

Commissioners:

Sharon Brown
James Bull
James Daire
Chuck Gitzen
Julie Kimble
Robert Murphy
Peter Sparby



Planning Commission Agenda

Wednesday, January 3, 2018
6:30pm

Address:
2660 Civic Center Dr.
Roseville, MN 55113

Phone:
651-792-7005

Website:
www.cityofroseville.com/pc

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes

4.A. Minutes- December 6, 2017

Documents:

[2017-12-06_PC_DRAFT.PDF](#)

5. Communications And Recognitions

5.A. From The Public:

Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update

5.B. From The Commission Or Staff:

Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process

6. Public Hearing- Continued

6.A. Consider Design And Dimensional Standards To Support Multi-Family Uses In The Regional Business District (PROJ0017-Amdt 32)

Documents:

[PROJ17_AMDT32_RPCA_RESIDENTIALINBUSINESSDISTRICTS2_010318_PACKET.PDF](#)

7. Public Hearing- New

7.A. Adopt An Ordinance Amending §1001.10 Definitions, §1009 Procedures, And Table 1006-1 Of The City Code To Create A Second Office/Business Park Zoning District (PROJ0017-Amdt 33)

Documents:

[PROJ_17_AMDT_33_RPCA_OBP-2_010318_PACKET.PDF](#)

7.B. Consider A Preliminary Plat For Rosedale Retail, LLC Creation Of An Additional Lot From 1700 County Road B2 (PF17-022)

Documents:

[PF17-022_RPCA_JCP_MAJORPLAT_010318_PACKET.PDF](#)

7.C. Consideration Of A Request By Hunter Development Group And JCPenney Properties, Inc. For A

Drive-Through As A Conditional Use At County Road B2 And Fairview Avenue (PF17-023)

Documents:

[PF17-023_RPCA_PORTILLOS_010318_PACKET.PDF](#)

8. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, December 6, 2017 – 6:30 p.m.**

1. Call to Order

Chair Murphy called to order the regular meeting of the Planning Commission meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

2. Roll Call

At the request of Chair Murphy, City Planner Thomas Paschke called the Roll.

Members Present: Chair Robert Murphy; Vice Chair James Bull; and Commissioners, Chuck Gitzen, Julie Kimble, Sharon Brown, and Peter Sparby

Members Absent: James Daire

Staff Present: City Planner Thomas Paschke and Senior Planner Brian Lloyd

3. Approve Agenda

MOTION

Vice Chair Bull moved, seconded by Member Gitzen to approve the agenda as presented.

Ayes: 6

Nays: 0

Motion carried.

4. Review of Minutes

a. November 1, 2017 Planning Commission Regular Meeting

MOTION

Member Gitzen moved, seconded by Member Sparby to approve the November 1, 2017 meeting minutes.

Ayes: 6

Nays: 0

Motion carried.

5. Communications and Recognitions:

a. From the Public: *Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update.*

None.

- b. From the Commission or Staff:** *Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

Member Kimble commented she attended a Minnesota Business Journal annual office update, which provides a market update across the Twin Cities area. Two brokers brought up Rosedale and the possibility of development around Rosedale.

Chief Planner Lloyd presented a revised schedule on the 2040 Comp Plan Update. There will be a check-in with the EDA in the middle of January regarding economic development chapter and housing, followed by one more stop with individual chapters on January 24th at the Planning Commission. In February, the final public engagement will begin, which will be the opportunity to review the entire draft plan. The Planning Commission will also be reviewing the whole draft plan. The Council will review the draft plan in March. Once feedback is incorporated, a public hearing will be held with the Planning Commission on April 4th.

Mr. Lloyd continued that if the Council needs another work session, that will be available to them. Otherwise, staff anticipates final approval by May 7th. There may well become changes to incorporate from that final public hearing and approval process, and staff can make those changes to the document in May, and getting it out to neighboring communities in June. Later in the year, the update will be submitted to the Met Council.

Vice Chair Bull asked about the timing of the land use open houses and the meeting with the EDA.

Mr. Lloyd clarified that nothing in the land use changes open houses should affect the EDA meeting. If there is some discussion to be had regarding significant feedback, counter to the City Council and the Planning Commission for the land use plan, staff can bring that to a regular Planning Commission meeting.

Vice Chair Bull suggested it will be difficult to attend all the land use change meetings, so he suggested staff email summaries to the Commission.

Member Gitzen noted he would appreciate more time to review the draft plans.

Mr. Lloyd noted that is one of the advantages of making the draft plan available for the public review beginning in the middle of the month. That is a time the Planning Commission can begin reviewing it as well. He noted the draft will be available to both the Planning Commission and the City Council at the beginning of the public engagement period.

Chair Murphy noted the Planning Commission is not meeting on the 4th week of December. The Commission has agreed on meeting dates through June 2018.

6. Public Hearing

a. Consideration of a Comprehensive Land Use Plan Map Change and Zoning Map Change at 2030 County Road D (PF17-019)

Chair Murphy opened the public hearing for PF17-019 at approximately 6:40 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council on the third or fourth meeting in January 2018.

City Planner Paschke summarized the request as detailed in the staff report dated December 6, 2017. He pointed out the property under consideration, which is owned by **Gunner Pederson**. Part of the zoning is neighborhood business, and the south portion is residential. The request is to change all of the property to Low-Density Residential 2, which will allow for the conversion to another home site on the north side, creating a duplex. The other main purpose of the request is to allow for a lot to be created to build a second duplex.

Mr. Paschke pointed out the staff report, noting this would be considered a downgrading of the current Comp Plan designation as well as a down-zoning. Staff considered the location and surrounding land use in the area and has concluded the requested changes make sense. He noted this is a straight-forward request. He pointed out there is a BP Amoco on the corner.

Mr. Paschke noted the property owner has had the property for sale for years, but it is such an odd situation, with the line going through a building and having two different uses for the property. It makes most sense to make it all Neighborhood Business, Low Density or Medium Density which would improve the marketing of the property.

Vice Chair Bull asks about lines 84 through 86 of the staff recommendation, which indicates the property would be changed from High Density.

Mr. Paschke responded it was a typo and should rather indicate Neighborhood Business.

Chair Murphy noted this is unusual in that two zonings butting up in one structure, and it is a very narrow strip of property between it and the back of the gas station to the west.

Member Gitzen asked if a platting process would also be required.

Mr. Paschke affirmed that a platting would be necessary to subdivide the property, but it makes sense to wait for the Comp Plan update. There are some things that might have to change in this area, including some utilities. Those two should be resolved, so it does not make sense to shift lot lines to accommodate that. The first step is Comp Plan Amendment rezoning.

Member Kimble asked about the email in the packet, Attachment C, the options do not make sense. She asked about selling a portion to the gas station for expansion.

Mr. Paschke recalled that comment described the property owner's choice, as related to what was presented at the Open House.

Member Sparby noted some people are concerned about a possible change to Section 8 housing.

Mr. Paschke responded the City is unable to regulate housing of any sort, as it relates to rental or ownership. From that perspective, the City does not get involved, whether it is Section 8 or any other type of modified housing type. Once the City allows something to move forward and become a guided land for residential housing, that is what it is. There is no ability to determine whether it is owner-occupied or a rental.

Mr. Paschke continued that if the property is rented, if someone meets whatever the rental obligations are, they can have Section 8 vouchers to pay for the rent. The City does not get involved in those types of arrangements. Federal law prohibits the City from discriminating against Section 8.

Public Comment

Barry O'Mara stated he is a friend of Gunner's, and he is representing the meeting on behalf of Gunner. The gas station has been brought up. If the zoning is approved, there would be no gas station expansion. Secondly, it would be very unlikely the duplexes would become Section 8 housing.

Mr. O'Mara asked for clarification on the correct map. Mr. Paschke pointed out the updated, accurate map.

Chair Murphy noted the parking lot would be approved, and a duplex would be built.

Mr. O'Mara concurred that a duplex would likely be built on the site. The parking lot would be completely removed. He does not envision any structure that would allow the retaining of the parking lot. It is better off being green grass.

Member Sparby if the applicant has considered two single-family lots.

Mr. O'Mara responded there was some consideration given to other options, including single family. It does not lend itself well to that scenario. The highest and best use of this property is a duplex.

Chair Murphy closed the public hearing at 6:58 p.m., as no one else appeared to speak for or against.

Commission Deliberation

Chair Murphy asked whether the Comp Plan takes a supermajority, while the rezoning does not.

Mr. Paschke concurred.

Chair Murphy suggested two motions be made.

MOTION

Member Kimble moved, seconded by Member Gitzen to recommend to the City Council that the property at 2030 County Road D be reguided from a Comprehensive Land Use Map Designation of Business to Low-Density Residential (PF17-019).

Chair Murphy recalled he attended the open house, and probably a half dozen folks were present. The small piece that is designated Neighborhood Business now – the only thing can be done is expand the gas station. Changing it to Residential looks like to provide a nice blending with the surrounding residential.

Member Sparby noted it would serve as a nice buffer between residential and neighborhood business. This would also put the property to the highest value.

Ayes: 6
Nays: 0
Motion carried.

MOTION

Member Sparby moved, seconded by Member Kimble to recommend to the City Council that the property at 2030 County Road D be rezoned from the official map classification of Neighborhood Business to Low-Density Residential 2 (PF17-019).

Ayes: 6
Nays: 0
Motion carried.

7. Project File 0037: 2040 Comprehensive Plan Update

a. Continuation of Discussion on Resilience Chapter

Senior Planner Brian Lloyd introduced Becky Alexander with LHP.

Ms. Alexander presented her report entitled Roseville 2040 Comprehensive Plan Update Resilience Discussion, which summarizes her feedback from last appearance before the Planning Commission as well as some public feedback. She recalled that climate mitigation is important to address, but there is uncertainty in terms of needing more information before this body is prepared to recommend a way to do that. One suggestion was to find out what other cities are doing in their resilience chapter, so

that has been included in the report. Also included are other initiatives being worked on outside of the Comp Plan process, like vulnerability assessment and climate adaptation plan which has been released in draft form.

Mr. Lloyd noted staff is trying to figure out how to best distribute that to the Commission.

Member Kimble asked whether the Resilience Chapter has some overlap with the Environmental Chapter.

Mr. Lloyd responded the topics are inter-related. The conversation at the last Planning Commission meeting touched on solar and some water resources. The 2030 Comp Plan has a chapter on environmental protection as well. The Met Council has new requirements on resilience, so staff will try to incorporate all of that in the environmental chapter, which is mostly the work of the Public Works department, to bring those together with the resilience piece.

Ms. Alexander noted the energy efficiency in buildings, solar development, water tracking, all those play a big role in the resilience conversation.

Member Kimble stated it would make sense if there would be a reference between the two chapters.

Ms. Alexander noted the goal is to have one chapter. The different aspects of shore land protection, water management, all of those things addressed in the environmental protection plan, might feed into those goals.

Member Gitzen asked for clarifications on the references to the 2030 Comp Plan vs. 2040 Comp Plan Update.

Ms. Alexander noted the goal is to start with the 2030 Comp Plan as a starting point, and update it.

Member Gitzen asked whether it will carry forward.

Mr. Lloyd noted much of what is in the 2030 environmental chapter is still applicable for the 2040 plans. The goal will be to build from the 2030 Comp Plan.

Member Gitzen asked about greenhouse gas reduction goals.

Ms. Alexander noted that is a good discussion for the Planning Commission. The language in 3B is carefully worded to say “support” the State’s Next Generation Energy Act goal of 80 percent. That is not as strong as saying “commit to” or “achieve.” It specifies the things the City has in its control, in addition to things to encourage actions by residents and businesses. That is how she addressed what she heard last time from the Commission, not wanting to overcommit to an action plan.

Member Gitzen asked about “protect access to direct sunlight.” He asked how that can be enforced or achieved.

Mr. Lloyd responded if that goal is included, it could be accomplished via tree height and location requirements or building mass requirements and setbacks, so as not to allow buildings too close to property lines where it would cast shade on its neighbors. If this continues to be a goal, there are different ways to approach it. He recalled a previous Planning Commission discussion of solar easements on subdivision. That is an option for amending codes in the future.

Ms. Alexander noted section D is a required element in the Resilience Chapter, as per the Met Council guidance.

Member Gitzen asked that the section be developed a bit more.

Member Sparby commented on confusion about City operations and energy use and greenhouse gas emissions of the City as an entity, or the city as a whole, including business, residents, and traffic. He asked for clarification.

Ms. Alexander confirmed both categories are included. The goal of an 80 percent reduction could be community-wide. What other cities are doing is committing to a community-wide goal with an understanding there will need to be a partnership with businesses and residents. It will have to include leadership and education. Many cities are making commitments within their City operations, so Roseville can include that as well.

Chair Murphy stated it is both: lead by example, with more goal-orientation for the City.

Member Sparby stated there is no way the City can hold business or residents accountable; only the City can be held accountable. He suggested going stronger with the City and be less strong and more aspirational with community goals. He commended staff and the consultant for doing such good work.

Chair Murphy asked about item 2B, greenhouse gas emissions. Does that include vehicles passing through the city?

Ms. Alexander responded it can be defined in multiple ways. Traditionally, in Minnesota it accounts for vehicles traveling through the City and does not account for miles Roseville residents drive outside the city limit. There are other ways to calculate those miles, as part of the climate action process, to help determine what is in control of travelers through the city vs. residents.

Ms. Alexander continued that travel needs to be addressed on a regional scale. There are things cities can do in terms of incentivizing electric vehicle and eventually autonomous vehicle adoption.

Chair Murphy noted 35W will be widened in the next several years, and that will have a major impact.

Ms. Alexander noted that energy emissions have decreased much more rapidly than travel emissions can. Emphasis has been placed reducing energy emissions, with the understanding that it is much more difficult to set goals for travel emissions.

Chair Murphy asked if there can be dual goals that distinguish between what the City can control and what the City cannot control.

City Planner Paschke commented on the future expansion of 35W. He noted it is for a managed lane, so it is not necessarily a full-capacity lane. It may correlate into additional cars, but it may not add dramatic capacity to the road to handle more vehicles. The same discussion is on a portion of 36 out of Minneapolis out to Stillwater. There are ways for the City to create things in the Comp Plan that require Roseville to work regionally to try to reduce emissions and those types of things.

Mr. Paschke continued that with technology changing and car companies moving towards full electric, that will change over the course of time, even while this plan might still be in the first three years of its existence. There are things the City can strive for on a broad level, even if there are things out of the City's control. They can be considered lofty goals, because it is desired for the community to head in that direction. It takes more than Roseville to accomplish, but it is desirable to include in the plan.

Member Kimble asked about resiliency as it relates to emergency preparedness.

Ms. Alexander responded that could be primarily under the C goal, and that emergency preparedness is a good thing to address in this section.

Member Kimble suggested including an educational component about the concept of resiliency, since it is a new concept for most residents.

Chair Murphy asked whether partnering on the educational piece is possible, such as a university or high school or library.

Member Kimble concurred. The City does not need to develop its own curriculum but instead direct the public to existing resources.

Mr. Lloyd noted the Public Works staff is working on informational resources related to storm water and protection of environmental resources, as part of this chapter. There is some of that educational effort that has been going on, and it can be made more robust on additional topics.

Vice Chair Bull asked about 1A, "What We Heard," which indicates more information is needed. He asked about the plan to obtain more information.

Ms. Alexander responded the goal is to continue to research what other communities are doing and continuing to have these conversations, that can be beefed up.

Vice Chair Bull inquired about the accuracy and validity of the PaleBlue.org vulnerability assessment/study.

Mr. Lloyd responded he does not know about the funding and the background of the PaleBlue, or what the built-in mechanism is for checking the validity of the assessment. He suggested having staff review it and assess its weaknesses.

Vice Chair Bull suggested we should reserve referencing it, since we do not know the validity of the study.

Ms. Alexander noted that can be fluid, based upon the validation and completion of the final version of that study.

Vice Chair Bull stated he does not want to make decisions based upon a study not yet seen. He also commented on 2B, which references energy. He asked for examples of long-term solar that pays for itself.

Ms. Alexander recalled that Mr. Johnson had mentioned some examples at the last Planning Commission meeting, where there was a payback within approximately ten years.

Vice Chair Bull noted those were based on projections rather than on historical examples of the systems paying off.

Member Kimble noted that was a comment from the public.

Ms. Alexander noted this level of detail would not be in the final chapter itself. If that question needs to be answered before the goals are established, then staff can pursue it.

Vice Chair Bull stated it is important to have empirical study so that the City does not make goals based upon a flawed assumption.

Member Kimble noted that each solar project has a whole set of variables. It depends on the sun, the size of the project, and other things. It is difficult to make a cart blanche statement. It will be different, based upon the size of the project and whatever the solar project was designed to provide.

Vice Chair Bull recalled a news article about a solar farm plan in Blaine and people are questioning the viability of having it near residents' homes. He suggested the City needs to be well-rounded in its thoughts.

Ms. Alexander stated additional research can be done to find out what payback scenario of solar.

Chair Murphy asked whether the Commission should focus on page 3, What We Propose.

Ms. Alexander concurred that would be helpful.

Member Gitzen noted St. Christopher's Church recently installed solar, and he wondered what their experience has been so far.

Member Sparby commented D2, the third page, on solar meeting 10 percent of electricity use within City boundaries. He asked where that solar electricity would be coming from within Roseville.

Ms. Alexander noted the solar resource maps, developed by the Met Council planning handbook. Based upon projected population growth and the City's current electricity use, 16 percent of total available rooftop area would have to be covered with solar. Public Works would have to investigate what partnerships can be established with places like Rosedale.

Chair Murphy asked why the City has to generate solar within the City boundaries as opposed to simply consuming solar energy.

Ms. Alexander responded that is a good discussion to have. The reason to include it within City boundaries is to have it as an economic development resource within the City. The decision to develop it in the city or buy it from somewhere else is up to the City.

Member Sparby stated the solar maps do not tell the whole story. People are not going to be throwing solar panels on their roof if there is no economic incentive. He would support "strive to produce solar electricity" as a goal, but would not be in favor of stating definitively "producing solar electricity."

Ms. Alexander asked whether a target goal is preferable.

Member Sparby noted the target goal should be repeated, just for clarification.

Ms. Alexander noted the incentives available on the federal level are making it feasible. Additionally, the landscape will continue to change as the solar energy becomes cheaper.

Mr. Lloyd noted some people have observed this is more beneficial to wealthier households which can afford to install it and then sell back the electricity to the utilities. The City can not as a practical level provide solar panels below a financial threshold, but the City does have to be aware of equity ramifications.

Ms. Alexander noted there are programs that is 0 down, and it is paid off as the incentives come in, along with a low-interest loan. Many people do not know that

type of program is available and assume a lot of down payment is available. That could vary from company to company.

Member Gitzen asked about 16 percent of viable rooftops.

Chair Murphy expressed support for a language that is focused on consumption rather than where it is generated, since older buildings will not be able to support solar panels. He suggested D2 include a more general term of “renewable sources,” rather than generated within Roseville specifically.

Ms. Alexander noted the State has a solar generation goal of generating 10 percent of statewide electricity within state boundaries. By doing it within the City, Roseville is doing its part to meet that State goal that is specific to solar. Wind is not as good of a resource in Roseville as solar is. She asked for further Commissioners’ comments on D2 and D1.

Member Kimble expressed a preference for including a reference to producing within Roseville, but she could support either way.

Member Gitzen expressed he could support it either way – as a target goal or to be produced within the City.

Member Sparby expressed concern for making the statement consumption-based, since once the electricity enters the grid, the consumer does not know where the electricity is produced – whether it is from solar, wind, or coal.

Ms. Alexander stated that using language like “sourcing” 10 percent of the City-wide electricity is still true. It is not specific to directly consuming solar energy, but sourcing it from solar energy resources.

Member Sparby confirmed he is fine with that language.

Ms. Alexander noted the main gap is to get the vulnerability and climate adaptation framework distributed to see if the Planning Commission wants to be more specific or ambitious with goal C, or if it is a good general goal statement regarding climate-related risks.

Mr. Lloyd noted the next discussion on resiliency will be at the end of January.

8. Adjourn

MOTION

Vice Chair Bull, seconded by Member Sparby to adjourn the meeting at 7:56 p.m.

Ayes: 6

Nays: 0

Motion carried.



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: **01/03/18**

Agenda Item: **6a**

Prepared By

Agenda Section
Public Hearings

Department Approval

Item Description: Consider Design and Dimensional Standards to support Multi-Family Uses in the Regional Business District (**PROJ17_Amdt32**).

1 **BACKGROUND**

2 At the November 1, 2017, Planning Commission meeting Commissioners discussed the proposed
3 amendments necessary to support multi-family residential use in the Regional Business District.
4 Specifically, Commissioners were supportive of the amendments, however, members did have a few
5 items that required additional attention prior to a recommendation.

6 Since the meeting, the City Planner has completed typographic edits, has included the full non-
7 residential standards, highlighted the residential design standards, included language regarding mixed-
8 use standards; and made the requested change to residential maximum height.

9 Generally speaking and for clarity in tracking corrections and additions, the revisions to the Design
10 Standards and Dimensional Standards are highlighted in **blue** on Attachment B

11 **SUGGESTED PLANNING COMMISSION RECOMMENDATION**

12 Based on the project report, public comments, and Planning Commissioner input, consider
13 recommending approval of amendments to Section 1005.02 and Table 1005-4 of the Roseville Zoning
14 Code.

15 **ALTERNATIVE ACTIONS**

- 16 **a.** Pass a motion to table the item for future action. An action to table must be tied to the need for
17 clarity, analysis and/or information necessary to make a recommendation on the request.
- 18 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include findings of fact
19 germane to the request.

