire/life safety study, Brenner may be modified to reduce cut through traffic. This will be a city project at City cost.

38. The City shall allow 619,600 s.f. of new buildings on the entire site. Changes in building size or height from the original, approved plan of April 11, 1997, may only occur south of Lydia where building height may be reduced and single story buildings may be consolidated into vertical building height of up to 8 stories provided:

- 1) green space on the site is increased to at least 25% of total lot area.
- 2) structured, ramped, or deck parking shall be provided when additional parking space is needed.
- 3) the building is sprinklered to increase fire safety and reduce fire protection costs.

39. Based on the approved (April 11, 1997) building placement and usage of the lots north of Lydia, an advisory neighborhood design task force shall be formed to review landscaping and lighting plans, street widths and driveway placements, street alignment/realignments and turning movements along and abutting Cleveland Avenue to the business park building setback lines, submitted or proposed after the formulation of the task force, in the area from Lydia Avenue north to and including County Rd. "D" as illustrated in Exhibit H. The task force shall be formed using the City's task force policy - similar to other

neighborhood task forces. The task force shall be in place until one year after the issuance of the initial certificate of occupancy of the last building within the Centre Pointe Business Park or the year 2001 whichever occurs sooner. Prior to implementation, all task force recommendations must be approved by the City Council.

40. All buildings may have integral/interior deli's and/or cafeterias to serve primarily the office users in one or a series of buildings.

8. DEVELOPER's Default

In the event of a default by the DEVELOPER, as to any of the work to be performed by it hereunder, the CITY may withhold certificate of occupancies from the DEVELOPER or, at its option, perform such work, and the DEVELOPER shall promptly reimburse the CITY for any expense which it incurs.

Notwithstanding anything herein to the contrary, the developer may convey a parcel or parcels of land within the PUD to third parties, which conveyed parcels shall remain subject to all of the terms of the PUD specifically relating to such parcels. In that connection, the parties agree as follows:

- A. A default by the Developer, or its successors in interest, in the performance of the obligations hereunder, will not constitute a default with regard to a conveyed parcel and will not entitle the City to exercise any of its rights and remedies hereunder with respect to such conveyed parcel, so long as such conveyed parcel otherwise complies with applicable provisions of the PUD.
- B. A default with regard to a conveyed parcel will not constitute a default with regard to the parcels retained by Developer or other conveyed parcel, so long as such retained or other conveyed parcels otherwise comply with applicable provisions of the PUD.

The CITY agrees to give the DEVELOPER written notice of its default not less than thirty (30) days prior to the commencement of the CITY's work. The CITY and the DEVELOPER recognize the weather conditions may affect the ability of the DEVELOPER to perform the work required to be performed hereunder and agree that such thirty (30) days shall not include those days on which weather conditions preclude performance by the DEVELOPER.

Notice to the Developer shall constitute, without further action, notice to any contractor or subcontractor. This Agreement is a license for the CITY to act. When the CITY does

any such work, the CITY may, in addition to its other remedies, assess the cost in whole or in

part. If deemed impractical by the CITY, the above notice requirements shall not be required by the CITY to control erosion problems.

9. Miscellaneous

- A. This Agreement shall be binding upon the parties, their heirs, successors or assigns, as the case may be.
- B. Breach of any material term of this Agreement by the DEVELOPER shall be grounds for denial of building permits, except as otherwise provided in Section 8.
- C. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Development Contract is for any reason held invalid as a result of a challenge brought by the DEVELOPER, their agents or assigns, the balance of this agreement shall nevertheless remain in full force and effect.
- D. This Agreement shall run with the Subject Property and shall be recorded in the Ramsey County Recorder's Office.
- E. This Agreement shall be liberally construed to protect the public interest.

