

Commissioners:

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



Planning Commission

Agenda

Wednesday, March 7, 2018
6:30pm

Address:

2660 Civic Center Dr.
Roseville, MN 55113

Phone:

651-792-7080

Website:

www.cityofroseville.com/pc

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes
 - 4.A. February 15, 2018 Minutes

Documents:

2018-02-15_PC_MINUTES_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

- 6.A. Consider A Conditional Use Pursuant To Table 1006-1 And Section 1009 Of The City Code To Allow A Contractor Yard- Limited And Outdoor Storage At 1900 County Road C

Documents:

6A REPORT AND ATTACHMENTS (CONTRACTOR YARD CONDITIONAL USE).PDF

- 6.B. Consider A Request By Chick-Fil-A For Approval Of A Conditional Use For A Drive-Through At HarMar Mall

Documents:

6B REPORT AND ATTACHMENTS (CHICK FIL A CONDITIONAL USE).PDF

- 6.C. Consider An Amendment To Section 1001.10 Definitions And Amendments To The Centre Pointe Planned Unit Development No. 1177 Related To Allowable Uses

Documents:

6C REPORT AND ATTACHMENTS (AMENDMENT TO CENTRE POINTE PUD

RE ALLOWABLE USES).PDF

7. Other Business

7.A. Review The Proposed Acquisition Of 2719-2737 Lexington Avenue By City Of Roseville

Documents:

7A REPORT (LEXINGTON SHOPPES ACQUISITION).PDF

8. Adjourn



**Planning Commission – Comprehensive Plan Update Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, February 15, 2018– 6:30 p.m.**

- 1 **1. Call to Order**
2 Chair Murphy called to order the Comprehensive Plan Update meeting of the Planning
3 Commission at approximately 6:30 p.m. and reviewed the role and purpose of the
4 Planning Commission.
5
- 6 **2. Roll Call**
7 At the request of Chair Murphy, City Planner Thomas Paschke called the Roll.
8
- 9 **Members Present:** Chair Robert Murphy; and Commissioners James Daire, Chuck
10 Gitzen, Julie Kimble and Peter Sparby
11
- 12 **Members Absent:** Commissioners Sharon Brown and James Bull
13
- 14 **Staff Present:** Senior Planner Bryan Lloyd, City Planner Thomas Paschke,
15 Community Development Director Kari Collins, Parks and
16 Recreation Director Lonnie Brokke, and Public Works Director
17 Marc Culver
18
- 19 **3. Approval of Agenda**
20
- 21 **MOTION**
22 **Member Kimble moved, seconded by Member Sparby to adopt the agenda as**
23 **presented.**
24
- 25 **Ayes: 5**
26 **Nays: 0**
27 **Motion carried.**
28
- 29 **4. Review of Minutes**
30
31 None.
32
- 33 **5. Communications and Recognitions:**
34
- 35 **a. From the Public:** *Public comment pertaining to general land use issues not on this*
36 *agenda, including the 2040 Comprehensive Plan Update*
37
- 38 Chair Murphy reminded the public that the Rules and Procedures for Committees
39 published by the City Council allows a three-minute limit for public comment.
40
- 41 Tom Kuhfeld, 1021 Larpenteur Avenue West, commented Greenhouse Village
42 consists of 137 residents and they are concerned with the rezoning near Larpenteur

43 and Lexington. The requirement for a minimum 10 percent high density residential
44 would be a disadvantage to them. He inquired if there has been any change to what
45 is proposed since residents have made comments on this issue. He suggested they
46 keep the high density to the west and change the wording for minimum required to
47 make it more permissive. He understands there are Metropolitan Council
48 requirements to be met but feels they should focus more on the City of Roseville.
49

50 Chair Murphy responded they went over comments received from the public, and no
51 changes were made in that area. The zoning requirements will come after the land
52 use determination is made. The draft will be made available in March or April and
53 comments can be made at that time.
54

55 Mr. Kuhfeld noted he understands it is a process, but they would like to see some
56 progress in this area.
57

58 Senior Planner Lloyd further explained zoning changes will be discussed in early
59 2019 and will be a long process. The complete Comprehensive Plan draft will be
60 available for review in late February.
61

62 Member Daire commented as the plan is approved and calls for certain things in the
63 mixed-use zones, it suggests that the City is open to the said distinctions in the area of
64 Lexington and Larpenteur. He inquired if the zoning that follows would allow these
65 distinctions.
66

67 Mr. Lloyd responded the existing 2030 Comprehensive Plan already takes the
68 permissive approach and allows multi-family development in this area and the zoning
69 code accommodates this. The 2040 update that is being worked on is changing from
70 allowing multi-family development in this area to requiring it in at least 10 percent of
71 properties guided Community Mixed Use throughout the City. In 2019, the zoning
72 code will be updated to provide regulations that put changes into effect from the areas
73 identified in the Comprehensive Plan.
74

75 Mr. Daire noted it is 10 percent across all Community Mixed Use areas and not
76 specifically in each one.
77

78 Member Sparby clarified he believes this 10 percent requirement is in Corridor Mixed
79 Use and suggested they identify where these areas are at the next meeting.
80

81 Jim Mulder, 1021 West Larpenteur, commented they should look at achieving mixed-
82 use with high density, high scale, and high intensity and has been assured it cannot be
83 done within the zoning code with limits. He expressed concern that it is disingenuous
84 to have the Planning Commission pass this with allowing high density, but then not
85 have it possible with the height limits of the zoning code. If it is not possible to do
86 the zoning necessary for high density, they should not say high density. They can
87 find ways to do mixed use in this area and going to a medium density would make
88 more sense and more closely reflect the requirements of current zoning code. This
89 would also be less disruptive to the single-family homes that are north and west of the

90 properties. He encouraged the Planning Commission to not kick the can down the
91 road and expect the zoning code to solve the problem.

92
93 Member Gitzen inquired what part of the plan is missing.

94
95 Mr. Lloyd responded the only items left are the surface water management plan,
96 storm sewers and water service.

97
98 **b. From the Commission or Staff:** *Information about assorted business not already on*
99 *this agenda, including a brief update on the 2040 Comprehensive Plan Update*
100 *process*

101
102 Mr. Lloyd requested Planning Commission members put the updated Parks and
103 Recreation, Transportation, and Resilience chapters provided to them in their binders.
104 As chapters become available, they will make them available to the Commission.
105 There is not an equity chapter, but the introductory chapters will include a description
106 of what is meant when they refer to equity throughout the plan. The Planning
107 Commission will meet again on February 28 and will discuss the completed 2040
108 Comprehensive Plan draft that will also be made available to the public. They will
109 also discuss potential upcoming meeting dates at this meeting as well.

110
111 Chair Murphy thanked Mr. Lloyd for recently driving to each Commissioner's home
112 to deliver the updated chapters of the Comprehensive Plan.

113
114 **6. Project File 0037: 2040 Comprehensive Plan Update**

115
116 **a. Follow-Up on Items from Previous Meetings**

117
118 None.

119
120 **b. Parks and Recreation Chapter:** *Review of draft chapter*

121
122 Mr. Lloyd reported the Parks and Recreation Chapter refers to the Parks and
123 Recreation system master plan that was previously adopted by the City. He noted the
124 PowerPoint presentation that he will be reporting on was provided by Lydia Major
125 from LHB, who has been working closely with staff on this chapter.

126
127 Mr. Lloyd provided a recap of what took place at the November presentation to the
128 Planning Commission. He reported on the changes that have been made to the 2010
129 Master Plan. Current construction projects include the Cedar Home Community
130 Building, a community design process for the 2134 Cleveland Avenue and 1716
131 Marion Street Park, and other renewal program activates. An ongoing priority
132 includes looking for potential acquisition of land in southwest Roseville and
133 providing a more complete network of parks and trails. A medium priority includes
134 acquiring some of the lots on the east side of Langton Lake Park and Acorn Park. If
135 housing density increases in other areas of the City, there will be an effort to focus on
136 building a smaller park facility in the densified areas. They will also work to achieve

137 ADA compliance in every park incorporated throughout the City as the opportunity
138 arises. They continue to work on pathway planning as it relates to constellation and
139 parkway concepts of the master plan and will continue to coordinate with regional
140 entities.

141
142 Mr. Lloyd provided a review of the draft Parks, Recreation and Open Space Chapter.
143 The introduction highlights the importance of parks, recreation, trails and open space
144 and provides a history of park planning since 2010. It also highlights the Park and
145 Recreation Renewal Program and briefly describes other work done since 2010. He
146 provided map that identified the locations of Marion Street Park, Villa Park, Langton
147 Lake Park, Cleveland Park and Autumn Grove Park.

148
149 Mr. Lloyd reported during the public engagement efforts, they routinely heard that
150 people love Roseville’s parks and it is one of the main reasons they appreciate
151 Roseville. The City is committed to following the master plan vision for parks that
152 was set in 2010. The Parks and Recreation Commission also recently confirmed its
153 goals and policies. He provided a list of the related citywide goals that were also
154 reviewed by the Planning Commission last spring.

155
156 Mr. Lloyd provided maps showing an overlay of the pathways plan, regional
157 facilities, and the approach that is being taken for priorities in southwest Roseville.
158 He stated this is an area that is recognized as being underserved by park facilities.

159
160 Chair Murphy inquired who was responsible for the pathways plan.

161
162 Public Works Director Marc Culver reported it is managed by the Public Works
163 Department and the Public Works, Environment and Transportation Commission
164 (PWETC). It focuses on trails and sidewalks as well as on road facilities within the
165 public right of way. The Parks and Recreation Master Plan will have additional
166 details regarding expansion of trails or pathways within the park system.

167
168 Parks and Recreation Director Lonnie Brokke explained the Trails and Parks
169 Constellation Map is a way of delivering parks and recreation services to the
170 community and the overlay shows the connections within the community as a whole
171 to connect with the overall trail system. The Parks and Recreation Department
172 provides daily maintenance to the trails and the Public Works Department constructs
173 them.

174
175 Chair Murphy noted staff does a good job with winter snow removal.

176
177 Mr. Lloyd highlighted the following updated goals and policies: 1) Parks and
178 Recreation systems management; 2) Parks development, redevelopment and
179 rehabilitation; 3) Parks and open space acquisition; 4) Trails, pathways, and
180 community connections; 5) Recreation programs and services; 6) Community
181 facilities; and, 7) Natural resources management.

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Member Kimble inquired if there is anything in the updated Parks and Recreation Chapter that is a new best practice or stands out.

Mr. Brokke responded they have included ways to deliver higher services regarding ADA requirements and technology, as well as considering ways to incorporate sustainability and energy efficiencies. When the Parks and Recreation Commission reviewed this, it considered each of the goals and policies.

Member Gitzen referred to page 2 of the Parks, Trails, and Open Space chapter. He inquired if the goals should be the same as what is listed in Chapter 2, which is also referenced under Citywide Goals.

Mr. Lloyd stated yes, and it is possible is it currently reflected in the updated chapter. They will reconcile these listed goals with what is listed in Chapter 2.

Member Gitzen referred to page 10, item 5.1, and inquired what an “adverse ethnic group” was.

Mr. Lloyd responded it should be “diverse ethnic group” and noted the change.

Member Sparby referred to page 6, item 1.21. He stated he does not like the phrase “discourage commercial uses.” Things like food trucks and other commercial uses could be in the parks to liven them up. The proposed phrase indicates staff would look negatively on any type of commercial use. He suggested they change the language to at least allow the possibility of an innovative type of commercial use in the park.

Mr. Brokke responded there was a lot of discussion on this. Businesses are discouraged from being in parks, but food trucks and similar things are part of the whole park experience. He noted the remainder of the paragraph states commercial use could be permitted in situations where it complements the park or recreation function.

Member Gitzen noted later in the draft it indicates that commercial uses were allowed.

Member Sparby stated he does not like the word “discourage” and suggested they change the wording to align with the strategic objective and allow the synergy between businesses that make sense for the parks.

Chair Murphy suggested it be changed to “limited commercial uses.”

Mr. Lloyd suggested it be changed to “discourage permanent commercial uses.”

Chair Murphy noted there is a strong reference to the Parks and Recreation Master Plan and suggested they include a link to that document.

230 Member Daire referred to page 10 and inquired if item 5.11 would accommodate
231 rental charges for publicly funded recreation buildings.

232
233 Mr. Brokke confirmed it would be under item 5.11 and would not be classified as a
234 commercial endeavor.

235
236 **c. Transportation Chapter: Review of draft chapter**

237
238 Mr. Culver reviewed the changes made to the Transportation Chapter since it was last
239 seen by the Planning Commission in October 2017. He noted there has been
240 considerable expansion of the narratives for each section which should address some
241 of the questions previously expressed by the Planning Commission. He noted there
242 were very few, if any, changes to the Level of Services (LOS) congestion areas based
243 on the change in land use.

244
245 Mr. Culver reported the Functional Classification System classifies the roadways and
246 only A Minor Arterial and Principal Arterials are eligible for Federal funds. They are
247 making one proposed change so that it is eligible for future funding and the
248 Metropolitan Council must approve the proposed changes. He also noted as they
249 established their own internal goals and policies for the City's collector streets, it is
250 good to identify and define them on a map. He referred to a map that shows the
251 proposed changes that will primarily establish the collector streets. These are
252 municipal, State aid funded streets. The largest change will be on Fairview Avenue.
253 It is currently classified as a B Minor Arterial and they want to get it classified as an
254 A Minor Arterial, so it is eligible for Federal funding, particularly in the area around
255 Rosedale Mall.

256
257 Mr. Culver reported on the changes made to the Transportation Chapter's goals and
258 policies beginning on page 51 of the chapter. He noted item 1.3 was added to address
259 desired capacity improvements within the Principal Arterial system. This is already
260 being addressed with the managed lane on Interstate 35W and a study is underway
261 regarding a managed lane project on Highway 36.

262
263 Mr. Culver noted Section 2 had items added and consolidated for efficiency.

264
265 He reported under Section 3, items were added to openly advocate for improvements
266 on roads they do not control. He referred to item 3.9 and stated based on comments,
267 they incorporated moving goods and people safely and efficiently within a
268 multimodal transportation system.

269
270 Under Section 4, Mr. Culver stated they again consolidated language from previous
271 areas. Item 4.3 reflects a consolidation of previous items 4.11 and 4.12. They deleted
272 previous item 4.2 because Metro Transit is the only provider for the City.

273
274 Mr. Culver referred to Section 5 and noted item 5.6 was deleted.

275

276 Member Daire referred to Figure 1, Existing Functional Classifications. He inquired
277 if A Minor Augmentor, Reliever, Expander and Connector are subsets within the
278 Minor Arterial Category.

279
280 Mr. Culver confirmed this and explained they are defined on page X-9. These
281 definitions are set by the Metropolitan Council. When they apply for a classification
282 change, they must prove how the change is justified and how it meets the definition.
283

284 Member Daire stated the Augmentor, Reliever, Expander, and Connector are defined
285 in terms of supporting the next higher category. They are using some streets that
286 people might consider to be local. The way that Highway 36 is managed indicates
287 they are not anticipating capital investments to increase the capacity but will take the
288 added capacity and put it on streets that are not highway level.
289

290 Mr. Culver responded he does not believe that is the intent. The definitions and
291 framework of the arterial system recognizes they are talking about a transportation
292 network. While each classification has a primary objective and goal, they recognize
293 that not all the traffic is going to fit on the Principal Arterials. The Minor Arterials are
294 set up to offset the Principal Arterials with shorter, regional trips and serve as a good
295 alternative if there is an incident. They all have a supporting role to play in the
296 network and the hierarchy has to do with levels of traffic versus types of traffic.
297

298 Member Daire referred Figure 8, Traffic Analysis Zones. He explained how
299 projected volumes are determined and inquired if they have found any capacity
300 problems that cannot be handled with the funding that might be available.
301

302 In response to Member Daire, Mr. Culver directed the Commission to Figure 10,
303 Forecasted 2040 Level of Service. He explained the areas in red are projected LOS F.
304 He noted the LOS is based on average annual daily traffic in comparison to the
305 capacity of a roadway. The macro models do not consider high-peak hour segments.
306 The afternoon peak hours are generally 10 percent of the annual daily traffic.
307 However, in high retail and traffic diversion areas, such as County Road B2 and
308 Fairview Avenue, the peak percentage will be much higher. These areas need to be
309 considered individually because it will not be identified in the Metropolitan Council
310 model. The areas that could have a LOS of F by 2040 are along Rice Street, Highway
311 36, Interstate 35W, segments of Snelling Avenue, and Lexington, south of Highway
312 36.
313

314 Member Gitzen stated there is a difference between CSAH and County roads and
315 inquired if they are symbolized differently on the maps.
316

317 Mr. Culver stated they do not have a map that shows the State aid funded roadways
318 versus the County roads, but they do have a map that shows the jurisdiction of them.
319 They only have a small segment of County Road B2 that is considered a non-State aid
320 funded County road.
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322 Member Gitzen inquired if Ramsey County plans to turn anything back to the City.