Report prepared by: Thomas Paschke, City Planner 651-792-7074 | thomas.paschke@cityofroseville.com

Attachment

A. PC minutes

B. Design and Dimensional Standards



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, November 1, 2017 – 6:30 p.m.**

1. Call to Order

Chair Murphy called to order the regular meeting of the Planning Commission meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

2. Roll Call

At the request of Chair Murphy, City Planner Thomas Paschke called the Roll.

Members Present: Chair Robert Murphy; Vice Chair James Bull; and Commissioners James Daire, Chuck Gitzen, Julie Kimble and Peter Sparby

Members Absent: Member Sharon Brown

Staff Present: City Planner Thomas Paschke

3. Approve Agenda

MOTION

Member Daire moved, seconded by Member Bull to approve the agenda as presented.

Ayes: 6

Nays: 0

Motion carried.

4. Review of Minutes

a. September 6, 2017 Planning Commission Regular Meeting

MOTION

Member Gitzen moved, seconded by Member Kimble to approve the September 6, 2017 meeting minutes.

Ayes: 6

Nays: 0

Motion carried.

5. Communications and Recognitions:

a. From the Public: *Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update.*

None.

- b. From the Commission or Staff:** *Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

Member Sparby inquired when the City Council will address the Centre Pointe PUD.

Mr. Paschke responded it will be discussed on Monday, November 6.

Member Bull reported he recently attended the annual Ethics Commission meeting and where they elected the officers and had a conversation about the annual training. They concluded that the presentation format of the City Attorney for this training is effective and will continue. The training will take place in April after new Commissioners begin their terms.

- c. Follow-Up on Items from Previous Meetings**

None.

6. Public Hearing

- a. Consider Design and Dimensional Standards to Support Multi-Family Uses in the Regional Business District (PROJ17_Amdt32)**

Chair Murphy opened the public hearing for PROJ17-Amdt32 at approximately 6:34 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council at the end of the month.

City Planner Paschke summarized the request as detailed in the staff report dated November 1, 2017. He reported at the August 8 Planning Commission meeting, the Commission voted to recommend amendments to Table 1005-1 supporting multi-family within Regional Business districts and to modify existing allowances within the Neighborhood and Community Business districts. The Council considered these recommendations and supports the changes to Regional Business districts, but decided to hold-off on any changes to Neighborhood or Community Business districts until after the Comprehensive Plan Update process was completed.

Mr. Paschke reported the Planning Division has reviewed Chapter 1005, Commercial and Mixed-Use district and recommends the following changes to items A, B, and C of the Statement of Purpose (1005.01):

- A. Promote an appropriate mix of commercial, office, and residential development types within the community;
- B. Improve the community's mix of land uses by encouraging mixed medium- and high-density residential uses with high quality commercial and employment uses in designated areas;
- C. Provide and attractive, inviting, high-quality retail shopping and services areas, vertical mixed-use sites, and medium and high density residential

projects that are conveniently and safely accessible by multiple travel modes included transit, walking, and bicycling;

Member Gitzen inquired if items D and E will still be included.

Mr. Paschke confirmed they would be included.

Member Kimble inquired if “mixed-use” should be defined under item C.

Mr. Paschke responded he does not see a definition and it could be included under definitions in Section 1001.

Member Kimble commented they are allowing mixed-use in the Regional Business district, but many are single sites. She inquired if there is any consideration with the connectivity between the sites to address how a retail site may interact with a residential site. It is core to what they are trying to achieve and it is the interaction between the different uses that makes it vibrant.

Mr. Paschke responded there is some connectivity language regarding sidewalks and pathways, and the City has a Pathway Master Plan. When staff is reviewing projects, they also have the ability to require sidewalks. They may want to look into the design standards and code to include more specific language.

Member Gitzen agreed they should put some emphasis on this going forward.

Chair Murphy inquired if they should also define mixed-use in the ordinance.

Member Bull stated he does not think it is necessary because it is already used on the zoning map.

Mr. Paschke confirmed it is not defined, and moving forward all the business district designations will become forms of mixed-use. A definition in the code as it relates to mixed-use may not be necessary when that zoning code is going to allow for the mix of uses that are supported.

Member Kimble inquired if mixed-use would have the same definition across all the different areas.

Mr. Paschke responded they could not have Industrial or Employment because they are not proposing them as mixed-use districts. Varying degrees of mixed-use would be included in the Community Mixed-Use district, Community Business district, Neighborhood Business district, and Regional Business district. If it is not a permitted use within the table of uses, it would not be allowed.

Member Daire pointed out the proposed text amendment calls out commercial, office, and residential, and clearly defines what they are looking to encourage.

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Mr. Paschke agreed, and stated office was included because all of the business districts allow for a variety of office.

Member Kimble suggested staff look further into whether they should include a mixed-use definition.

Mr. Paschke confirmed they will look further into it and look at what other cities have done.

Member Sparby stated they should also consider if it makes sense to define it in this part of the code.

Mr. Paschke commented it would be included in the definition section of the code.

Member Daire referred to the current text under item B. He inquired if delivery truck and auto traffic are understood and if the text represents the full spectrum of transit modes. He suggested they include “auto and truck traffic”.

Mr. Paschke suggested they use the word “vehicle”.

The Commission agreed to include the word “vehicle” under item B.

Mr. Paschke reported on the proposed Design Standards revisions. The goal was to pair these standards from both the residential multi-family requirements with the business requirements. In doing so, it created the following two standards with modifications:

- 1005.01.A Design Standards – Nonresidential and Mixed Use Projects
The following standards apply to new buildings, ~~and~~ major expansion of existing buildings (i.e., expansions that constitute 50% or more of building floor area, and change in use in all commercial...
- 1005.02.B Design Standards – Multi-Family Projects
(*second paragraph*) The following standards apply to new buildings ~~and~~ major expansions (i.e., expansions that constitute 50% or more of building floor area), and changes in use. Design standards apply...

Member Daire inquired if the intent was to regulate the types of uses that could come into a vacant space.

Mr. Paschke responded yes. He provided the example of when Hom Furniture vacated their building, and it could have been created into many different things. There should be a trigger mechanism for the building to adhere to certain design standard if the new proposed use is different. Acorn Mini Storage took over the former Hom Furniture building, and there was not a way for them to require enhancements to what the building looked like. The proposed text language will allow them to get the buildings more in line with the zoning code.

Member Daire summarized the intent is to focus on the appearance of the building rather than how the tenant will use the space.

Mr. Paschke stated the tenant is regulated under the current code, but the building is not.

Member Kimble inquired if both 1005.02A and 1005.02B include items A through I, and if they are appropriate for both classifications. She also inquired if change in ownership is a trigger.

Mr. Paschke responded change in ownership is not a trigger. He referred to 1005.02.A Design Standards – Nonresidential and Mixed Use Projects and explained the only changes are underlined and the existing standards that are specific to this section would apply. He then referred to 1005.02.B Design Standards – Multi-Family Projects, and explained items A through I should have all been underlined and in red in the report and are standards incorporated and specific to this section. Staff will determine the best way to renumber this so that it is not confusing.

Chair Murphy stated all the standards for 1005.02.A are unchanged and should be included between lines 83 and 84.

Mr. Paschke confirmed this. He explained the design standards are currently in the code and were developed in 2010 by staff and a consultant.

Chair Murphy referred to item G, Attached Garages, and pointed out lines 120 through 126 have typos.

Mr. Paschke stated it should read, “Garage design shall be set back and defer to the primary building face. Front loaded garages (toward the front street), if provided shall be set back a minimum of 5 feet from the predominant portion of the principal use. (Ord. 1405, 2-28-2011).”

Member Gitzen referred to line 89, and stated there should be a comma after buildings. He referred to lines 97, 99, and 125, and inquired if the words “off sets” should be two words or one.

Mr. Paschke stated he will look into it and make the appropriate changes.

Member Gitzen referred to line 100, and inquired if 8 feet represents the current code. The table below line 147 shows a street setback of 10 feet.

Mr. Paschke stated he is not sure they want decks that close to the front property line and he will ask staff about it.

Member Kimble inquired if they will look to see if building design standards have changed when they align the Comprehensive Plan with some of the zoning.

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Mr. Paschke responded they will look at them after the Comprehensive Plan is adopted. Design standards for cities blend what they would like to create with what the market creates.

Member Sparby pointed out under the descriptions for 1005.02A and 1005.02B, the proposed additional text should be read “ and changes in use.”

Mr. Paschke continued his report, and referred to charts that displayed the dimensional standards for Regional Business district and High Density Residential (HDR). He reported staff focused on the HDR-2 requirements as a way to bring in very similar standards into the Business district. He provided an overview of proposed Table 1005-4 under line 147 of the staff report. Relating to building height, he explained they have seen a few buildings that have had to make modifications to the 65-foot height measured at the midpoint of the roof truss. Staff is proposing to allow 6 stories or 65 feet, whichever is greater, and discuss what a story is in relation to feet. This chart defines “A story is deemed to be between 9 and 12 feet in height, however can be greater in mixed vertical development.”

Chair Murphy suggested they add a footnote indicator in the table to direct people to this definition.

Member Kimble stated this exercise is intended to modify Regional Business. She referred to the Regional Business area of Rosedale and stated from a development standpoint, six stories seem very short, does not match the available scale, and will be an issue for economic feasibility. It may be appropriate for the Regional Business area along Highway 35 and to the north and west, but the bulk of the area could benefit from some height.

Chair Murphy commented the residential area on the north side of Rosedale might have an issue with a higher height allowance.

Member Kimble stated the height maximum will fall short in the area around Rosedale where they have looked at developing the parking.

Mr. Paschke agreed and stated a ten-foot maximum it is not out of character in the highway corridor area. A mixed-use project in that area is going to require greater height.

Member Kimble commented 10 stories seems more appropriate, with less allowed as it gets near the single-family residential area.

Member Daire commented with an urban form, there is generally more height around the central business area and agreed 10 stories seems appropriate.

Member Sparby inquired how they came up with six stories.

Mr. Paschke responded in the prior code, they used stories. However, they were not defined nor did they include a height. In the current code, they went with height because it was more easily measured than stories.

Member Sparby commented he supports going with an acceptable height restriction. He would like to see it at least at 12 feet because it promotes longevity and air space.

Member Kimble agreed as long as it was generous enough. She suggested staff research in and come back with a number.

Member Daire inquired if this discussion has been helpful.

Mr. Paschke stated it has been helpful. He will provide this document to the Commission as a redlined/underlined document as well as how it will look once it is adopted.

Public Comment

No one came forward to speak for or against this request.

The Commission agreed to continue the public hearing to allow staff to incorporate the proposed changes and provide a revised document to them.

b. Consideration of Zoning Code Text Amendments to Permit a Contractor Yard as Permitted or Conditional Use in the Office Business Park District (PF17-018)

Chair Murphy opened the public hearing for PF17-018 at approximately 7:24 p.m. He advised this item will be before the City Council at the end of the month.

City Planner Paschke summarized the request as detailed in the staff report dated November 1, 2017. He referred to line 28 of the staff report, and highlighted the current definition of contractor yard and the three outdoor storage allowances that are found in Table 1006-1 and Section 1011.12. He stated there is some confusion between what a contract yard would use and what is defined as outdoor storage. He then highlighted the definitions for warehousing, distribution, and processing. These include limited production/processing, limited warehousing and distribution, warehouse, wholesale establishment, and manufacturing, production, and processing. He stated limited production/processing, limited warehouse distribution, and wholesale establishment are permitted within the Office/Business Park district.

Mr. Paschke reported there are contractor yards that have office space, utilize indoor storage, have minimal outdoor storage, and smaller fleet vehicles. There are very few City zoning codes that have contractor yard as a defined use, and define these types of areas under warehouse or distribution center. In response to this, the Planning Division attempted to modify the contractor yard definition into two types: limited and unlimited. It also recommended they change the warehouse and distribution center definitions as follows:

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- Warehouse or warehousing: The storage of materials or equipment within an enclosed building as a principle use.
- Distribution center: A warehouse primarily used for receipt, temporary storage and redistribution of goods, typically involving heavy truck and/or freight rail traffic.

Mr. Paschke stated the limited version of the contractor yard designation follows the existing code, but is defined in a way that takes into account what limited warehousing and distribution supports. The proposed definition of unlimited contractor yard would include heavy duty construction equipment that takes up space, is harder to screen, and should not be permitted in an Office/Business Park. The Planning Division recommends the following proposed definitions of “contractor yard”:

- Contractor yard – limited: An establishment providing general contracting, building/site maintenance, or building and construction services, including (but not limited to) fleet vehicles (pick-up, cargo, and/or cube variety trucks), outdoor storages of trailers or machinery and/or seasonal equipment. Outdoor storage of these items shall be consistent with the requirements of Table 1006-1 and Section 1011.12.F.8, 9, and 10.
- Contractor yard – unlimited: An establishment providing general contracting, building/site maintenance, or building construction services, including (but not limited to) outdoor storage of large construction equipment or machinery (loader, grader, bulldozer, scraper, crane, or similar) trailers and/or seasonal equipment, and loose material. Outdoor storage of these items shall be consistent with the requirements of Table 1006-1 and Section 1011.12.F.8, 9, and 10.

Mr. Paschke highlighted the following changes to Table 1006-1 provided in the staff report:

Table 1006-1	O/BP	I	Standards
Manufacturing, Research, and Wholesale Uses			
Contractor’s Yard-Limited	NP <u>P</u>	<u>P</u>	
Contractor’s Yard- Unlimited	<u>NP</u>	<u>P</u>	
Distribution Center	<u>NP</u>	<u>P</u>	
Outdoor storage, equipment and goods	C <u>P</u>	<u>P</u>	Y
Outdoor storage, fleet vehicles	<u>P</u>	<u>P</u>	Y
Outdoor storage, inoperable/out of service vehicles or equipment	C <u>P</u>	<u>P</u>	Y
Outdoor storage, loose materials	NP	C	Y

Chair Murphy expressed concern with a growing scrapyards by allowing outdoor storage of equipment and goods. He suggested keeping it as a conditional use and requiring additional conditions before approving it.

Member Gitzen agreed with Chair Murphy's comments.

Member Kimble commented there are not a lot of Office/Business Park zoning areas in Roseville. If she were looking for an office, she would have a really hard time with most of the uses next to this area, but yet it is allowed. She stated she could build a Class A office building in Centre Pointe, but the map shows there could be industrial uses right next to it.

Mr. Paschke provided a list that displayed all the uses. He stated limited warehouse and distribution and limited production and processing are two uses that would be allowed next to an office building.

Member Kimble stated because this text amendment applies to the overall zoning area and due to the mix of uses permitted, she would want contractor's yard limited and all of the outdoor storage to be conditional in an office yard. It provides an opportunity to review where the storage will go and what is adjacent to it.

Member Bull stated he agrees that contractor yard limited and outdoor storage should be conditional to provide boundaries and approval authority over what was being proposed. Fleet storage is different, is more of a parking lot atmosphere, and would probably not be as obtrusive to a business park. He also thinks distribution center should be conditional in an Office/Business Park district.

Mr. Paschke pointed out the Office/Business Park zoning districts on the map.

Member Gitzen commented with the buildings that are in that area now, he agrees with Members Kimble and Bull that there should be more control over what goes in there.

Mr. Paschke suggested they change contractor yard limited to conditional along with whatever outdoor storage they would prefer to change. He is not opposed to the suggestions made by the Commission.

In response to Member Daire, Mr. Paschke pointed out if something is conditional, it must come to the Planning Commission and go to City Council. There may be some standards they want to look at regarding the conditional use process.

Member Gitzen commented it is also important the public have input when they are drastically changing a use near a neighborhood.

Member Sparby pointed out with the permitted uses, applicants will also have to meet the outdoor storage allowances in Section 1011.12F, Nos. 8, 9, and 10. These provide screening requirements and they seem to be covered pretty well. He suggested it be a permitted use since these requirements need to be met.

Mr. Paschke commented screening requirements are rigorous and most of what they see going up are a solid wood fence or other types of materials. Regarding storage,

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the reason he changed it from conditional to permitted is based on what is required in code and what could be stored. He is open to what the Planning Commission agrees on for this area.

Member Sparby stated he agrees with Chair Murphy that they would want more restrictions over inoperable vehicles and would support a permitted use with contractor's yard limited. The equipment storage would need to meet the outdoor storage allowances requirements.

Member Daire commented he would support these as conditional uses. The intersection of Hamline and Commerce near Highway 36 has many places that are Office/Business Park and he would be concerned if the old Hom store or post office were converted into a contractor yard. Another area of concern is midway between Fairview Avenue and Snelling, just north of County Road B2. He is less concerned with the area proximate to the Interstate 35 near 88. If this is going to be changed to the zoning code, he suggested they look at it instead of blanket permitting it.

Member Bull commented making this conditional would also allow them to look further into the potential traffic impact and if heavy equipment needed to be part of the traffic.

Member Gitzen agreed with Member Bull. He referred to lines 47-50 regarding outdoor storage, and stated there is a loophole with inoperable vehicles and out-of-service being allowed if they meet the requirements for outdoor storage of inoperable/out-of-service vehicles or equipment. In Table 1006-1, outdoor storage is a permitted use and inoperable vehicles are allowed in the outdoor storage. If they keep outdoor storage as a conditional use, then inoperable vehicles will still be permitted, and that is what they are trying to get away from.

Member Daire inquired where Transwestern was located and what triggered this text amendment.

Mr. Paschke commented Transwestern is located at 1900 County Road C.

Member Sparby commented there are restrictions on outdoor storage and he is leaning toward having more permitted uses. He inquired if they should have stricter storage restrictions in order to have more support for permitted uses. He sees the conditional use as an unnecessary step in the process if an applicant meets the requirements.

Member Daire responded they can meet the conditions, but have the use out of character for what is in the area. It is for these potential out of character proposals that they should consider having the use be conditional.

Member Sparby stated the Office/Business Park zoning district is the characterization of the property, and they also have to meet the outdoor storage restrictions.

Member Daire commented a contractor's yard is distinctly different from Office/Business Park and suggested they include conditions to help it fit in.

Mr. Paschke stated he does not know that a contractor yard as a use needs to be regulated as a conditional use. It is the outdoor storage component that is concerning, and the code regulates it through a conditional use requirement. It will get confusing to have a conditional use for a contractor yard and have a conditional use for the outdoor storage, which is really the reason the contractor yard would have a conditional use to begin with.

Member Daire agreed with Mr. Paschke and commented this was brought to them as a modification for contractor yard. The focus is on the exterior and they are presuming that what happens inside the building is not the focus of concern.

Public Comment

John Thompson, with Transwestern and representing the groups that are pursuing the contractor yard text language change, commented this site is currently owned by a company that stores product. The new owner will be using it as a type of contractor's yard and may have trailers in the yard. A lot of the buildings in that area are currently industrial in use. The rezoning to an Office/Business Park use does not align with any of the existing properties and he is requesting to continue the current use in that building. Their intent is to have trailers stored there for the use of their business. They are a local company currently located in the building right next to this site, and it seems like the use of their outdoor storage with proper screening is a good and reasonable for the site.

Member Daire commented he is eager to accommodate new businesses. Text changes affect the whole City, and he inquired if there is a more direct way, such as a variance, to get at this.

Member Kimble inquired about the process of a variance.

Mr. Paschke responded variances run with the property. However, it is not possible to get a variance for use. Staff is mindful that text changes can be impactful for other properties.

With no one further coming forward to speak for or against this request, Chair Murphy closed the public hearing at approximately 8:09 p.m.

Commission Deliberation

Member Kimble commented the underlying zoning is what makes this challenging. It could be a real issue if Centre Pointe were to revert to Office/Business Park because now there are all these suggested uses in that area. She is not comfortable with the permitted uses because the text change hits every Office/Business Park site in the City. She suggested they make some of the uses conditional as opposed to permitted.

Member Bull commented the underlying zoning varies all over the City and that is why it is tough to have a text change without any restrictions. In the past few years, they have seen the City Council use a lot of discretion in approving or denying conditional use. With this site, the storage may not be an issue, but movement of vehicles in and out could be. They need to have some level of control on this.

Member Sparby stated fleet vehicles are currently permitted.

Member Kimble commented fleet vehicles should be conditional.

Member Bull stated he could go either way with fleet vehicles. This does help Mr. Thompson's business because a conditional use does open a lane that they can still achieve what they are looking for.

Member Sparby stated there is a disconnect in allowing fleet vehicles because that can be even more disruptive to traffic. If Office/Business Park is the zoning, they are affording quite a bit of protection in the screening requirements. He would support making the requirements more rigorous to allow more flexibility for the businesses.

Member Bull stated the screening requirements are for sight, not noise. There could be 30 trucks that need to be started early in the morning, and if this is in any proximity to a residential area, the noise would be very disruptive. It is permitted with fleet vehicles, but not with heavy equipment, and this is providing an avenue to have it permitted.

Member Sparby commented business will be conducted in the Office/Business Park area, and there is a certain aspect of commerce that should be accommodated.

Member Bull responded conditional use permits are used to create additional requirements if a proposed use or location of a property is not in line with what is currently in the area. If it is just permitted, then staff has no opportunity to review it or require more restrictions.

MOTION

Member Kimble moved, seconded by Member Gitzen to accept the changes proposed by staff on lines 126 through 145, with the following amendments to Table 1006-1: 1) Industrial (I) column - no changes; 2) Office/Business Park (O/BP) column – contractor's yard limited become conditional; contractor's yard unlimited and distribution center remain not permitted; outdoor storage, equipment and goods remain conditional; outdoor storage, fleet vehicles become conditional; outdoor storage, inoperable/out of service vehicles or equipment remain conditional; and, outdoor storage, loose materials remain not permitted.

Member Kimble stated the underlying zoning is interesting and she is not comfortable allowing some of these to be permitted when there is a wide range of current uses and adjacencies.

Member Gitzen agreed with Member Kimble. He stated changing outdoor storage and fleet vehicles would address his previous concern regarding inoperable vehicles.

Member Daire agreed with Member Gitzen.

