

 **ROSEVILLE**
VARIANCE BOARD
REGULAR MEETING AGENDA

Wednesday, January 3, 2018 at 5:30 p.m.
Roseville City Hall Council Chambers, 2660 Civic Center Drive

- 1. Call to Order**
- 2. Roll Call & Introductions**
- 3. Approval of Agenda**
- 4. Review of Minutes:** October 25, 2017
- 5. Public Hearings**
 - a. Planning File 17-020:** Request by Meritex-Highcrest DC III, LLC, 2501/2503 Walnut Street, for a variance to City Code §1011.03.A.3.e (Minimum Landscape Requirement) to allow a reduced number of trees and shrubs than required by the Code.
- 6. Adjourn**

Variance Board Meeting
Minutes – Wednesday, October 25, 2017
Page 2

- 45 1. The fence is constructed as proposed on the illustration submitted with
46 the variance application.
47

48 At the request of Chair Daire, Mr. Paschke referred to a map and pointed out the
49 location of the fence. He assumed the fence will hook up to the existing chain
50 link fence on the west side of the property and stated the applicant is still in
51 process of completing some of their site improvements.
52

53 Ann Steingraeber, Attorney with Winthrop and Weinstine, introduced herself as
54 representing the applicant.
55

56 Bob Buss, Stan Koch and Sons Trucking, referred to a map and reported there
57 will be one other section of ornamental fence in the northwest corner that would
58 come down thirty feet and be parallel with the existing building. It would match
59 up with the chain link fence that runs the total distance of west property line.
60 There is also a security gate set off Walnut Street about 120 feet.
61

62 Chair Daire inquired if the purpose of the fence was to provide security of the
63 equipment, but not the building and parking lot to the east since they are not
64 protected by the fence.
65

66 Mr. Buss confirmed the building serves as a security border with the rest of the
67 fence. He referred to the map and pointed out where the chain link fence would
68 be located on the site. The purpose of the ornamental fence is to meet City code
69 and to complete the fencing to secure the lot.
70

71 Member Kimble inquired about the difference between a six or eight-foot fence.
72

73 Mr. Buss stated they determined that a six-foot fence is easier to get over and for
74 security reasons, they are now requesting an eight-foot fence. The curvature
75 points out and helps with security, but on a six-foot fence, it would be too low.
76

77 Member Gitzen explained the location of the fence is the same and was
78 previously approved, and the applicant is requesting an eight-foot fence instead of
79 a six-foot fence.
80

81 Members Kimble and Gitzen stated they are in support of this request.
82

83 **MOTION**

84 **Member Kimble moved, seconded by Member Gitzen to approve VB**
85 **Resolution No. [REDACTED] (Attachment D) entitled, “A Resolution approving a**
86 **VARIANCE to Roseville City Code, §1011.08 (Fences in All Districts) at 2500**
87 **County Road C (PF17-017);” to allow for an eight-foot tall security fence,**
88 **subject to the condition outline in the staff report dated October 25, 2017.**
89

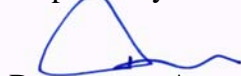
90 **Ayes: 3**
91 **Nays: 0**
92 **Motion carried.**

93
94 **2. Adjournment**

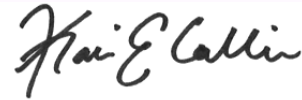
95
96 **MOTION**
97 **Member Gitzen moved, seconded by Member Kimble to adjourn the meeting at**
98 **approximately 5:42 p.m.**

99
100 **Ayes: 3**
101 **Nays: 0**
102 **Motion carried.**

Prepared By



Department Approval

Agenda Section
Public Hearings

Item Description: Consider a Variance pursuant to §1011.03.A.3.e (Minimum Landscape Requirement) and §1009, Variances, of the City Code to install a reduced number of trees and shrubs than required by the Code for the properties identified as 2501 and 2503 Walnut Street (**PF17-020**).

1 APPLICATION INFORMATION

2 Applicant:	Meritex-Highcrest DC III, LLC
3 Location:	2501/2503 Walnut Street
4 Property Owner:	Same
5 Application Submission:	12/01/17; deemed complete 12/07/17
6 City Action Deadline:	01/30/18
7 Planning File History:	None

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

11 BRIEF INTRODUCTION

12 This variance has been prompted by the applicant's/property owner's desire to redevelop the
13 property with two 144,000 sq. ft. office/warehouse structures on the premises, which requires the
14 greater amount of landscaping under §1011.03.A.3.e (Minimum Landscape Requirement) of the
15 Zoning Code. Specifically, under the building square footage landscaping requirements, the site
16 would be required to install 288 trees and 1,728 shrubs (see narrative – Attachment C).