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Mr. Culver responded it will depend on what happens to the access at Hamline Avenue and Snelling Avenue. MnDOT would like to close the median completely so that southbound Snelling Avenue does not have any access to Hamline Avenue. If this happens, the County may then want to turn back Hamline Avenue north of County Road C because it would not serve the County State aid purpose anymore. They have not had any detailed conversations about this, and it is the only segment left as a possibility.

Member Gitzen inquired if the County gives them funds to improve Hamline Avenue going north.

Mr. Culver responded it would affect their planning and CIP and they would negotiate some sort of turnback compensation. It is usually based on the remaining life of the roadway.

Member Kimble referred to Figure 11, Existing Pathways. She stated it shows the existing sidewalk connection in front of the Owasso Ballfields and inquired if the sidewalk that crosses County Road C is on the east side of the road.

Mr. Culver responded when they drew the blue line on the map, they thought the sidewalk between Woodhill and County Road C would be completed on the west side of Victoria by the end of 2017. Construction was started, but then winter hit hard, and it should be completed by mid-summer.

Member Sparby referred to Figure 3, Existing and Proposed Functional Classification. He referred to a proposed collector in southwest Roseville between Fairview Avenue and Snelling Avenue and inquired what a proposed collector was.

Mr. Culver responded the collector definition indicates it is collecting traffic from the purely local roadways and bringing them to the arterial system. In this case, Skillman Avenue is serving the role of connecting the neighborhood streets and bringing the traffic out to Fairview Avenue and Snelling Avenue. Skillman Avenue already has pavement striping on it and carries the collector level of traffic. They are just identifying it for what it is. It is a municipal State aid street and State funds were used to repave it. They would not be able to do this if it were not a higher volume roadway.

Member Sparby explained the residents in that area have a lot of “slow down” signage in their yards and he has seen them track how fast people are going. However, it appears it was previously established as a collector and he wanted to make sure they were not changing anything.

Mr. Culver confirmed nothing has been changed and just because it is a collector, does not mean they will widen it or put in an extra lane. They are simply recognizing the current role it is playing.

370 Member Kimble thanked Mr. Culver for providing the before and after on the slides
371 he used for this presentation.

372

373 Chair Murphy noted under the Aviation section, it indicates that Lake Owasso was
374 float plane enabled by MnDOT.

375

376 Mr. Culver confirmed a float plane could land there.

377

378 **d. Resilience Chapter:** *Review of draft chapter, based on Planning Commission*
379 *feedback*

380

381 Mr. Lloyd reported this updated chapter largely reflects input from the Planning
382 Commission during the last discussion. He referred to page 6 of the Resilience
383 Chapter draft and noted he has received some citations that could be referenced from
384 the City’s resident bee expert as well as suggestions from Ryan Johnson from the
385 Public Works Department. These will be incorporated in upcoming drafts.

386

387 Mr. Lloyd noted they did receive the final version of the Vulnerability Assessment
388 and learned that references to other communities that were not specific to Roseville
389 were removed. The author of the report also verified that the numbers apply only to
390 Roseville and not other communities.

391

392 He referred to pages 11 and 12 and the area that was struck out. He pointed out this
393 section was trying to establish what they meant by population vulnerability and what
394 it was vulnerable to.

395

396 Member Kimble referred to page 3 and expressed concern with the *Background*
397 section under Land. She explained other background sections talk about why that
398 topic is important to the City and this background section talks about MPCA funding
399 resources. They should include more explanation on why land is important and how
400 it relates to this chapter. She also referred to the first sentence and suggested they
401 removed “these days.” She also noted the items listed under *Policies* of each section
402 appear to be tasks or activities and inquired if they should be called something
403 different.

404

405 Member Kimble referred to page 7, the last sentence. She inquired how Roseville
406 plans to regulate its residents relative to greenhouse gas reductions.

407

408 Member Kimble referred to page 8 and suggested Regional Indicator Initiative
409 include a link to its website. She then referred to the top of page 9 and inquired what
410 was being compared with the pie charts. She also noted she will provide Mr. Lloyd
411 with a typographical correction and suggested they include a definition of resilience.

412

413 Mr. Lloyd referred to page 5, item 1.2. He noted that past tree canopy surveys looked
414 at boulevard trees and other trees within 66 feet of the curb line. The inventory
415 would combine past assessments and fill in the gaps that are past the 66-foot mark. It
416 would not be a detailed and comprehensive assessment but would find trees within

417 the public realm using aerial photography. They still plan to reword this item to
418 reflect this type of assessment.

419
420 Member Gitzen referred page 5, the paragraph just above the bullet points. He
421 suggested the last sentence be changed to "...will help foster programs and actions
422 that will add to the number and diversity of trees in Roseville." He also agreed with
423 Member Kimble that the policies seem more like strategies or action items.

424
425 Mr. Culver stated it may be possible to reword some of the policies to reflect the
426 City's goal of why they are suggesting that specific action.

427
428 Member Daire stated they talked about pollutants, greenhouse gasses and trees. He
429 inquired if they could include information on how trees can ameliorate pollution. The
430 trees may be a tool in trying to get their air quality to where it needs to be. He
431 suggested they quantify it in some way to deal with their reduction goal of
432 greenhouse gasses.

433
434 Mr. Culver responded this is briefly addressed in the *Background* section under trees.

435
436 Member Gitzen stated it could be quantified if they were under a dome in a fixed
437 environment.

438
439 Member Sparby also agreed with Member Kimble's comments regarding the policies
440 seeming more like tasks. He referred to page 6, item 1.3, and commented it seems
441 odd they are committing themselves to working with neighboring cities and
442 modifying procurement policies. He suggested this item be changed to "Modify
443 procurement policies as applicable to ensure diversity of tree species on city property,
444 while taking into account neighboring cities."

445
446 Chair Murphy noted the next Comprehensive Plan Update meeting of the Planning
447 Commission will be on February 28, 2018, and the complete draft will be available
448 online prior to that meeting. He inquired how they will proceed with the review at the
449 meeting.

450
451 Mr. Lloyd stated the Commission has not seen the Surface Water Management Plan
452 and Storm Sewer and Water Service Elements. However, they are technical updates
453 and there will not be much for the Commission to discuss. He suggested they provide
454 him with an email with typographical errors and sections that do not read well. He
455 does not anticipate the need to go through the document page by page, but suggested
456 they consider a chapter at a time and determine what still needs to be discussed.

457
458 Chair Murphy noted the Regular Planning Commission meeting will take place on
459 March 7, 2018, along with a Variance Board meeting.

460
461 Member Kimble inquired what the public process was for input on the final draft
462 plan.

463

464 Mr. Lloyd responded after the draft is published online, there will be ways to provide
465 feedback that way. Printed copies will be available at City Hall and they will
466 schedule opportunities throughout the community where people can come and ask
467 questions. The public review period will be open through March 16, and the City
468 Council will review it on March 19. The formal Planning Commission public
469 hearing will be April 4 with a final review by the City Council on May 7. They will
470 then prepare the final version for distribution to surrounding communities.

471
472 Member Gitzen inquired if there will be a need for an extra meeting.
473

474 Mr. Lloyd responded they will know if an extra meeting is needed after their meeting
475 on February 28, and they can schedule it at that time.
476

477 Member Gitzen inquired how they will give the public feedback on their comments
478 and if the Planning Commission will have an opportunity to review them.
479

480 Mr. Lloyd stated when questions come in, if it is just a comment, he thanks them for
481 it. If they ask a question, he will provide an explanation. The Planning Commission
482 will not have an opportunity to see comments from the public during the draft review
483 phase, but they will be available in packets for review during the public hearing and
484 final review of the draft.
485

486 Member Sparby inquired when the Planning Commission will vote on the final draft.
487

488 Mr. Lloyd responded they will vote on it at the public hearing on April 4. They will
489 look at the Comprehensive Plan again in the fall with the feedback received from
490 neighboring communities. The Planning Commission will vote on it again in late
491 November/early December and City Council will vote on it again for final approval in
492 late December. It is due to the Metropolitan Council by December 31, 2018.
493

494 **7. Adjourn**
495

496 **MOTION**

497 **Member Kimble moved, seconded by Member Sparby adjournment of the meeting**
498 **at approximately 8:17 p.m.**
499

500 **Ayes: 5**

501 **Nays: 0**

502 **Motion carried.**

Prepared By



Department Approval



Agenda Section

Public Hearings

Item Description: Consider a Conditional Use Pursuant to Table 1006-1 and §1009 of the City Code to allow a Contractor Yard – limited and outdoor storage of equipment and goods at 1900 County Road C (PF18-001)

1 APPLICATION INFORMATION

2 Applicant: Montgomery-Brinkman Companies, Inc.
3 Location: 1900 County Road C
4 Property Owner: same
5 Application Submission: 01/25/18; deemed complete 02/20/18
6 City Action Deadline: 04/07/18
7 Planning File History: none

8 Level of Discretion in Decision Making:

9 Actions taken on a Conditional Use request is quasi-judicial; the City's role is to determine the
10 facts associated with the request and weigh those facts against the legal standards in State
11 Statutes and City Code.

12 BRIEF INTRODUCTION

13 Montgomery-Brinkman Companies is seeking a Conditional Use (CU) to permit: 1) a contractor
14 yard limited, 2) outdoor storage of equipment and goods, and, 3) fleet vehicles, all along the
15 side/rear of the site. The property located at 1900 County Road C is zoned Office/Business Park
16 (O/BP) District, which recently was amended to allow both a contractor yard limited and outdoor
17 storage of equipment and goods as a CU.

18 PROPOSAL

19 The applicant seeks to relocate their general contracting business to 1900 County Road C. As
20 defined by staff, general contracting is deemed a Contractor Yard - Limited, which, along with
21 the desired outdoor storage of equipment and goods, requires a CU to 1900 County Road C.

22 Specifically, the use of the property will be the home of a building contractor with office and
23 warehouse needs for materials and products as needed in the daily performance of their business.
24 The applicant is requesting to receive a CU that would allow the parking of vehicles, such as
25 trucks and trailers, in the area proposed to be located in the south area of the property enclosed or
26 guarded by the natural hill barrier. The trailers may have back hoe equipment and such, as used
27 in the daily course of business but no heavy equipment is intended.

28 **STAFF ANALYSIS**

29 Planning Division staff has reviewed the proposal for outdoor storage and required screening,
30 and while the proposal generally can be supported, the fencing and paved parking/storage areas
31 must be maintained to screen outdoor storage in the side and rear of the property (as determined
32 in the proposal) for allowable use of the property as a Contractor Yard – Limited.

33 Below is the Planning Division’s review and analysis of the general and specific CU criteria
34 provided in the City Code.

35 **C. General Standards and Criteria:** When approving a proposed conditional use, the Planning
36 Commission and City Council shall make the following findings:

- 37 1. *The proposed use is not in conflict with the Comprehensive Plan:* The use of the property for
38 the purpose of general contracting is a permitted conditional use (Contractor Yard – Limited)
39 under the Office/Business Park District, which proposed improvement and use is supported
40 within the General Land Use and Employment Area Goals and Policies section of the 2030
41 Comprehensive Plan.
- 42 2. *The proposed use is not in conflict with any Regulating Maps or other adopted plans;* The
43 1900 County Road C property does not have a regulating plan, nor is there a small area plan
44 or other that guides future development.
- 45 3. *The proposed use is not in conflict with any City Code requirements;* As the proposed
46 contractor yard – limited and the outdoor storage of equipment and goods is a permitted
47 conditional use and all site/building improvements must achieve compliance with the City
48 and Building Codes, this use and the outdoor uses on the site are not in conflict with the City
49 Code, specifically the Zoning Code.
- 50 4. *The proposed use will not create an excessive burden on parks, streets, and other public*
51 *facilities:* This use will not create any adverse or excessive impacts to parks, streets, or other
52 public facilities.
- 53 5. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively*
54 *impact traffic or property values, and will not otherwise harm the public health, safety, and*
55 *general welfare:* The use of the property for the purpose of a general contractor and outdoor
56 storage will not be injurious to surrounding neighborhoods and will not negatively impact
57 traffic, property values, and will not otherwise harm public health, safety, and general
58 welfare.

59 **D. Specific Standards and Criteria:** When approving the conditional uses identified below, all
60 of the additional, specific standards and criteria shall apply: (Ord. 1418, 10-10-2011; Ord. 1457,
61 10-21-2013)

62 30. Outdoor storage:

- 63 a. *All outdoor storage shall occur on paved surfaces consistent with the parking area*
64 *requirements of Section 1019.11 of this Title, and shall adhere to the parking area setback*
65 *requirements in the applicable zoning district except that no outdoor storage shall be*
66 *allowed between a principal building and the front property line. Areas of outdoor storage*
67 *shall not obstruct required drive aisles or parking stalls. Due consideration shall be given to*
68 *the aesthetic impacts of the nature of outdoor storage and necessary screening on the*
69 *surrounding properties.* The south (rear) and west side of the building, as it is paved, will be

70 initial location of all vehicle parking and outdoor storage. The east side, as it is gravel,
71 cannot be used for parking or storage until it is paved, which is planned for later in the
72 summer. Minimum setbacks shall be established at 5 feet and the proposal will only utilize
73 the front of the property for employee and customer parking, which is permitted.

74 b. *Equipment and goods: Greater setbacks shall be considered for pressurized canisters or*
75 *potentially explosive goods. Equipment and goods shall be screened by screen wall or fence*
76 *at least 6 feet in height and at least 95% opaque. Equipment available for rent may be*
77 *displayed without screening in an area not exceeding 10% of the screened outdoor storage*
78 *area. Per the Code, the outdoor storage of equipment and goods (as proposed - fleet*
79 *vehicles, trailers, and a back-hoe) will need to be screened with an opaque six foot tall fence.*
80 The current proposal has the fence a screen fence on either side of the front of the building
81 and at specific locations along the sides/rear of the site, as this area is heavily screened with
82 landscaping. Staff will work with the applicant on the final style/type of screen fencing and
83 its locating consistent with the requirement to fully screen the equipment and goods.

84 **PLANNING COMMISSION ACTION**

85 By motion, recommend approval of the CU requests pertaining to a contractor yard-limited, fleet
86 vehicles, and outdoor storage of equipment and goods at 1900 County Road C pursuant to §1009
87 and Table 1006-1 of the City Code, subject to the following conditions:

- 88 1. No parking or storage shall occur on the east side of the property or on any gravel areas until
89 such time as they are paved in accordance with City Code.
- 90 2. Applicant shall work with staff on final equipment and goods storage area and screen in
91 accordance with the City Code.
- 92 3. Applicant shall work with staff on an approved type/style of screen fence.