Member Bull asked Member Kimble why she recommended distribution center remain not permitted versus conditional when it is a split off of a use that is permitted today.

Mr. Paschke responded the current warehousing supports heavy trucks and/or freight traffic, which is different than the proposed definition. The proposed warehouse definition is more conducive to indoor storage. They are creating the distribution center to be the warehousing definition, and warehouse is becoming more indoor storage.

Member Kimble clarified they have added a distribution center definition on lines 143 to 145, but it is not permitted in the table.

Mr. Paschke pointed out warehousing and distribution is also not in the table.

MOTION TO AMEND

Chair Murphy moved, seconded by Member Sparby to amend the main motion to allow contractor yard limited remain permitted, as recommend by staff.

Chair Murphy commented they are covered in contractor's yard limited, industrial is permitted and with the definition of contractor's yard limited, it would not be an imposition on neighboring properties.

Member Gitzen commented he will not support the amendment.

Member Sparby stated there are rigorous requirements that must be met with a contractor's yard. A residential property abutting an Office/Business Park area is not afforded the same protections and will be subject to more noise and inconvenience.

Member Gitzen stated he would rather have the control with making it conditional, especially because this affects areas throughout the entire City, not just one site.

Member Bull commented he will not support the amendment because they do need to controls. He stated the affected residents should have the opportunity to come before the Planning Commission and City Council to state their reasons for conditions that should be in place.

Ayes: 2

Nays: 4 (Gitzen, Bull, Daire, Kimble)

Motion denied.

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Members Kimble and Gitzen agreed they support warehouse/warehousing as a permitted use in both office/business park and industrial.

Member Sparby moved to amend the main motion to allow outdoor storage, fleet vehicles to remain as permitted. The motion failed for lack of a second.

The Planning Commission voted on the main motion.

Ayes: 5

Nays: 1 (Sparby)

Motion carried.

- c. **Community Workshop 2:** *Review materials and plan presented at the meeting for the community engagement events scheduled for November 8 and November 9*

Mr. Paschke reported they did not receive the information on this item until late in the day today. They plan to email it tomorrow morning, assemble the comments provided by Commissioners, and make the necessary changes.

Mr. Paschke announced the next Comprehensive Plan Update meeting will be on November 29.

7. Other Business

- a. **Discuss 2018 Planning Commission Dates**

Chair Murphy referred to the memo dated October 27, 2017. He pointed out the meeting that was supposed to take place on July 4, 2018 will instead take place on July 11, 2018.

Member Kimble commented she may not be at the meeting on August 1, 2018.

Chair Murphy inquired if they are allowed to Skype into meetings.

Mr. Paschke responded he did not know if there was a ruling on it.

MOTION

Member Gitzen, seconded by Member Bull to accept the 2018 Planning Commission meeting dates as published, with July 4 being changed to July 11, and the 2018 comprehensive plan update meeting dates.

Ayes: 6

Nays: 0

Motion carried.

Member Kimball inquired if the Commission would like an update on the Rice/Larpentour project from a task force perspective.

Chair Murphy commented it would appropriate.

8. Adjourn

MOTION

Member Kimble, seconded by Member Gitzen to adjourn the meeting at 8:34 p.m.

Ayes: 6

Nays: 0

Motion carried.

The following are the revisions to the overall proposed text amendments to support multi-family in the Regional Business District – previous changes indicated in **RED** and revised from Commissioners in **BLUE**:

1005.01 Statement of Purpose

The commercial and mixed-use districts are designed to:

- A. Promote an appropriate mix of commercial, **office, and residential** development types within the community;
- A. Provide attractive, inviting, high-quality retail shopping and service areas, **vertical mixed-use sites, including vertical mixed-use, and medium and high-density residential projects** that are conveniently and safely accessible by multiple travel modes including ~~transit~~ **vehicle**, walking, and bicycling;
- B. Improve the community's mix of land uses, **including vertical mixed-use**, by encouraging mixed medium- and high-density residential uses with high quality commercial and employment uses in designated areas. **Mixed-use is a development type that blends residential, commercial, entertainment, or other uses, where those functions are physically and functionally integrated, and that provides pedestrian connections;**
- C. Encourage appropriate transitions between higher-intensity uses within commercial and mixed use centers and adjacent lower-density residential districts; and
- D. Encourage sustainable design practices that apply to buildings, private development sites, and the public realm in order to enhance the natural environment.

1005.02.A Design Standards – **Nonresidential and Mixed Use Projects**

The following standards apply to new buildings, ~~and~~ major expansions of existing buildings (i.e., expansions that constitute 50% or more of building floor area), **and changes in use** in all commercial and mixed-use districts. Design standards apply only to the portion of the building or site that is undergoing alteration.

A. Corner Building Placement: At intersections, buildings shall have front and side facades aligned at or near the front property line.

B. Entrance Orientation: Where appropriate and applicable, primary building entrances shall be oriented to the primary abutting public street. Additional entrances may be oriented to a secondary street or parking area. Entrances shall be clearly visible and identifiable from the street and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. (Ord. 1415, 9-12-2011)

C. Vertical Facade Articulation: Buildings shall be designed with a base, a middle, and a top, created by variations in detailing, color, and materials. A single-story building need not included a middle.

1. The base of the building should include elements that relate to the human scale, including doors and windows, texture, projections, awnings, and canopies.
2. Articulated building tops may include varied rooflines, cornice detailing, dormers, gable ends, stepbacks of upper stories, and similar methods.

D. Horizontal Facade Articulation: Facades greater than 40 feet in length shall be visually articulated into smaller intervals of 20 to 40 feet by one or a combination of the following techniques:

1. Stepping back or extending forward a portion of the facade;
2. Variations in texture, materials or details;
3. Division into storefronts;
4. Stepbacks of upper stories; or
5. Placement of doors, windows and balconies.

E. Window and Door Openings:

1. For nonresidential uses, windows, doors, or other openings shall comprise at least 60% of the length and at least 40% of the area of any ground floor facade fronting a public street. At least 50% of the windows shall have the lower sill within three feet of grade.
2. For nonresidential uses, windows, doors, or other openings shall comprise at least 20% of side and rear ground floor facades not fronting a public street. On upper stories, windows or balconies shall comprise at least 20% of the facade area.
3. On residential facades, windows, doors, balconies, or other openings shall comprise at least 20% of the facade area.
4. Glass on windows and doors shall be clear or slightly tinted to allow views in and out of the interior. Spandrel (translucent) glass may be used on service areas.
5. Window shape, size, and patterns shall emphasize the intended organization and articulation of the building facade.
6. Displays may be placed within windows. Equipment within buildings shall be placed at least 5 feet behind windows.

F. Materials: All exterior wall finishes on any building must be a combination of the following materials: No less than 60% face brick; natural or cultured stone; pre-colored, factory stained, or stained-on-site textured precast concrete panels; textured concrete block; stucco; glass; fiberglass; or similar materials and no more than 40% pre-finished metal, cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar, redwood, and fir), or fiber cement board. Under no circumstances shall sheet metal aluminum, corrugated aluminum, asbestos, iron plain or painted, or plain concrete block be acceptable as an exterior wall material on buildings within the City. Other materials of equal quality to those listed, including the use of commercial grade lap-siding in the Neighborhood Business District, may be approved by the Community Development Department. (Ord. 1435, 4-8-13; Ord. 1448, 7-8-2013; Ord 1494A, 2-22-2016)

G. Four-sided Design: Building design shall provide consistent architectural treatment on all building walls. All sides of a building must display compatible materials, although decorative elements and materials may be concentrated on street-facing facades. All facades shall contain window openings. This standard may be waived by the Community Development Department for uses that include elements such as service bays on one or more facades.

H. Maximum Building Length: Building length parallel to the primary abutting street shall not exceed 200 feet without a visual break such as a courtyard or recessed entry, except where a more restrictive standard is specified for a specific district.

I. Garages Doors and Loading Docks: Overhead doors, refuse, recyclables, and/or compactors shall be located, to the extent feasible, on rear or side facades that do not front a public street and, to the extent feasible, residential garage doors should be similarly located. Overhead doors of attached residential garages on a building front shall not exceed 50% of the total length of the building front. Where overhead doors, refuse, recyclables, and/or compactors abut a public street frontage, a masonry screen wall comprised of materials similar to the building, or as approved by the Community Development Department, shall be installed to a minimum height to screen all activities. (Ord. 1415, 9-12-2011; Ord. 1443 & 1444, 06-17-2013)

J. Rooftop Equipment: Rooftop equipment, including rooftop structures related to elevators, shall be completely screened from eye level view from contiguous properties and adjacent streets. Such equipment shall be screened with parapets or other materials similar to and compatible with exterior materials and architectural treatment on the structure being served. Horizontal or vertical slats of wood material shall not be utilized for this purpose. Solar and wind energy equipment is exempt from this provision if screening would interfere with system operations.

1005.02.B Design Standards – Multi-Family Projects

The standards in this Section are applicable to all structures that contain three or more units. Their intent is to encourage multi-family building design that respects its context, incorporates some of the features of one family dwellings within the surrounding neighborhood, and imparts a sense of individuality rather than uniformity.

The following standards apply to new buildings, and major expansions (i.e., expansions that constitute 50% or more of building floor area), and changes in use. Design standards apply only to the portion of the building or site that is undergoing alteration.

A. Orientation of Buildings to Streets: Buildings shall be oriented so that a primary entrance faces one of the abutting streets. In the case of corner lots, a primary entrance shall face the street from which the building is addressed. Primary entrances shall be defined by scale and design.

B. Street-facing Facade Design: No blank walls are permitted to face public streets, walkways, or public open space. Street-facing facades shall incorporate offsets in the form of projections and/or recesses in the facade plane at least every 40 feet of facade frontage. Wall offsets shall have a minimum depth of 2 feet. Open porches and balconies are encouraged on building fronts and may extend up to 8 5 feet into the required setbacks.

In addition, at least one of the following design features shall be applied on a street-facing facade to create visual interest:

- Dormer windows or cupolas;**
- Recessed entrances;**
- Covered porches or stoops;**
- Bay windows with a minimum 12-inch projection from the facade plane;**
- Eaves with a minimum 6 inch projection from the facade plane; or**
- Changes in materials, textures, or colors.**

C. Four-sided Design: Building design shall provide consistent architectural treatment on all building walls. All sides of a building must display compatible materials, although decorative elements and materials may be concentrated on street-facing facades. All facades shall contain window openings.

D. Maximum Length: Building length parallel to the primary abutting street shall not exceed 160 feet without a visual break such as a courtyard or recessed entry.

E. Landscaping of Yards: Front yards must be landscaped according to Chapter 1011, Property Performance Standards.

F. Detached Garages: The exterior materials, design features, and roof forms of garages shall be compatible with the principal building served.

G. Attached Garages: Garage design shall be set back and defer to the primary building face. Front loaded garages (toward the front street), if provided shall be set back a minimum of 5 feet from the predominant portion of the principal use. (Ord. 1405, 2-28-2011)

H. Surface Parking: Surface parking shall not be located between a principal building front and the abutting primary street except for drive/circulation lanes and/or handicapped parking spaces. Surface parking adjacent to the primary street shall occupy a maximum of 40% of the primary street frontage and shall be landscaped according to Chapter 1019, Parking and Loading Areas.

I. Exterior Wall Finishes: All exterior wall finishes on any building must be a combination of the following materials: face brick, natural or cultured stone, textured concrete block, stucco, wood, vinyl, siding, fiber-reinforced cement board and prefinished metal, or similar materials approved by the Community Development Department. (Ord. 1494A, 2-22-2016)

C. Dimensional Standards:

Table 1005-4	<u>Non-Residential and Mixed-Uses</u>	<u>Multi-Family Uses</u>
Minimum lot area	No requirement	No requirement
Maximum improvement area	85%	85%
<u>Minimum density</u>	<u>NA</u>	<u>24 Units/net acre</u>
<u>Maximum density</u>	<u>NA</u>	<u>36 Units/net acre^b</u>
Maximum building height	65 feet	<u>120 feet *</u>
Minimum front yard building setback		
Street	No requirement (see frontage requirement below)	<u>10 Feet Minimum 5 feet to deck, porch, or patio, 10 feet to principle structure</u>
Interior courtyard	<u>NA</u>	<u>15 Feet</u>
Minimum side yard building setback		
Interior	6 feet where windows are located on a side wall or on an adjacent wall of an abutting property 20 feet or 50% of building height, whichever is greater, from residential lot boundary	<u>NA</u>

Attachment B

	Otherwise not required	
Interior - adjacent to LDR-1, LDR-2, and MDR	<u>NA</u>	<u>20 feet or 50% of building height, whichever is greater^a</u>
Interior - adjacent all other districts	<u>NA</u>	<u>10 feet or 50% of building height, whichever is greater^a</u>
Corner	<u>NA</u>	<u>20% Height of the building^a</u>
Minimum rear yard building setback		
Minimum rear yard building setback	25 feet or 50% of building height, whichever is greater, from residential lot boundary 10 feet from nonresidential boundary ^a	<u>20 feet or 50% of building height, whichever is greater^a</u>
Minimum surface parking setback	5 feet	<u>5 feet</u>
<p>a The City may require a greater or lesser setback based on surrounding land uses.</p> <p>b Density may be increased to more than 36 units/net acre with approved conditional use.</p> <ul style="list-style-type: none"> • <u>Building height based on a maximum story height of 12 feet, but no taller than 10 stories</u> 		



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: **01/03/18**

Agenda Item: **7a**

Prepared By

Agenda Section

Department Approval

Public Hearings

Kari E. Collins

Item Description: Adopt an Ordinance amending §1001.10 Definitions, §1009 Procedures, and Table 1006-1 of the City Code to create a second Office/Business Park zoning district (**PROJ0017-Amdt33**).

1 **BACKGROUND**

2 On November 1, 2017, the Roseville Planning Commission held the duly noticed public hearing
3 regarding Planning File 17-018, proposed amendments to §1001.10 Definitions and Table 1006-1.
4 Specifically, Commissioners focused on the approval process (conditional versus permitted) for
5 the changes in use (contractor yard – limited, and the various types of outdoor storage). The
6 Planning Commission voted 5-1 on those recommended changes.

7 On November 27, 2017, the City Council considered Planning File 17-018, focusing on whether
8 the proposed amendments should remain in the O/BP district or be part of a new district. In the
9 end the City Council directed the Planning Division to begin the process to create a second O/BP
10 zoning district to address the changes proposed as a component of PF17-018.

11 Since the Council meeting, the applicant has withdrawn their application so that the City’s process
12 can move forward. The Planning Division also held the required open house regarding the
13 changes on December 13, which open house summary is Attachment A.

14 **LEVEL OF DISCRETION IN DECISION MAKING:** Actions taken on Zoning Code Text Amendments
15 request are legislative; the City has broad discretion in making land use decisions based on
16 advancing the health, safety, and general welfare of the community.

17 **PLANNING DIVISION REVIEW**

18 The essence of the proposed text changes focuses on three areas; an Official Zoning Map change
19 creating office Business Park-1 and -2, amendments to §1001.10 Definitions eliminating, adding,
20 and modifying specific definitions, and amendments to Table 1006-1 to address new use inclusions
21 and modifications to others.

22 **Zoning Map Change**

23 The proposed Official Zoning Map Change affects the properties along either side of Oakcrest
24 Avenue, either side of Cleveland Avenue, north of County Road C, and west of Fairview Avenue.
25 Attachment B defines the proposed new zoning district O/BP-2. The remaining O/BP district
26 properties remain the same and are given the O/BP-1 designation.

27 **§1001.10 Definition Amendments**

28 The amended definition section of the Zoning Code proposes to eliminate warehousing as a
29 definition and replace it with the definition of warehouse and warehousing; add the definition of
30 distribution center; amend the definition of contractor yard; add the definition of contractor yard-
31 limited. These proposed amendments can be found on Attachment C.

32 **Table 1006-1 Amendments**

33 The proposed amendments to the use table for the O/BP districts includes the two zoning districts
34 O/BP-1 and O/BP-2; the definition changes pertaining to contractor yard, contractor yard-limited,
35 distribution center, and warehouse and warehousing; and modifications to outdoor storage. These
36 changes can also be found on Attachment C.

37 **SUGGESTED PLANNING COMMISSION ACTION**

38 Based on public comments and Planning Commissioner input, recommend approval of the zoning
39 map change creating a second **Office/Business Park (O/PB-2)** and text changes to **§1001.10**
40 **Definitions** and **Table 1006-1** pertaining to contractor yards, warehouse/warehousing, distribution
41 center, and various forms of outdoor storage.

42 **ALTERNATIVE ACTIONS**

- 43 **a.** Pass a motion to table the item for future action. An action to table must be tied to the need for
44 clarity, analysis, and/or information necessary to make a recommendation on the request.
- 45 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include findings
46 of fact germane to the request.

Report prepared by: **Thomas Paschke, City Planner**
651-792-7074
thomas.paschke@cityofroseville.com

Attachments: A. Open house summary B. Zoning map changes
 C. Zoning text amendments



Planning Division

Memo

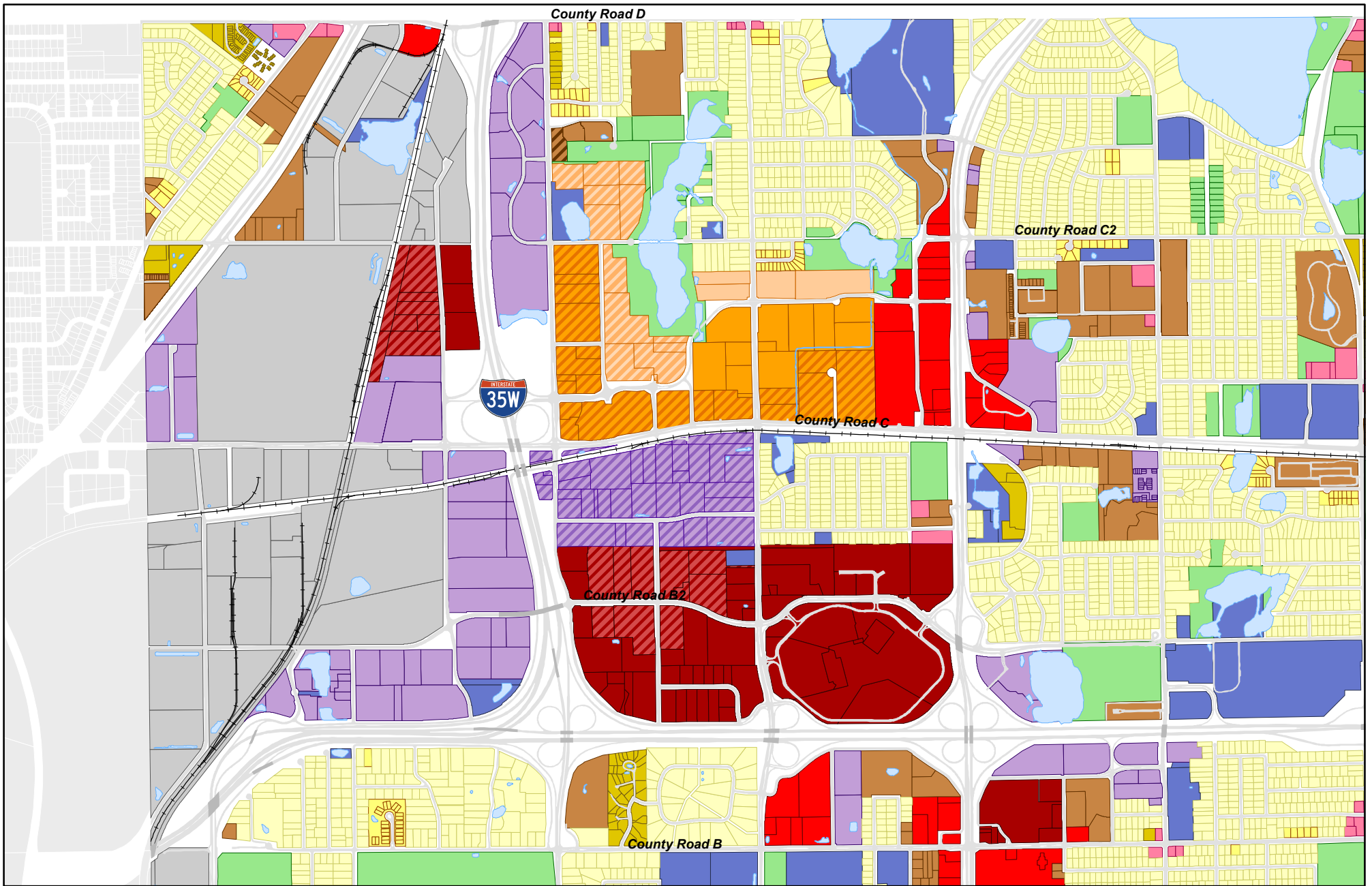
From: Thomas Paschke, City Planner
Date: December 21, 2017
Re: December 13, 2017 Open House – O/BP-2 District

On Wednesday, December 13, 2017, the Roseville City Planner conducted an open house for the purpose of collecting comments regarding the City Council's recommendation to create an additional Office/Business Park (O/BP) District for the purpose of supporting a contractor yard-limited, amendments to use table 1006-1, and definition changes to support and clarify a few uses.

Three citizens and one Planning Commissioner attended the open house. The three citizens all had similar questions and comments regarding the City's proposal. Generally, they attended to find out more about the changes and whether the changes would impact their property.

Specifically, Steve Strafelda, Muska Electric, and Dave Haugland, Impressive Prints, were interested in knowing what was being proposed and the new zoning district and other changes might impact the area or their properties specifically. Kevin Argall, Industrial Equities, attended to discuss further with the City Planner the proposal and to gather additional clarity regarding the new zoning district, the use chart amendments, and the new and amended definitions.