17 PROPOSAL

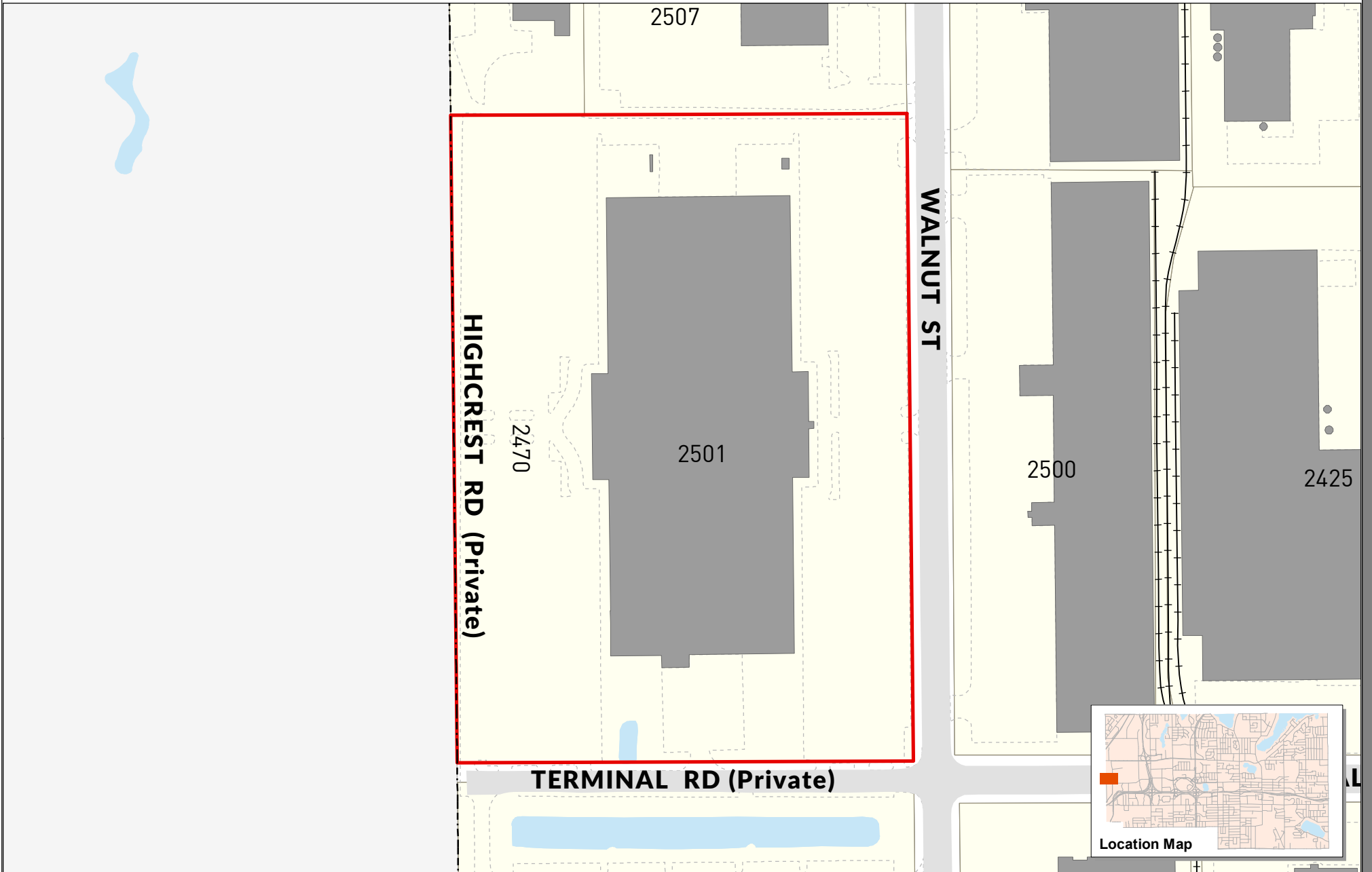
18 The applicant/property owner proposed in place of the greater requirement that a variance be
19 granted to install 144 trees and 627 shrubs throughout the site, which is substantially more trees
20 and shrubs than the perimeter landscape requirement identified in the Code.

21 STAFF ANALYSIS

22 In review of the Zoning Code, the Planning Division concludes that the landscaping requirement
23 of §1011.03.A.3.e never contemplated a very large industrial development, where nearly 300,000
24 square feet of building size would be used to calculate the required landscaping.

25 Most every project requires substantial landscaping, which is by design, as most commercial and
26 industrial property in Roseville contains very little landscaping. Given this, the Planning
27 Division has only experienced one project since the new landscape requirements were introduced
28 with the Zoning Code update of 2010 and that project was Walmart. Walmart, however, does

Attachment A for Planning File 17-020



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



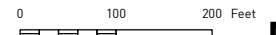
Site Location

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.

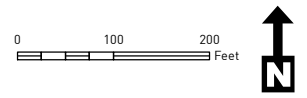


Attachment B for Planning File 17-020



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

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.



December 01, 2017

MEMORANDUM

Re: Variance Request for The Meritext Company Highcrest DC II and DC III Office / Warehouse Development – 2501 and 2503 Walnut Street, Roseville MN 55113

VARIANCE APPLICATION ITEM #6 – STATEMENT OF INTENT

We are applying for a variance to deviate from the City of Roseville Zoning Code required tree and shrub quantities when using a calculation based on Building Square Footage. We propose to plant as many trees and shrubs as is reasonable and practical given the existing conditions and constraints on the site, which results in plant material quantities that are in excess of a calculation based on Parcel Perimeter.

In compliance with the City of Roseville Zoning Code Chapter 1011, section 1011.03, we have calculated the minimum number of plant materials based on the both square feet of gross building area and lineal feet of site perimeter. The City Code requires us to use the greater of two quantity requirements.

The resultant code required plant material quantities are listed below:

Parcel Perimeter:

The parcel perimeter is 3,448 feet.

Trees are 1 tree/50 lineal foot = **69 required trees.**

Shrubs are 6 shrubs/50 LF = **414 required shrubs.**

Building Square Footage:

The building square footage is 288,000 square feet.

Trees are 1 tree per 1,000 square feet = **288 required trees.**

Shrubs are 6 shrubs/1,000 square feet = **1728 required shrubs.**

Our enclosed proposed Landscaping Plans shows **144 trees and 627 shrubs** which doubles the trees required based on the lineal feet of site perimeter.

We have analyzed some other codes in the area and the details are below:

Bloomington

1 tree/2500 s.f. of landscape area.

For this project that would equate to **43 trees required.** Our open area is 107,743 s.f.

Inver Grove Heights

1 tree/1,000 s.f. of gross building area or 1 tree/50 LF

However, there is a provision that shrubs can count towards 50% of the tree equivalency at 6 shrubs= 1 tree.

For this project that would equate to **144 trees and 864 shrubs total required.**

Burnsville

1 tree/3,000 s.f. open area; 1 ornamental/1,500 s.f. open and 1 evergreen.3,000 s.f. open

For this project that would equate to **144 trees required.**

POPE ARCHITECTS, INC.

Variance Request for Meritext Highcrest DC II and DC III Office / Warehouse Development

December 01, 2017

Page 2

We feel like the current proposed landscaping plan of **144 trees and 627 shrubs** shown in the enclosed proposed Landscaping Plans meet the intent of the code and are similar or better than other City Codes in the area.

VARIANCE APPLICATION ITEM #7b. – WRITTEN NARRATIVE EXPLAINING “PRACTICAL DIFFICULTY”

As shown in the calculations listed above based on the Roseville City Code, there is quite a difference in the overall number of trees and shrubs required when comparing the building gross footage to the lineal feet of parcel perimeter. This site is unique in that there is a lot of building square footage compared to the perimeter of the parcel and as such there is a difficulty in placing the required amount trees on the site. The proposed site development plan meets the maximum development impervious surface of 85% as allowed per Roseville City Code section 1006.05 D and there is an overhead powerline easement along Walnut Street and along the north property line (east half). Both limit the amount of trees and shrubs we can install. We feel that the current proposed landscaping plan meets the intent of the city code.

If you have any questions, or need additional information, give me a call or send me an email.

Sincerely,

POPE ARCHITECTS, INC.



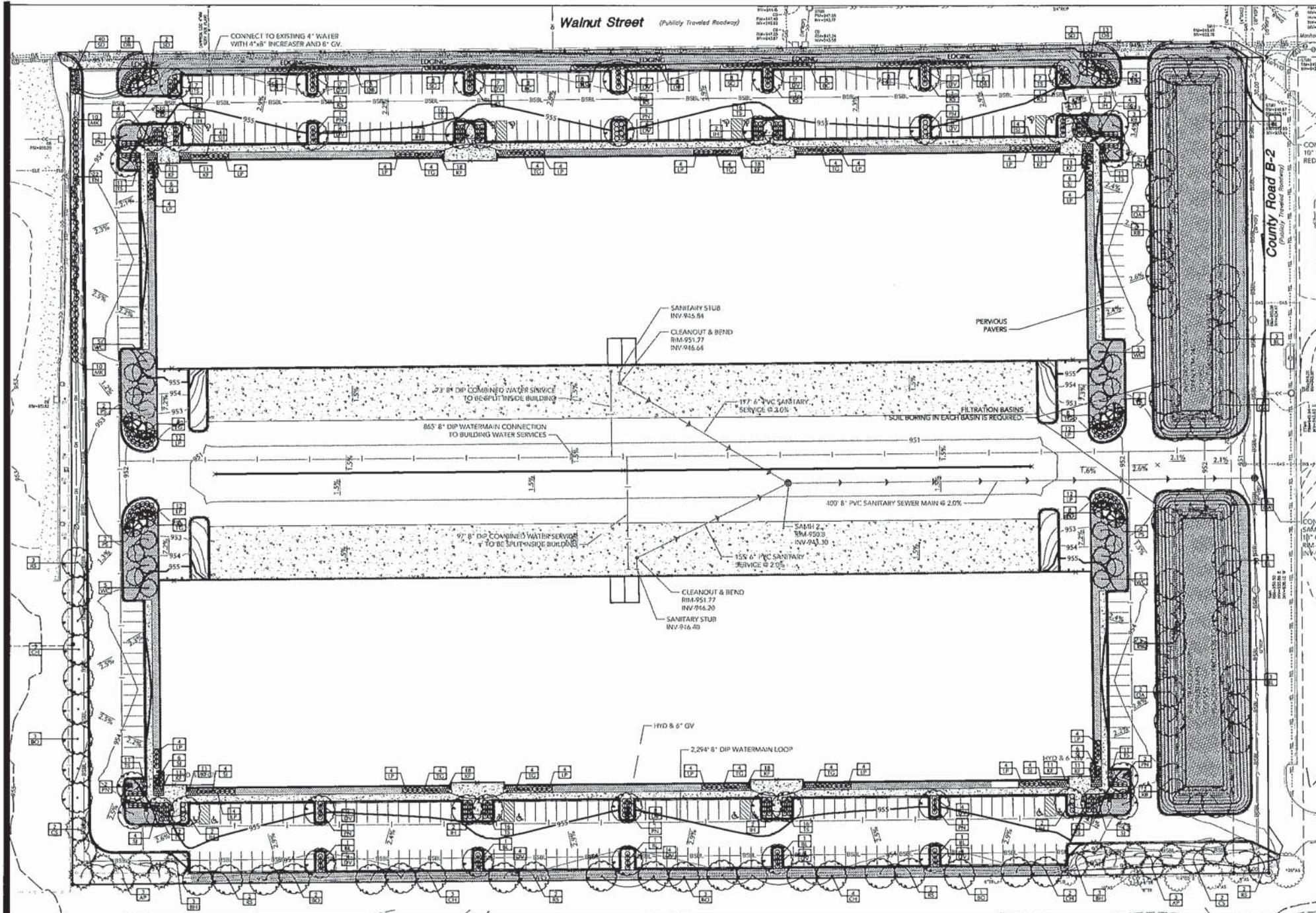
Raphael Lister, AIA
Architect
(651) 789-1638
rlister@popearch.com

enclosure:

cc: File

G:\52637\17129\05 Approvals\01 City\Variance Request

POPE ARCHITECTS, INC.



GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS MINIMUM 10' - 0" CLEARANCE.

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION NOTES

VERIFY EXISTING AND PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SOODED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM SHALL NOT CROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR IN TO IRRIGATION SYSTEM IF A RAIN SYSTEM IS NOT ALREADY INSTALLED ON THE EXISTING SYSTEM.

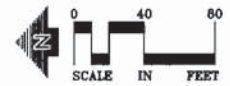
PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOODED/SEEDED HAS BEEN ESTABLISHED.

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- OVERSTORY TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- GRASSES / PERENNIALS

GROUND COVER LEGEND

- SOD / TOPSOIL - SEE NOTES
- MNDOT SEED MIX 23-131
- LOW MAINTENANCE TURF
- MNDOT NATIVE SEED MIX 33-261 STORMWATER
- MNDOT NATIVE SEED MIX 35-241 MESIC PRAIRIE GENERAL



PLANT MATERIAL TOTALS	REQUIRED BY CODE	PROPOSED
LARGE OVERSTORY TREES @ 2-1/2" CAL		108
ORNAMENTAL TREES @ 1-1/2" CAL		12
CONIFEROUS TREES @ 8" HT		36
TOTAL TREES	288	150
TOTAL SHRUBS	1728	635

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COMMENTS
OVERSTORY TREES					
PN	14	PARKWAY NORWAY MAPLE	Acer platanoides 'Parkway Norway'	2-1/2" CAL B.B.	H 40' W 25'
RS	16	RED SUNSET MAPLE	Acer rubrum 'Farkred'	2-1/2" CAL B.B.	H 45' W 35'
RB	12	RIVER BIRCH	Betula nigra	2-1/2" CAL B.B.	H 40-60' W 30-40'
CH	12	COMMON HACKBERRY	Celtis occidentalis	2-1/2" CAL B.B.	H 50-75' W 50'
IH	16	IMPERIAL HONEYLOCUST	Gleditsia triacanthos inermis 'Impcole'	2-1/2" CAL B.B.	H 30-35' W 30-35'
QA	11	QUAKING ASPEN	Populus tremuloides	2-1/2" CAL B.B.	H 40-60' W 20-30'
BO	9	BUR OAK	Quercus macrocarpa	2-1/2" CAL B.B.	H 60-80' W 60-80'
BL	17	BOULEVARD LINDEN	Tilia americana 'Boulevard'	2-1/2" CAL B.B.	H 50-60' W 25-30'
ORNAMENTAL TREES					
PS	4	PINK SPIRES CRABAPPLE	Malus 'Pink Spires'	1-1/2" CAL B.B.	H 15' W 12'
SD	8	SNOWDRIFT CRABAPPLE	Malus 'Snowdrift'	1-1/2" CAL B.B.	H 20' W 20'
CONIFEROUS TREES					
BH	6	BLACK HILLS SPRUCE	Picea glauca densata	6' HT	H 30-40' W 20-30'
CS	4	COLORADO SPRUCE	Picea pungens	6' HT	H 40-60' W 15-30'
AP	6	AUSTRIAN PINE	Pinus nigra	6' HT	H 50-60' W 30-40'
WP	20	WHITE COLUMNAR PINE	Pinus strobus 'Fastigiata'	6' HT	H 40' W 15'
DECIDUOUS SHRUBS					
SC	16	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	#5 CONT	H 4-6' W 3-5'
SJ	72	SCANDIA JUNIPER	Juniperus sabina 'Scandia'	#5 CONT	H 18" W 3-5'
TG	64	TECHNY GLOBE ARBORVITAE	Thuja occidentalis 'Techny Globe'	#5 CONT	H 3-5' W 3-5'
TN	22	TECHNITO ARBORVITAE	Thuja occidentalis 'Baileyjohn'	#5 CONT	H 8-10' W 4-5'
CONIFEROUS SHRUBS					
BC	16	BLACK CHOKEBERRY	Aronia melanocarpa elata	#5 CONT	H 4-6' W 4-6'
TS	170	TOR SPIREA	Spiraea betulifolia 'Tor'	#5 CONT	H 3' W 3'
LP	112	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	#5 CONT	H 2-3' W 3'
MK	20	MISS KIM LILAC	Syringa patula 'Miss Kim'	#5 CONT	H 6-8' W 5-6'
DV	80	DWARF EUROPEAN VIBURNUM	Viburnum opulus 'Nanum'	#5 CONT	H 24" W 2-3'
DB	55	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	#5 CONT	H 3-4' W 3'
GRASSES / PERENNIALS					
KF	160	KARL FOERSTER GRASS	Calamagrostis acutiflora 'Karl Foerster'	#1 CONT	24" O.C.
SD	64	STELLA DE ORO DAYLILY	Hemerocallis 'Stella de Oro'	#1 CONT	24" O.C.

NOT FOR CONSTRUCTION

POPE

POPE DESIGN, LLC
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

THE MERITEX COMPANY

Highcrest Office
Warehouse
Development
2501 & 2503 Walnut St
Roseville, MN 55113

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55349
763.424.5505
www.louckscnc.com
LOUCKS PROJECT NO. 17328.00

LANDSCAPE PLAN

Issue/Revision	
Conceptual Submitted	11/19/11
City Submitted	11/29/11

I hereby certify that this specification 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.

Site Project Issue Date: 11/29/11
Job No: 0932
Contractor No: 52637-17129
Drawn by: WBS/GAJ
Checked by: VJV

SHEET

L2.0

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1868

WARNING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.