10. Notices

Required notices to the DEVELOPER shall be in writing and shall either be hand delivered to the DEVELOPER, their employees or agents, or mailed to the DEVELOPER by certified or registered mail at the following address:

Ryan Twin Lakes Limited Partnership
In Care of: Ryan Builders Inc.
700 International Centre
900 Second Ave. So.
Minneapolis, MN 55402

Notices to the CITY shall be in writing and shall either be hand delivered to the Community Development Director, or mailed by certified or registered mail, in care of the Community Development Director at the following address:

Community Development Director
2660 Civic Center Drive
Roseville, MN 55113

RICE CREEK WATERSHED DISTRICT
SUITE 330 ARDEN PLAZA
3585 LEXINGTON AVENUE NORTH
ARDEN HILLS, MN 55126-8056

RCWD PERMIT NO. 97-06

c: City of Roseville
Montgomery Watson
Inspector Brough
RCWD File

PERMIT

PERMIT APPLICATION NO. 97-06 Kent Carlson

Issued to: Kent Carlson, Ryan Companies, US, Inc., 700 International Centre, 900 2nd Avenue S.,
Minneapolis, MN 55402

Location: Southwest quadrant of County Road D and Cleveland Avenue, Roseville

Purpose: Approval of a Final Site Drainage Plan for the construction of a commercial
development, 48.8 acres.

At their meeting on February 26, 1997, the Board of Managers of the Rice Creek Watershed District reviewed your permit application and the recommendation of the District Engineer based upon the following exhibits:

1. Permit Application, dated January 9, 1997, received January 10, 1997.
2. Preliminary Grading, Drainage and Erosion Control Plan, prepared by RLK Associates, last revised March 5, 1997, received March 5, 1997.
3. Preliminary Hydrology Plan, prepared by RLK Associates, dated February 13, 1997, received February 13, 1997.
4. Preliminary Site Plan, prepared by RLK Associates, dated February 13, 1997, received February 13, 1997.
5. General Details Sheet, prepared by RLK Associates, dated February 13, 1997, received February 13, 1997.
6. Project narrative and runoff calculations, prepared by RLK Associates, dated February 13, 1997, received February 13, 1997.
7. Letter regarding regional pond expansion prepared by City of Roseville, dated February 26, 1997, received March 5, 1997.
8. RCWD Permit files 87-49, 86-49, 96-155, and 96-154.
9. Cash surety in the amount of \$10,500, received March 7, 1997 from Ryan Companies.

Continued on reverse--

They found the project as planned to be in accordance with the Rules & Regulations and Guidelines of the District and therefore approved the permit as requested, with the following additional stipulations:

Stipulation: Applicant must notify RCWD immediately if regional pond expansion becomes unfeasible.

It is the responsibility of the Permittee to provide all measures necessary to contain sediment on the site during construction. This may require the use of erosion control measures not outlined on the erosion control plan. If this requirement is not met, the Permittee may be ordered to provide additional erosion control measures if deemed necessary by the District Inspector. It is also the responsibility of the property owner to provide necessary maintenance to assure that the stormwater management systems approved as part of this Permit will continue to function as originally designed.

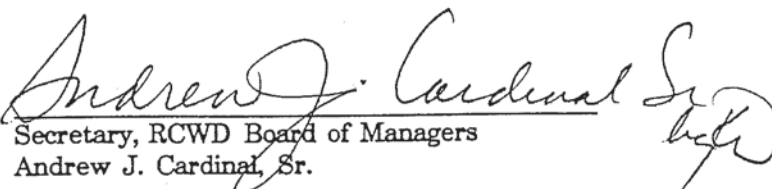
NOTE FOR PROVIDERS OF A CASH SURETY: Two (2) inspections of the project site are included with this Permit, one after erosion control measures are in place and one after project completion, revegetation, and silt fence removal, and will be conducted to assure compliance with all agreements, terms, and stipulations of this Permit. Failure to comply with the foregoing may result in forfeiture of your cash surety, rescission of the Permit, and is in violation of Chapter 112.89 MSA, a misdemeanor. Please notify the District Office in writing when project is complete and permanent vegetative cover has been established and a final inspection will be made. Any additional inspection, requested or required, will be billed at \$25/visit.

This document is not transferable, and is valid for eighteen months after the date of issuance. No construction is authorized beyond the **expiration date of October 18, 1998**. If Permittee requires more time to complete construction, a renewal of the Permit will be necessary.