All three citizens seemed satisfied with the information provided by the City Planner and indicated they were not opposed to the new zoning district, use changes/additions to Table 1006-1, and clarifications in the Definition section of the Zoning Code



- | | | | |
|--|---|--|---|
| Residential | Commercial | Mixed Use | Employment |
| <ul style="list-style-type: none"> LDR-1 - Low Density (One-Family) Residential-1 LDR-2 - Low Density Residential-2 MDR - Medium Density Residential HDR-1 - High Density Residential-1 HDR-2 - High Density Residential-2 | <ul style="list-style-type: none"> NB - Neighborhood Business CB - Community Business RB - Regional Business RB-2 - Regional Business-2 | <ul style="list-style-type: none"> CMU-1 - Community Mixed Use-1 CMU-2 - Community Mixed Use-2 CMU-3 - Community Mixed Use-3 CMU-4 - Community Mixed Use-4 | <ul style="list-style-type: none"> I - Industrial O/BP-1 - Office/Business Park-1 O/BP-2 - Office/Business Park-2 INST - Institutional PR - Park and Recreation |

Proposed Office/Business Park-2 Zoning District

Below are the proposed text changes to §1001.10 Definitions and Table 1006-1

a. Modification to the existing definition of “contractor yard:”

Contractor yard: An establishment providing general contracting, building/site maintenance, or building construction services, including (but not limited to) outdoor storage of large construction equipment or machinery (loader, grader, bulldozer, scraper, crane or similar) trailers and/or seasonal equipment, and loose materials. Outdoor storage of these items shall be consistent with the requirements of Table 1006-1 and Section 1011.12.F.8, 9, and 10.

b. Creation of a new definition for “contractor yard-limited:”

Contractor yard – limited: An establishment providing general contracting, building/site maintenance, or building construction services, including (but not limited to) fleet vehicles (pick-up, cargo, and/or cube variety trucks), outdoor storage of trailers or machinery and/or seasonal equipment. Outdoor storage of these items shall be consistent with the requirements of Table 1006-1 and Section 1011.12.F.8, 9, and 10.

c. Elimination of the definition of “warehouse” and replacing it with the definition of “warehouse and warehousing” to better describe indoor storage use as the principal use of the building:

~~**Warehouse:** An establishment providing storage and distribution of merchandise and bulk goods, typically involving heavy truck and/or freight rail traffic.~~

Warehouse or warehousing: The storage of materials or equipment within an enclosed building as a principal use.

d. Creation of the definition “distribution center” to better describe a distribution facility that includes a storage and distribution of goods component as the principal use:

Distribution center: A warehouse primarily used for receipt, temporary storage and redistribution of goods, typically involving heavy truck and/or freight rail traffic.

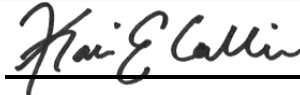
e. Amend Table 1006-1 to include the following additions and changes:

Table 1006-1	O/BP-1	O/BP-2	I	Standards
Manufacturing, Research, and Wholesale Uses				
Contractors yard	NP	<u>NP</u>	P	
Contractors yard <u>- limited</u>	NP	<u>C</u>	P	
<u>Distribution center</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	
Outdoor storage, equipment and goods	C	C	P	Y
Outdoor storage, fleet vehicles	<u>PC</u>	<u>C</u>	P	Y
Outdoor storage, inoperable/out of service vehicles or equipment	C	<u>C</u>	P	Y
Outdoor storage, loose materials	NP	<u>NP</u>	C	Y
<u>Warehouse or warehousing</u>	<u>NP</u>	<u>P</u>	<u>P</u>	

Prepared By

Agenda Section
Public Hearings

Department Approval



Item Description: Consider a Preliminary Plat for Rosedale Retail, LLC creation of an additional lot from 1700 County Road B2 (PF17-022).

1 APPLICATION INFORMATION

2 Applicant: Rosedale Retail, LLC
3 Location: 1700 County Road B2
4 Application Submission: 12/01/17; deemed complete 12/07/17
5 City Action Deadline: 01/30/18
6 Planning File History: None

7 **LEVEL OF DISCRETION IN DECISION MAKING:** Actions taken on a Preliminary Plat request are
8 **quasi-judicial**; the City's role is to determine the facts associated with the request, and weigh those
9 facts against the legal standards contained in State Statute and City Code.

10 BACKGROUND

11 Rosedale Retail, LLC, in cooperation with JC Penny Properties, Inc. seeks consideration of a
12 preliminary plat to subdivide a 1.285 acre lot, from the Penney's lot, for the purpose of a Portillo's
13 restaurant.

14 When exercising the "quasi-judicial" authority on a plat request, the role of the City is to determine
15 the facts associated with a particular request and apply those facts to the legal standards contained in
16 the ordinance and relevant state law. In general, if the facts indicate the application meets the
17 relevant legal standards and will not compromise the public health, safety, and general welfare, then
18 the applicant is likely entitled to the approval. The City is, however, able to add conditions to a plat
19 approval to ensure that the likely impacts to parks, schools, roads, storm sewers, and other public
20 infrastructure on and around the subject property are adequately addressed. Proposals may also be
21 modified to promote the public health, safety, and general welfare; to provide for the orderly,
22 economic, and safe development of land, and to promote housing affordability for all levels.

23 STAFF REVIEW OF PRELIMINARY PLAT

24 The proposed preliminary plat seeks to create a separate lot, Lot 2, Block 1, Rosedale Center Sixth
25 Addition, which is for the purpose of development of a Portillo's restaurant. The proposed Lot 1,
26 Block 1, Rosedale Center Sixth Addition will encompass the remaining JC Penny property.

27 Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots meet the
28 minimum size requirements of the zoning code, adequate streets and other public infrastructure are
29 in place or identified and constructed, and that storm water is addressed to prevent problems either
30 on nearby property or within the storm water system. As a PRELIMINARY PLAT of a regional business-
31 zoned property, neither the zoning nor subdivision codes establish minimum requirements for area or

32 width of lots, but the proposal is subject other requirements established in Title 11, Subdivision, of
33 the City Code. Specifically, the proposal triggers Major Plat status as it is required to provide its fair
34 share of park dedication because it is creating a new buildable lot.

35 D. Major Plat

36 1. Purpose: The Major Plat process shall apply when any of the following criteria are
37 present:

38 a. The proposed subdivision qualifies for park dedication under the requirements
39 established in Section 1103.06 of this Title.

40 Title 11 also includes the following items that need to be addressed with the preliminary plat. The
41 proposed PRELIMINARY PLAT documentation is included with this report as Attachment

42 1103.03: Easements

43 A. Easements at least a total of 10 feet wide, centered on interior lot lines, and abutting rights-of-
44 way or roadway easements, shall be provided for drainage and utilities, where the City
45 Engineer determines they are necessary.

46 B. All drainage easements shall be so identified on the plat and soils therein shall be graded and
47 stabilized in accordance with applicable standards.

48 **STAFF RECOMMENDATION**

49 The Planning Division and Development Review Committee recommend approval of the
50 preliminary plat of Rosedale Center Sixth Addition as this subdivision plat is seen as a simple lot
51 split that does not require any public infrastructure and is a single lot development.

52 **PUBLIC COMMENT**

53 As of the printing of this report the Planning Division had not received any questions or comments
54 regarding the preliminary plat.

55 **SUGGESTED PLANNING COMMISSION ACTION**

56 **By motion, recommend approval of the Preliminary Plat for Rosedale Center Sixth Addition,**
57 based on the comments and findings stated above of this report and the documents in support of the
58 preliminary plat.

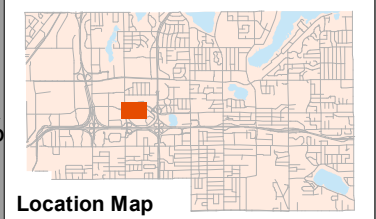
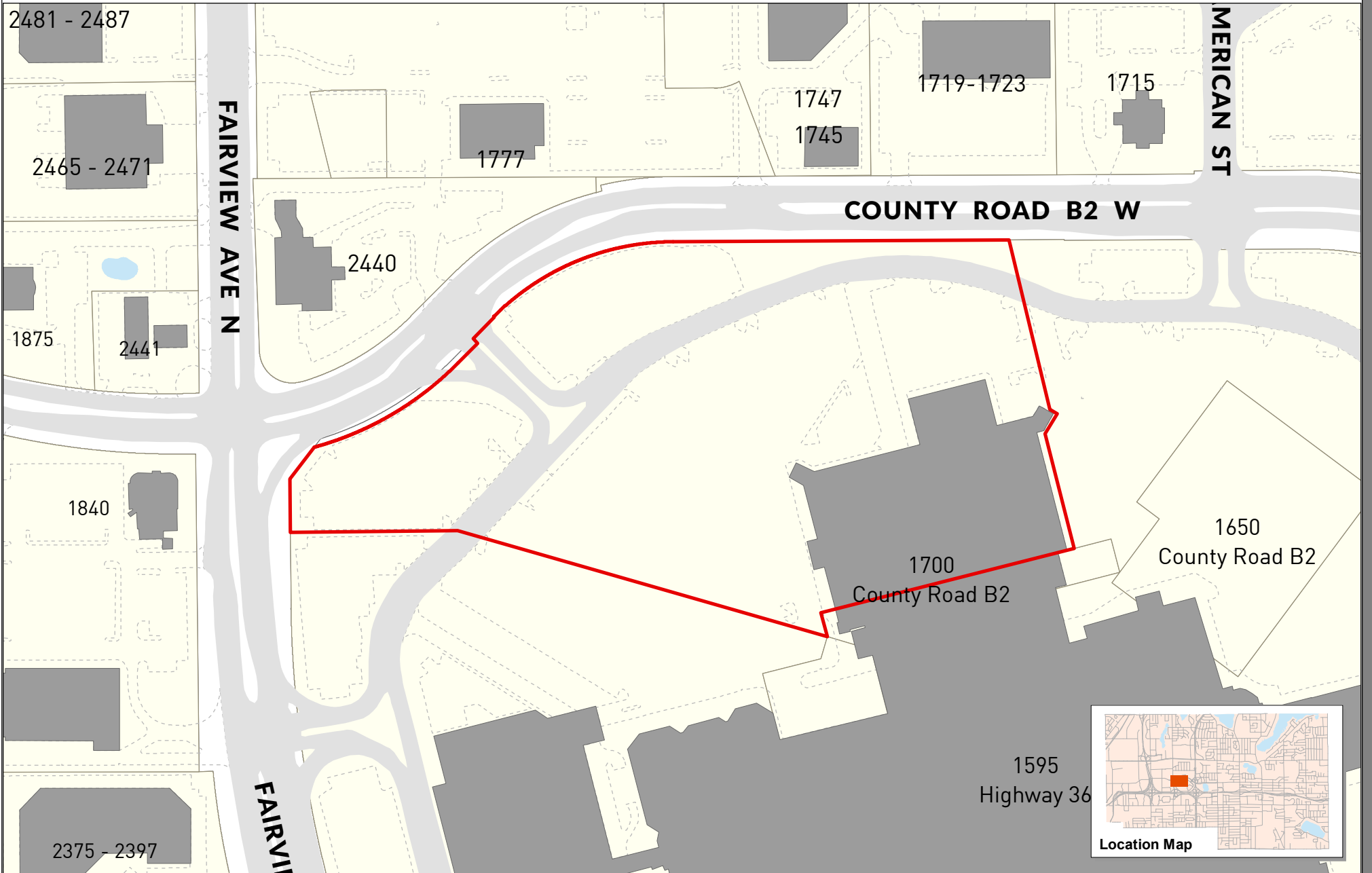
59 **ALTERNATIVE ACTIONS**

- 60 a. Pass a motion to table the item for future action. An action to table must be tied to the need for
61 clarity, analysis, and/or information necessary to make a recommendation on the request.
- 62 b. Pass a motion recommending denial of the proposal. A motion to deny must include findings of
63 fact germane to the request.

Report prepared by: **Thomas Paschke, City Planner**
651-792-7074
thomas.paschke@cityofroseville.com

Attachments: A. Base map B. Aerial photo
C. Proposed plat information

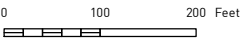
Attachment A for Planning File 17-022



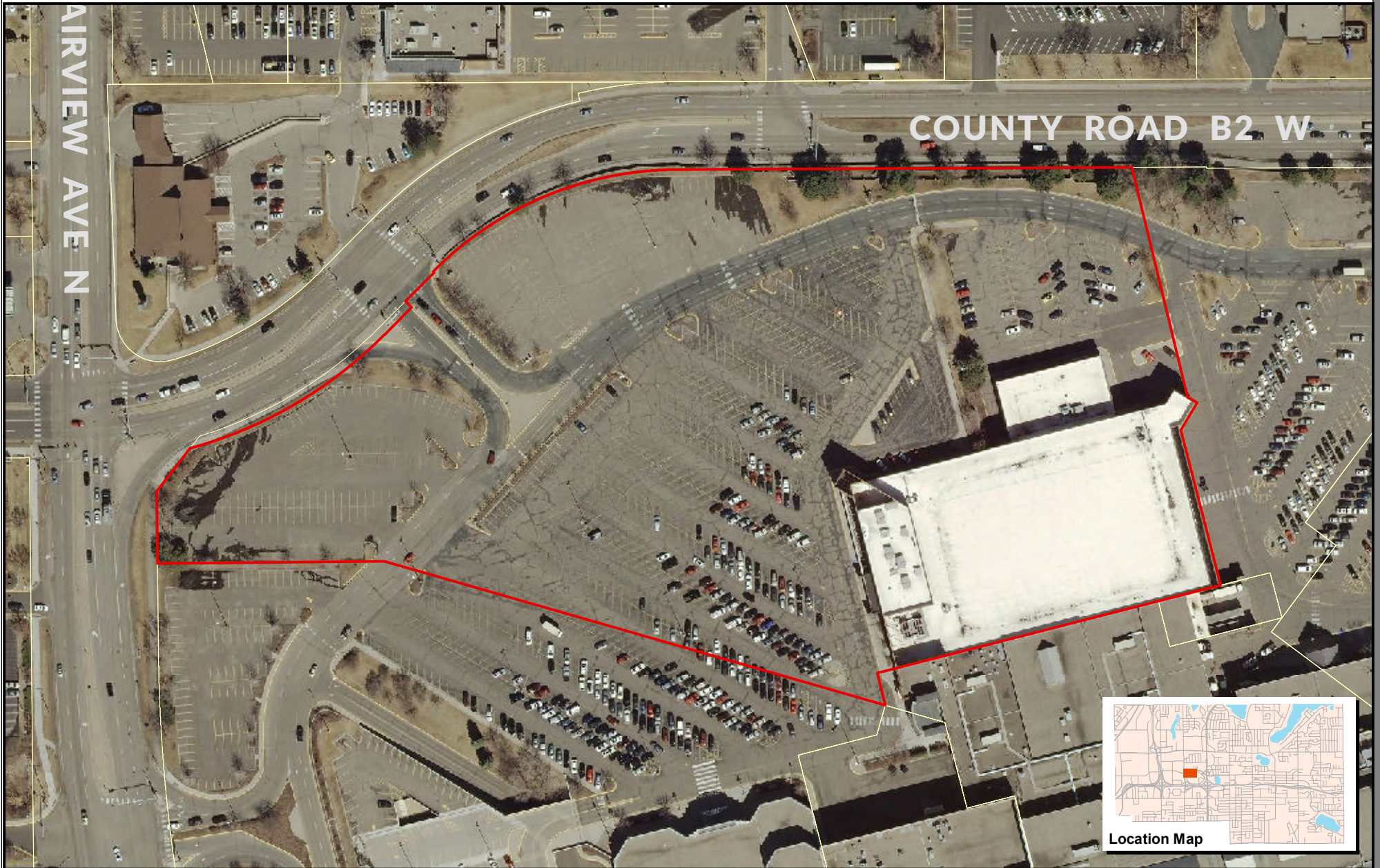
Site Location

Data Sources
 * Ramsey County GIS Base Map (12/5/2017)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Disclaimer
 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.

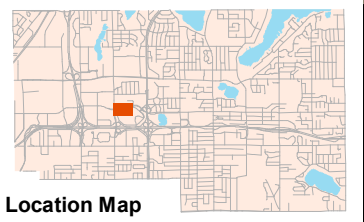


Attachment B for Planning File 17-022



COUNTY ROAD B2 W

AIRVIEW AVE N



Location Map



Prepared by:
Community Development Department
Printed: December 27, 2017



Site Location

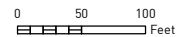
Data Sources

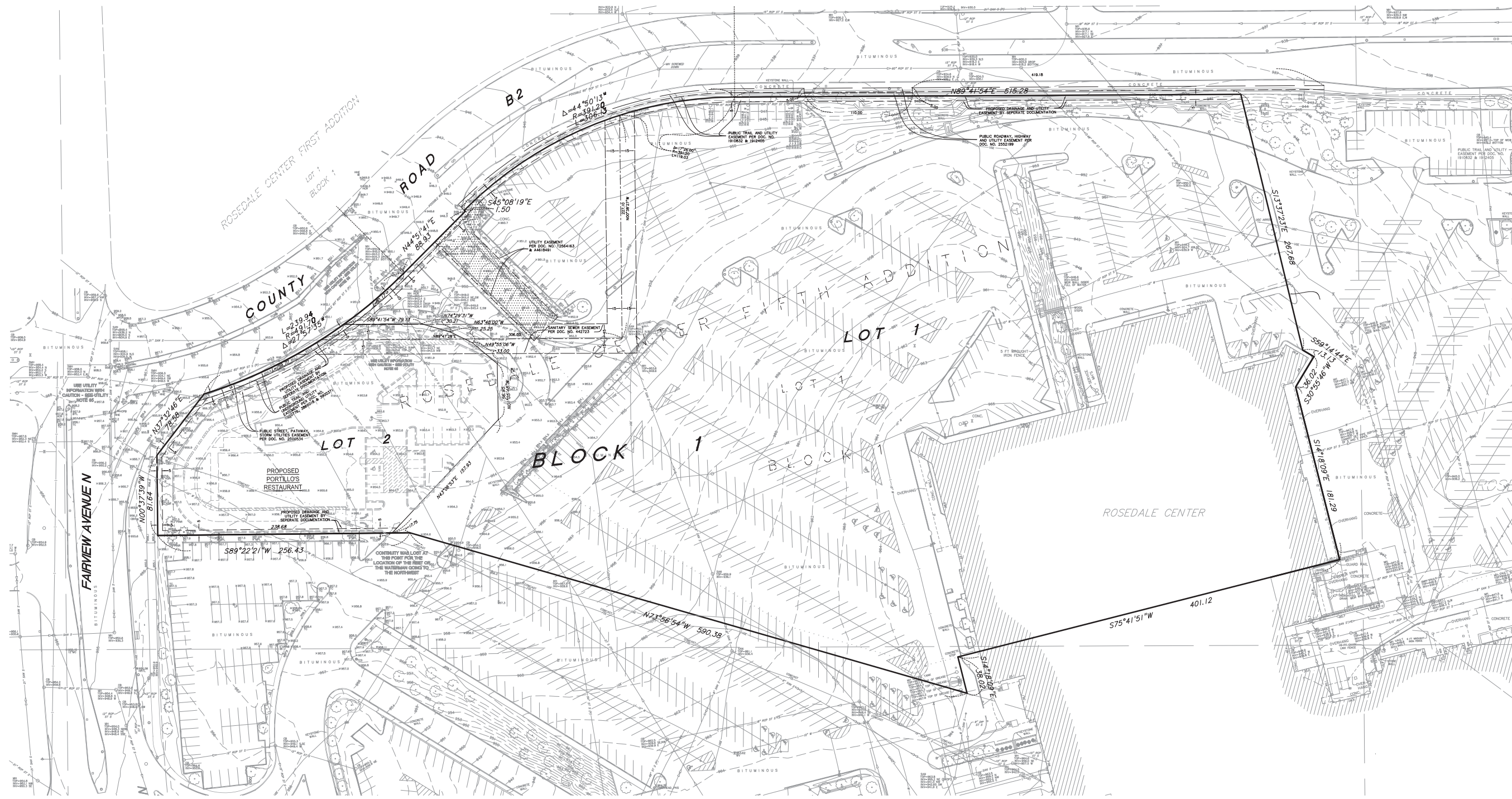
- * Ramsey County GIS Base Map (12/5/2017)
- * Aerial Data: Surdex (4/2015)

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BENCH MARKS (BM)
NGVD 29 DATUM

- 1.) Top of top nut of fire hydrant 50% feet north of northeast corner of AMC Theatre. Elevation = 950.10 feet
- 2.) Top of top nut of fire hydrant 30% feet northwest of northwest corner of AMC Theatre. Elevation = 950.97 feet
- 3.) Top of top nut of fire hydrant 20% feet south of southeast corner of AMC Theatre. Elevation = 963.00 feet
- 4.) Top of top nut of fire hydrant 10% feet north of north corner of AMC Theatre. Elevation = 956.14 feet
- 5.) Top of top nut of fire hydrant on the west side of Herberger's in group of (4) guard posts, east of parking ramp. Elevation = 950.25 feet
- 6.) Top of top nut of fire hydrant on the south side of mall, 100% feet west of entrance. Elevation = 950.35 feet
- 7.) Top of top nut of fire hydrant at the southwest corner of Macy's. Elevation = 950.27 feet
- 8.) Top of top nut of fire hydrant on the west side of Macy's. Elevation = 950.58 feet

LEGEND

AIS	Denotes advertisement/information sign	CRAB	Denotes Crabapple tree
BTL	Denotes beaver tail curb	LOC	Denotes Locust tree
CB	Denotes catch basin	MPL	Denotes Maple tree
CBX	Denotes communication box	MPLAM	Denotes Amur Maple tree
EB	Denotes electric box	PNR	Denotes Red Pine tree
EM	Denotes electric meter	SPR	Denotes Spruce tree
EMH	Denotes electric manhole		
FOL	Denotes fiber optic line		
G	Denotes gutter		
GP	Denotes guard post		
GW	Denotes guy wire		
HCPB	Denotes handicap door push button		
HCR	Denotes handicap ramp		
HHC	Denotes communication hand hole		
HHE	Denotes electric hand hole		
HH	Denotes hand hole		
HYD	Denotes fire hydrant		
INV	Denotes structure invert		
LP	Denotes light pole		
MC	Denotes metal cover		
MH	Denotes manhole		
OHU	Denotes overhead utility line		
(P)	Denotes per plan		
PP	Denotes power pole		
RCP	Denotes reinforced concrete pipe		
SAN	Denotes sanitary manhole		
SAN S	Denotes sanitary sewer		
SMH	Denotes storm manhole		
ST S	Denotes storm sewer		
STC	Denotes top of surmountable curb		
TC	Denotes top of concrete curb		
TCS	Denotes traffic control sign		
UGC	Denotes underground communication line		
USE	Denotes underground electric line		
VP	Denotes vent pipe		
W	Denotes water line		

AREAS

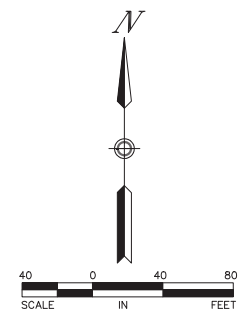
Proposed Lot 1 = 444,436.5 square feet or 10.203 acres
 Proposed Lot 2 = 55,968.5 square feet or 1.285 acres
 Total = 500,427.0 square feet or 11.488 acres

GENERAL NOTES

- 1.) Survey coordinate and bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)
- 2.) Property Identification Number: 092923130036
- 3.) The proposed site feature shown on proposed Lot 2 were provided to us from Kimley-Horn & Associates, Inc. from Site Plan Concept No. 38.2, prepared on 11/22/2017.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 151561250, 151772242, 171923537 & 172153717.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 5.) Utilities in the southwest corner of the survey lying in Fairview Avenue, lying in the intersection of Fairview Avenue and County Road B2, and lying in County Road B2 have been located based on field evidence to the best of our ability. Due to the many discrepancies in the as-built plans obtained, pipe sizes and exact locations could not be verified. USE CAUTION FOR UTILITY INFORMATION IN THESE AREAS DESCRIBED ABOVE AND MENTIONED ON SURVEY.