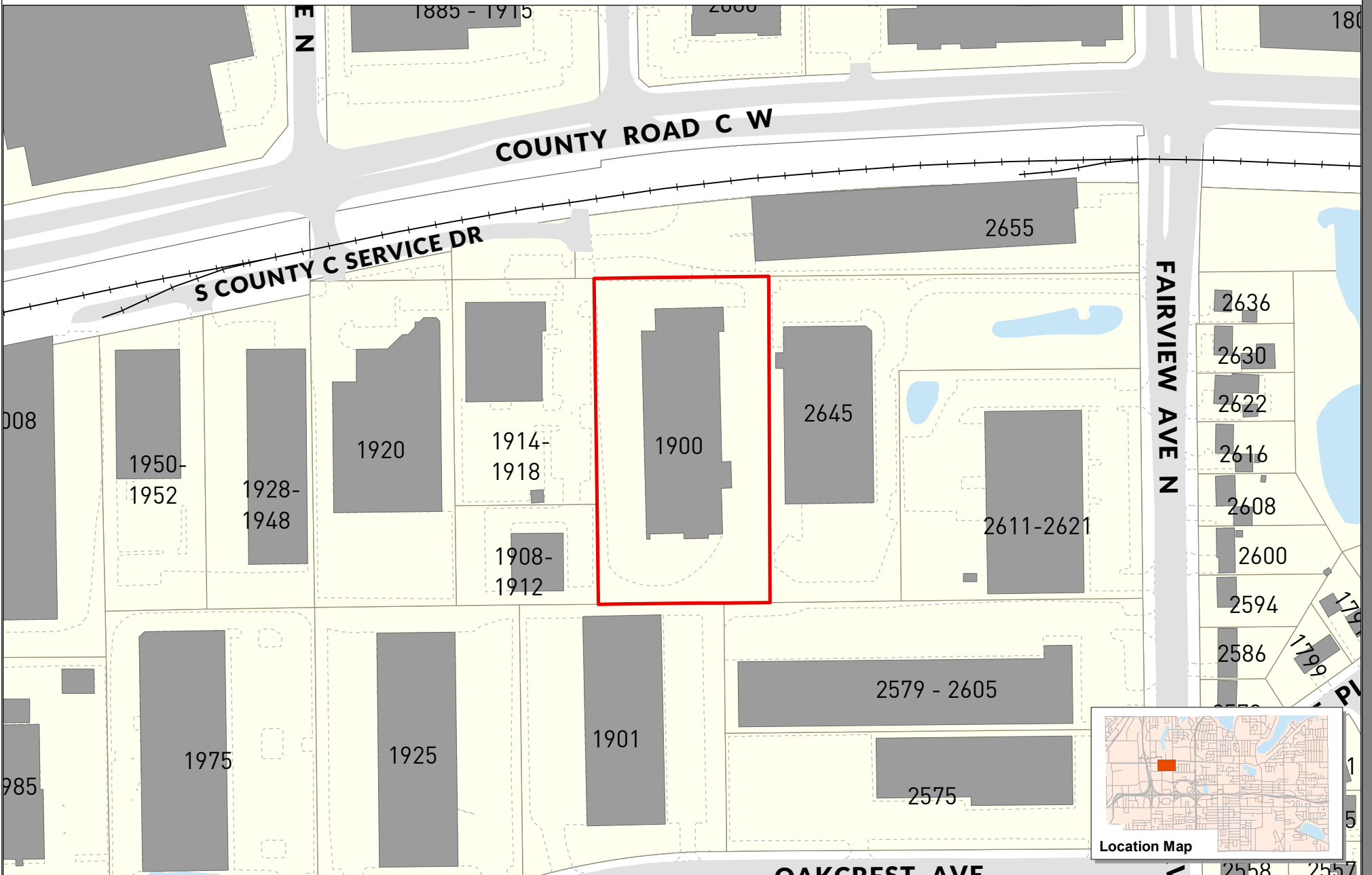
93 **ALTERNATIVE ACTIONS**

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

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

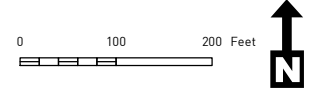
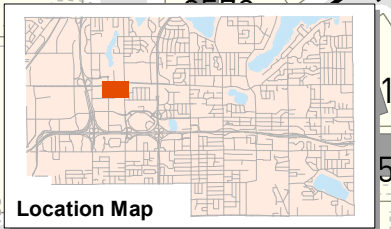
Attachments: A. Location map B. Aerial map
 C. building/site plans

Attachment A for Planning File 18-001



Data Sources
 * Ramsey County GIS Base Map (1/31/2018)
 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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Attachment B for Planning File 18-001



Location Map



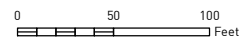
Prepared by:
Community Development Department
Printed: February 28, 2018



Site Location

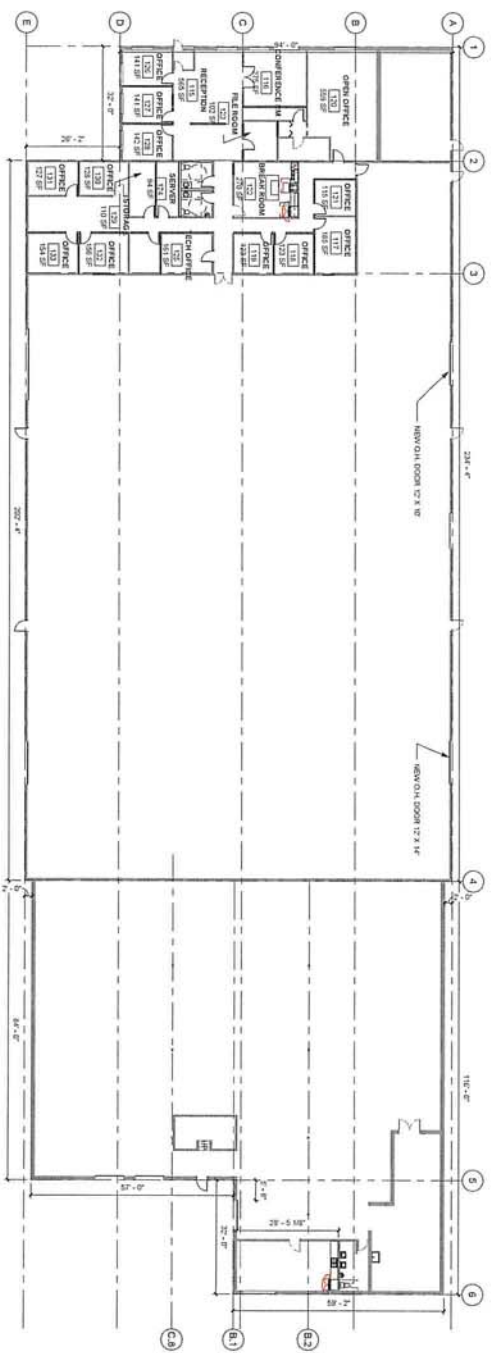
Data Sources
 * Ramsey County GIS Base Map (11/31/2018)
 * Aerial Data: Sanborn (4/2017)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
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DATE: 10/20/11
 DRAWN BY: J. WATSON
 CHECKED BY: T. WATSON

FIRST FLOOR
 1/16" = 1'-0"



A101
 FIRST FLOOR
 BUILDING PLAN
 FIRM: GROUND

PROJECT: MONTGOMERY BIRMINGHAM BUILDING
 1000 CYRUS ROAD, BIRMINGHAM, AL 35203
 ARCHITECT: FIRM: GROUND
 PROJECT NO: 11071
 DATE: 10/20/11
 CHECKED BY: T. WATSON
 APPROVED BY: THOMAS P. WATSON

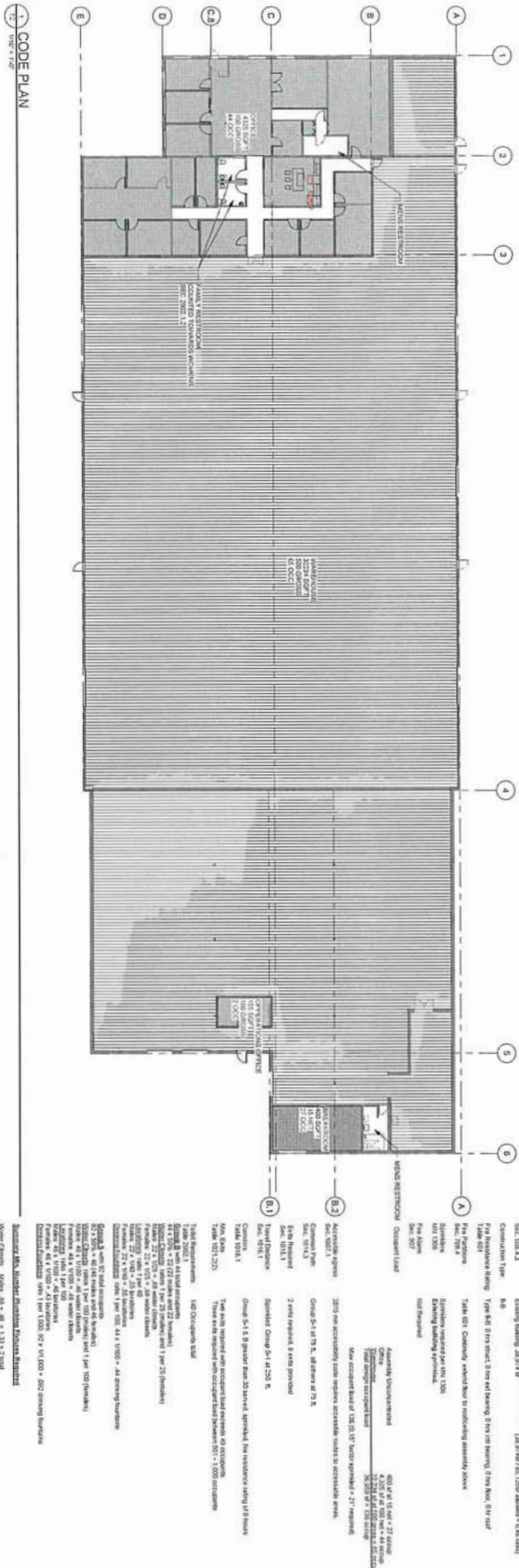
CONSULT FOR CONSTRUCTION

THOMAS P. WATSON
 Registered Architect
 License No. 11071
 State of Alabama

215 Market Street, Ste. 300
 Minneapolis, MN 55405
 612.231.1540 www.firmground.com



FIRM: GROUND



CODE PLAN
Scale: 1/8" = 1'-0"



← EAST DISCHARGE



T2
FIRM GROUND

PROJECT NO. 11-1317
DRAWN BY: J. SCHALKER
CHECKED BY: T. MONTGOMERY
DATE: 08/20/2013

NOT FOR CONSTRUCTION
MONTGOMERY
BRINNON BUILDING
100 CITY BLVD
ROSELAND, MN 55133

PROJECT
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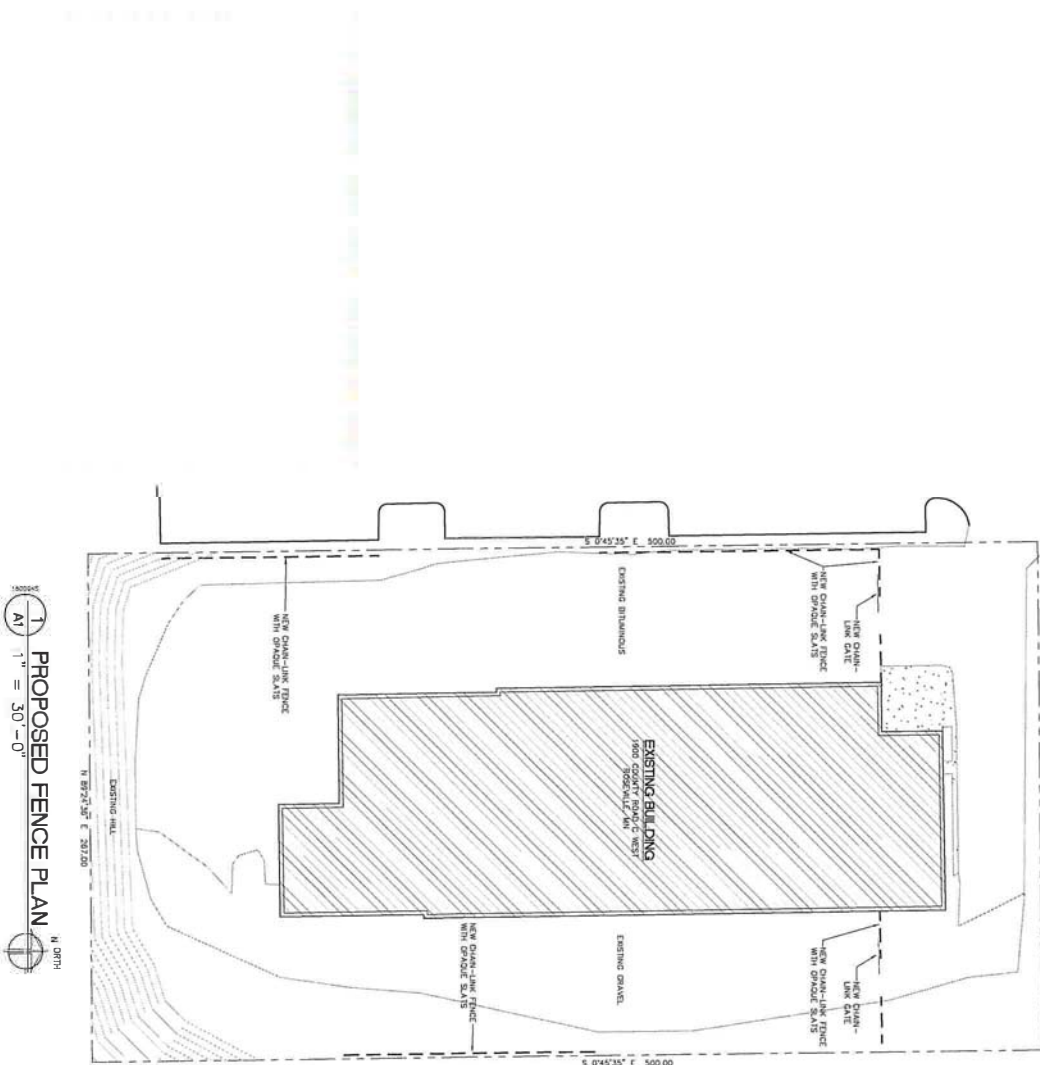
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100 CITY BLVD
ROSELAND, MN 55133

FINAL GROUND

278 Market Street, 5th, 308
Minneapolis, MN 55405
Phone: 612.338.1111
www.finalground.com

THOMAS R. MONTGOMERY
REGISTERED ARCHITECT
NO. 002167
LICENSED IN MINNESOTA

Project Name: Montgomery Brinnon
Project Location: 1000 Century Blvd, C, Roseland, MN 55133
Project Architect: Thomas R. Montgomery, Registered Architect, BR/002167
Building Code: 2010 IRC Assembly Code, 2010 IRC Assembly Code, 2010 IRC Assembly Code
Drawn By: J. Schalker
Date: 08/20/2013
Scale: 1/8" = 1'-0"
Sheet Title: CODE PLAN
Notes: 1. See drawings for details.
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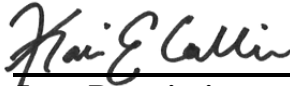
CONCEPTUAL PLAN, NOT FOR CONSTRUCTION PURPOSES

<p>Wolf's <i>Drafting & Design</i> 2512 Aberdeen Trail Northfield, MD 20657 (301) 214-2294 cell www.wolfsdesign.com</p>	<p>PROJECT NUMBER TRANSWESTERN 10011-481-4020 10011-481-4020 10011-481-4020 10011-481-4020</p>	<p>REVISIONS</p> <p>1. 01/19/18</p>	<p>DATE: 01/19/18 PROJECT NO: 10011</p>	<p>PROPOSED SITE PLAN FOR: 1900 Cty Rd C West ROSEVILLE, MD</p>	<p>PRELIMINARY SITE PLAN</p> <p>A1</p>
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Prepared By



Department Approval

Agenda Section
Public Hearings

Item Description: Consider of a Request by Chick-Fil-A, in Conjunction with Property Owner, Gateway Washington, Inc., for Approval of a Conditional Use for a Drive-Through at HarMar Mall (**PF18-003**)

1 APPLICATION INFORMATION

2 Applicant: Chick-fil-A, Inc.
3 Location: HarMar Mall
4 Property Owner: Gateway Washington, Inc.
5 Application Submission: 02/02/18; deemed complete 02/08/18
6 City Action Deadline: 04/03/18
7 Planning File History: None

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

11 BACKGROUND

12 Chick-fil-A is in the permit review process for a drive-through restaurant on a lease pad adjacent
13 to Snelling Avenue, just north of the Snelling Avenue signalized access. Fast food restaurants
14 are permitted uses within the Community Business District, however, a drive-through lane
15 requires a Conditional Use approval.

16 The Zoning Code, §1009.02.C and §1009.02.D.12, set the criteria for reviewing general and
17 specific conditional use approvals. The Planning Division review of these criteria can be found
18 below. The site design proposal being forwarded to the Planning Commission for consideration
19 has the drive-through lane wrapping behind the building – between the restaurant and the Mall
20 structure – entering on the south and exiting on the north (see Attachment C).