Please contact RCWD at 483-0634 when the project is about to commence so an inspector may view the work in progress. By acceptance of this Permit, Permittee has consented to the foregoing. The enclosed Owner's Certification form must be completed and forwarded within ten (10) days of project completion.



President, RCWD Board of Managers
Eugene L. Peterson



Secretary, RCWD Board of Managers
Andrew J. Cardinal, Sr.

Date of Issuance: March 18, 1997

jak



November 25, 1997

Ms. Joan Kuschke
CSM Corporation
2575 University Avenue W.
Suite 150
St. Paul, Minnesota 55114

RE: Planned Unit Development #1177 Agreement :
City Planning File #2880: Centre Pointe Business Center, 2nd Addn.

Dear Ms. Kuschke:

This letter is to advise you that the City agrees with the following amendment to the Planned Unit Development Agreement (#1177, Centre Pointe Business Center, Second Addition; executed and dated May 21, 1997), as follows:

Page Seven, #32, Line 1, should read as follows:

32. Lot 1 ~~Lot 4~~ of Block 1 of Centre Pointe 2nd Addition (northern most lot of new plat) shall be designated for one story office building use only, with uses as specified in E-2.

For our files, may I ask that you initial the attached copy of this letter and return it to us indicating your concurrence with this amendment to the PUD.

Thank you and if you should have any questions, please call me.

Sincerely,

Dennis Welsch
Community Development Director
490-2232

Enc: Copy of Letter of 11/25/97 re Amendment to Centre Point 2nd Addn. PUD
M:\PF_LTRSPF2881.PUD



November 24, 1997

U.S. Bank National Association
601 Second Avenue South
Minneapolis, Minnesota 55402

First American Title Insurance Company
1150 Metropolitan Centre
333 South Seventh Street
Minneapolis, Minnesota 55402

RE: Residence Inn at Centre Pointe Business Center
2985 Centre Pointe Drive, Roseville, MN
Lot 4, Block 1, Centre Pointe Business Park 2nd Addition
Ramsey County, Minnesota (The "Project")

Dear Sir or Madam:

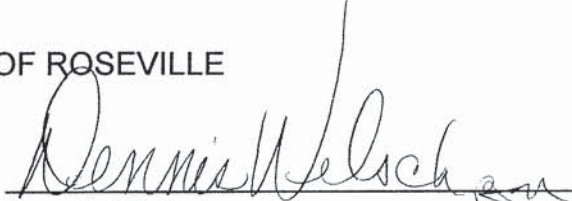
The undersigned hereby certified with respect to the Project as follows:

1. The zoning code affecting the premises is Planned Unit Development under Planned Unit Development #1177 Agreement (Planning File 2880), a copy of which is attached hereto as Exhibit A.
2. The Project and its proposed use as a 3-story Residence Inn hotel containing 108 rooms will comply with the applicable zoning codes, city ordinances and building, health, fire, sanitation, environmental and energy codes, ordinances and regulations, when constructed in accordance with approved plans. Plans submitted and approved in connection with issuance of Building Permit A97-340 were consistent with the requirements of the PUD. Compliance of the Project with the foregoing regulations upon completion of construction will be evidenced by the issuance of a final Certificate of Occupancy by the City of Roseville for the Project.
3. There are no variances, conditional use permits or special use permits required for the construction of the improvements on the Premises or its uses except the PUD Agreement referenced in paragraph 1 above.
4. The Premises comply with applicable subdivision ordinances.

5. The Premises comply with all setback and parking laws and regulations.
6. The Premises are not located within a federally designated flood plain.
7. All required city permits, licenses and approvals have been provided for the intended use of the Premises.

CITY OF ROSEVILLE

By:


Dennis Welsch

Its: Community Development Director

Attachment: PUD 1177 (Planning File 2880)
And Council Motion approving PUD 1177
[To be forwarded via mail]

J:\PATMWP51CH\PLANNING\CENTREPT.ZON

CITY OF ROSEVILLE

Special meeting of the City Council - Friday, April 11, 1997.

2:00 P.M.

The City Council met on the above date with the following members present: Wiski, Maschka, Mastel, Goedeke, and Wall. Members absent: None.