Dated this 28th day of November, 2017
 Certified by: *Arlene J. Carlson*
 Arlene J. Carlson, P.L.S. Minn. Lic. No. 44900

SUNDE LAND SURVEYING
 9001 East Bloomington Freeway (290) • Suite 118
 Bloomington, Minnesota 55425-3435
 952-881-2455 (Fax: 952-888-9526)
 www.sunde.com
 File: 20150787PRELMPLAT.dwg Sheet: 3 of 3

K:\TWC_LDE\jensen & jensen\portillo's - roseville\CAD\plansheets\C3-SITE PLAN.dwg December 01, 2017 - 12:39pm

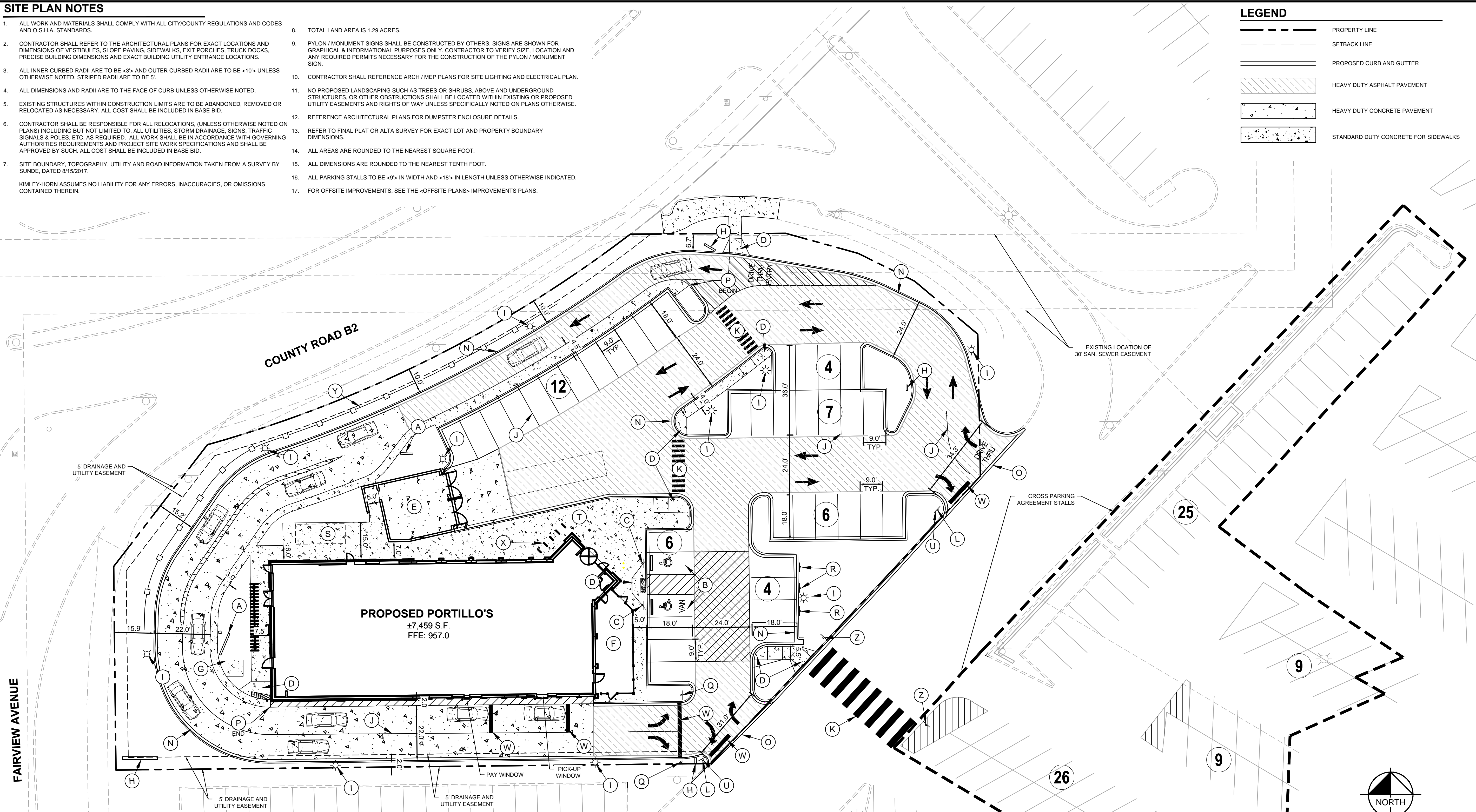
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE <3> AND OUTER CURBED RADII ARE TO BE <10> UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE, DATED 8/15/2017.
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 1.29 ACRES.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE <9> IN WIDTH AND <18> IN LENGTH UNLESS OTHERWISE INDICATED.
- FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE FOR SIDEWALKS



KEYNOTE LEGEND

- (A) DRIVE THRU MENU BOARD AND SIGNAGE. REF ARCH PLANS
- (B) ACCESSIBLE STALL. SEE DETAIL
- (C) ACCESSIBLE SIGN. SEE DETAIL
- (D) ACCESSIBLE CURB RAMP. SEE DETAIL
- (E) DUMPSTER ENCLOSURE. REF ARCH PLANS
- (F) OUTDOOR PATIO. REF ARCH PLANS
- (G) TRANSFORMER PAD. COORDINATE WITH UTILITY
- (H) GENERAL LOCATION OF SITE SIGNAGE. REF ARCH PLANS. LOCATION PROVIDED FOR REFERENCE ONLY. EXACT LOCATION OF SIGN TO BE PROVIDED WITH SIGN PERMIT
- (I) LIGHT POLE. REF LIGHTING PLAN
- (L) PAVEMENT MARKING. 4" SOLID YELLOW
- (K) PEDESTRIAN CROSSWALK. SEE DETAIL
- (C) STOP SIGN
- (M) INTEGRAL CURB
- (N) 8612 CURB AND GUTTER. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT. TRANSVERSE AND LONGITUDINAL.
- (O) VALLEY GUTTER
- (P) RAISED CURBLESS SIDEWALK
- (Q) "DO NOT ENTER" SIGN
- (R) "ON-LINE ORDERING" SIGN
- (S) HOLIDAY COOLER LOCATION
- (T) COLORED CONCRETE. REF ARCH PLANS FOR LIMITS
- (U) "ONE-WAY" SIGN
- (V) TRELLIS. REF ARCH PLANS
- (W) STOP BAR
- (X) BIKE PARKING
- (Y) 6" TALL AMERISTAR FENCE
- (Z) PEDESTRIAN CROSSING SIGN

PROPERTY SUMMARY	
PORTILLO'S - ROSEVILLE	
TOTAL PROPERTY AREA	1.29 AC
TOTAL DISTURBED AREA	1.32 AC
PROPOSED IMPERVIOUS AREA	44,867 SF (1.03 AC - 80.1%)
*PROPOSED PERVIOUS AREA	11,156 SF (0.26 AC - 19.9%)
ZONING SUMMARY	
EXISTING ZONING	RB - REGIONAL BUSINESS
PROPOSED ZONING	RB - REGIONAL BUSINESS
PARKING	
REQUIRED / PROPOSED PARKING	108 SPACES / 108 SPACES
PROPOSED PARKING	ON-SITE: 39 SPACES CROSS PARKING: 69 SPACES
ADA STALLS REQ'D / PROVIDED	2 STALLS / 2 STALLS

BUILDING DATA SUMMARY	
AREAS	
PROPOSED PROPERTY	55,988 SF (1.29 AC)
BUILDING AREA	7,459 SF (13.3% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED / PROPOSED PARKING	108 SPACES / 108 SPACES
PROPOSED PARKING	ON-SITE: 39 SPACES CROSS PARKING: 69 SPACES
ADA STALLS REQ'D / PROVIDED	2 STALLS / 2 STALLS

ALL CONTRACTORS MUST CONTACT
GOPHER STATE CALL ONE
MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES EXIST.

PRELIMINARY - NOT FOR CONSTRUCTION

PORTILLO'S - ROSEVILLE
PREPARED FOR
PORTILLO'S HOT DOGS, LLC

Kimley & Horn
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2550 UNIVERSITY AVENUE WEST, SUITE 238A, ST. PAUL, MN 55114
PHONE: 651-945-4197
WWW.KIMLEY-HORN.COM

SITE PLAN

DATE: 12/01/2017
SCALE: AS SHOWN
DESIGNED BY: BMW
DRAWN BY: ACL
CHECKED BY: WDM

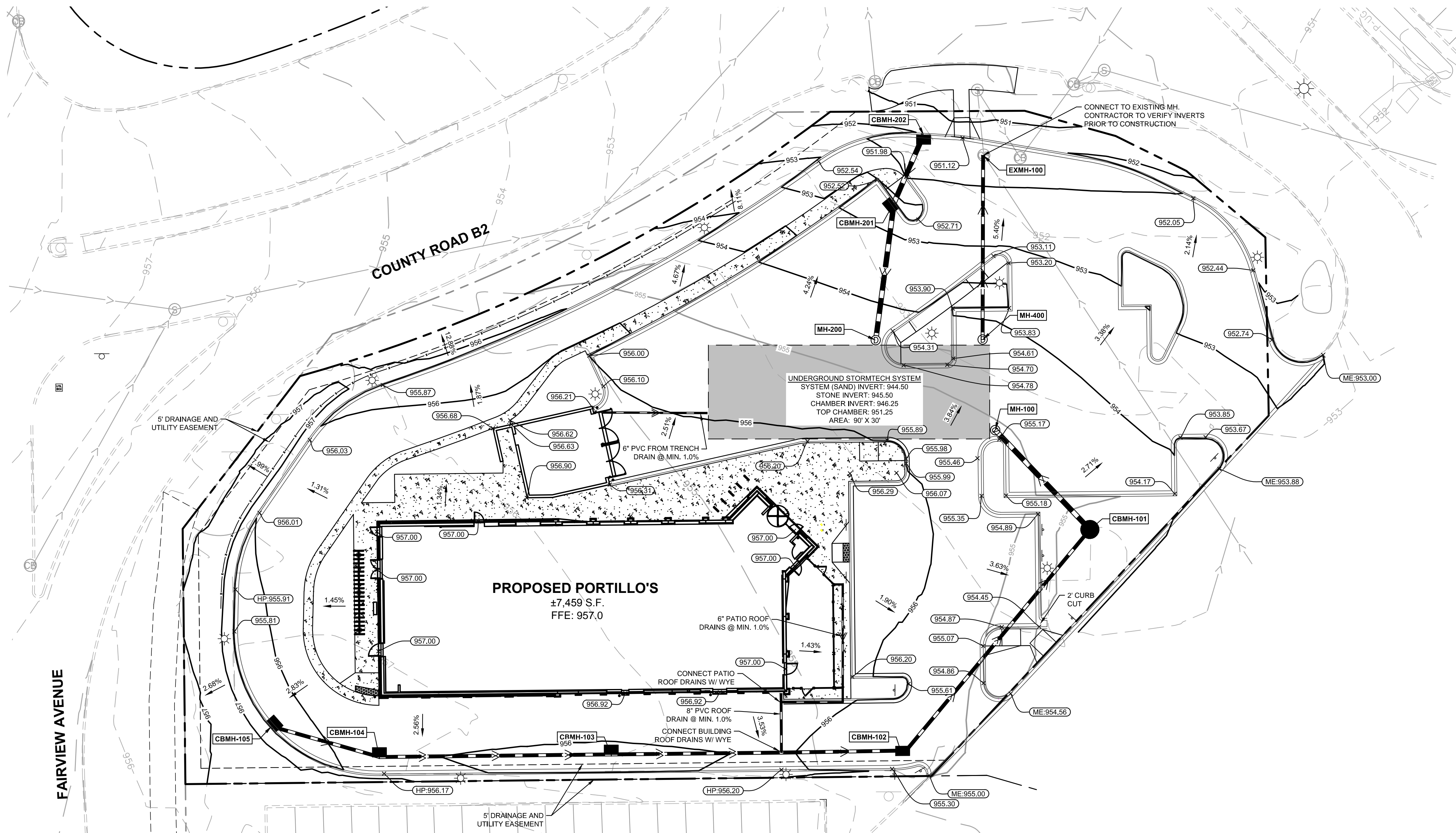
BRIAN M. WURDEMAN P.E.
MILWAUKEE, WI
LIC. NO. 53113

REVISIONS

DATE

BY

SHEET NUMBER
C3.0



LEGEND

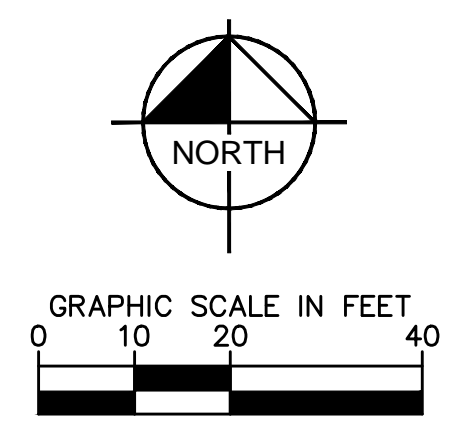
- PROPERTY LINE
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERTFLOW
- PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED ADA SLOPE

- GRADING PLAN NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ROSEVILLE, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
 - CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
 - STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE: 0' - 10' PER AASHTO M-252
HDPE: 12' OR GREATER PER ASTM F-2306
PVC SCH. 40 PER ASTM D-3034
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE PER ASTM 3212
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
 - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
 - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
 - CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
 - GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
 - ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
 - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
 - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
 - INSTALL A MINIMUM OF 4" CLASS 5+ AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
 - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
 - ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
 - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATEMENTAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
 - MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
 - CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON ROOF DRAINS IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
 - ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION 952.00 OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
 - ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
 - ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
 - MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

DRAINAGE SCHEDULE									
STRUCTURE NO.	STRUCTURE/CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
CBMH-101	CBMH 48" DIA.	954.40	SW 947.86	12"	3.67%	NW 947.86	18"	3.67%	HDPE
CBMH-102	CBMH 48" DIA.	955.10	W 951.23	12"	0.50%	NE 951.23	12"	3.67%	HDPE
CBMH-103	CBMH 48" DIA.	955.75	W 951.70	12"	0.50%	E 951.70	12"	0.50%	HDPE
CBMH-104	CBMH 48" DIA.	956.10	W 952.07	12"	0.50%	E 952.07	12"	0.50%	HDPE
CBMH-105	CBMH 48" DIA.	955.70	W 952.07	12"	0.50%	E 952.25	12"	0.50%	HDPE
CBMH-201	CBMH 48" DIA.	952.61	NE 946.53	18"	0.63%	S 946.53	18"	0.63%	HDPE
CBMH-202	CBMH 48" DIA.	951.42	951.42	18"	0.63%	SW 946.68	18"	0.63%	HDPE
EXMH-100	CONNECT TO EXISTING STRM	951.44	S 943.91	12"	1.00%				
MH-100	STMH 48" DIA.	955.11	SE 946.25	18"	3.67%				
MH-200	STMH 48" DIA.	954.47	N 946.25	18"	0.63%				
MH-400	STMH 48" DIA.	954.23				N 944.50	12"	1.00%	HDPE

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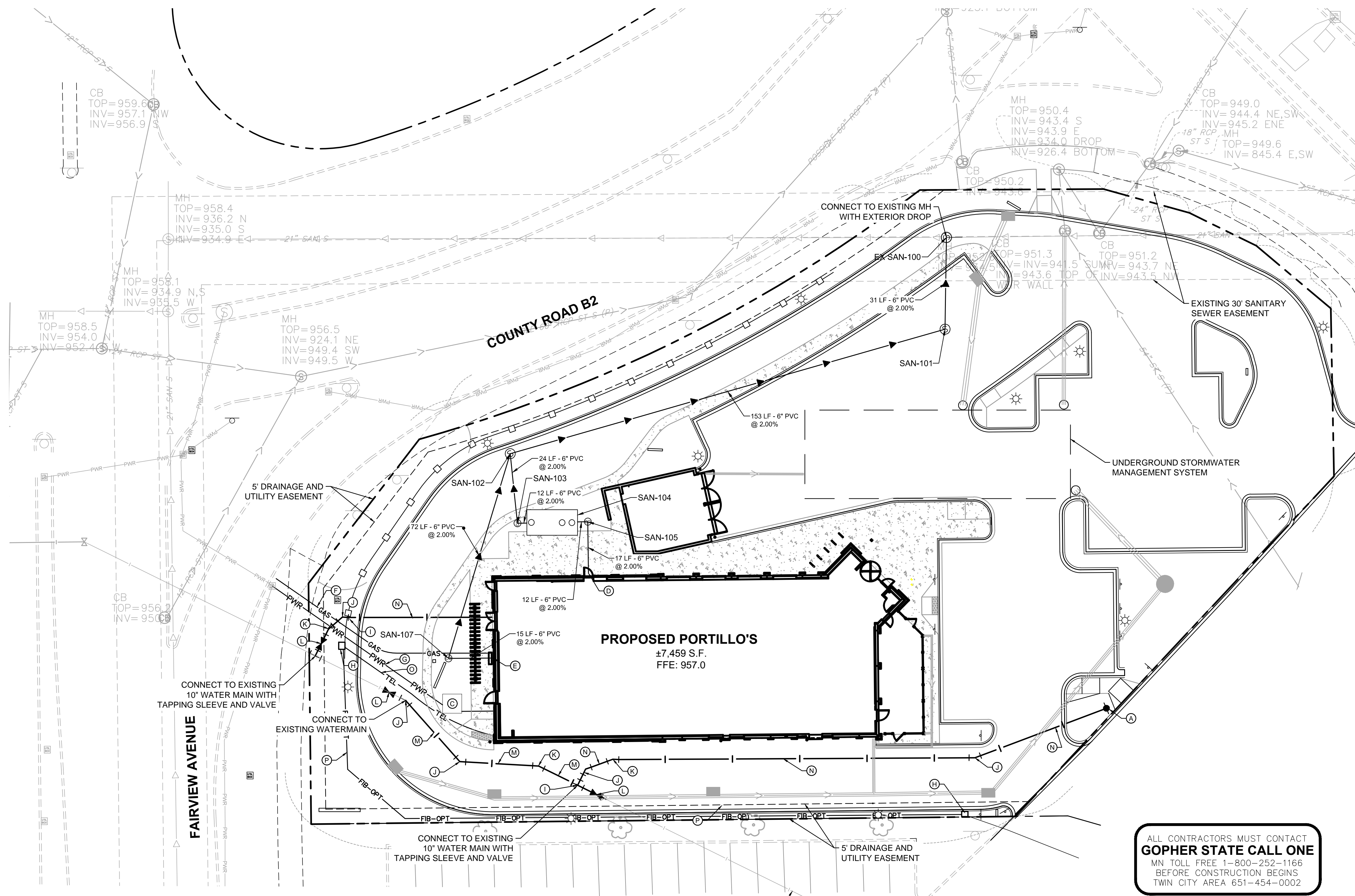
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PORTELLO'S - ROSEVILLE
 PREPARED FOR **PORTELLO'S HOT DOGS, LLC**
 ROSEVILLE, MN
 SHEET NUMBER **C4.0**

Kimley»Horn
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NO.	REVISIONS	DATE	BY

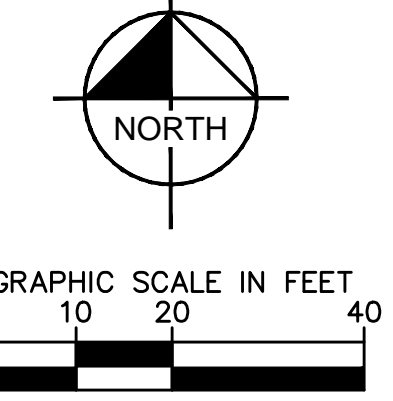


SANITARY SEWER SCHEDULE									
STRUCTURE NO.	STRUCTURE/CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
EX SAN-100	EXTERIOR DROP	952.37	S 945.63	6"	2.00%	E 934.50	21"	0.15%	PVC
SAN-101	MH	953.53	W 946.25	6"	2.00%	N 946.25	6"	2.00%	PVC
SAN-102	MH	955.91	S 947.80 S 949.31	6"	2.00%	E 949.31	6"	2.00%	PVC
SAN-103	CO	956.82	E 948.28	6"	2.00%	N 948.28	6"	2.00%	PVC
SAN-104	GREASE TRAP	956.79	E 948.51	6"	2.00%	W 948.51	6"	2.00%	PVC
SAN-105	CO	956.75	S 948.76	6"	2.00%	W 948.76	6"	2.00%	PVC
SAN-106	BLDG TIE IN	949.65				N 949.10	6"	2.00%	PVC
SAN-107	CO	956.80	E 950.76	6"	2.00%	N 950.76	6"	2.00%	PVC
SAN-108	Null Structure	951.61				W 951.06	6"	2.00%	PVC

APPROXIMATE LOCATION OF EXISTING 10" WATER MAIN. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.