21 CONDITIONAL USE ANALYSIS

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

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

- 30 **b.** *The proposed use is not in conflict with a Regulating Map or other adopted plan. The*
31 *proposed use is not in conflict with such plans because none apply to the property.*
- 32 **c.** *The proposed use is not in conflict with any City Code requirements. Aside from the variance*
33 *to §100505.E, Frontage Requirement, Planning Division staff believes that the proposed*
34 *drive-through facility can and will meet all applicable City Code requirements; moreover, a*
35 *CONDITIONAL USE approval can be rescinded if the approved use fails to comply with all*
36 *applicable Code requirements or any conditions of the approval.*
- 37 **d.** *The proposed use will not create an excessive burden on parks, streets, and other public*
38 *facilities. The City staff does not expect the proposal to intensify any practical impacts on*
39 *parks, streets, or public infrastructure. There may well be a slight increase in traffic,*
40 *however, this traffic is anticipated to be primarily interior and not significant, nor impactful*
41 *to the adjacent public roadway system. That said, the City is requiring a traffic study to*
42 *better document the impact, or lack of significant impact, to the operation of the signal at*
43 *Snelling and the mall entrance. City staff is not anticipating any significant impacts to this*
44 *intersection and plan to pass the findings on to the City Council as a component of the RCA.*
- 45 **e.** *The proposed use will not be injurious to the surrounding neighborhood, will not negatively*
46 *impact traffic or property values, and will not otherwise harm the public health, safety, and*
47 *general welfare. City staff anticipates that if the drive-through facility is approved, increased*
48 *vehicle trips on the adjacent roadways will increase slightly, but will be manageable under*
49 *current design. This area is predominately retail and the proposed drive-through should not*
50 *impact surrounding properties, especially given additional Zoning Code requirements for the*
51 *site. Again, the City is requiring a traffic study to better document the impact, or lack of*
52 *significant impact, to the operation of the signal at Snelling and the mall entrance.*

53 REVIEW OF SPECIFIC CONDITIONAL USE CRITERIA: §1009.02.D.12 of the Zoning Code establishes
54 additional standards and criteria that are specific to drive-through facilities:

- 55 **a.** *Drive-through lanes and service windows shall be located to the side or rear of buildings*
56 *and shall not be located between the principal structure and a public street except when the*
57 *parcel and/or structure lies adjacent to more than one public street and the placement is*
58 *approved by the Community Development Department (Ord. 1443, 6-17-2013). The*
59 *proposed drive-through has been oriented toward the interior (east) of the site to provide a*
60 *greater building presence adjacent to Snelling Avenue and wraps the restaurant from south to*
61 *north, while the menu board/order area faces internally to the site, and the payment/pick-up*
62 *window is oriented to the north, which designs are acceptable.*
- 63 **b.** *Points of vehicular ingress and egress shall be located at least 60 feet from the street right-*
64 *of-way lines of the nearest intersection. Vehicular ingress/egress related to the proposed*
65 *drive-through facility are internal to Har Mar Mall. The location of the ingress/egress points*
66 *has been reviewed and approved by the City Engineer.*
- 67 **c.** *The applicant shall submit a circulation plan that demonstrates that the use will not interfere*
68 *with or reduce the safety of pedestrian and bicyclist movements. Site design shall*
69 *accommodate a logical and safe vehicle and pedestrian circulation pattern. Adequate*
70 *queuing lane space shall be provided without interfering with on-site parking/circulation.*
71 *The proposed site plan indicates a pedestrian/bike connection from the restaurant to the*
72 *Snelling Avenue sidewalk. This proposed pedestrian/bicycle access does cross the drive lane*
73 *but will be highlighted similar to a public crosswalk. Additionally, a raised large speedbump*
74 *crosswalk could be installed to better warn vehicles should problems/issues arise.*

- 75 **d.** *Speaker box sounds from the drive-through lane shall not be loud enough to constitute a*
76 *nuisance on an abutting residentially zoned property or property in residential use. This*
77 *requirement does not apply because the drive-through lane is not adjacent to a residential*
78 *property.*
- 79 **e.** *Drive-through canopies and other structures, where present, shall be constructed from the*
80 *same materials as the primary building and with a similar level of architectural quality and*
81 *detailing. The proposal includes two canopies: one a stand-alone and the other incorporated*
82 *into the north elevation. The stand-alone canopy is located adjacent to the outdoor seating*
83 *area and is designed to manage drive-through orders. This canopy is similar in design and*
84 *materials to the canopy that is mounted to the north side of the building (metal I-beam post*
85 *and flat roof). The design of the stand-alone canopy, however, should include elements of*
86 *the building exterior, such as brick or other items. Staff is not opposed to the metal I-beam*
87 *design, but will require the design to be modified in order to look less like pump islands at a*
88 *filling station. The second canopy is located at the order pick-up window and would be*
89 *designed as an integral component of the elevation and require no additional enhancements.*
- 90 **f.** *A 10-foot buffer area with screen planting and/or an opaque wall or fence between 6 and 8*
91 *feet in height shall be required between the drive-through lane and any property line*
92 *adjoining a public street or residentially zoned property or property in residential use and*
93 *approved by the Community Development Department (Ord. 1443, 6-17-2013). Because the*
94 *drive-through lane does not lie between the building and the public street, there is no need for*
95 *buffer screening.*

96 **PLANNING DIVISION RECOMMENDATION**

97 The Planning Division recommends approval of the CU for Chick-fil-A, based on the submitted
98 site and development plans, subject to the following conditions:

- 99 **a.** Review and support for the project from the Minnesota Department of Transportation
100 **b.** Completion of a traffic study to better document the impact, or lack of significant impact, to
101 the operation of the signal at Snelling and the mall entrance.
102 **c.** Revised stand-alone canopy plans that include similar building materials or improved design.

103 **SUGGESTED PLANNING COMMISSION ACTION**

104 **By motion, recommend approval of a CONDITIONAL USE** for the subject property based on the
105 comments, findings, and the conditions stated above of this report.

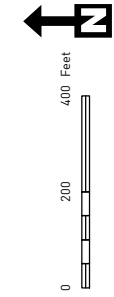
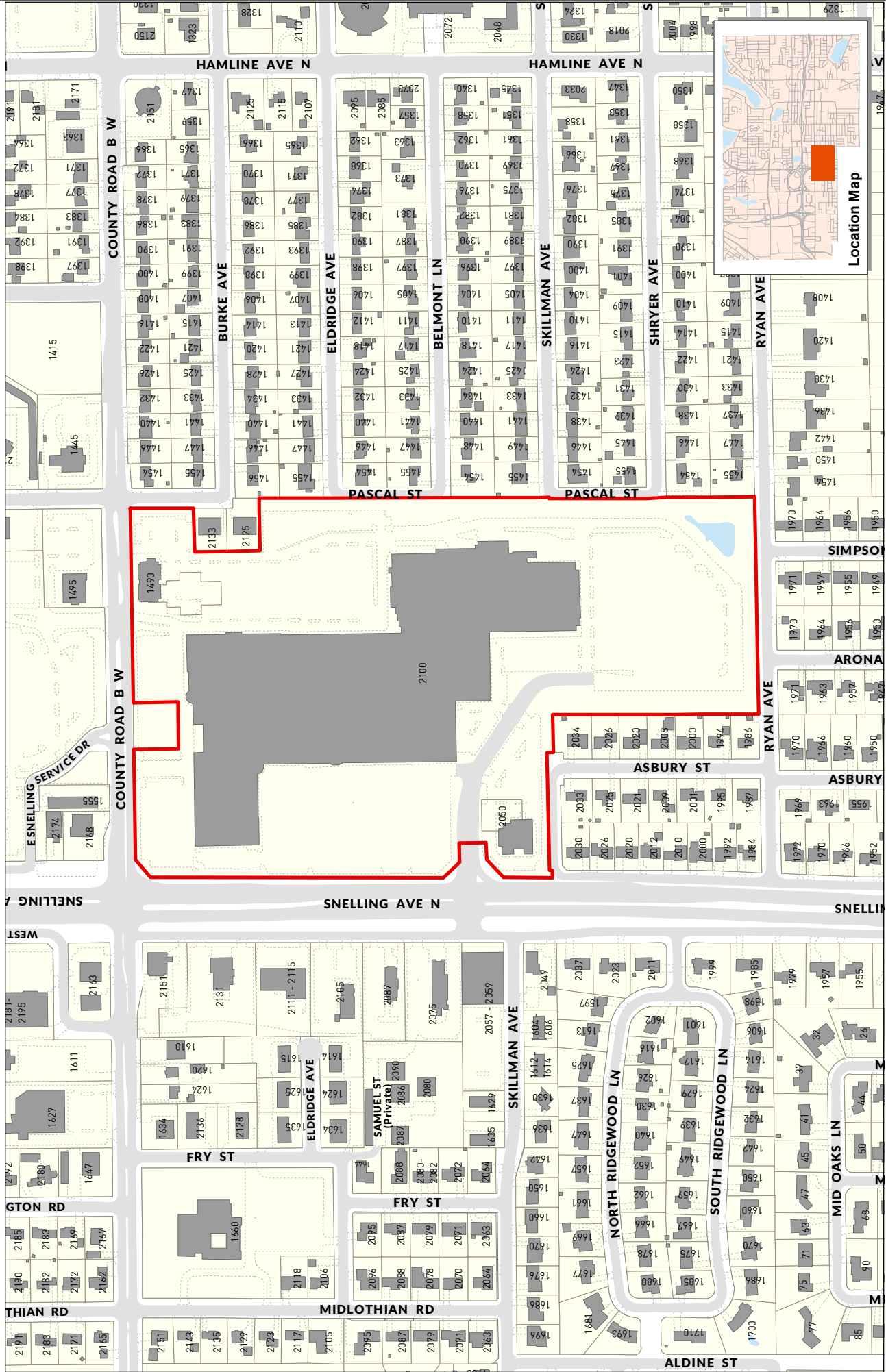
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109 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include findings
110 of fact germane to the request.

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

Attachments: A. Location Map B. Aerial photo
C. Narrative D. Site/development plans

Attachment A for Planning File 18-003



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Data Sources
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 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Site Location

Prepared by:
 Community Development Department
 Printed: February 28, 2018



Attachment B for Planning File 18-003



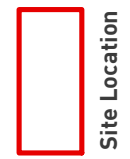
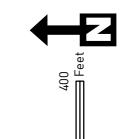
Data Sources

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ROSEVILLE

Prepared by:
 Community Development Department
 Printed: February 28, 2018

Site Location

Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia 30349-2998
Telephone 404-765-8900



Introduction:

The following narrative outlines the proposed Chick-fil-A restaurant to be constructed within the HarMar Mall development located southeast of the intersection of Snelling Avenue and County Road B in Roseville, MN (the "Project"). Chick-fil-A is in the process of executing a ground lease to redevelop a portion of the existing parking lot into a new Chick-fil-A restaurant.

Site Summary

The proposed Chick-fil-A leased area is 0.52 acres in size. The site is located on the east side of Snelling Avenue and approximately 700 feet south of the intersection of Snelling Avenue and County Road B. The site is currently zoned CB (Community Business) which permits restaurants with a conditional use permit required for a drive-thru. All property adjacent to the Chick-fil-A leased area is also zoned CB. The project will consist of removal of the existing pavement within the project area, mass grading of the site, installation of utilities, and the construction of the proposed Chick-fil-A restaurant, which will contain approximately 4,741 square feet of floor area. This restaurant development will be attractively landscaped, utilize the latest LED lighting technologies to illuminate the site at night, and will feature an outdoor seating area adjacent to Snelling Avenue. Although not part of this application, Chick-fil-A's landlord will also be making improvements to the overall parking lot to enhance circulation and efficiency by reorientation of the parking stalls from 60 degree angled parking with one-way traffic flow to 90 degree parking with traffic flow in both directions.

Lot Layout/Configuration

The challenges for Chick-fil-A in determining a site layout for this property were implementing a plan that would fit a building and drive-thru facility within the leased area while complimenting the existing shopping center. Both the existing development and the Chick-fil-A site will share common parking lot access drives and an access onto Snelling Avenue. It was paramount to develop a site plan that would not compromise the flow of traffic throughout the center and access to the proposed drive-thru lane. Additionally, locating the building such that it could be visible from Snelling Avenue was important from a brand recognition standpoint and for potential customers to easily identify where we are located within the HarMar Mall center. Visibility and appropriate signage will be vital to the success of the restaurant. Chick-fil-A feels the plan presented before you accomplishes all of the aforementioned challenges.

The site has been oriented to locate the building along the western side of the development area with the playground facing west towards Snelling Avenue. It was important to orientate the site in a way to provide for the most efficient points of access in order to minimize traffic congestion within the overall development. Additionally, this layout allowed us to isolate the drive-thru traffic from the dine-in traffic which will help to eliminate traffic congestion and provide better pedestrian safety. The drive-thru lane has been proposed to wrap around the east and south sides of the building. The

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Telephone 404-765-8900



proposed drive-thru will feature two stacking lanes up to the order points that will merge into one lane leading to the pickup window. Chick-fil-A has found that this drive-thru configuration increases efficiency and minimizes vehicle overflow into the parking lot and adjoining internal access drive. Additionally, over the last year Chick-fil-a has enhanced the operations of the drive-thru lane by adding the ability for face to face ordering as well as automated payment prior to the pickup window. Innovative features such as these are what have earned Chick-fil-A best drive-thru in America for eight consecutive years as determined by a nationally recognized quick service authority. Out of all the quick service restaurants surveyed, Chick-fil-A scored the highest in order accuracy, friendliness of the order takers, and speed of service. Chick-fil-A targets just 90 seconds as an overall average wait time from the time an order is placed to pick up.

Vehicular access to the proposed restaurant will be provided via the existing internal access drive that routes through the HarMar Mall development. These internal access drives route traffic through the development to Snelling Avenue and County Road B. Existing access to Snelling Avenue is provided on the south side of the subject property via the signalized entry magazine to the development. This configuration will minimize impacts to the existing roadways as vehicular traffic will have many options to access the site.

Chick-fil-A is proposing parking on the north, south, and west sides of the building for dine-in customer use. A concrete sidewalk connection for pedestrian access to the Chick-fil-A restaurant is proposed along the west side of the site. The maximum building setback of 25' will need to be amended to allow for the Chick-fil-A building to be setback 57' from Snelling Avenue due to the existing utility easement located along the frontage of the property as well as to maintain the north/south drive aisle to preserve efficient traffic circulation.

Parking

Per City of Roseville Code, restaurants are required to provide one stall for every 60 square feet of gross floor area, which requires Chick-fil-A to provide 79 required parking stalls. As this is a lease deal, Chick-fil-A will have the right to utilize the shared parking field that resides north, south, and west of the building. With the reorientation of the parking lot there will be approximately 461 stalls available for both Chick-fil-A and the tenants immediately adjacent to utilize.

Utilities

Utility service to the proposed restaurant will be provided via existing infrastructure located within the overall development and/or within the Snelling Avenue right-of-way. Water service is located east of the proposed building from a private main fronting along the inline retail buildings. A sanitary sewer service will be extended from the main located south of the site adjacent to the Chianti Grill. Dry utility services will be connected to existing infrastructure within the Snelling Avenue right-of-way. Stormwater runoff from the proposed improvements will drain to a water quality feature prior to

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being discharged to an overall site storm sewer system to the east. The Chick-fil-A storm sewer is proposed to tie into an existing parking lot inlet structure within the parking lot southeast of the proposed development. Stormwater generated by the proposed building will be collected by a roof drainage system and directed to the main Chick-fil-A storm system.

Signage

Given the location of the building within development, signage will be paramount in notifying potential customers that are approaching the site from multiple directions of where the restaurant is located. As such, 60" script signs are proposed on all four elevations to assist customers traveling on Snelling Avenue and within the shopping center to locate the restaurant. Total building signage square footage is proposed to be 235 sq. ft. Additionally, a monument sign is proposed immediately west of the proposed building within the Snelling Avenue right-of-way, which includes an icon sign.

Landscaping

The project will be attractively landscaped with a variety of deciduous and evergreen trees and shrubs along with ornamental grasses and perennials to give the site year round interest.

Building Elevations

The building is proposed to be a mixture of brick, prefinished metal/aluminum, and glass. Mechanical units for heating and cooling will be located on the roof and will be screened via a parapet wall. Accent light via wall sconces are proposed around the building to provide nighttime interest. A trash enclosure is proposed which will be constructed out of CMU with brick veneer to match the building. The gates for the enclosure will be constructed out of a plastic resin that we've found to be more durable than metal and certainly more durable than wood.