ROLL CALL

The Council took one 10 minute break during the discussion of Item H-1—from 4:15 p.m. to 4:25 p.m.

H. HEARINGS

H-1 Wiski moved, Goedeke seconded, that the Ryan PUD amendment proposal is consistent with the Comprehensive Plan business designation and the business/PUD zoning in the area. Roll Call, Ayes: Wiski, Maschka, Mastel, Goedeke, and Wall. Nays: None.

RYAN
COMPANY

Maschka moved, Wiski seconded, that Ordinance 1177, Ryan Company's request for an amended PUD with attached PUD standards of the Ryan proposed amendment, inclusive of the modifications made on the record by the Council prior to the making of this motion, to the Centre Pointe Planned Unit Development, be adopted. The effective date of the ordinance is upon publication. Roll Call, Ayes: Wiski, Maschka, Mastel, Goedeke, and Wall. Nays: None.

ORDINANCE
1177

Goedeke moved, Mastel seconded, that the minor subdivisions be approved to allow for administrative approval for minor lot line reconfiguration (move the lot lines to fit the design of the buildings) as the applicant applies for building permits. No new lots or roadways would be created. Roll Call, Ayes: Wiski, Maschka, Mastel, Goedeke, and Wall. Nays: None.

MINOR
SUBDIVISIONS

H-2 Wiski moved, Maschka seconded, that CSM/Ryan Company's request for preliminary and final plat approval for a portion of the Centre Pointe project to be known as Centre Pointe Business Park Second Addition be approved, directing the Mayor to sign the official plat, creating Centre Pointe Business Park Second Addition with four lots from a three lot portion of the original Centre Pointe plat subject to:

CSM/RYAN
COMPANY

1. Easement vacations and/or relocation to conform with new lot lines.
2. Execution of a Subdivision Development Agreement for the Second Addition plat.
3. For park dedication, acceptance of pathway easements long the west side of the site and cash in lieu of a portion of the park dedications (as part of the Subdivision Development Agreement).

AN ORDINANCE AMENDING ORDINANCE #1177, BEING THE
ORDINANCE CHANGING ZONING OF PROPERTIES WITHIN CENTRE POINTE
BUSINESS PARK FROM B-4 TO A PLANNED UNIT DEVELOPMENT, BY
ALLOWING CONSTRUCTION
OF A THIRD HOTEL BUILDING
[PF3208]

The City Council of the City of Roseville does ordain:

Section 1. Pursuant to Section 1008 (Planned Unit Developments) of the City Zoning Code of the City of Roseville, the Planned Unit Development #1177, being for properties generally located between I-35W and Cleveland Avenue, south of County Road D and north of County Road C, known as Centre Pointe Business Park, is herein amended (from allowing two hotels) to allow as a permitted use, the following facility:

A third hotel within the Centre Pointe Business Park PUD, consisting of a three-story building with 120 rooms and meeting, dining and bar facilities primarily for guests. The hotel shall meet or exceed all site planning requirements and all hotel requirements within the original PUD ordinance and agreement.

The proposed hotel shall be located on property legally described as: Portions of Block 1, Lot 4, Centre Pointe Business Park, PIN: 05293140028.

Section 2. **Effective Date.** This ordinance amendment to the City Code shall take effect upon passage by the City Council and publication.


Passed this 22nd day of May, 2000.

CITY OF ROSEVILLE

BY:


John Kysylyczyn, Mayor

ATTEST:


Steven R. Sarkozy, City Manager



March 2, 2000

Mr. Kent Carlson
 Ryan Companies US, Inc.
 700 International Centre
 900 Second Avenue South
 Minneapolis, Mn. 55404-3387

Post-It® Fax Note 7671		Date 3/30	# of pages 14
To	Shawn Frisell	From	Dennis W. Sch
Co./Dept.	Grease Seal	Co.	Roseville
Phone #		Phone #	651-490-2232
Fax #	612.373.0929	Fax #	

Dear Kent:

The City of Roseville Development Review Committee (DRC) and I have completed the review of your request proposing changes to Centre Pointe Planned Unit Development (#1177) and have concluded the following:

1.0 Administrative Review for proposed Veritas expansion.

From the information you submitted, I understand the proposed changes to include: 1) a decrease of 8,100 s.f. of restaurant space from 14,100 s.f. to 6,000 s.f., 2) an increase of 5,791 s.f. of business hotel space from 106,613 s.f. to 112,404 s.f., 3) an increase of 377,399 s.f. of office space from 185,757 s.f. to 563,156 s.f., 4) a decrease of 313,130 s.f. of office/showroom space to 0 s.f., and 5) a decrease of 60 parking spaces from 2,800 to 2,740 spaces.

The Veritas Master Site Plan dated March, 2000 consists of three buildings totaling approximately 260,000 s.f.. The original PUD projected two - 1 story, Office/Showroom buildings in excess of 100,000 s.f. each, but did allow for flexibility and more density on the site in the areas south of Centre Pointe Drive.

Pursuant to Roseville City Code §1008.09.B.1., minor extensions, alterations or modifications of existing or proposed buildings or structures may be authorized by the DRC if they are consistent with the purposes and intent of the final plan. Paragraph 6 of the PUD also specifies that minor variations from the final plans may be approved by the DRC under the direction of the Community Development Director. Pursuant to Roseville City Code §1008.07.A., minor changes in the location, placement and height of structures may be authorized by the Development Review Committee.

The current completed buildings on the Centre Pointe site are as follows:

Centre Pointe Development	Developer	Year Built	Square Footage
Residence Inn	CSM	1998	75,391
Fairfield Inn	Torkelson	1998	37,013
CSM Office Building	CSM	1999	12,015
Ehlers & Associates	Ryan	1998	13,425
Centre Pointe - Phase I	Ryan	1998	25,445
Centre Pointe - Phase II	Ryan	1998	101,886
Builders Association	Ryan	1997	15,120
Veritas Software - Phase I	Ryan	1999	62,420
Square footage to-date		Total SF	342,715 SF
Total allowable PUD S.F.		Total SF	619,600 SF
Remaining new construction available based on PUD		Total SF	276,885 SF (Jan. 2000)
Requested addition to PUD	Ryan	10% of Total SF	61,960 SF
Modified Total Allowable PUD S.F.			681,560
Total S.F. Remaining to Develop		110% of Total	338,845 SF

In addition to the previous 1988 building construction of 110,000 s.f., the allowable new building area under the March 1997 EAW and the approved PUD is a total of 619,600 square feet. Construction is on schedule to reach those totals in the next three to four years (2003 to 2004), if not sooner. The Year 2000 Veritas Master Site Plan, dated March, 2000, includes more general office space and a reduction or elimination of Office/Showroom/Warehouse structures.

Ryan has proposed development that would increase the total allowable building area (or building cube) on the site by 10 percent (61,690 s.f.) more than the previously approved total of 619,600 s.f. for a total of 681,560 s.f.. This proposed modification is consistent with the approved plan, constitutes a minor modification from paragraph 38 of the original Planned Unit Development # 1177, is authorized under City Code §1008.09.B.1. and is hereby approved.

With this modification, there is a total of 338,845 s.f. remaining to be developed. As now proposed and approved, the development will be divided among the following parcels:

1. Lot 3, Block 1 Centre Pointe Business Park 2nd Addition will be developed as a 6,000 s.f. restaurant.
2. The southerly remainder of Lot 4, Block 1, Centre Pointe Business Park and the northerly portion of Lot 5, Block 1, Centre Pointe Business Park as described in attachment "A" may be developed for up to 72,500 s.f. of office space.

3. The southerly remainder of Lot 5, Block 1, Centre Point Business Park as described in attachment "B", and all of Lots 6 and 7 of Block 1, Centre Point Business Park will be developed for up to 260,345 s.f. of office space.

Ryan has also proposed a change in location, placement and height of the structures. These changes are shown on the Veritas Software Second Addition Master Site Plan dated March, 2000 (the "Site Plan"). Based on the determination by the DRC that the changes are not major or significant, the changes in location, placement and height of the structures proposed by Ryan in the Site Plan are approved by the DRC. Additionally, building set back requirements are waived for Veritas Building No. 2, located at 2825 Cleveland Avenue, as shown on the Site Plan.