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BEFORE CONSTRUCTION BEGINS
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- ### LEGEND
- PROPOSED REDUCER
 - PROPOSED TEE
 - PROPOSED GATE VALVE
 - PROPOSED HYDRANT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED TELEPHONE
 - PROPOSED GAS MAIN
 - PROPOSED FIBER OPTIC

- ### UTILITY PLAN NOTES
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
6" PVC SCHEDULE 40 PER ASTM D-3034
DUCTILE IRON PIPE PER AWWA C150
 - WATER LINES SHALL BE AS FOLLOWS:
6" AND LARGER, PVC C-900 PER ASTM D 2241
CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
 - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 - ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
 - ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
 - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
 - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 - LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 - TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
 - ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF ROSEVILLE AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
 - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
 - BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
 - ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

- ### KEYNOTE LEGEND
- (A) PROPOSED FIRE HYDRANT AND GATE VALVE ASSEMBLY. SEE CONSTRUCTION DETAILS AND REFERENCE CITY OF ROSEVILLE SPECIFICATIONS ON HYDRANTS.
 - (B) 6" DOMESTIC WATER SERVICE. DOMESTIC/FIRE SERVICE SPLIT INSIDE OF BUILDING.
 - (C) PROPOSED TRANSFORMER PAD. COORDINATE WITH UTILITY
 - (D) 6" GREASE WASTE EXIT
 - (E) 6" SANITARY EXIT
 - (F) GAS METER. COORDINATE WITH XCEL ENERGY
 - (G) POWER SERVICE. COORDINATE WITH XCEL ENERGY
 - (H) HANDHOLE. COORDINATE WITH COMCAST ON PROPOSED RELOCATION.
 - (I) 90° BEND
 - (J) 45° BEND
 - (K) 22.5° BEND
 - (L) WATER VALVE
 - (M) 10" WATERMAIN
 - (N) 6" WATERMAIN
 - (O) COMMUNICATIONS SERVICE. COORDINATE WITH COMCAST
 - (P) FIBER OPTIC SERVICE

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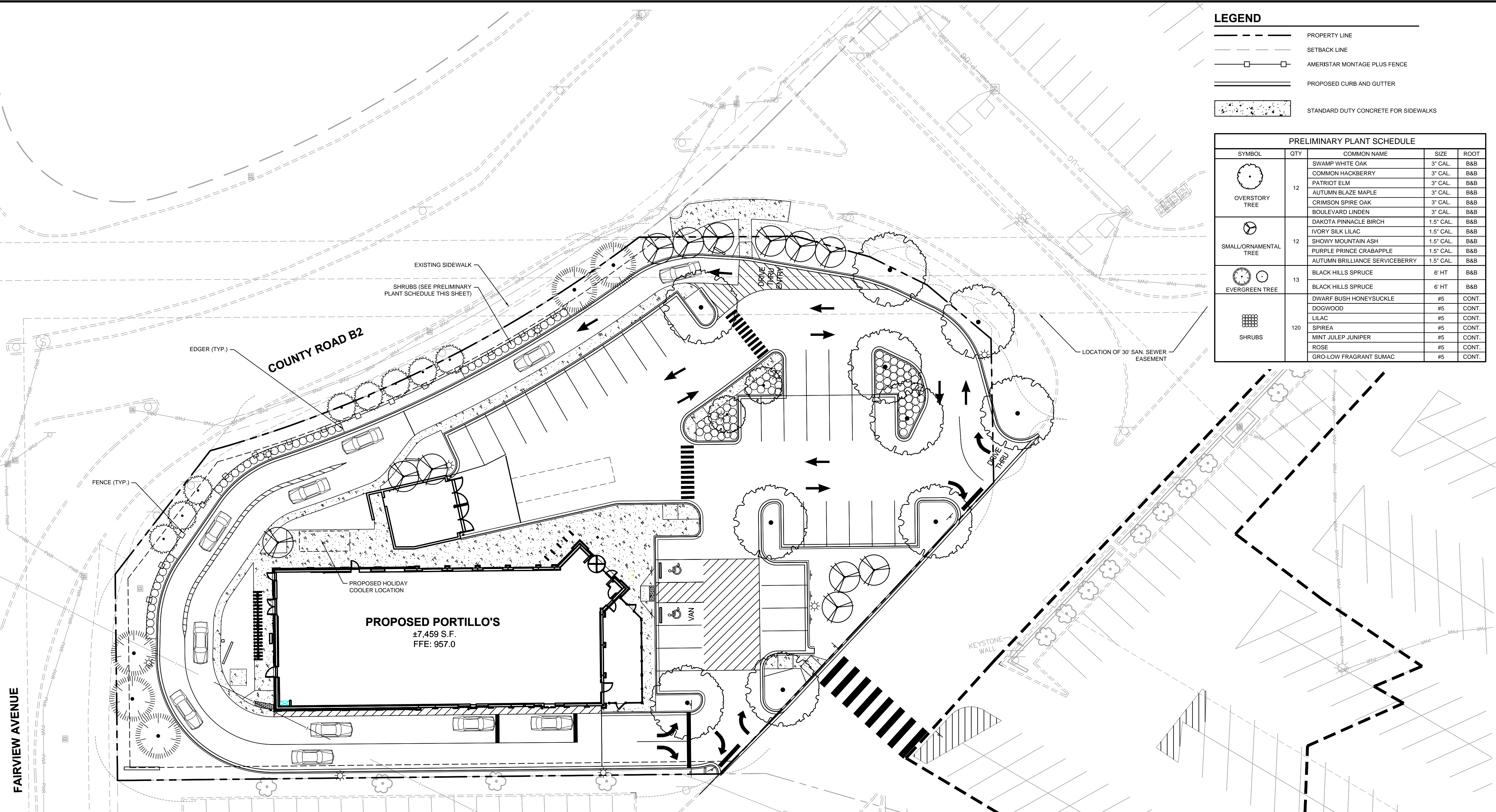
UTILITY PLAN

PROJECT: KHA PROJECT 16089001
DATE: 12/01/2017
SCALE: AS SHOWN
DESIGNED BY: BMW
DRAWN BY: ACL
CHECKED BY: WDM

PORTILLO'S - ROSEVILLE
PREPARED FOR
PORTILLO'S HOT DOGS, LLC
ROSEVILLE, MN

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LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- AMERISTAR MONTAGE PLUS FENCE
- PROPOSED CURB AND GUTTER
- STANDARD DUTY CONCRETE FOR SIDEWALKS

PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	SIZE	ROOT		
OVERSTORY TREE	12	SWAMP WHITE OAK	3" CAL	B&B		
		COMMON HACKBERRY	3" CAL	B&B		
		PATRIOT ELM	3" CAL	B&B		
		AUTUMN BLAZE MAPLE	3" CAL	B&B		
		CRIMSON SPIRE OAK	3" CAL	B&B		
SMALL/ORNAMENTAL TREE	12	BOULEVARD LINDEN	3" CAL	B&B		
		DAKOTA PINNACLE BIRCH	1.5" CAL	B&B		
		IVORY SILK LILAC	1.5" CAL	B&B		
		SHOWY MOUNTAIN ASH	1.5" CAL	B&B		
		PURPLE PRINCE CRABAPPLE	1.5" CAL	B&B		
EVERGREEN TREE	13	AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL	B&B		
		BLACK HILLS SPRUCE	6' HT	B&B		
		BLACK HILLS SPRUCE	6' HT	B&B		
SHRUBS	120	DWARF BUSH HONEYSUCKLE	#5	CONT.		
		DOGWOOD	#5	CONT.		
		LILAC	#5	CONT.		
		SPIREA	#5	CONT.		
		MINT JULEP JUNIPER	#5	CONT.		
		ROSE	#5	CONT.		
		GRO-LOW FRAGRANT SUMAC	#5	CONT.		

LANDSCAPE CODE REQUIREMENTS

CODE	SITE SPECIFIC	PROPOSED
GREATER OF 1 CANOPY OR EVERGREEN TREE PER 1,000 SF OF GROSS BUILDING FLOOR AREA	7,459 SF OF BUILDING = 8 TREES REQUIRED	N/A
OR 1 CANOPY OR EVERGREEN TREE PER 50 LF OF SITE PERIMETER	941.2 LF OF SITE PERIMETER = 19 TREES REQUIRED	24 TOTAL OVERSTORY AND EVERGREEN TREES
GREATER OF 6 SHRUBS PER 1,000 SF OF GROSS BUILDING FLOOR AREA	7,459 SF OF BUILDING = 48 SHRUBS REQUIRED	N/A
OR 6 SHRUBS PER 50 LF OF SITE PERIMETER	941.2 LF OF SITE PERIMETER = 114 SHRUBS REQUIRED	120 SHRUBS
25% OF TREES SHALL BE DECIDUOUS	37 TREES TOTAL = 9 DECIDUOUS REQUIRED	24 DECIDUOUS TREES
25% OF TREES SHALL BE CONIFEROUS	37 TREES TOTAL = 9 DECIDUOUS REQUIRED	13 CONIFEROUS TREES
CANOPY TREES SHALL BE 3" CAL MIN	-	MET
ORNAMENTAL TREES SHALL BE 1.5" CAL MIN	-	MET
EVERGREEN TREES SHALL BE 6' HT MIN	-	MET
SHRUBS SHALL BE #5 CONT MIN	-	MET
1 CANOPY TREE SHALL BE PROVIDED IN EACH PARKING ISLAND	-	MET
UNDERGROUND SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL LANDSCAPED AREAS	-	MET

- LANDSCAPE PLAN NOTES**
- VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITEWORK.
 - ALL DISTURBED LANDSCAPED AREAS, NOT INDICATED AS PLANTING BEDS OR STORMWATER MANAGEMENT AREAS, ARE TO BE SODDED. SOD IS TO BE PRIMARILY KENTUCKY BLUEGRASS, FREE OF WEEDS. REPLACE DAMAGED LAWN GRASS WITH SOD AS DIRECTED BY ON-SITE REPRESENTATIVE. MATCH ALL PROPOSED LANDSCAPED AREAS INTO EXISTING.
 - SUBCONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN.
 - ALL LANDSCAPE AREAS SHALL HAVE TOPSOIL PLACED AT MINIMUM DEPTH OF 4" FOR SOD AREAS, 18" FOR SHRUB/PERENNIAL/ANNUAL BEDS, AND 24" FOR TREE PITS.
 - ALL PLANTING BEDS ABUTTING SOD/SEED AREAS TO BE EDGED WITH STEEL EDGER, ANCHORED 4"Ø O.C. WITH METAL SPIKES. COLOR BLACK.
 - DOUBLE SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED AT A MINIMUM OF 4" IN DEPTH, FREE OF ALL DELETERIOUS MATERIAL AND LOCATED IN ALL LANDSCAPE BEDS AND TREE RINGS UNLESS OTHERWISE INDICATED.
 - SUBCONTRACTOR TO DISPOSE OF ALL REMOVALS OFF-SITE. SEE EXISTING CONDITIONS & REMOVALS PLAN FOR MORE INFORMATION.
 - SUBCONTRACTOR TO WARRANTY NEW SOD FOR 60 DAYS AND NEW PLANTINGS FOR ONE YEAR UPON PROJECT COMPLETION.
 - MAINTAIN, GUARANTEE, AND WATER ALL TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM PROJECT ACCEPTANCE. REMOVE WEEDS AND MAINTAIN MULCH IN ALL PLANTING AREAS, DURING THE ONE YEAR PERIOD. REPLACE ALL DEAD MATERIAL PER DIRECTION OF OWNER DURING THE ONE YEAR WARRANTY PERIOD.
 - SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
 - ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

IRRIGATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY AND ON SEPARATE ZONES.
- PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS PRIOR AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.
- CONTRACTOR SHALL USE DRIP IRRIGATION IN ALL PLANTING BEDS AND SPRAY HEADS IN ALL TURF AREAS.
- IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR.

PROPERTY SUMMARY

TOTAL PROPERTY AREA	1.29 AC
TOTAL DISTURBED AREA	1.32 AC
PROPOSED IMPERVIOUS AREA	44,867 SF (1.03 AC - 80.1%)
*PROPOSED PERVIOUS AREA	11,156 SF (0.26 AC - 19.9%)

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GRAPHIC SCALE IN FEET
 0 10 20 40

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

PORTELLO'S - ROSEVILLE
 PREPARED FOR
PORTELLO'S HOT DOGS, LLC

Kimley»Horn
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 2550 UNIVERSITY AVENUE WEST, SUITE 238A, ST. PAUL, MN 55114
 PHONE: 651-454-4197
 WWW.KIMLEY-HORN.COM

LANDSCAPE PLAN

REVISIONS

No.	REVISIONS	DATE	BY

SHEET NUMBER
L1.0



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: **01/03/18**

Agenda Item: **7c**

Prepared By

Department Approval

Agenda Section
Public Hearings

Item Description: Consideration of a request by Hunter Development Group, in conjunction with property owner, JC Penney Properties, Inc., for approval of a drive-through as a **CONDITIONAL USE** at County Road B2 and Fairview Avenue (**PF17-023**).

1 **APPLICATION INFORMATION**

2 Applicant:	Hunter Development Group (Portillo's)
3 Property Owner:	JC Penney Properties, Inc.
4 Application Submission:	12/01/17; deemed complete 12/07/17
5 City Action Deadline:	01/30/18

6 **LEVEL OF DISCRETION IN DECISION MAKING:** Action taken on a conditional use proposal is
7 **quasi-judicial**; the City's role is to determine the facts associated with the request, and apply
8 those facts to the legal standards contained in State Statute and City Code.

9 **BACKGROUND**

10 Hunter Development Group is in the process of constructing a Portillo's restaurant on a newly
11 created lot adjacent (southeast) to the intersection of County Road B2 and Fairview Avenue.
12 Fast food restaurants are permitted uses within the Regional Business-1 District, however, a
13 drive-through lane requires a Conditional Use approval.

14 The Zoning Code, §1009.02.C and §1009.02.D.12, set the criteria for reviewing general and
15 specific conditional use approvals. The Planning Division review of these criteria can be found
16 below. The site design proposal being forwarded to the Planning Commission for consideration
17 has the drive-through lane wrapping the parcel from east to west and around the building,
18 between it and the southern property line (see Attachment C).

19 **CONDITIONAL USE ANALYSIS**

20 **REVIEW OF GENERAL CONDITIONAL USE CRITERIA:** §1009.02.C of the Zoning Code establishes
21 general standards and criteria for all conditional uses, and the Planning Commission and City
22 Council must find that each proposed conditional use does or can meet these requirements. The
23 general standards are as follows:

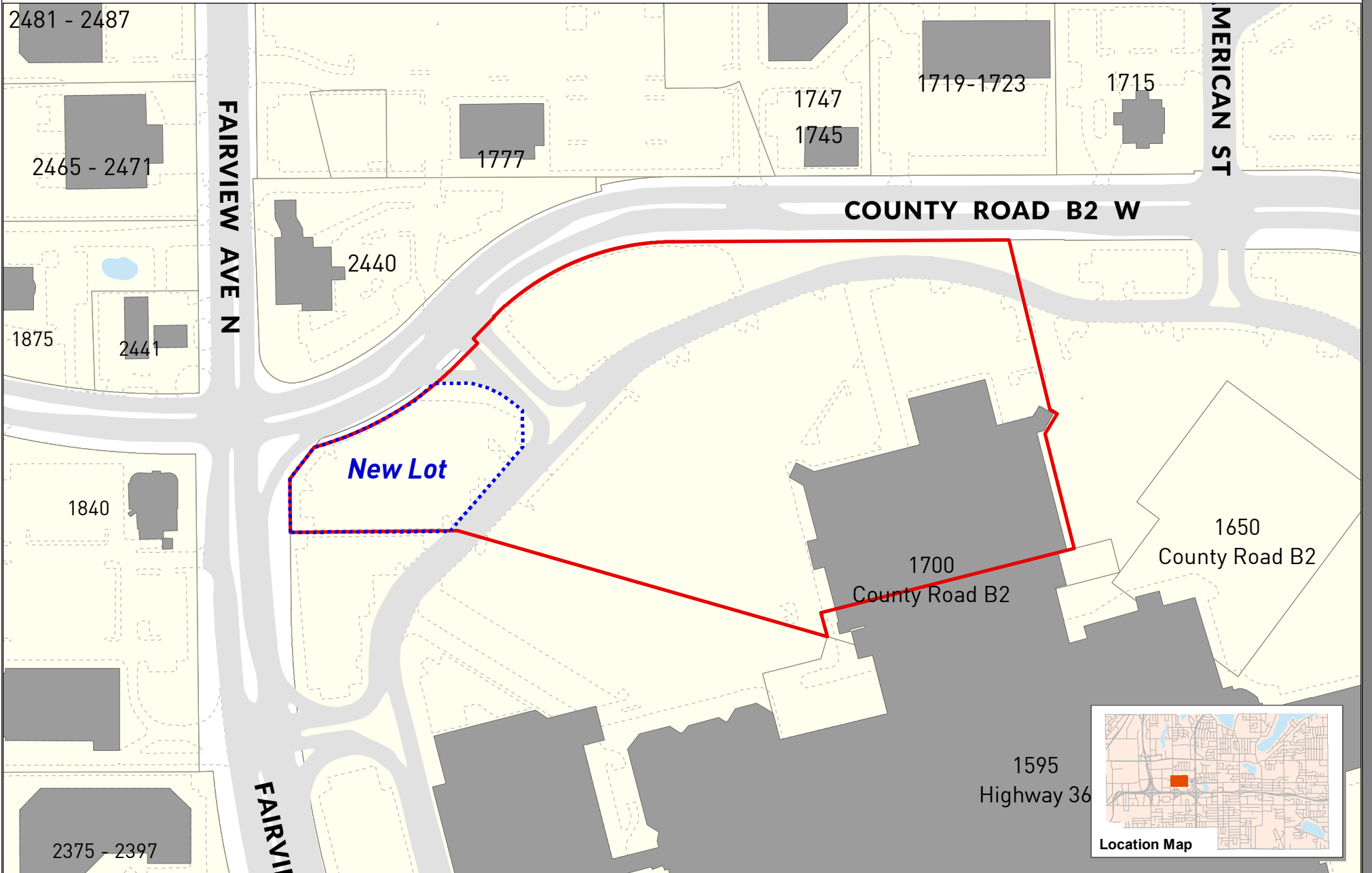
- 24 **a.** *The proposed use is not in conflict with the Comprehensive Plan.* While a drive-through
25 facility doesn't appreciably advance the goals of the Comprehensive Plan aside from
26 facilitating continued investment in a property, Planning Division believes that it does not
27 conflict with the Comprehensive Plan.

- 28 **b.** *The proposed use is not in conflict with a Regulating Map or other adopted plan. The*
29 *proposed use is not in conflict with such plans because none apply to the property.*
- 30 **c.** *The proposed use is not in conflict with any City Code requirements. Planning Division staff*
31 *believes that the proposed drive-through facility can and will meet all applicable City Code*
32 *requirements; moreover, a CONDITIONAL USE approval can be rescinded if the approved use*
33 *fails to comply with all applicable Code requirements or any conditions of the approval.*
- 34 **d.** *The proposed use will not create an excessive burden on parks, streets, and other public*
35 *facilities. The Planning Division staff does not expect the proposal to intensify any practical*
36 *impacts on parks, streets, or public infrastructure. There will be an increase in traffic,*
37 *however, this traffic is anticipated to be primarily interior and not significant, nor impactful*
38 *to the adjacent public roadway system.*
- 39 **e.** *The proposed use will not be injurious to the surrounding neighborhood, will not negatively*
40 *impact traffic or property values, and will not otherwise harm the public health, safety, and*
41 *general welfare. City staff anticipates that if the drive-through facility is approved, increased*
42 *vehicle trips on the adjacent roadways will increase slightly, but will be manageable under*
43 *current design. This area is predominately retail and the proposed drive-through should not*
44 *impact surrounding properties, especially given additional Zoning Code requirements for the*
45 *site.*

46 REVIEW OF SPECIFIC CONDITIONAL USE CRITERIA: §1009.02.D.12 of the Zoning Code establishes
47 additional standards and criteria that are specific to drive-through facilities; they are as follows.

- 48 **a.** *Drive-through lanes and service windows shall be located to the side or rear of buildings*
49 *and shall not be located between the principal structure and a public street except when the*
50 *parcel and/or structure lies adjacent to more than one public street and the placement is*
51 *approved by the Community Development Department (Ord. 1443, 6-17-2013). The*
52 *proposed drive-through has been oriented toward County Road B, which is an acceptable*
53 *design.*
- 54 **b.** *Points of vehicular ingress and egress shall be located at least 60 feet from the street right-*
55 *of-way lines of the nearest intersection. Vehicular ingress/egress related to the proposed*
56 *drive-through facility lies along the internal ring-road for Rosedale and not directly adjacent*
57 *a public street intersection. The location of the ingress/egress points has been reviewed and*
58 *approved by the City Engineer.*
- 59 **c.** *The applicant shall submit a circulation plan that demonstrates that the use will not interfere*
60 *with or reduce the safety of pedestrian and bicyclist movements. Site design shall*
61 *accommodate a logical and safe vehicle and pedestrian circulation pattern. Adequate*
62 *queuing lane space shall be provided without interfering with on-site parking/circulation.*
63 *The proposed site plan indicates a pedestrian/bike connection from County Road B2 adjacent*
64 *to the Rosedale ingress, which crosses through the parking lot via designated sidewalk and/or*
65 *highlighted crosswalks. There is also a pedestrian connection from the Penney's lot across*
66 *the ring-road via a striped crosswalk. The Planning and Engineering staff worked with the*
67 *applicant on an acceptable pedestrian route/location.*

Attachment A for Planning File 17-023



Prepared by:
Community Development Department
Printed: December 12, 2017



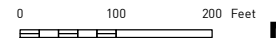
Site Location

Data Sources

* Ramsey County GIS Base Map (12/5/2017)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

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.



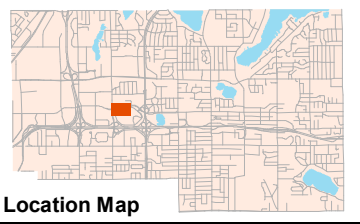
Attachment B for Planning File 17-023



New Lot

COUNTY ROAD B2 W

AIRVIEW AVE N



Location Map



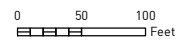
Prepared by:
Community Development Department
Printed: December 27, 2017



Site Location

Data Sources
* Ramsey County GIS Base Map (12/5/2017)
* Aerial Data: Surdex (4/2015)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

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Roseville MN – Narrative for CUP

The site in consideration for approval of a CUP for a drive-through use by Portillo's Hot Dogs, LLC, is a 1.28-acre outlot (to be created by subdivision from an 11-acre parcel) of the existing west side of Rosedale Center, fronting on County Road B2, and in front of the Macy's & JC Penney's storefronts. The zoning on the property is Regional Business (RB), which allows restaurant with beer and wine by right, however a drive-through requires a Conditional Use Permit.

The addition of the Portillo's as a pad site to the existing Rosedale Mall is in furtherance to the Comprehensive Plan for this Mall property, and is in keeping with the constantly changing demands of retail development. With the increase in cyber-shopping, retail developers are challenged with re-energizing existing retail centers to encourage customers to physically visit the retail shops. This is done by adding uses such as the Portillo's to entice traffic to the center, counting on the symbiotic relationship of the Mall uses to increase overall customer counts. The underuse of the lot currently, as a parking area, has led the Mall to allow temporary uses to locate on this site, which does not offer the City the ability to regulate design standards of those uses.

Development of the site by Portillo's is in keeping with the associated Regulatory Maps and Comprehensive Plans for the City. After informal discussions between the Portillo's team and the City Planning Staff, Portillo's has created a site layout, which will meet the site design standards of the City Code. This was an exercise in design due to the abundance of underground utilities, easements, and setbacks in place. In fact, relocation of a private water main will be required to properly orient the building.

The location of the Mall in a heavily commercial neighborhood was part of the City Comprehensive Plan, which has not been modified. Traffic and roadways are designed to handle the heavier quantity of vehicles in this development, and its patterns of movements are worked into the planned access and circulation to the proposed Portillo's site. This development will not result in a negative impact on traffic or property values based upon the continuation of a current use plan with traffic patterns established specifically for the Mall. The use itself, both as a restaurant and a drive through use, is in keeping with existing businesses in the vicinity, and will add choice to the community depending on this area for their needs. Portillo's price point offers a medium-priced, family friendly environment with quality food, great service, and community involvement by the Portillo's.

With regard to the actual operation of the Portillo's drive through use, it is a fact that Portillo's is highly respected for its superb drive-through service operation. During peak hours, typically 11:30AM - 2PM and 4:30PM - 7PM (and as may be necessary at other times, or on some weekends and holidays), Portillo's specially trained drive-through team of 6-8 employees are posted in the drive-through. Employees are clothed in weather appropriate outerwear (supplied by Portillo's), along with walkie-talkies and headsets, menus, equipment to process cash and credit/debit card payments, and small paper tags (numbered) to be placed on each vehicle that corresponds to the order being placed. In addition, cones are provided for traffic control by staff as necessary, holding vehicles in place and directing their movements in real time. Depending upon the number of cars stacked, orders are taken near the menu board location, and the order number tag is placed on the vehicle. As time permits, vehicles will be directed to move forward to payment personnel, and subsequently directed to the food runners, who personally deliver the orders to the vehicle. The vehicle with a completed transaction is then directed to exit the drive-through area in a controlled manner, with an emphasis on their safety in re-joining potential traffic in the Mall ring road. All new Portillo's locations are designed with a bypass lane for the drive-through, which has greatly improved movement and employee safety in the operation. Further, security cameras monitoring the drive-through lane are visible to management in the store, who can communicate to the drive-through staff as necessary.

SITE DEVELOPMENT PLANS FOR PORTILLO'S - ROSEVILLE

**SECTION 9, TOWNSHIP 29N, RANGE 23W
ROSEVILLE, COUNTY, MN**

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.



PREPARED BY: BRIAN M. WURDEMAN P.E.
2550 UNIVERSITY AVE W, SUITE 238 N
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
CHAD FEIGUM
2550 UNIVERSITY AVE W, SUITE 238 N
ST. PAUL, MN 55114
TELEPHONE (763) 251-1030

GEOTECHNICAL ENGINEER
TERRACON
13400 15TH AVE N
MINNEAPOLIS, MN 55441
TELEPHONE: 763-489-3100
FAX: 763-489-3101
CONTACT: LISA M. BREUER, P.E.

DEVELOPER
INTERSTATE DEVELOPMENT
6390 CARLSON DR
EDEN PARIIE, MN 55346
TELEPHONE: 952-658-6460
CONTACT: LONNIE PROVENCHER

CLIENT - PLANS PREPARED FOR:
PORTILLO'S HOT DOGS, LLC



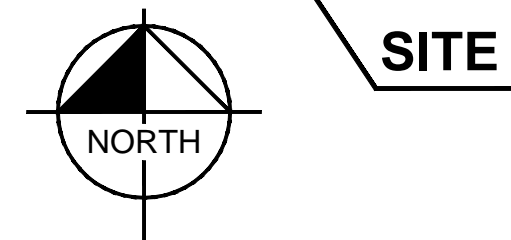
2001 SPRING ROAD, SUITE 400
OAK BROOK IL, 60523
TELEPHONE (630) 572-5473
CONTACT: PEGGY HART

SURVEYOR
SUNDE LAND SURVEYING
9001 EAST BLOOMINGTON FREEWAY
SUITE 118
BLOOMINGTON, MINNESOTA 55420
TELEPHONE: (952) 881-2455
FAX: (952) 888-9526
CONTACT: ARLEE J. CARLSON

ARCHITECT
JENSEN & JENSEN ARCHITECTS, P.C.
2001 MIDWEST ROAD, SUITE 301
OAK BROOK, IL 60523
TELEPHONE: 630-573-1770
FAX: 630-573-1773
CONTACT: JARRETT JENSEN



**VICINITY
N.T.S.**

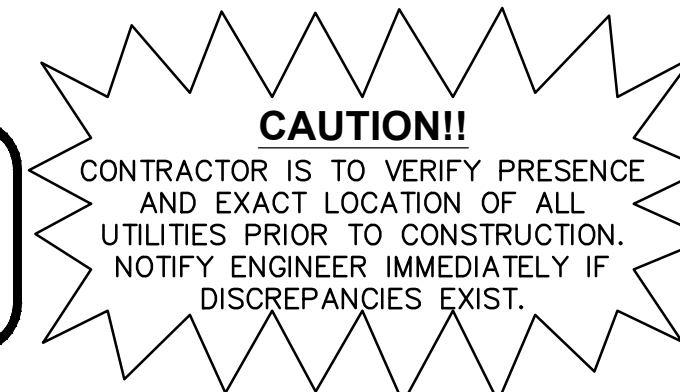


NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22" X 34" SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

SHEET LIST TABLE	
C0.0	COVER SHEET
C3.0	SITE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L1.2	TREE PRESERVATION PLAN

ALL CONTRACTORS MUST CONTACT
GOPHER STATE CALL ONE
MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002



**Know what's below.
Call before you dig.**

PRELIMINARY - NOT FOR CONSTRUCTION

COVER SHEET

PORTILLO'S -
ROSEVILLE
PREPARED FOR
PORTILLO'S HOT
DOGS, LLC

SHEET NUMBER
C0.0

Kimley»Horn
2017 KIMLEY-HORN AND ASSOCIATES, INC.
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
BRIAN M. WURDEMAN P.E.
MN LIC. NO. 53113
DATE: 12/01/2017

KHA PROJECT: 160899001
DATE: 12/01/2017
SCALE: AS SHOWN
DESIGNED BY: BMW
DRAWN BY: ACL
CHECKED BY: WDM

No.	REVISIONS	DATE	BY

K:\TWC_LDEV\jensen & jensen\portillo's - roseville\3 Design\CAD\plansheets\CO-COVER SHEET.dwg December 01, 2017 - 12:38pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDE\jensen & jensen\portillo's - roseville\CAD\plansheets\C3-SITE PLAN.dwg December 01, 2017 - 12:39pm

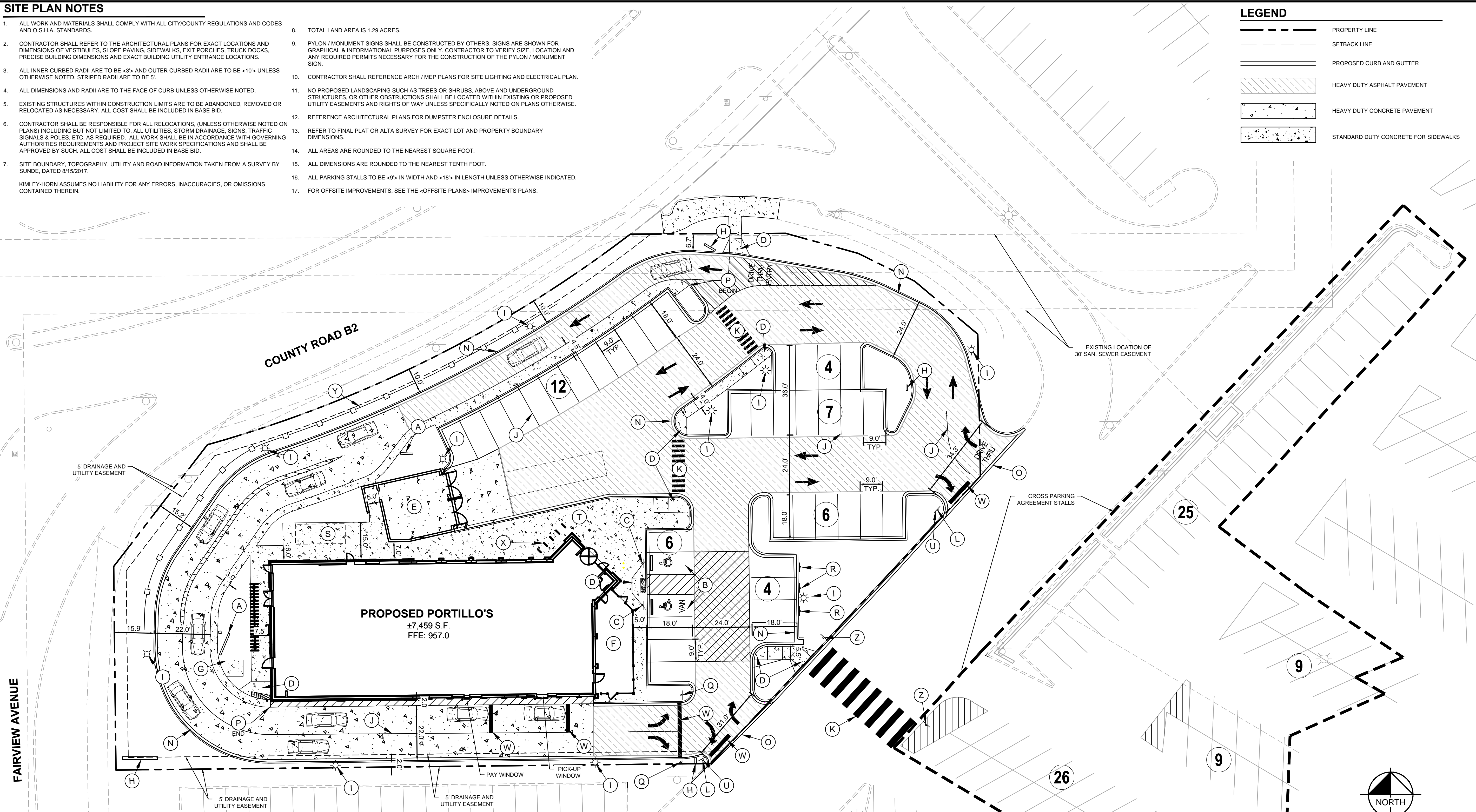
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SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE <3> AND OUTER CURBED RADII ARE TO BE <10> UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE, DATED 8/15/2017.
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 1.29 ACRES.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE <9> IN WIDTH AND <18> IN LENGTH UNLESS OTHERWISE INDICATED.
- FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE FOR SIDEWALKS

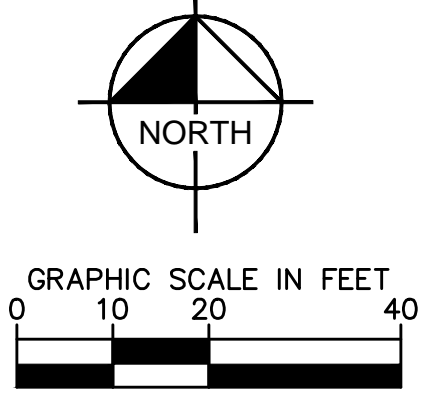


KEYNOTE LEGEND

- (A) DRIVE THRU MENU BOARD AND SIGNAGE. REF ARCH PLANS
- (B) ACCESSIBLE STALL. SEE DETAIL
- (C) ACCESSIBLE SIGN. SEE DETAIL
- (D) ACCESSIBLE CURB RAMP. SEE DETAIL
- (E) DUMPSTER ENCLOSURE. REF ARCH PLANS
- (F) OUTDOOR PATIO. REF ARCH PLANS
- (G) TRANSFORMER PAD. COORDINATE WITH UTILITY
- (H) GENERAL LOCATION OF SITE SIGNAGE. REF ARCH PLANS. LOCATION PROVIDED FOR REFERENCE ONLY. EXACT LOCATION OF SIGN TO BE PROVIDED WITH SIGN PERMIT
- (I) LIGHT POLE. REF LIGHTING PLAN
- (L) PAVEMENT MARKING. 4" SOLID YELLOW
- (K) PEDESTRIAN CROSSWALK. SEE DETAIL
- (C) STOP SIGN
- (M) INTEGRAL CURB
- (N) 8612 CURB AND GUTTER. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT. TRANSVERSE AND LONGITUDINAL.
- (O) VALLEY GUTTER
- (P) RAISED CURBLESS SIDEWALK
- (Q) "DO NOT ENTER" SIGN
- (R) "ON-LINE ORDERING" SIGN
- (S) HOLIDAY COOLER LOCATION
- (T) COLORED CONCRETE. REF ARCH PLANS FOR LIMITS
- (U) "ONE-WAY" SIGN
- (V) TRELLIS. REF ARCH PLANS
- (W) STOP BAR
- (X) BIKE PARKING
- (Y) 6" TALL AMERISTAR FENCE
- (Z) PEDESTRIAN CROSSING SIGN

PROPERTY SUMMARY	
PORTILLO'S - ROSEVILLE	
TOTAL PROPERTY AREA	1.29 AC
TOTAL DISTURBED AREA	1.32 AC
PROPOSED IMPERVIOUS AREA	44,867 SF (1.03 AC - 80.1%)
*PROPOSED PERVIOUS AREA	11,156 SF (0.26 AC - 19.9%)
ZONING SUMMARY	
EXISTING ZONING	RB - REGIONAL BUSINESS
PROPOSED ZONING	RB - REGIONAL BUSINESS
PARKING	
REQUIRED / PROPOSED PARKING	108 SPACES / 108 SPACES
PROPOSED PARKING	ON-SITE: 39 SPACES CROSS PARKING: 69 SPACES
ADA STALLS REQ'D / PROVIDED	2 STALLS / 2 STALLS

BUILDING DATA SUMMARY	
AREAS	
PROPOSED PROPERTY	55,988 SF (1.29 AC)
BUILDING AREA	7,459 SF (13.3% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED / PROPOSED PARKING	108 SPACES / 108 SPACES
PROPOSED PARKING	ON-SITE: 39 SPACES CROSS PARKING: 69 SPACES
ADA STALLS REQ'D / PROVIDED	2 STALLS / 2 STALLS



ALL CONTRACTORS MUST CONTACT
GOPHER STATE CALL ONE
MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES EXIST.

PRELIMINARY - NOT FOR CONSTRUCTION

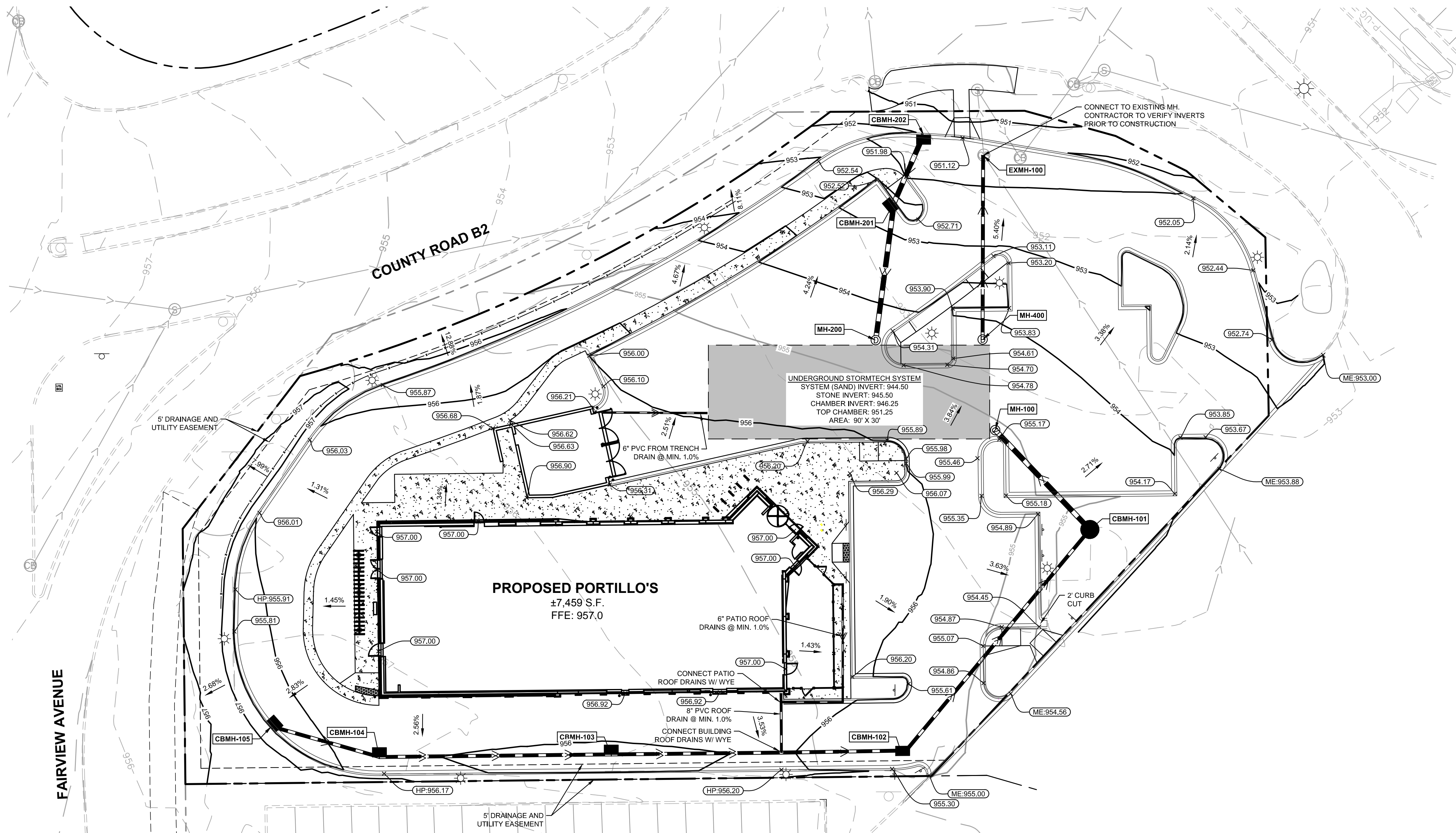
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PHONE: 651-454-4197
WWW.KIMLEY-HORN.COM