Conditional Use Requirements

- 1) The proposed use is consistent with the lots current zoning of CB as well as what is planned for on the 2030 Comprehensive Plan with the same zoning designation. The portion of the proposed use that is not allowed by right is the drive-thru component for which we are requesting a conditional use permit.
- 2) To our knowledge the proposed use does not conflict with any regulating maps or other adopted plans.
- 3) Regarding conflicts with City code the only variation that has been identified is relief from the maximum building setback requirement of 25'. The building had to be setback 57 feet from the Snelling Avenue right-of-way due to existing easements that run along the frontage of Snelling Avenue as well as the need to preserve the north/south drive aisle west of the store to maintain efficient traffic flow through the site.
- 4) Given that the proposed development is a commercial use, it will not impact surrounding parks. Public streets will not be excessively impacted as the Chick-fil-A

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will complement the commercial uses around it rather than acting as a destination. We anticipate a number of customers will visit Chick-fil-A because they are already traveling to the mall or passing by on their way to their primary destination.

- 5) The Chick-fil-A will not impact property values and, in most cases, could increase the value of the surrounding commercial properties. See above for discussion on traffic. From a safety standpoint, the site plan has been designed to separate drive-thru traffic from dine-in customers to greatly minimize the conflict between customers walking into the restaurant and cars pulsing through the drive-thru lane. Additionally, an ADA accessible route has been provided from the public sidewalk along Snelling Avenue to the store to provide a safe, accessible route for customers with disabilities.

Variance Justification

As noted above in the Conditional Use requirements, Chick-fil-A is requesting relief from the code required maximum building setback requirement of 25' due to the existing utility easements that run along the frontage of Snelling Avenue as well as the need to preserve the existing north/south drive aisle west of the restaurant to maintain efficient traffic circulation.

The Chick-fil-A Story

It is a story that actually began 94 years ago when a man named Truett Cathy was born in 1921 in the small town of Eatonton, Georgia, about 80 miles from Atlanta. Truett's mom ran a boarding house, which meant she had to cook a lot of meals – but Truett helped, and he paid close attention, and picked up cooking and serving tips that would come in quite handy later. Along the way, he also learned to be quite the entrepreneur. He sold magazines door to door, delivered newspapers all over the neighborhood, and sold Coca-Colas from a stand in his front yard, all the while he was learning the importance of good customer service.

In 1946, after serving his country in World War II, Truett used the business experience he gained growing up and opened his first restaurant with his brother, Ben, calling it the Dwarf Grill (later renamed the Dwarf House). Hamburgers were on the menu but, ironically, no chicken because he said it took too long to cook. Truett worked hard with that first venture, but considered Sunday to be a day of rest, for himself and his employees and as you know, that's a practice that Chick-fil-A honors to this day.

The early 60s would be a pivotal time in Truett's life. That's when he first took a boneless breast of chicken and spent the next few years experimenting until he found the perfect mix of seasonings, he breaded and cooked the filet so that it stayed juicy, put it between two buttered buns and added two pickles for extra measure and in 1963 unveiled what we now know as the Chick-fil-A Chicken Sandwich. As far as the name, Truett says it just came to him. He had the sandwich registered in 1963 and created a logo that is still very similar to today's familiar script.

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The Chick-fil-A sandwich was a huge hit, and in 1967 Truett opened his first Chick-fil-A restaurant in an enclosed shopping mall where, up to that point, food normally was not sold. Frankly, the developer of the Greenbriar Shopping Center in Atlanta was not too keen on serving food inside his mall, but as we know that turned out to be a very smart decision on both his and Truett's part. In 1986 Chick-fil-A opened its first "freestanding" restaurant on North Druid Hills Road in Atlanta. Today there are close to 2,100 restaurants locations in 43 states and it has become so popular that people literally camp out in the parking lot the night before a grand opening of a new restaurant. The campers are hopeful to be one of the first 100 people in line because they'll be rewarded with a free Chick-fil-A for a year.

Chick-fil-A is now the largest quick-service chicken restaurant and one of the largest restaurant chains that is privately held. Currently, two generations of Cathy family members are involved in the business, including Truett's sons Dan (the president and CEO) and Bubba (senior VP) along with several of his grandchildren.

Our Food

There are a lot of things people say they like about Chick-fil-A, but it all begins with the food, and especially the Original Chick-fil-A Chicken Sandwich. It was a significant product innovation, and it remains our best-selling item on the menu. Our innovations didn't stop with the chicken sandwich. In 1982, we were the first restaurant to sell chicken nuggets nationally, and three years later added our trademark Waffle Potato Fries to the menu, and we still use 100% fully refined peanut oil, which is cholesterol and trans fat free. In 2010, we introduced the Chick-fil-A Spicy Chicken Sandwich. With its special blend of peppers and other seasonings, it became such a "hot" selling item that we soon after introduced the Spicy Chicken Biscuit. More recently and within the last couple years we introduced to our menu a new grilled chicken sandwich and grilled chicken nuggets. People also like the fact that we offer a variety of menu options for those wanting foods that are lower in calories, carbs or fats, such as the Chick-fil-A Chargrilled Chicken Sandwich, entrée salads and fruit cups, which are an option with our kids meals these days. In fact, Men's Health magazine named us "America's Healthiest Chain Restaurant for Kids." The high quality of our food is the number one reason people keep coming back to Chick-fil-A but there are a few more reasons – and one has four legs and is a terrible speller.

Serving our Customers

Whenever you ask people what they like about Chick-fil-A, one of first things they say is "the service" and it is an important part of our story, because it goes back to Truett's experience as a young businessman and to the values he instilled in Chick-fil-A. We call it Second Mile Service, and it is based on the belief that if someone asks you to carry something for them one mile, you do one better and carry it for them for two. It is doing those unexpected things that make people feel special. Our drive-thru has been voted "America's #1 drive-thru" for six years in a row. We do our best to ensure a quick and pleasurable experience, and might even have a nugget for the family pet when you

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arrive at the window. But no matter if you are being served in our restaurants, at our drive-thrus, or with an outside delivery, you can always count on our team members responding to your words of thanks with two special words of their own – “My pleasure.”

Chick-fil-A Philosophy & Operator/Employment Model

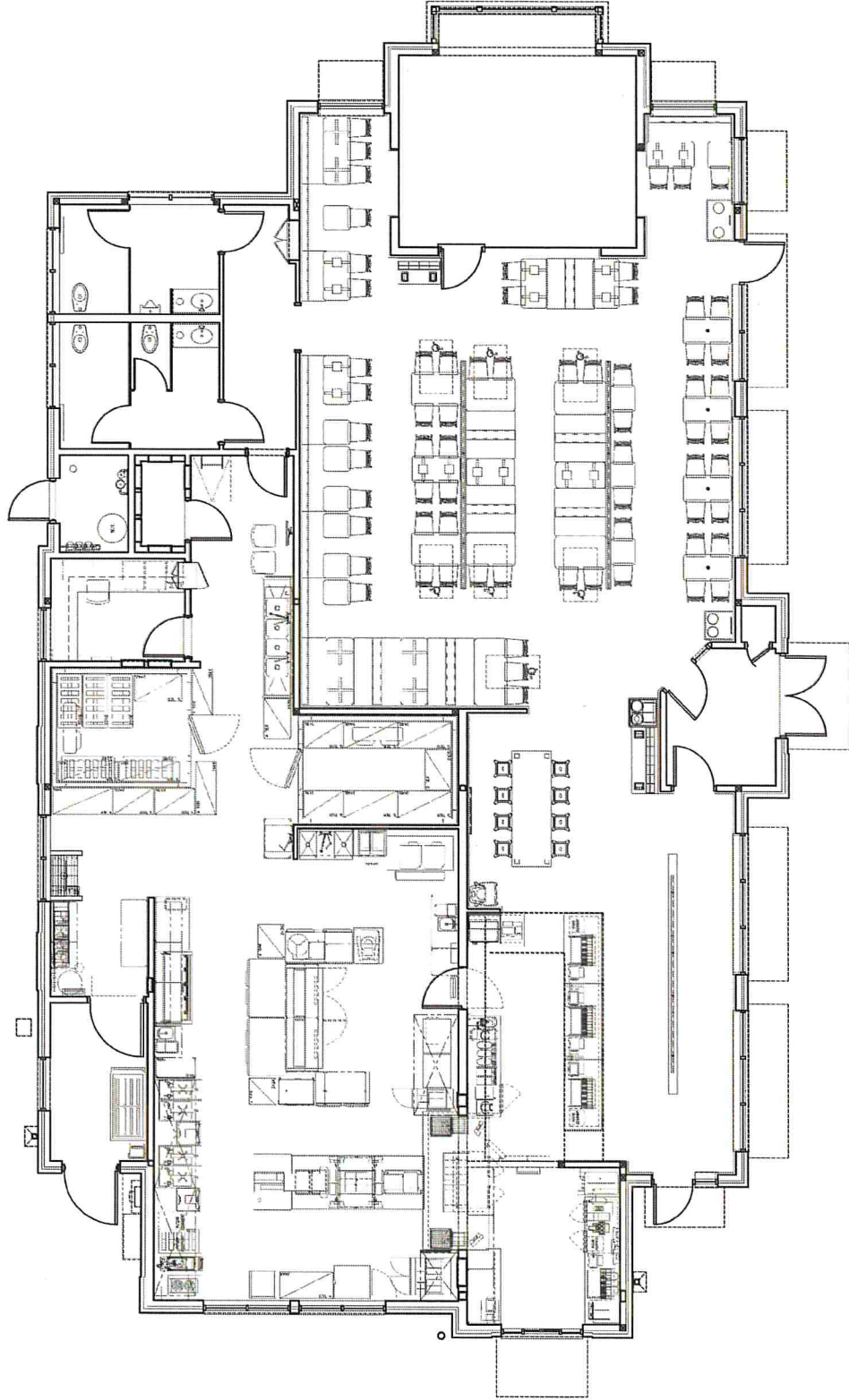
The Company's philosophy is that their restaurants become integral parts of the communities in which they are located. Toward that end, Chick-fil-A makes scholarships available to store employees and sponsors the Winshape Foundation which supports a family of programs designed to encourage outstanding young people nationwide. The Foundation has a college program and operates a series of camps, foster homes, and retreats. On the local level, individual restaurant operators typically engage in community support activities such as sponsoring youth sports teams, supporting educational activities, and leadership initiatives. Finally, and in accordance with company policy, the operators and employees in each Chick-fil-A Restaurant strive for a level of customer service unequalled in the quick-service food industry. It is quite common to go into a Chick-fil-A and have your tray carried to your table, have people clear your table, and ask if they can come and refresh your beverage.

Beyond the above, Chick-fil-A's operators model is very unique in the fast food industry. The operator is a part owner with Chick-fil-A. It is similar to a franchise except they typically have just one location so they can focus time on being involved in the community, are part of the community, and they spend a lot of time in the community. What Chick-fil-A likes to say is that their operators are in business for themselves, but not by themselves. The retention rate for operators is about 98%. A typical Chick-fil-A store will employ approximately 75 total employees with 30-40 of those being part-time and the balance being full time. Approximately 120 jobs will be created for temporary construction employment. A typical store will operate between the hours of 6:00 a.m. to 10:30 p.m.; Monday thru Saturday and are always closed on Sundays.



S08H Building A | Floor plan

Heated Area: 4,741 SF
Seat Count: 127



Roseville FSU, Roseville, MN – Store #03541

S08H Building A | Exterior Elevations



Modified S08H-A (max. bldg. hgt. = 21'-0")



Roseville FSU, Roseville, MN – Store #03541

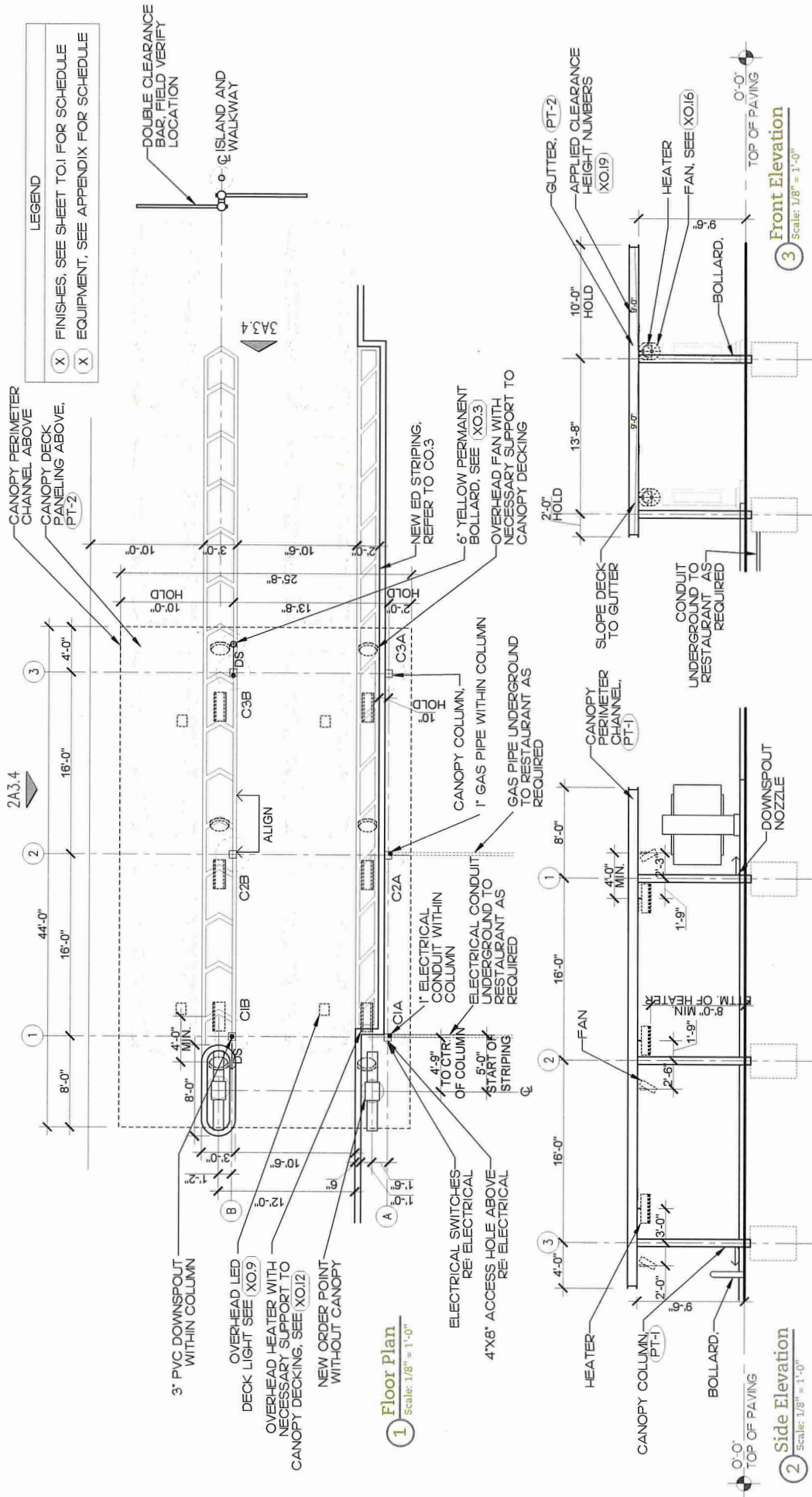
S08H Building A | Exterior Elevations



Modified S08H-A (max. bldg. hgt. = 21'-0")

Roseville FSU, Roseville, MN – Store #03541



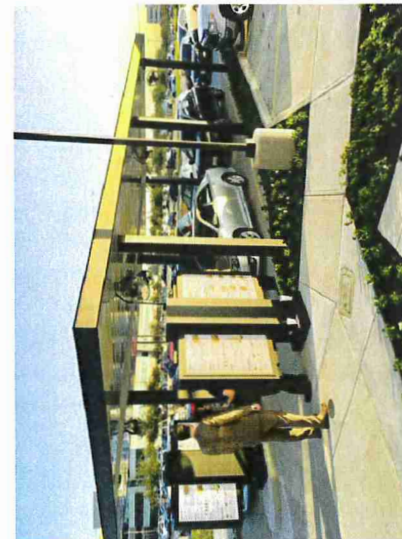
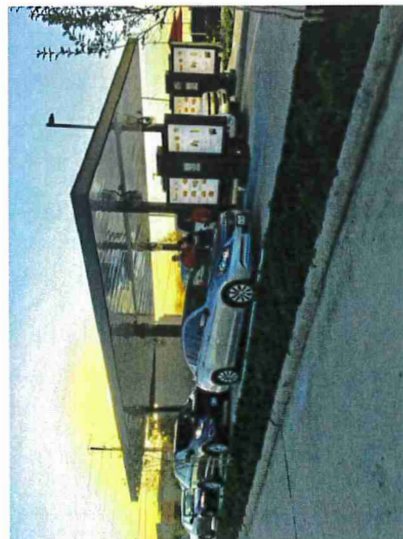
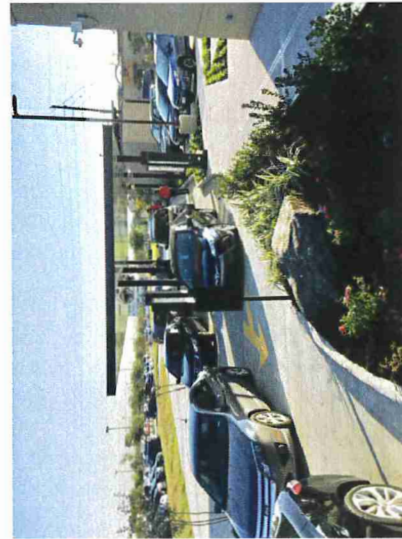
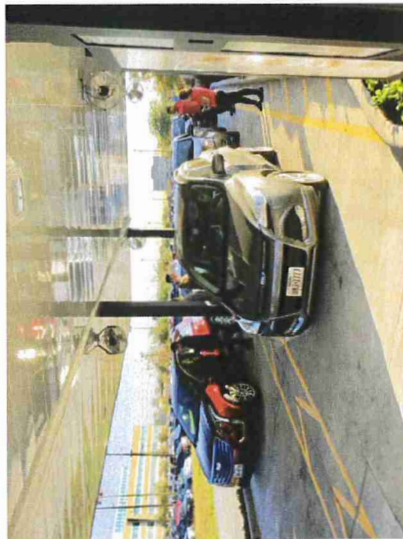


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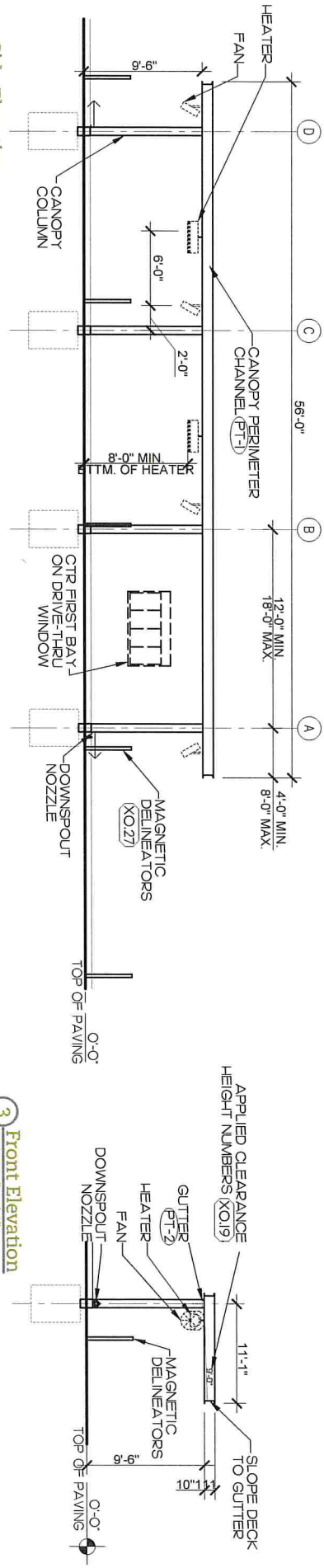
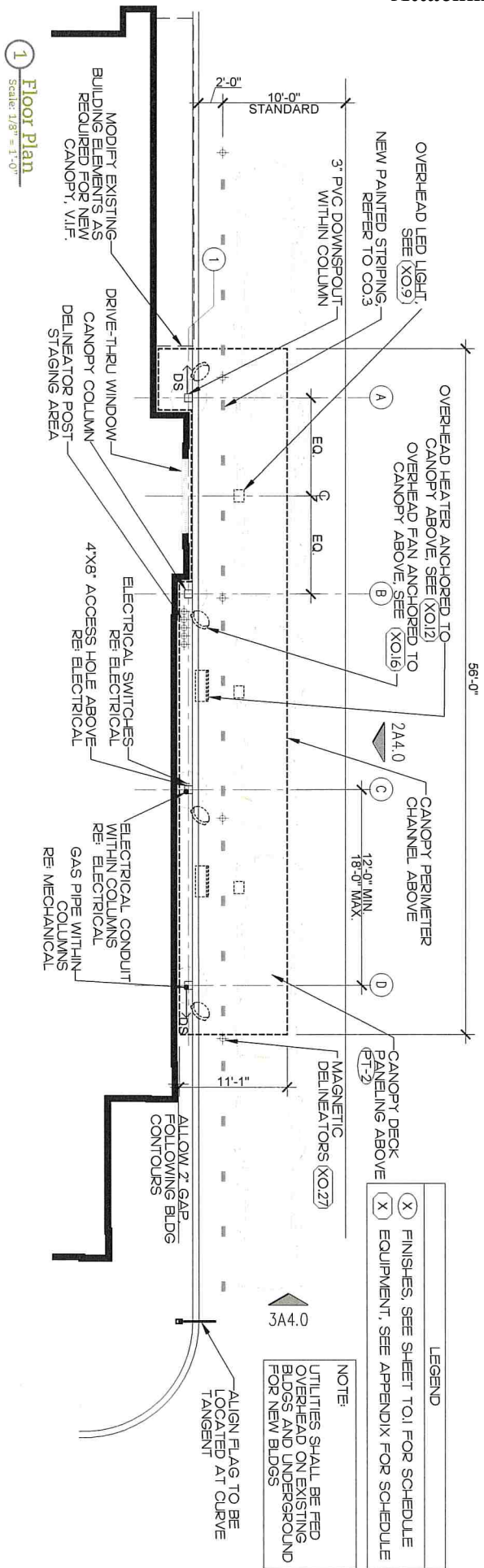
Tier 3 Double Lane Order Canopy with New MLOP

Drive-thru Face-to-Face Design & Construction Guidelines

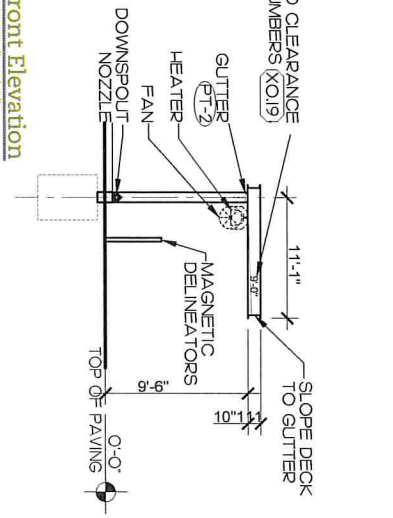




ORDER CANOPY



3 Front Elevation
Scale: 1/8" = 1'-0"



Drive-thru Face-to-Face Design & Construction Guidelines

Tier 3 Outside Meal Delivery Canopy



OUTSIDE MEAL DELIVERY CANOPY

Aarchitects
 100 Portland Ave. South
 Suite 100
 Minneapolis, MN 55401

612 371-6440 T
 612 332-0710 F

www.aarchitectsllc.com

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Prepared: _____ Date: _____
 Drawn: _____ Date: _____

VANBARTON
 SERVICES LLC

PROJECT
HAR MAR MALL
 2100 N. SNELLING AVENUE
 ROSEVILLE, MINNESOTA

SHEET TITLE
PROPOSED SITE PLAN

PROJECT NO.
 76.00

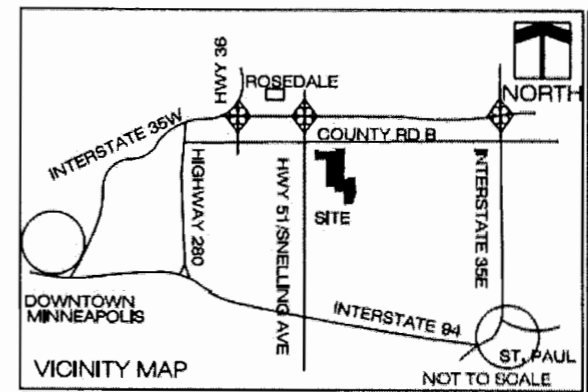
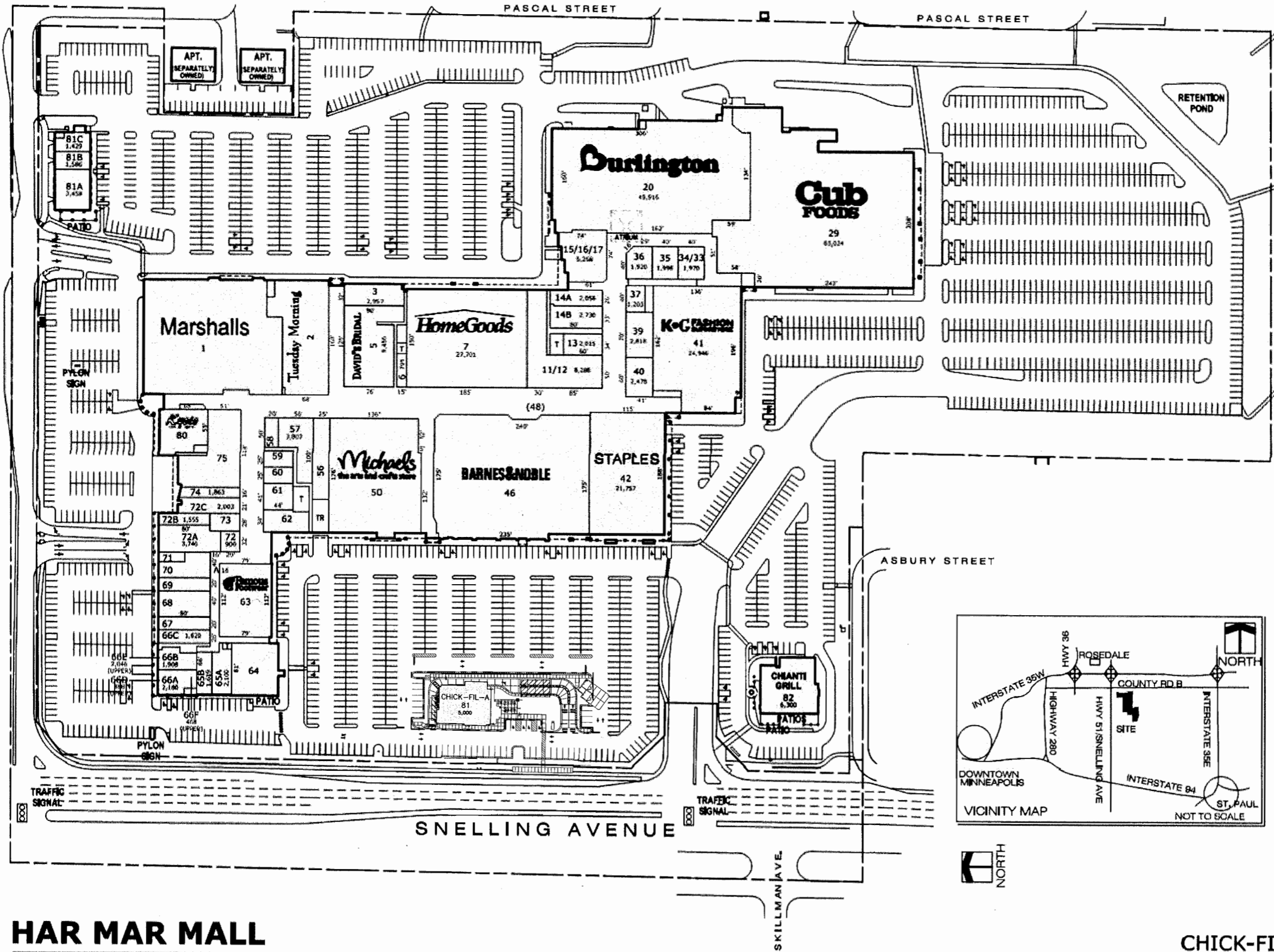
SCALE
 AS SHOWN

DATE
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REVISION DATE

SHEET NO.

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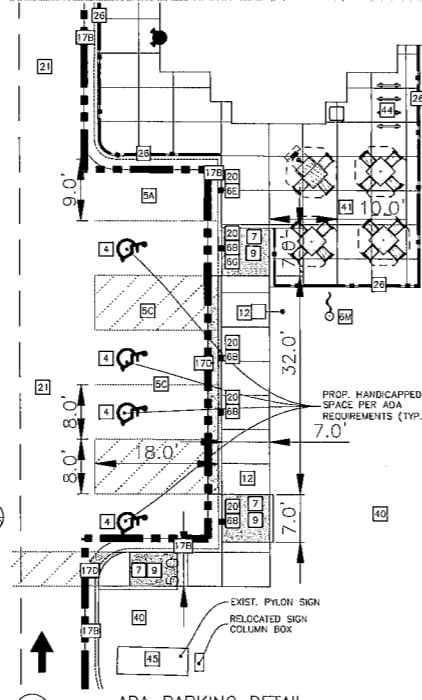
HAR MAR MALL
 ROSEVILLE, MINNESOTA

CHICK-FIL-A | **VANBARTON**
 SERVICES LLC

JUNE 2017

SITE PLAN DESIGN NOTES & KEY PLAN

- 1 DIRECTIONAL ARROW
 - 2 DRIVE-THRU GRAPHICS
 - 3 STOP LINE GRAPHIC
 - 4 PAINTED HANDICAP PARKING SYMBOL
 - 5 STANDARD PARKING STALL (8.0'x18.0') PER CODE
 - 6 STANDARD 60 DEGREE PARKING STALL (9'x21'-10.0')
 - 7 4" SOLID WHITE STRIPING
 - 8 4" SOLID YELLOW STRIPING
 - 9 4" SKIP DASH YELLOW STRIPING
 - 10 DIRECTIONAL SIGNAGE
- ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION. (SEE SIGN LEGEND)
- 6A THRU 6F (SEE SIGNAGE LEGEND, THIS SHEET)
- 6G CHICK-FIL-A PYLON SIGN, SEE SIGNAGE PACKAGE
- 6H CHICK-FIL-A "ENTER" SIGN, SEE SIGNAGE PACKAGE
- 6I CHICK-FIL-A "EXIT" SIGN, SEE SIGNAGE PACKAGE
- 6J CHICK-FIL-A "DRIVE THRU" SIGN, SEE SIGNAGE PACKAGE
- 6K CLEARANCE BAR, SEE SIGNAGE PACKAGE
- 6L DRIVE-THRU MENU BOARD, SEE SIGNAGE PACKAGE
- 6M FLAGPOLE, 50', SEE SIGNAGE PACKAGE
- 7 SIDEWALK (ADA COMPLIANT) RAMP
 - 8 HANDICAP RAMP W/ FLARED SIDES (ON SIDEWALKS)
 - 9 HANDICAP RAMP W/ FLARED SIDES (GRASSED AREAS)
 - 10 RETURNED CURB HANDICAP RAMP
 - 11 TRUNCATED DOWNS
 - 12 TYPICAL CONCRETE SIDEWALK, 5' MIN
 - 13 7' WIDE SIDEWALK W/ CURB & GUTTER
 - 12A INTEGRAL CURB & 7' WIDE SIDEWALK
 - 14 DRIVE THRU PLAN
 - 15 DRIVE-THRU ISOMETRIC
 - 16 SOFT-PLASTIC WHEEL STOP
 - 17 LANDSCAPE & IRRIGATION PROTECTOR
 - 18 24" CONCRETE CURB & GUTTER
 - 17A SPILLING CURB SECTION
 - 17B CATCHING CURB SECTION
 - 17C DEPRESSED SPILLING CURB
 - 17D DEPRESSED CATCHING CURB
 - 18 ROLL-OVER/ADJUSTABLE CURB
 - 19 REFUSE ENCLOSURE FOUNDATION
 - 20 CONCRETE BOLLARD
 - 21 TYPICAL PAVEMENT SECTION
 - 21A PAVEMENT EDGE DETAIL
 - 21B CONCRETE APRON SECTION
 - 22 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
 - 23 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT
 - 24 CONCRETE APRON @ TRASH ENCLOSURE
 - 25 CONCRETE PAVING @ DRIVE THRU LANE
 - 26 ALUMINUM HANDRAIL
 - 27 TYPICAL STAR HANDRAIL
 - 28 CONTRACTION JOINT
 - 29 KEVD CONSTRUCTION JOINT
 - 30 LONGITUDINAL BUTT JOINT
 - 31 EXPANSION JOINT
 - 32 DRIVE-THRU DIRECTIONAL GRAPHICS
 - 33 CROSSWALK DETAIL
 - 34 DRIVE THRU ORDER POINT ISLAND CURB
 - 35 MENU BOARD LOOP DETECTION SYSTEM
 - 36 ENTRY DOOR FROST SLAB DETAIL
 - 37 GREASE TRAP
 - 38 PROPOSED TRANSFORMER
 - 39 ROOF DOWNSPOUT (TO CONNECT TO SITE DRAINAGE SYSTEM)
 - 40 LANDSCAPED AREA
 - 41 TYPICAL LOCATION FOR OUTDOOR TABLES (SEE EQUIPMENT SCHEDULE)
 - 42 CONCRETE STRIP BETWEEN BUILDING AND BACK OF CURB
 - 43 CONCRETE PAD FOR OPTIONAL CASH STATION
 - 44 BIKE RACK
 - 45 EXISTING PYLON SIGN
 - 46 DRIVE-THRU LANE STRIPING (SEE CFA DESIGN NOTE #2017-038)
 - 47 FACE-TO-FACE DRIVE-THRU CANOPY SYSTEMS
 - 48 FACE-TO-FACE OMD CANOPY SYSTEMS



SIGN LEGEND

6A	DO NOT ENTER	R3-1, 30" X 30" (TYP.)
6B	HANDICAPPED PARKING	R7-8, 12" X 18" (TYP.) R7-101 5' X 12" (TYP.)
6C	STOP	R1-1, 30" X 30" (TYP.)
6D	PEDESTRIAN CROSSWALK	12" X 18" (TYP.)
6E	CATERING & CARRY OUT	12" X 18" (TYP.)
6F	RIGHT ONLY	12" X 18" (TYP.)
6G	VAN ACCESSIBLE	D9-BP (BOLLARD MOUNTED WITH 6E)

HATCH LEGEND

21	STANDARD PAVEMENT SECTION
22	CONCRETE SECTION
23	PROP. SIDEWALK
24	AREA OF DEPRESSED SIDEWALK
25	AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS
26	REVERSE CURB & GUTTER
27	PAVEMENT MILL & OVERLAY AREA

SITE DATA:

- PARCEL ID #: PART OF PARCEL #15-29-23-220-017
- ZONING: C8 (COMMUNITY BUSINESS DISTRICT)
- LEASE PARCEL SIZE: 22,721± SQ. FT. (0.52 ACRES)
- PROP. PAVEMENT ADDED: 5,407 SQ. FT.

BUILDING DATA:

- BUILDING FOOT PRINT: 4,791± SQ. FT.
- NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 15 EMPLOYEES
- TOTAL NUMBER OF SEATS = 138
- INDOOR SEATS = 122
- OUTDOOR SEATS = 16

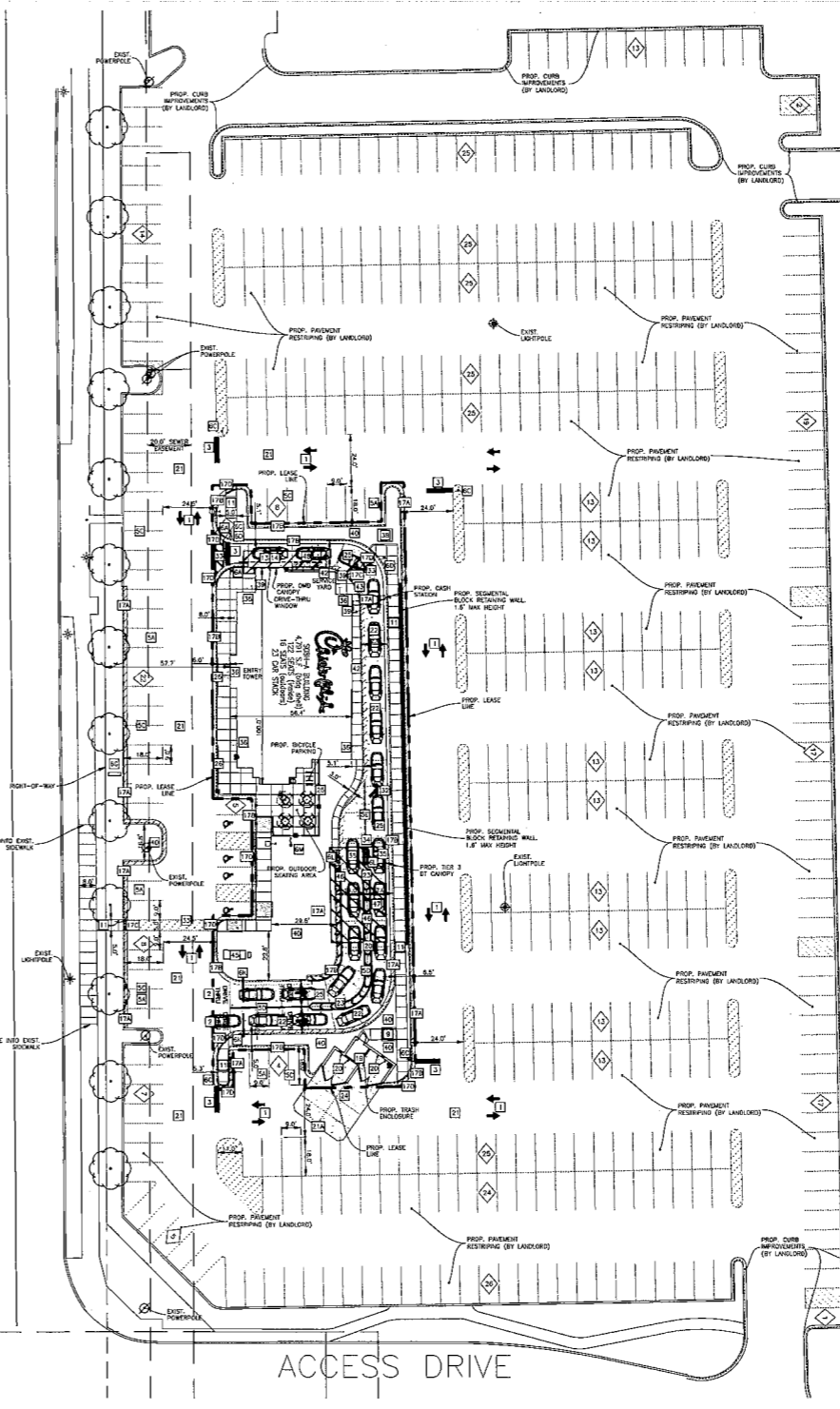
PARKING DATA:

- NUMBER OF ADA SPACES: 4 (NOTE: CFA HAS THE ABILITY TO SHARE PARKING WITH THE OVERALL DEVELOPMENT TO MEET THEIR PARKING REQUIREMENT.)
- TOTAL BICYCLE PARKING PROVIDED: 8 BIKE STALLS
- TOTAL NUMBER OF SPACES REQUIRED: 80
- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL 90° PARKING LENGTH: 18.0'
- MINIMUM ISLE WIDTH: 24.0'

PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF ROSEVILLE STANDARD CONSTRUCTION SPECIFICATIONS
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (86-18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB. SEE DETAIL ON SHEET C-400.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY

SNELLING AVENUE



1" = 30'
1" = 10'
PRELIMINARY - NOT FOR CONSTRUCTION



CHICK-FIL-A
HAR MAR MALL FSU
 2100 N SNELLING AVE, ROSEVILLE, MN 55113

FSR# 03541

REVISION SCHEDULE

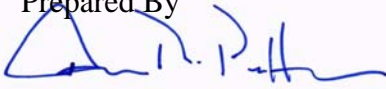
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 DATE 02/02/2018
 DRAWN BY ERN
 CHECKED BY TMR

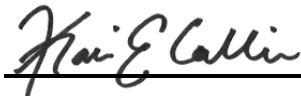
SITE PLAN
 SHEET NUMBER C-200

PRELIMINARY NOT FOR CONSTRUCTION

Prepared By



Department Approval

Agenda Section
Public Hearings

Item Description: Consider An Amendment to §1001.10 Definitions and Amendments to the Centre Pointe Planned Unit Development No. 1177 Related to Allowable Use (PROJ43).

1 BACKGROUND

2 On November 3, 2017, the Planning Division presented suggested amendments to the City
3 Council to better clarify the extent of allowable uses within the existing Centre Pointe
4 Planned Unit Development (PUD) Agreement. Specifically, the City Council was asked to
5 direct the Planning staff on whether the Council desired to retain the existing PUD, modify
6 the existing PUD, or to begin the cancellation process for the PUD.

7 The City Council discussed the Centre Pointe PUD, the merits of existing sections, and the
8 need to modify the table of permitted uses. As a result, the City Council requested that the
9 paragraph contained in Section 7.2 of the PUD be eliminated, as well as the existing table of
10 uses, and replace them with a new, updated table of permitted/conditional uses.

11 The City Council next reviewed the Employment District Use Table (Table 1006-1) and
12 identified the uses they preferred.

13 CURRENT ZONING USE TABLE/ALLOWANCES

14 The Centre Pointe PUD is predicated on a handful of uses from the former Retail Office
15 Service District (B-4), which was eliminated in 2010 when the City adopted the new Zoning
16 Code. Per the PUD Agreement, uses within the PUD area are limited to the following
17 statement/uses and table found in Exhibit E. Based on the feedback received by the City
18 Council, the following statement in Section 7.2 and the use table are suggested to be
19 eliminated and replaced with a new table of uses.

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

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

30 **PROPOSED ZONING USE TABLE**

31 The following are the permitted uses that would replace those uses currently permitted
 32 within the Centre Pointe PUD:

Centre Pointe Planned Unit Development Permitted Uses
Office and Health Care Uses
Office
Clinic, medical, dental, or optical
Office showroom
Manufacturing, Research, and Wholesale Uses
Laboratory for research, development, and/or testing
Limited production and processing
Limited warehousing and distribution
Commercial Uses
Animal hospital, veterinary clinic
Band and orchestra instrument sales, repair, lessons
Bank, financial institution
Day care center
Health club, fitness center
Learning studio (martial arts, visual/performing arts)
Lodging: hotel, motel
Restaurant, fast food; drive-through prohibited
Restaurant, traditional
Utilities and Transportation
Essential services
Accessory Uses, Buildings, and Structures
Accessory buildings for storage of business supplies and equipment
Accessibility ramp and other accommodations
Off-street parking spaces
Telecommunication tower (conditional use)
Renewable energy system

33 **AMENDMENT PROCESS**

34 Based on the information provided by the City Council, the Planning Division began the
35 PUD amendment process by conducting an Open House on February 8, 2018 at Roseville
36 City Hall. There were approximately 23 citizens who attended the Open House. Most
37 attendees stated their support for the University of Northwestern-St. Paul being able to
38 occupy the 2955 Centre Pointe Drive building for their Engineering and Science Center.
39 The Planning staff has also received a few email and a letter regarding the proposed
40 amendments, all are included as Attachment A.

41 **ADDITIONAL ZONING CODE CONSIDERATIONS**

42 When proceeding through such a modification, the Planning Division would review and
43 consider whether new or amended definitions of any of the proposed uses are needed to
44 properly account for such use. Our review concluded that there are a few definitions
45 contained in §1001.10 that should be revised to properly describe the intended use.

46 Medical Clinics, in general, have evolved and have expanded services that were previously only
47 found at hospitals. For example, orthopedics, is a specialty medical clinic that has had
48 significant technological enhancements offering out-patient joint replacement, or short-term
49 in-patient care. Therefore, the Planning Division believes the Medical Clinic definition
50 could be revised as follows:

51 **Clinic, medical, orthopedic, chiropractic, dental, or optical:** A building in which a group
52 of physicians, dentists, or other health care professionals are associated for the purpose of
53 carrying on their professions. The clinic may include ~~an accessory laboratory,~~ **laboratories,**
54 **diagnostic imaging, outpatient/inpatient procedures and facilities, or training facilities**
55 ~~but not inpatient care or operating rooms for major surgery.~~

56 For reference purposes, the Planning Division has included the definition of hospital as well,
57 which could also use some modification, however, staff will defer further amendments until
58 the Zoning Code update process.

59 **Hospital:** An institution, licensed by the state department of health, providing primary
60 health services and medical or surgical care to persons, primarily in-patients, suffering from
61 illness, disease, injury, deformity and other abnormal physical or mental conditions, and
62 including as an integral part of the institution, related facilities such as laboratories,
63 outpatient facilities, or training facilities.

64 The next use and definition to be reviewed for potential changes is, “Laboratory for
65 research, development, and/or testing.” In recent months it is clear that laboratories
66 associated with business and post-secondary education need to be clearly delineated so as
67 not to confuse or be misinterpreted. Since, from a “college” definition, laboratories and
68 research facilities are determined to be covered within their respective definitions, the
69 Planning Division has concluded that there does not seem to be a need to include
70 educational use within what is interpreted to be a business associated definition. Therefore,
71 the Planning Division would eliminate the reference to an educational experience within the
72 definition – see below:

73 **Laboratory for research, development, and/or testing:**

74 Establishments which conduct research, development, or controlled production of high-
75 technology electronic, industrial, or scientific products or commodities for sale; or
76 establishments conducting educational or medical research or testing. A room, building, or
77 facility equipped for medical, scientific, or technological research, experiments, and/or
78 testing, which may include limited accommodations for researchers or research
79 subjects.

80 Found below and for reference purposes, the Planning Division has included the two
81 definitions of “college”:

82 **College or post-secondary school, campus:** An institution for postsecondary education,
83 public or private, offering courses in general, technical, or religious education, which
84 incorporates administrative and faculty offices, classrooms, laboratories, chapels,
85 auditoriums, lecture halls, libraries, student and faculty centers, athletic facilities, student
86 housing, fraternities, sororities, and/or other related facilities in a campus environment.
87 (Ord. 1427, 7-9-2012; Ord. 1469, 6-9-2014)

88 **College or post-secondary school, office-based:** An institution for post-secondary
89 education, public or private, offering courses in general, technical, or religious education,
90 which operates in commercial-type buildings, wholly or partially owned or leased by the
91 institution for administrative and faculty offices, classrooms, laboratories, and/or other
92 related facilities.(Ord. 1427, 7-9-2012)

93 Lastly, the Planning Division has reviewed all definitions pertaining to office use and
94 determined that the “Office, medical or dental” definition is unnecessary as it is defining a
95 clinic based use and not an office based use. This may also add ambiguity when staff is
96 tasked with interpreting these definitions and a specific use. Similarly, the “Office”
97 definition includes language that requires a high degree of interpretation such as, “unless
98 otherwise specified.” This phrase suggests there are other types of Office that are defined
99 and if the “Office, medical or dental” definition is eliminated, the City would then have one
100 clear office definition. The definitional also includes a reference to Research, which may
101 be an affiliated use, but not the primary use. Staff associates research to bookkeeping,
102 payroll or human resources contained as supporting uses within a typical office
103 environment. These not need to be identified as primary uses as it can complicate
104 interpretations.

105 **Office:** ~~Unless otherwise specified, office means~~ The general use of a building for
106 administrative, executive, professional, ~~research,~~ or similar organizations having only
107 limited contact with the public. Office is characterized by a low proportion of vehicle trips
108 attributable to visitors or clients in relationship to employees. Examples include, but are not
109 limited to, firms providing architectural, computer software consulting, data management,
110 ~~academic instruction,~~ engineering, interior design, graphic design, or legal services.

111 **Office, medical or dental:** ~~An establishment principally engaged in providing therapeutic,~~
112 ~~preventative, corrective, healing and health building treatment services on an outpatient~~
113 ~~basis by physicians, dentists and other practitioners. Typical uses include medical,~~
114 ~~chiropractic and dental offices and clinics.~~

115 **SUGGESTED PLANNING COMMISSION ACTION**

116 Based on public comments and Planning Commissioner input, recommend amendments to
117 §1001.10 Definitions and approval of a new table of uses for the Centre Pointe Planned Unit
118 Development.

119 **ALTERNATIVE ACTIONS**

120 **a.** Pass a motion to table the item for future action. An action to table must be tied to the
121 need for clarity, analysis, and/or information necessary to make a recommendation on
122 the request.

123 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include
124 findings 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, email and letter

SUMMARY OF THE CENTRE POINTE PLANNED UNIT DEVELOPMENT AMENDMENT OPEN HOUSE, FEBRUARY 8, 2018

1 On February 8, 2018, the City Planner held the required Developer Open House regarding the
2 City's desire to amend the Centre Pointe Planned Unit Development (CPPUD). Twenty-three
3 people attended the Open House meeting.

4 The City Planner began the open house by welcoming those in attendance and providing a brief
5 background regarding the steps taken so far and reviewed the proposed amendments to the
6 CPPUD agreement.

7 A few members in attendance were not familiar with the various processes to date in Centre
8 Pointe, including PUD Amendment application by University of Northwestern - Saint Paul.
9 Based on this unfamiliarity, the City Planner reviewed the proposals that were processed last
10 year, as well as the University's amendment request that was denied by the City Council.

11 Most of the citizens in attendance were representatives or supporters of the University and
12 encouraged staff to support the University to occupy the 2955 Center Pointe Drive building as an
13 Engineering and Science Center by including college or post-secondary school, office based as a
14 permitted use in the proposed use table.

15 Three specific attendees conversed with staff regarding the proposed amendments:

16 Mr. Pat Heavirland, owner of Charles Cabinets, 3090 Cleveland Avenue, attended as he was
17 unfamiliar with what was being requested by the City, as well as unfamiliar with the previous
18 Northwestern denial. Mr. Heavirland spoke in support of the University's desire to use the 2955
19 Centre Pointe Drive building for office, classrooms, lab/research associated to engineering and
20 sciences. He felt that businesses in the area would benefit greatly from such students.

21 Mr. Jim Johnson representing the University of Northwestern provided an overview of his efforts
22 to speak with most all businesses within Centre Pointe. He stated that there are 21 businesses
23 within the PUD area and many have indicated support for the University's efforts to bring their
24 Engineering and Sciences Center to that area and that a number of them were interested in
25 working with the University moving forward.

26 Ms. Jana King spoke in opposition of the school being allowed within the PUD area, especially
27 when on prime real estate that eliminated needed tax base. Ms. King and Mr. Johnson discussed
28 the project and options, and the City Planner recommended that Ms. King articulate her concerns
29 and opposition in an email so that her issues are part of the record.

30 Attached to this email are six email and one letter regarding the proposal to amend the Centre
31 Pointe PUD.

Thomas Paschke

From: Robert Osburn Jr [REDACTED]
Sent: Thursday, February 08, 2018 8:46 PM
To: Thomas Paschke
Subject: Change to PUD

Dear Tom:

Good to meet you at tonight's open house in the Willow Room.

I request that the PUD for the region along 35W and Cty Rd. D include education uses, specifically those for higher education. I hope the City Council will re-consider and allow University of Northwestern to develop its School of Engineering on that site.

Sincerely,

Bob Osburn
1473 Clarmar Ave
[REDACTED]

Thomas Paschke

From: Eithne Shimasaki [REDACTED]
Sent: Thursday, February 08, 2018 10:41 PM
To: Thomas Paschke
Subject: Fw: Centre Point PUD Open House tonight

Sorry, mistyped your name
Resending
Eithne Shimasaki

----- Forwarded Message -----

From: Eithne Shimasaki [REDACTED]
To: "thomas.patschke@cityofroseville.com"
Sent: Thursday, February 8, 2018 9:26 PM
Subject: Centre Point PUD Open House tonight

Thomas,
First of all, thank you for being available tonight.
This is Eithne Shimasaki (841 Co Rd B2 W). I signed in and spoke with you a little at the open house.
I just wanted to make it clear that I am in support of Northwestern using the property they purchased in the Centre Point development for career-related training and education. The City should be proud to have such an institution that wants to positively impact not only its students, but the surrounding community.

I am one of those alums that Jim spoke of who has made our home in Roseville because of the community and because of the proximity of quality educational opportunities for our family. My son is now in the Engineering program at Northwestern and this facility will have a positive impact on his education as well.

Please include my comments in the record of the open house tonight.

Thank you again for your time.
Sincerely, Eithne Shimasaki

Thomas Paschke

From: Janna King [REDACTED]
Sent: Thursday, February 08, 2018 9:10 PM
To: Thomas Paschke
Cc: Lisa Laliberte; Dan Roe; Robert Willmus; Kari Collins; Pat Trudgeon
Subject: Centre Pointe Business Park PUD

Thomas,

Thank you for providing me with the background on the proposed PUD amendment and clarifying that you are continuing to take e-mail submission of comments.

I stopped by the open house tonight because I am concerned about the potential conversion of land in Centre Point to uses such as storage and higher education. With the exception of small parcels, Ramsey County and the City of Roseville are fully built out. Building NEW tax base typically requires redevelopment, which is very expensive and may require tax increment finance for a number of years to "make the numbers work". Ramsey County is property tax poor, in part because the City of St. Paul has such a high concentration of non-profit, church and state government institutions. While these institutions are very valuable to the life and culture of our community, they do not pay property taxes and occasional payments in lieu of taxes pale in comparison to c/i taxes.

Roseville has valuable land on I-35 and MN 36, with the potential to generate some of the highest tax base density per acre outside of downtown St. Paul due to location, access and visibility. Commercial industrial tax base is desirable because of the higher tax rate and the low demand for services. Multi-story office buildings, particularly those with lab space, generate of the highest tax base per acre. The Veritas building in Roseville, which Northwestern University purchased shortly after Arden Hills prevented them from using the Smith Medical facility in that community..... generates significant property taxes. When this property goes tax exempt..... this tax burden is shifted to other tax payers in the city, county, school district and other jurisdictions. Here's a screen grab of the annual property taxes generated by that parcel.

	2017 Payable	2016 Payable	2015 Payable	2
Estimated Market Value	\$4,784,300	\$4,784,300	\$4,743,500	
Taxable Market Value	\$4,784,300	\$4,784,300	\$4,743,500	
+ Net Tax Amount	\$182,808.00	\$189,788.00	\$195,300.00	
+ Special Assessments	\$0.00	\$0.00	\$0.00	
= Total Taxes	\$182,808.00	\$189,788.00	\$195,300.00	
+ Penalty	\$0.00	\$0.00	\$0.00	
+ Interest	\$0.00	\$0.00	\$0.00	
+ Fees	\$0.00	\$0.00	\$0.00	
- Amount Paid	\$182,808.00	\$189,788.00	\$195,300.00	
= Outstanding Balance	\$0.00	\$0.00	\$0.00	

It is important to send clear signals to institutions like Northwestern that Roseville will not tolerate an erosion of its tax base, particularly on some of the most visible, accessible and valuable sites. Once an institution like Northwestern gets a foothold in the business park.... they are likely to just keep expanding and further eroding the tax base and the "business" energy of the business park.

I applaud the proposed amendment because it does not allow educational uses, churches, or facilities dedicated to storage in the business park. In my work on the Edina comprehensive plan, looking at their business and industrial parks, I recently did a focus group with major developers in the metro market. There was a clear consensus that such uses erode the employment focus of a business/industrial park and reduce the attractiveness of the area for business.... and they should not be allowed. Ramsey County and Roseville need the types of good paying jobs that fill up a facility like the former Veritas building at the rate of one person per 150 – 200 square feet, not more non-profits growing their footprint in a fully developed county/city.

From a land use perspective.... the school should find a way to expand on its own campus and keep it a pedestrian-friendly campus for the student body.

Thank you for the opportunity to participate in guiding development in our community,

Janna

Janna King, CEcD, EDFP
Economic Development Services, Inc.
1769 Lexington Ave N #339
Roseville, MN 55113
[REDACTED]

Thomas Paschke

From: Ken Ehling [REDACTED]
Sent: Wednesday, February 07, 2018 8:26 PM
To: Thomas Paschke
Subject: FW: Univ of Northwestern

Please note the email below. Initially had typo in address.

From: Ken Ehling
Sent: Wednesday, February 07, 2018 4:56 PM
To: 'thomas.paschke@cityofrpseville.com' <thomas.paschke@cityofrpseville.com>
Subject: Univ of Northwestern

Mr Paschke,

My business has been located in Roseville since 1991 and have been in the Centre Pointe Business Park for the last ten+ years. The purpose of my email is to let you know that I'm in favor of the University of Northwestern locating its offices and classrooms in the Centre Pointe Business Park.

They will be a positive addition to the community.

--Ken Ehling

CEO

Montage Marketing Services

3050 Centre Pointe Dr, suite 50

Roseville, MN 55113

[REDACTED]

ExchangeDefender Message Security: [Check Authenticity](#)

Thomas Paschke

From: Pat Heavirland [REDACTED]
Sent: Tuesday, February 20, 2018 4:20 PM
To: Thomas Paschke
Subject: PUD for 2955 Centre Point property

(Blind copies sent)

Thomas Paschke
City Planner
City Of Roseville

Thomas,

Please forward this to the Mayor and City council members-

Honorable Mayor and City Council members:

My name is Patrick Heavirland and I own Charles Cabinets, LLC. here at 3090 Cleveland Ave N. (Just south of Co. D on the East side of Cleveland)

I will offer just a brief history on Charles Cabinets. It was established here in Roseville, in its current location in 1953. So if my math is right we have been here 65 years. So clearly we are, and continue to be, a long-standing and respected business in Roseville.

I recently attended the open house at City Hall to discuss the changes to the planned unit development that involves the 2955 Centre Pointe Property, and I was truly shocked to hear that the Roseville city council did not add education to the newly revised PUD guidelines. I went on to be further shocked and surprised that Northwestern College was denied by a 3 to 2 vote of the city council not to amend the PUD 1177, to allow Northwestern College to start and operate an educational facility in this development. If I'm not mistaken Northwestern College is one of the largest private employers (if not the largest) in the City of Roseville. And by every stretch of the imagination has been, and continues to be, a valuable contributing, and integral part of the city of Roseville!! I can't for the life of me understand why three members of the city council, after a unanimous vote and recommendation from the Planning Commission, would deny their application for an amendment. And what boggles my mind even more is why they needed an addendum in the first place.

What I would like an answer to is why education is excluded from the new PUD guidelines. This seems to be a perfect use for a building in that area. And as I understand it there are currently educational classes going on in that area. So why in the world would the city council think it would benefit the City of Roseville to deny Northwestern College the ability to operate offices and educational facility in this area. It is the city council's job to make good and informed decisions, that benefit the City of Roseville. And in my opinion having more educational facilities and opportunity's to educate our young people is definitely in the best interest of our society in the City of Roseville. Not to mention the local businesses in the area that will benefit as a result of Northwestern operating in a building that was vacant for so long.

I am excited for all the opportunity's that this will bring to this area of Roseville.

I look forward to meeting all of you at the City Council meeting on Monday. I know that common sense will prevail.

Thank you for your time, I know we are all busy.

Patrick Heavirland
President
Charles Cabinets LLC.
3090 Cleveland Ave N.
Roseville Mn 55113


www.charlescabinetco.com

<https://www.houzz.com/pro/charlescabinetco>

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Thomas Paschke

From: Colleen Sullivan [REDACTED]
Sent: Wednesday, February 21, 2018 4:38 PM
To: Thomas Paschke
Cc: David Herr
Subject: Support of University of Northwestern

Hello Thomas!

I have been working on Centre Pointe Drive (for Tech-Pro) for 20 years and love this area and working in the city of Roseville. I adamantly support the University of Northwestern and was thrilled to hear they had acquired the property across the street from Tech-Pro (at 2955 Centre Pointe Drive). I would like to encourage the City of Roseville to amend the current PUD in an effort to allow the Univ of Northwestern to expand their education facilities as they desire in the building on Centre Pointe Drive.

They are such an incredible presence in the City of Roseville and I would like to encourage the City to do anything that would help this university expand their presence. By helping them expand their STEM initiatives and other educational offerings, we hope to retain some of the incredible graduates of Northwestern to our own Roseville based businesses!

We would be proud of having such a distinguished educational facility so close by.

Thanks for your help and consideration in working with the University of Northwestern, to ensure they are able to use their Centre Pointe facility properly.

Colleen O. Sullivan
Operations | Consultant Care

[REDACTED]
3000 Centre Pointe Drive | Roseville, MN 55113

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February 20, 2018

Thomas Paschke, City Planner
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

Thomas-paschke@cityofroseville.com

Dear Thomas Paschke,

As a business owner in the Centre Pointe Business Park, I am writing to encourage the city of Roseville to amend the current PUD that presides over the Centre Pointe district in an effort to allow the University of Northwestern to utilize their property at 2955 Centre Pointe Drive.

An amendment to the PUD for the 2955 Centre Pointe property or considering the addition of education as a permitted usage within the Planned Unit Development 1177 will benefit local businesses, such as ours, by providing the following:

- Highly-skilled and competent interns
- Quality employees who enhance our respective organizations
- Long-standing tenancy in a transient area of Roseville

The University of Northwestern, which is the largest private employer in the City of Roseville, is able to boast of an incredible 4-year engineering program and a state-of-the-art nursing program that would be able to flourish with the full use of this facility.

We offer our full support to the University of Northwestern in their pursuit and ask that you strongly consider amending the PUD to benefit the Roseville-area as well as the greater Twin Cities.

Thank you for your time,

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Ehling', written in a cursive style.

Ken Ehling

3050 Centre Pointe Drive, Suite 50 | Roseville, MN 55113



REQUEST FOR PLANNING COMMISSION DISCUSSION

Agenda Date: 3/7/2018
Agenda Item: 7a

Prepared By

Agenda Section

Other Business

Department Approval

Item Description: Review the proposed acquisition of 2719 – 2737 Lexington Avenue by City of Roseville

BACKGROUND

Minnesota Statute 462.356 establishes how a City is to effect or realize the goals of its Comprehensive Plan once adopted. This particular statute actually precedes the requirement to adopt a zoning code that reinforces the Comprehensive Plan, and it requires the City’s “planning agency” to review all proposals by the City (or a “special district or agency thereof”) to acquire or dispose of land and make findings as to the compliance of the acquisition or disposal with the Comprehensive Plan. For Roseville, the Planning Commission is the “planning agency” identified in the statute.

In late 2016, the City was contemplating a number of options for a permanent home for the License Center in a city-owned facility. The License Center is currently renting space at the Lexington Shoppes—the subject property. The City’s preference was to have a facility located on or near the City Hall campus with the intent of also addressing other space needs, such as storage for the Public Works and Parks & Recreation Departments, or added staff work space to relieve already crowded areas in City Hall.

In early 2017, the City again considered acquiring the property, but chose not to move forward at that time. Those discussions were re-started in late November of 2017 and the City is currently in a due-diligence phase, with a pending closing date of March 30, 2018.

If the City does proceed with the property acquisition, the short-term plan is to retain the area that is currently designated for the License Center as well as two vacant bays to provide storage for Public Works and Parks & Recreation. The four remaining tenant spaces would continue with their commercial leases for the time being, so the City would assume a Landlord role for some period of time. Based on public comments shared by the Council to date, staff expects this short-term plan to continue for at least two years as the City determines whether to re-purpose the site for something on a larger scale, or leave it as-is. It’s worth noting that the concept of having a Community Center, new Maintenance Facility, or City Hall Annex has been mentioned in the past few years but they have not been discussed in any detail for this or any other site.

REVIEW OF COMPREHENSIVE PLAN

This section will enumerate goals and policies within the 2030 Comprehensive Plan, identified by the City Manager, that pertain generally to the issue at hand. The review is meant to be representative of the comprehensive Plan’s guidance, in general, but it will not be exhaustive.

31 GENERAL LAND USE GOALS & POLICIES

32 Goal 2: Maintain and improve the mix of residential, commercial, employment, parks,
33 and civic land uses throughout the community to promote a balanced tax base and to
34 anticipate long-term economic and social changes.

35 PLANNING DISTRICT 3

36 Planning District 3 extends from Snelling Avenue on the west to Lexington Avenue on the east,
37 and from County Road D on the north to County Road C on the south. The 2030 future land use
38 plan for Planning District 3 seeks to reinforce certain specified land use patterns, including:

39 The Roseville municipal campus occupies the southeast corner of this district.

40 **RECOMMENDATION**

41 Based on the comments and findings outlined in this report, Planning Division staff believes that
42 the proposed acquisition of the subject parcel is consistent with the Comprehensive Plan, and
43 recommends supporting its purchase for the expansion of municipal-campus services in the
44 southeast corner of Planning District 3 as being in compliance with the Comprehensive Plan.

45 **SUGGESTED ACTION**

46 **By motion, indicate the Commission's determination that the proposed acquisition of the**
47 **subject parcel is in compliance with the 2030 Comprehensive Plan,** based on the comments,
48 findings, and recommendation of this report.

Report prepared by: Bryan Lloyd, Senior Planner, 651-792-7073 bryan.lloyd@cityofroseville.com