2.0 Traffic, Indirect Source Permit (MnPCA), and Environmental Assessment Worksheet (EAW) Review

The city engineering staff has reviewed the projected traffic on the site based on the revised building configuration and found that the level of service along Cleveland Avenue from County Road C to County Road D will not deteriorate.

The Minnesota Pollution Control Agency has also reviewed the Indirect Source Permit (ISP) and found no significant change based on the amended plan and by letter dated February 11, 2000 has granted approval of the minor modification to the ISP to allow the construction of the proposed changes.

City staff has also analyzed the proposed modifications with regard to the Environmental Assessment Worksheet (EAW) prepared for the original PUD, including the analysis prepared by RLK Kuusisto, Ltd. Dated January 25, 2000, and has determined that the proposed modifications do not constitute a substantial change that affects the potential for significant adverse environmental effects as contemplated by Minnesota Rule 4410.1100, Subp. 5. Consequently, the City has determined that a new or supplemental EAW is not required. However, the applicant should be aware that future increases in square footage or changes in proposed uses will likely require the preparation of a new EAW for the project, or may exceed the mandatory Environmental Impact Statement thresholds.

3.0 Administrative Reviews

Ryan must comply with City Code administrative requirements on the following issues:

Tax parcel combination of lots for identification of Veritas project - survey required – administrative work City Manager, Community Development Director must approve. Ryan must record.

Grading Plan review for Veritas Building 1 – administrative work, plan submitted.

Utility Plan review for Veritas Building Phases – administrative work, plan submitted.

Building and Landscape Plans - administrative work, plans being completed.

Pond renovation – administrative work with City, Rice Creek, MnDot, and MnDNR.

In conclusion, the City through its DRC and the Community Development Director has determined that the proposed project modifications are consistent with the terms and conditions of PUD #1177 and the City Code and are hereby approved. All other provisions of the Planned Unit Development #1177 will remain in full force and effect.

Sincerely,



Dennis P. Welsch
Community Development Director

Attachments: MnPCA Letter dated February 11, 2000
Parcel Descriptions
Site plan dated March, 2000
RLK Correspondence dated January 25, 2000

Xc: Steven Sarkozy, City Manager
Joel Jamnik, City Attorney

Q:\Special Projects\Centre Pointe\Centre Pointe Veritas Expansion4(RR)_3.2.00.doc

ORDINANCE NO. 1257

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT #1177,
BEING THE CENTRE POINTE BUSINESS PARK PLANNED UNIT
DEVELOPMENT, TO ALLOW AND ADDITIONAL 15,240 SQUARE FEET OF
OFFICE DEVELOPMENT (PF3338)**

The City Council of the City of Roseville does ordain:

Section 1. Pursuant to Section 1008 (Planned Unit Developments) of the City Code of the City of Roseville, Planned Unit Development 1177, for property generally located at 3015 Centre Pointe Drive, within the Centre Pointe Business Park, is herein amended to allow the following:

Within the 47-acre Centre Pointe Business Park Planned Unit Development, on the vacant 61,000 square foot lot (as described below), an additional 15,240 square feet in total building area, to allow Solutia Consulting to construct a two-story, 21,240 square foot office building, which shall meet all other criteria and required permits of the original PUD#1177 as well as implement the Solutia EAW state agency comments. The previous Master Site Plan indicated a 1 story, 6,000 square feet restaurant building.

The vacant parcel addressed as 3015 Centre Pointe Drive is legally described as:

*Lot 3, Block 1, Centre Pointe Business Park 2nd Addition, City of Roseville,
Ramsey County, Minnesota.*

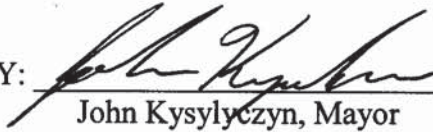
Section 2. Effective Date. This ordinance amendment to the City Code shall take effect upon passage by the City Council and publication.