PROJECT: KHA PROJECT 16089001
DATE: 12/01/2017
SCALE: AS SHOWN
DESIGNED BY: BMW
DRAWN BY: ACL
CHECKED BY: WDM

DESIGNED BY: BRIAN M. WURDEMAN P.E.
MILW. LIC. NO. 5313
DATE: _____
REVISIONS: _____
DATE: _____

SHEET NUMBER
C3.0



LEGEND

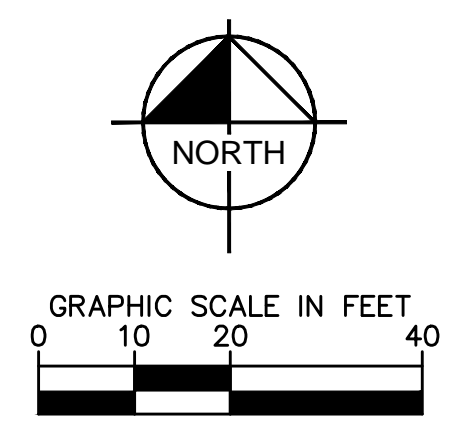
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

- ### GRADING PLAN NOTES
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ROSEVILLE, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
 - CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
 - STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE: 0' - 10' PER AASHTO M-252
HDPE: 12' OR GREATER PER ASTM F-2306
PVC SCH. 40 PER ASTM D-3034
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE PER ASTM 3212
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
 - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
 - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
 - CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
 - GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
 - ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
 - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
 - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
 - INSTALL A MINIMUM OF 4" CLASS 5+ AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
 - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
 - ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
 - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATEMENTAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
 - MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
 - CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON ROOF DRAINS IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
 - ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION 952.00 OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
 - ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
 - ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
 - MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

DRAINAGE SCHEDULE									
STRUCTURE NO.	STRUCTURE/CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
CBMH-101	CBMH 48" DIA.	954.40	SW 947.86	12"	3.67%	NW 947.86	18"	3.67%	HDPE
CBMH-102	CBMH 48" DIA.	955.10	W 951.23	12"	0.50%	NE 951.23	12"	3.67%	HDPE
CBMH-103	CBMH 48" DIA.	955.75	W 951.70	12"	0.50%	E 951.70	12"	0.50%	HDPE
CBMH-104	CBMH 48" DIA.	956.10	W 952.07	12"	0.50%	E 952.07	12"	0.50%	HDPE
CBMH-105	CBMH 48" DIA.	955.70	W 952.07	12"	0.50%	E 952.25	12"	0.50%	HDPE
CBMH-201	CBMH 48" DIA.	952.61	NE 946.53	18"	0.63%	S 946.53	18"	0.63%	HDPE
CBMH-202	CBMH 48" DIA.	951.42	951.42	18"	0.63%	SW 946.68	18"	0.63%	HDPE
EXMH-100	CONNECT TO EXISTING STRM	951.44	S 943.91	12"	1.00%				
MH-100	STMH 48" DIA.	955.11	SE 946.25	18"	3.67%				
MH-200	STMH 48" DIA.	954.47	N 946.25	18"	0.63%				
MH-400	STMH 48" DIA.	954.23				N 944.50	12"	1.00%	HDPE

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 ROSEVILLE, MN

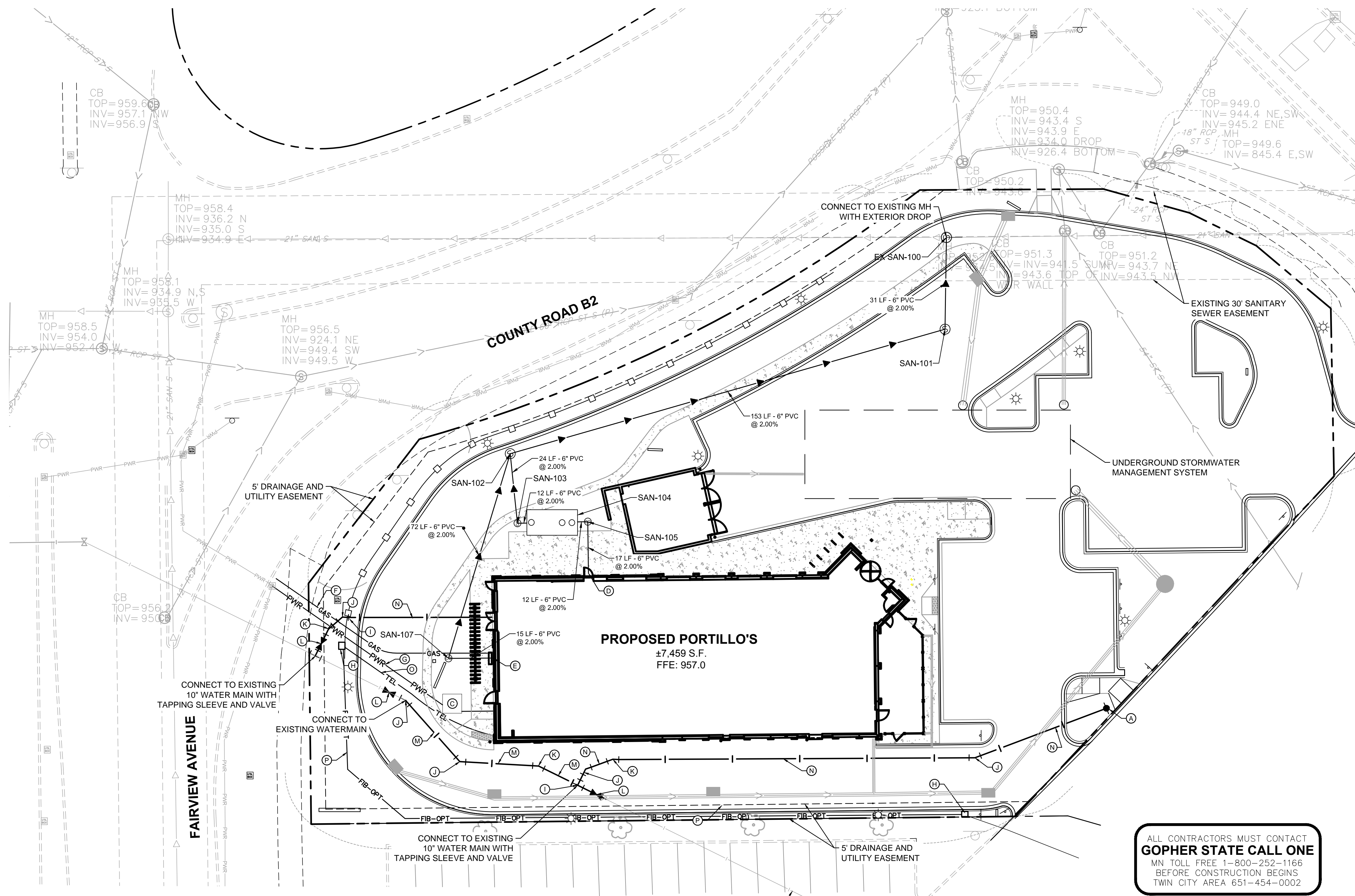
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 2550 UNIVERSITY AVENUE WEST, SUITE 238A, ST. PAUL, MN 55114
 PHONE: 651-454-4197
 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

KHA PROJECT: 160890001
 DATE: 12/01/2017
 SCALE: AS SHOWN
 DESIGNED BY: BMW
 DRAWN BY: ACL
 CHECKED BY: WDM
 DATE: _____ MN: _____ LIC. NO.: 5313

THIS DRAWING WAS PREPARED BY AN ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF MINNESOTA. THE ENGINEER OR ARCHITECT IS NOT PROVIDING PROFESSIONAL SERVICES UNDER THE LAWS OF THE STATE OF MINNESOTA.
 BRIAN M. WURDEMAN P.E.
 MN: XXXXXXXX LIC. NO.: 5313

GRADING PLAN
 SHEET NUMBER
C4.0

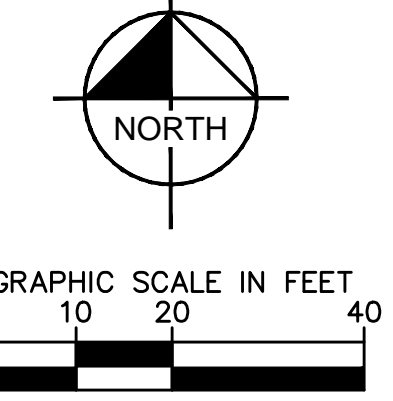


SANITARY SEWER SCHEDULE									
STRUCTURE NO.	STRUCTURE/CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
EX SAN-100	EXTERIOR DROP	952.37	S 945.63	6"	2.00%	E 934.50	21"	0.15%	PVC
SAN-101	MH	953.53	W 946.25	6"	2.00%	N 946.25	6"	2.00%	PVC
SAN-102	MH	955.91	S 947.80 S 949.31	6"	2.00%	E 949.31	6"	2.00%	PVC
SAN-103	CO	956.82	E 948.28	6"	2.00%	N 948.28	6"	2.00%	PVC
SAN-104	GREASE TRAP	956.79	E 948.51	6"	2.00%	W 948.51	6"	2.00%	PVC
SAN-105	CO	956.75	S 948.76	6"	2.00%	W 948.76	6"	2.00%	PVC
SAN-106	BLDG TIE IN	949.65				N 949.10	6"	2.00%	PVC
SAN-107	CO	956.80	E 950.76	6"	2.00%	N 950.76	6"	2.00%	PVC
SAN-108	Null Structure	951.61				W 951.06	6"	2.00%	PVC

APPROXIMATE LOCATION OF EXISTING 10" WATER MAIN. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.

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- ### LEGEND
- PROPOSED REDUCER
 - PROPOSED TEE
 - PROPOSED GATE VALVE
 - PROPOSED HYDRANT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED TELEPHONE
 - PROPOSED GAS MAIN
 - PROPOSED FIBER OPTIC

- ### UTILITY PLAN NOTES
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
6" PVC SCHEDULE 40 PER ASTM D-3034
DUCTILE IRON PIPE PER AWWA C150
 - WATER LINES SHALL BE AS FOLLOWS:
6" AND LARGER, PVC C-900 PER ASTM D 2241
CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
 - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 - ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
 - ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
 - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
 - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 - LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 - TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
 - ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF ROSEVILLE AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
 - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
 - BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
 - ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

- ### KEYNOTE LEGEND
- (A) PROPOSED FIRE HYDRANT AND GATE VALVE ASSEMBLY. SEE CONSTRUCTION DETAILS AND REFERENCE CITY OF ROSEVILLE SPECIFICATIONS ON HYDRANTS.
 - (B) 6" DOMESTIC WATER SERVICE. DOMESTIC/FIRE SERVICE SPLIT INSIDE OF BUILDING.
 - (C) PROPOSED TRANSFORMER PAD. COORDINATE WITH UTILITY
 - (D) 6" GREASE WASTE EXIT
 - (E) 6" SANITARY EXIT
 - (F) GAS METER. COORDINATE WITH XCEL ENERGY
 - (G) POWER SERVICE. COORDINATE WITH XCEL ENERGY
 - (H) HANDHOLE. COORDINATE WITH COMCAST ON PROPOSED RELOCATION.
 - (I) 90° BEND
 - (J) 45° BEND
 - (K) 22.5° BEND
 - (L) WATER VALVE
 - (M) 10" WATERMAIN
 - (N) 6" WATERMAIN
 - (O) COMMUNICATIONS SERVICE. COORDINATE WITH COMCAST
 - (P) FIBER OPTIC SERVICE

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UTILITY PLAN

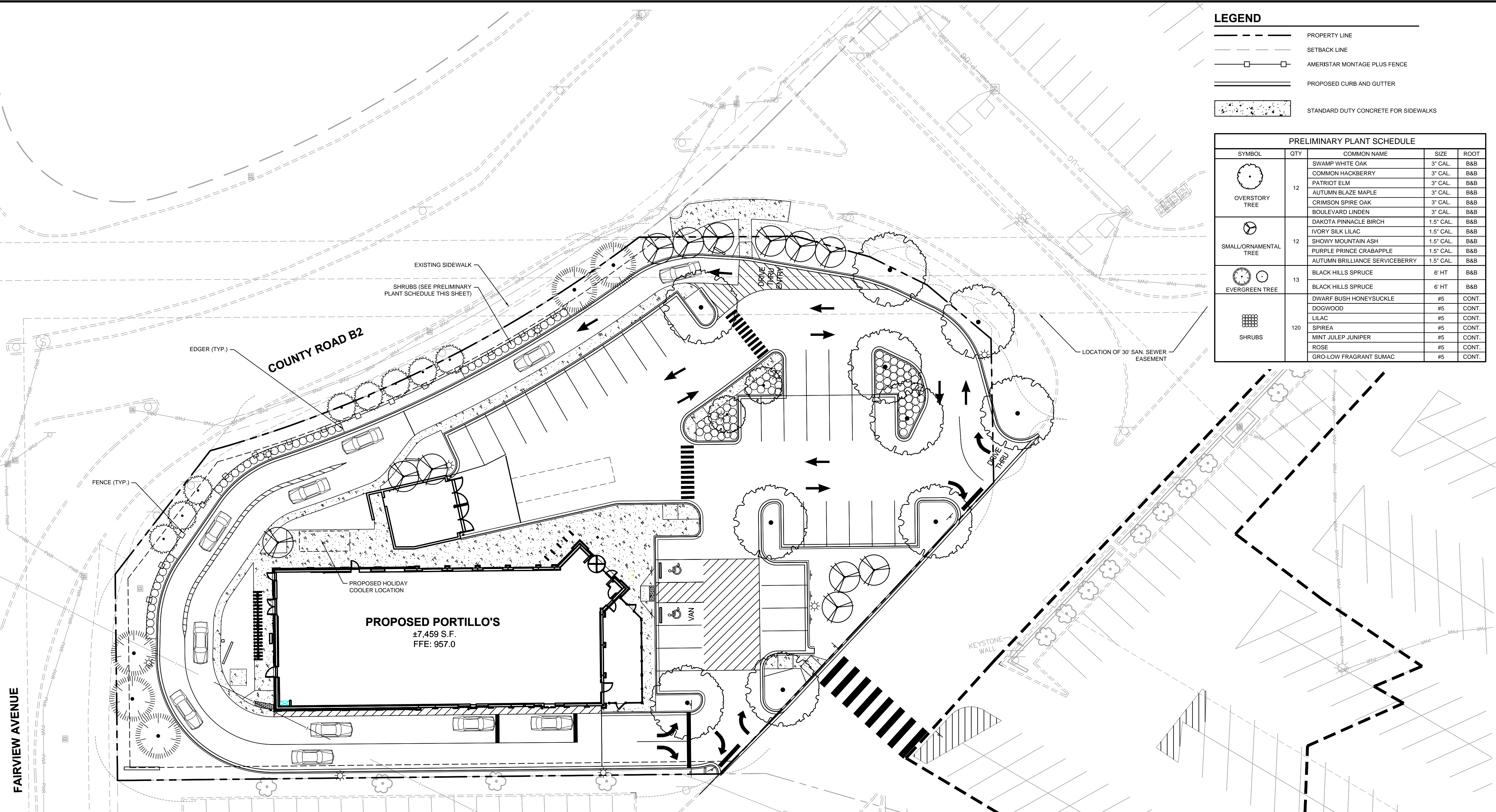
PORTELLO'S - ROSEVILLE
PREPARED FOR
PORTELLO'S HOT DOGS, LLC
ROSEVILLE, MN

KHA PROJECT: 16089001
DATE: 12/01/2017
SCALE: AS SHOWN
DESIGNED BY: BMW
DRAWN BY: ACL
CHECKED BY: WDM

BRIAN W. WURDEMAN P.E.
MN LIC. NO. 53113
DATE: XXXXXXXX

SHEET NUMBER
C5.0

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LEGEND

- PROPERTY LINE
- SETBACK LINE
- AMERISTAR MONTAGE PLUS FENCE
- PROPOSED CURB AND GUTTER
- STANDARD DUTY CONCRETE FOR SIDEWALKS

PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	SIZE	ROOT		
	12	SWAMP WHITE OAK	3" CAL	B&B		
		COMMON HACKBERRY	3" CAL	B&B		
		PATRIOT ELM	3" CAL	B&B		
		AUTUMN BLAZE MAPLE	3" CAL	B&B		
		CRIMSON SPIRE OAK	3" CAL	B&B		
	12	BOULEVARD LINDEN	3" CAL	B&B		
		DAKOTA PINNACLE BIRCH	1.5" CAL	B&B		
		IVORY SILK LILAC	1.5" CAL	B&B		
		SHOWY MOUNTAIN ASH	1.5" CAL	B&B		
		PURPLE PRINCE CRABAPPLE	1.5" CAL	B&B		
	13	AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL	B&B		
		BLACK HILLS SPRUCE	6" HT	B&B		
		BLACK HILLS SPRUCE	6" HT	B&B		
	120	DWARF BUSH HONEYSUCKLE	#5	CONT.		
		DOGWOOD	#5	CONT.		
		LILAC	#5	CONT.		
		SPIREA	#5	CONT.		
		MINT JULEP JUNIPER	#5	CONT.		
		ROSE	#5	CONT.		
		GRO-LOW FRAGRANT SUMAC	#5	CONT.		

LANDSCAPE CODE REQUIREMENTS

CODE	SITE SPECIFIC	PROPOSED
GREATER OF 1 CANOPY OR EVERGREEN TREE PER 1,000 SF OF GROSS BUILDING FLOOR AREA	7,459 SF OF BUILDING = 8 TREES REQUIRED	N/A
OR 1 CANOPY OR EVERGREEN TREE PER 50 LF OF SITE PERIMETER	941.2 LF OF SITE PERIMETER = 19 TREES REQUIRED	24 TOTAL OVERSTORY AND EVERGREEN TREES
GREATER OF 6 SHRUBS PER 1,000 SF OF GROSS BUILDING FLOOR AREA	7,459 SF OF BUILDING = 48 SHRUBS REQUIRED	N/A
OR 6 SHRUBS PER 50 LF OF SITE PERIMETER	941.2 LF OF SITE PERIMETER = 114 SHRUBS REQUIRED	120 SHRUBS
25% OF TREES SHALL BE DECIDUOUS	37 TREES TOTAL = 9 DECIDUOUS REQUIRED	24 DECIDUOUS TREES
25% OF TREES SHALL BE CONIFEROUS	37 TREES TOTAL = 9 DECIDUOUS REQUIRED	13 CONIFEROUS TREES
CANOPY TREES SHALL BE 3" CAL MIN	-	MET
ORNAMENTAL TREES SHALL BE 1.5" CAL MIN	-	MET
EVERGREEN TREES SHALL BE 6' HT MIN	-	MET
SHRUBS SHALL BE #5 CONT MIN	-	MET
1 CANOPY TREE SHALL BE PROVIDED IN EACH PARKING ISLAND	-	MET
UNDERGROUND SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL LANDSCAPED AREAS	-	MET

- LANDSCAPE PLAN NOTES**
- VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITEWORK.
 - ALL DISTURBED LANDSCAPED AREAS, NOT INDICATED AS PLANTING BEDS OR STORMWATER MANAGEMENT AREAS, ARE TO BE SODDED. SOD IS TO BE PRIMARILY KENTUCKY BLUEGRASS, FREE OF WEEDS. REPLACE DAMAGED LAWN GRASS WITH SOD AS DIRECTED BY ON-SITE REPRESENTATIVE. MATCH ALL PROPOSED LANDSCAPED AREAS INTO EXISTING.
 - SUBCONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN.
 - ALL LANDSCAPE AREAS SHALL HAVE TOPSOIL PLACED AT MINIMUM DEPTH OF 4" FOR SOD AREAS, 18" FOR SHRUB/PERENNIAL/ANNUAL BEDS, AND 24" FOR TREE PITS.
 - ALL PLANTING BEDS ABUTTING SOD/SEED AREAS TO BE EDGED WITH STEEL EDGER, ANCHORED 4"Ø O.C. WITH METAL SPIKES. COLOR BLACK.
 - DOUBLE SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED AT A MINIMUM OF 4" IN DEPTH, FREE OF ALL DELETERIOUS MATERIAL AND LOCATED IN ALL LANDSCAPE BEDS AND TREE RINGS UNLESS OTHERWISE INDICATED.
 - SUBCONTRACTOR TO DISPOSE OF ALL REMOVALS OFF-SITE. SEE EXISTING CONDITIONS & REMOVALS PLAN FOR MORE INFORMATION.
 - SUBCONTRACTOR TO WARRANTY NEW SOD FOR 60 DAYS AND NEW PLANTINGS FOR ONE YEAR UPON PROJECT COMPLETION.
 - MAINTAIN, GUARANTEE, AND WATER ALL TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM PROJECT ACCEPTANCE. REMOVE WEEDS AND MAINTAIN MULCH IN ALL PLANTING AREAS, DURING THE ONE YEAR PERIOD. REPLACE ALL DEAD MATERIAL PER DIRECTION OF OWNER DURING THE ONE YEAR WARRANTY PERIOD.
 - SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
 - ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

IRRIGATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY AND ON SEPARATE ZONES.
- PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS PRIOR AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.
- CONTRACTOR SHALL USE DRIP IRRIGATION IN ALL PLANTING BEDS AND SPRAY HEADS IN ALL TURF AREAS.
- IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR.

PROPERTY SUMMARY

TOTAL PROPERTY AREA	1.29 AC
TOTAL DISTURBED AREA	1.32 AC
PROPOSED IMPERVIOUS AREA	44,867 SF (1.03 AC - 80.1%)
*PROPOSED PERVIOUS AREA	11,156 SF (0.26 AC - 19.9%)

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GRAPHIC SCALE IN FEET
 0 10 20 40

NORTH

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 PREPARED FOR
PORTILLO'S HOT DOGS, LLC

ROSEVILLE MN

SHEET NUMBER
L1.0

KIMLEY-HORN & ASSOCIATES, INC.
 2550 UNIVERSITY AVENUE WEST, SUITE 238A, ST. PAUL, MN 55114
 PHONE: 651-454-4197
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