Passed this 17th day of December, 2001.

Ordinance – 1257

(SEAL)

CITY OF ROSEVILLE

BY: 
John Kysylyczyn, Mayor

ATTEST:

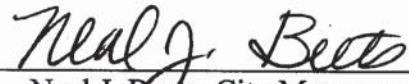

Neal J. Beets, City Manager

Table 1006-1	O/BP	I	Standards
Office and Health Care Uses			
Office	P	P	
Clinic, medical, dental, or optical	P	NP	
Hospital	C	NP	
Office showroom	P	P	
College or post-secondary school, office-based	P	P	
Manufacturing, Research, and Wholesale Uses			
Artisan workshop	NP	P	Y
Asphalt plant, batch or other	NP	NP	
Catering establishment	NP	P	
Concrete plant, batch or other	NP	NP	
Contractor's yard	NP	P	
Crushing of aggregate as a principal use	NP	NP	
Fertilizer plant	NP	NP	
Laboratory for research, development, and/or testing	P	P	
Leather and fur tanning, curing, finishing, and dyeing	NP	NP	
Limited production and processing	P	P	
Limited warehousing and distribution	P/C	P	Y
Manufacturing and processing, no outdoor activities	NP	P	Y
Manufacturing and processing, outdoor activities	NP	C	Y
Manufacturing and processing of clay products, structural such as brick, fire brick, tile, and pipe	NP	NP	
Manufacturing of insecticides, fungicides, disinfectants, and related industrial and household chemical compounds	NP	NP	
Metal casting or foundry	NP	NP	
Metals, precious and rare, reduction, smelting and refining	NP	NP	
Outdoor display	P	P	Y
Outdoor storage, equipment and goods	C	P	Y
Outdoor storage, fleet vehicles	P	P	Y
Outdoor storage, inoperable/out of service vehicles or equipment	C	P	Y
Outdoor storage, loose materials	NP	C	Y
Parking	C	C	Y
Petroleum refinery	NP	NP	
Printing	P	P	
Pulp processing plant (paper mill)	NP	NP	
Recycling center	NP	P	
Salvage or junk yard	NP	NP	
Slaughtering of animals	NP	NP	

Table 1006-1	O/BP	I	Standards
Tire plant or tire recapping plant or facility	NP	NP	
Warehousing and distribution	NP	P	
Wholesale establishment	P	P	
Wood treatment plant	NP	NP	
Commercial Uses, Personal			
General retail sales and personal service***	P	NP	Y
Animal boarding, animal day care, kennel	NP	P	Y
Animal hospital, veterinary clinic	P	NP	Y
Bank, financial institution	P	C	
Building materials sales, lumberyard	NP	P	
Day care center	P	NP	Y
Health club, fitness center	C	NP	
Learning studio (martial arts, visual/performing arts)	P	NP	
Lodging: hotel, motel	P	P	
Mini-storage	NP	P	
Motor fuel sales, gas station (includes repair)	C	P	Y
Motor vehicle repair, large	NP	P	
Motor vehicle dealer, rental/leasing	NP	C	Y
Restaurant, fast food	P	NP	Y
Restaurant, traditional	P	NP	
Utilities and Transportation			
Essential services	P	P	
Motor freight terminal	NP	C	
Park-and-ride facility	C	C	
Transit center	C	C	
Accessory Uses, Buildings, and Structures			
Accessory buildings for storage of business supplies and equipment	P	P	Y
Accessibility ramp and other accommodations	P	P	
Caretaker's dwelling	C	C	
Drive-through facility	C	NP	Y
Off-street parking spaces	P	P	Y
Telecommunications tower	C	C	Y
Renewable energy system	P	P	Y

Ord 1427, 7-9-2012; Ord 1438, 6-10-2013; Ord 1446, 7-8-2013; Ord 1447, 7-8-2013; Ord 1514, 11-14-2016

1006.04 Office/Business Park (O/BP) District

- A. **Statement of Purpose:** The Business Park District is designed to foster the development of business parks that integrate complementary employment and related uses in an attractive, efficient and functional environment. The district is also intended to: