

Commissioners:

James Bull
James Daire
Chuck Gitzen
Wayne Groff
Julie Kimble
Robert Murphy
Peter Sparby



**Planning Commission
Agenda**
Wednesday, July 11, 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. June 6, 2018 Minutes

Documents:

[JUNE 6, 2018 MINUTES.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 Request By United Properties For A Conditional Use To Increase Roof Height From 45 Feet To 55 1/2 Feet (PF18-012)

Documents:

[6A REPORT AND ATTACHMENTS.PDF](#)

7. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, June 6, 2018 – 6:30 p.m.**

- 1 **1. Call to Order**
2 Chair Murphy called to order the regular meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.
4
- 5 **2. Roll Call**
6 At the request of Chair Murphy, City Planner Thomas Paschke called the Roll.
7
- 8 **Members Present:** Chair Robert Murphy; Vice Chair James Bull; and Commissioners
9 James Daire, Chuck Gitzen, Julie Kimble, Sharon Brown, and
10 Peter Sparby
11
- 12 **Members Absent:** None
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- 14 **Staff Present:** City Planner Thomas Paschke and Senior Planner Brian Lloyd
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- 16 **3. Approve Agenda**
17 Vice Chair Bull suggested adding Comp Plan Update as a Communications item for the
18 next six months so that the Planning Commission can keep up to date.
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- 20 **MOTION**
21 **Vice Chair Bull moved, seconded by Member Kimble to approve the agenda as**
22 **amended.**
23
- 24 **Ayes: 7**
25 **Nays: 0**
26 **Motion carried.**
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- 28 **4. Review of Minutes**
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- 30 **a. April 4, 2018 Planning Commission Regular Meeting**
31 Member Kimble indicated she would abstain, as she was not present at the meeting.
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- 33 Member Daire indicated he had previously sent an email to Senior Planner Lloyd
34 with a number of corrections, most of which were spelling in nature.
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- 36 Member Bull indicated on line 36 of the minutes refers to Member Kimble Sparby,
37 and it should be Member Sparby. He also indicated that line 60 cites Member Bull as
38 making the motion, but it was actually Chair Murphy.
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- 40 Member Groff indicated line 383 should read “Roseville 2025.”

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MOTION

Vice Chair Bull moved, seconded by Member Sparby to approve the April 4, 2018 meeting minutes as amended in Member Daire’s email sent to staff.

Ayes: 6 (Murphy, Bull, Daire, Gitzen, Groff, Sparby)

Nays: 0

Abstentions: 1 (Kimble)

Motion carried.

5. Communications and Recognitions:

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

None.

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

City Planner Lloyd pointed out the current copies of the City’s zoning atlas made available to the Planning Commission. He encouraged the Members to take them home and utilize them. He then provided an update on the Comp Plan. In May, the Council authorized staff to distribute the 2040 Comp Plan to the surrounding and overlapping jurisdictions. The Council did not make any changes from what the Planning Commission (PC) had recommended to them. There is ongoing work to refine it visually. Based upon the Met Council feedback, there are some updated demographic numbers that can be incorporated. Staff has also started receiving other communities’ Comp Plans.

Vice Chair Bull asked how staff will communicate the other communities’ Comp Plans.

City Planner Lloyd noted that he has not yet worked with Consultant Erin Perdu how things will be navigated going forward. Staff will be doing the review of the actual planning documents sent by the other communities. Some of those communities have specifically asked staff not to distribute to the public in Roseville, as it is for staff review rather than public consumption. Staff will make sure to distribute transportation, public works plans, and parks and trails plans to the correct staff. He also discussed the process for other communities when reviewing Roseville’s Comp Plan.

Member Gitzen asked about the Comp Plan timeline.

City Planner Lloyd responded this is currently the quiet period. The plan is out for review by neighboring communities. Their six-month window for review runs out by late November. Presumably, City staff will not have to wait that long for feedback.

88 Much of the feedback will come earlier, and those comments will be reviewed as they
89 are received. Ultimately, the City’s last Council meeting of the year in December
90 2018 will present the last scheduled opportunity to authorize the submission of the
91 plan to the Met Council. The formal adoption of the plan does not happen until 2019,
92 after Met Council approval.

93
94 Member Gitzen asked whether the PC will review the comments from other
95 communities.

96
97 City Planner Lloyd responded affirmatively. As those comments are received, they
98 will be posted on the website, along with a summary in the PC packet.

99
100 Vice Chair Bull announced he has submitted his name for the next City Council
101 election.

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103 **6. Public Hearing**

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105 **a. Consider A Request by Roseville Centre Lodging, LLC to Amend Planned Unit**
106 **Development 1177 (Centre Pointe Business Park) to Include a Fourth Hotel at**
107 **3015 Centre Pointe Drive (PF18-006)**

108 Chair Murphy opened the public hearing for PF17-019 at approximately 6:55 p.m.
109 and reported on the purpose and process of a public hearing.

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111 City Planner Paschke summarized the request as detailed in the staff report dated June
112 6, 2018. He reported that the applicant seeks an amendment to Planned Unit
113 Development (PUD) Agreement 1177 to change the allowable use on property at
114 3015 Center Pointe Drive from a 21,240 square foot office building with underground
115 parking to a four-story hotel with surface parking. The general development plan is to
116 construct a four-story hotel towards the front of the lot near Centre Pointe Drive and
117 meeting all of the stipulated standards within the PUD agreement.

118
119 Vice Chair Bull asked about limits on the specifications on the property, such as
120 maximum number of hotel rooms or height restrictions.

121
122 City Planner Paschke noted there are height restrictions within the Planned Unit
123 Development, but there is nothing that limits density of the hotel. There are some
124 limitations overall for the business park as it relates to impervious cover. The overall
125 of the green space and ponds are to be somewhere in the neighborhood of 25 percent.

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127 Vice Chair Bull asked whether the City gets a significant portion of the taxes as it
128 relates to lodging tax.

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130 City Planner Paschke responded he is not sure about the dividing up of lodging taxes.
131 He noted this site has been difficult to develop a use that is acceptable to the City.
132 Staff thinks this fits the spirit and intent of the PUD.

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134 Member Groff asked about storm water management

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City Planner Paschke responded it will be an underground storage system.

Member Sparby asked about the PUD's table of allowable uses. The existing table controls the site right now.

City Planner Paschke concurred that is correct.

Member Sparby asked whether the table has to be amended again to put the hotel on the property.

City Planner Paschke responded that is not necessary. The uses are already supported by the PUD. However, this specific lot was approved for an office park building with underground parking. This site has a specific use identified, so that is the only thing that can be built on this property unless the PUD is amended.

Member Sparby suggested removing the amendment so it reverts to the existing table of allowable uses.

City Planner Paschke noted that is a much more complicated process.

Chair Murphy noted the Commission has spent many hours over the past few years on this particular PUD.

Member Kimble noted there was an issue last time around the particular use. This is somewhat different, as there are similar uses within the park already.

Member Gitzen asked if all the specific uses for all the lots are designated in the PUD.

City Planner Paschke responded there is overall shape that identifies originally the thought-out or planned type of uses on different lots. Most of them were office of some sort.

Tom Noble, President of West Real Estate, introduced himself to the Commission.

Member Daire asked what type of hotel this is.

Mr. Noble responded this is a new brand that is developed and sponsored by Intercontinental Hotel Group, the owner of the Holiday brands. This hotel is designed as a middle-market hotel opportunity. It will not have the surplus amenities as would be found in a normal Holiday Inn pool. It does focus on three particular niche features that are most important. First, the bed will be the top-quality bed that can be found anywhere. Second, also important is this shower. It is a full, walk-in shower with a glass door. The third item is technology: larger TV's, better work spaces, better ports. What is not in this brand is surplus amenities. There will not be an enclosed closet. The amenities are clean, bright colors, and efficient. The rates

182 will be about \$10 lower than the rate for a Holiday Inn Express. This brand is meant
183 to provide value-based, middle-market amenities.

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185 Member Daire noted that someone at the open house commented that this hotel will
186 depress the market for the other hotels in the immediate vicinity and in the area.

187
188 Mr. Noble responded that he respects that comment, as no one sees value in
189 oversupplying any market. However, the Roseville/North Minneapolis market is a
190 healthy market and it has done quite well over the past 4-5 years. Taking just the
191 Roseville inventory, it currently has about 1,375 rooms. The third-party research data
192 demonstrates the yield performance in Roseville has been increasing 3.3% on
193 average. Extending that into the room supply, this hotel should open in 2020 and will
194 begin capturing part of that market growth. He believes it is a reasonable comment
195 for a neighboring hotel sales director to make, but this market can support 86
196 additional rooms. The Roseville room inventory is getting a bit dated. It is important
197 to keep the hotel supply invigorated and fresh.

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199 **Public Comment**

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

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203 **Commission Deliberation**

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205 Kirby Stahl, 1973 Lexington Ave N, commented on the application. On page 2, the
206 report discusses that this property is difficult to market based upon its position within
207 the PUD. He is also an employee of the University of Northwestern here in
208 Roseville. He thanked the PC for coming alongside the Northwestern and other
209 businesses to change the PUD to make it better going forward. He commented that
210 while the PC has recommended amendments for the Council, the Council has either
211 denied or decided not to preside over these recommended proposals. He is concerned
212 about the state of this PUD as it relates to Roseville businesses. He wondered if the
213 PUD has exceeded its usefulness and if the PC would be better off recommending to
214 the Council its demise so it can revert back to regular zoning in the City.

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216 Chair Murphy noted that the Council-PC joint meeting is in July, and he will ask that
217 this be an area of discussion with the Council.

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219 Mr. Stahl clarified that other businesses like this hotel have brought this matter to the
220 PC, and the PC has brought it to the Council with varying degrees of success.

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222 Member Kimble clarified that her previous reference point was to the storage facility
223 proposal on this same site.

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225 Chair Murphy closed the public hearing at 7:22 p.m., as no one else appeared to speak
226 for or against.

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MOTION

Vice Chair Bull moved, seconded by Member Groff, to the City Council to recommend approval of a PUD amendment that would modify the permitted use on the subject property from a 21,240-square foot office building with underground parking to a four-story hotel with surface parking

Commission Deliberation

Chair Murphy commented it is not the business of the Planning Commission to limit competition in another area. If a permitted use in a PUD is going in, that is worthy of support. He reminded the PC this is a change to a hotel, not to any particular brand.

Vice Chair Bull commented he struggled that this PUD has been guided for an employment district. There has been some success but not full success with that. It is up to the applicant to study the market.

Member Sparby stated the PC is in a process to put the PUD to its best and highest use. This move is in the right direction and trying to put the property to use.

City Planner Paschke recalled this item came up on a City Council docket. The Council discussed modifications to the PUD and the PC did recommend changes to the table which would, in that sense, create a new table of uses. However, that has been put on hold as the City is now in litigation with Northwestern.

Ayes: 7

Nays: 0

Motion carried.

b. Request for Kulturwerks Brewing, LLC and the Community Development Department for Zoning Code Text Amendments to Section 1001.10 (Definitions) Table 1005-1, Table 1005-5 and Table 1006-1 to Allow as a Permitted or Conditional Use Taproom, Brewery and Brewpub (PF18-008)

Chair Murphy opened the public hearing for PF17-019 at approximately 7:29 p.m. and reported on the purpose and process of a public hearing.

City Planner Paschke summarized the request as detailed in the staff report dated June 6, 2018. He reported that the owners of Kulturwerks Brewing, LLC, have signed a purchase agreement for the property at 3113 County Road D with the desire to convert the building into a taproom. In discussions with the City Planner about this proposed use, it was determined that identifying the use as Limited Production and Processing, although broad enough to support such a use, was not specific enough and did not quite align with the intended use of the property. He explained the proposed changes to the definitions of brewery and also the table of uses.

Vice Chair Bull asked whether staff should also be considering distilleries, as those are increasingly popular.

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Member Sparby asked about the updated definition for brewery and specifically the number of barrels for each classification level.

The Commission discussed the classifications for a small and large sized brewery.

Member Sparby noted the distinctions between how these establishments are defined at a State level and at a local level. Additionally, he noted he does like the idea of having a tap room. He preferred the original language.

Member Kimble noted the original language is much clearer.

City Planner Paschke stated he is not sure the City wants large breweries that can produce vast amounts of beer adjacent a Neighborhood Business district, which is the situation with the current applicant. Something like a Summit Brewery should not be in a residential area. That is why staff is recommending the classification of a small brewery. There has to be a limitation on the small category in order to create a large classification. Staff can work on consistent language related to malt beverage, and that can be fleshed out between now and when this item appears before the City Council. He noted the original definitions in the staff report came from Wayzata.

Member Kimble suggested adding the distillery to the language now rather than waiting.

City Planner Paschke suggested bringing back the research on the distillery, since staff is trying to be reactive to a request the applicant has applied for.

Eric Swann, 5139 Sheridan Ave N, Minneapolis introduced himself as co-owner of Kulturwerks Brewing.

Jason Heger, 4741 4th Street, Columbia Heights, introduced himself as co-owner of Kulturwerks Brewing.

Mr. Swann thanked staff for their work on this item. He indicated he would like to open a brewery with a taproom. There will be a 5-barrel brewing system, which is quite small. The facility is quite small and it would not sustain much larger equipment. Brewing twice a week will create about 500 barrels annually.

Mr. Heger noted the goal is to have neighbors bike or walk over and join in the taproom. The desire is to be a good neighbor.

Member Daire asked what the applicants' vision is for the location.

Mr. Swann displayed a map showing the outdoor seating area. The goal is to add in 3 new parking spaces, in addition to the 7 already existing. He noted the garage doors would remain, as they are an asset. Fairly minimal work will be done to the exterior of the building. There may be some awnings placed over the garage doors.

323 Member Groff noted he drove by the site, and there is a single-family residence on
324 the side. He asked about potential noise.

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326 Mr. Swann responded there are no plans for music on the patio. He also discussed the
327 current parking situation.

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329 Mr. Heger reiterated the goal is to be a good neighbor.

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331 Mr. Swann noted that Presbyterian Homes is across the street, and he plans to
332 approach them to use their lot after hours as overflow parking.

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334 Member Kimble asked if there have been any other neighbor comments or
335 interactions.

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337 Mr. Heger responded he will continue to work on building relationships with the
338 neighbors.

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340 Member Kimble asked what category of brewery is a 20,000-barrel brewery and what
341 would be 250,000- barrel brewery.

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343 Mr. Swann indicated 250,000-barrel brewery is enormous, something like Miller.

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345 Member Gitzen asked if this is the applicants' first experience in opening and running
346 a brewery.

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348 Mr. Heger concurred that is the case.

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350 Kirby Stahl, 1973 Lexington Ave N, stated that the operable language is “not more
351 than 250,000 barrels.” Adding the word “not” creates a clearer definition.

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353 Chair Murphy closed the public hearing at 8:05 p.m., as no one else appeared to speak
354 for or against.

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356 **Commission Deliberation**

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358 City Planner Paschke suggested using the language “more than 20,000” classification
359 for a larger brewer.

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361 Member Gitzen expressed support for the definitions, with the caveat it will be
362 cleaned up before going to the Council. He also noted the Commission should
363 discuss uses.

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365 **MOTION**

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367 **Member Gitzen moved, seconded by Chair Murphy, to recommend approval of**
368 **the amendments to §1001.10 (Definitions), Table 1005-1, 1005-5, and 1006-1 in**
369 **support of definitions and allowance within specific zoning districts for taproom,**

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brewpub, and brewery, as outlined in the revised staff sheet brought before the Commission.

Commissioner Sparby asked for further discussion. He does like that the definition of brewery be greater than 20,000 barrels. He also asked whether tap room is part of the motion.

City Planner Paschke clarified that tap room definition does not go away; it just goes away as a principal use. It is an accessory use.

Member Sparby asked for revised wording to strike malt liquor and ale from the red text and adding a comma after fermentation on lines 28-30 of the staff report.

Vice Chair Bull asked for clarification on the definition of brewery.

Chair Murphy clarified the following proposal as part of the motion:

Brewery: A facility that produces more than 20,000 barrels annually of beer or other beverages made from malt by fermentation, and containing not less than one-half of one percent alcohol by volume. A brewery may include a taproom.

Brewpub: A Brewery that operates a restaurant on the same premises as the Brewery, whose beer or other beverages made from malt by fermentation, production per calendar year may be limited by Minnesota State Statute.

Taproom: An area for the on-sale consumption of beer or other beverages made from malt by fermentation, produced by the brewer for consumption on the premises of a brewery. A taproom may also include sale for off premises consumption of beer or other beverages made from malt by fermentation, produced at the brewery location or adjacent taproom and owned by the brewery for off-premises consumption, packaged subject to Minnesota Statute 240A.301, subdivision 7(b), or its successor.

Chair Murphy also clarified that the last entry for Taproom in Table 1006-1 is now Brewery, small and is to be a P (permitted) rather than an NP (not permitted).

Member Sparby asked about changing Brewery Small to Microbrewery.

The Commission discussed whether to change Brewery Small to Microbrewery. It was decided to remain with Brewery Small.

Member Kimble asked staff to come back with distillery and she also asked about wine.

Chair Murphy clarified for the benefit of the Planning Commissioners that the motion includes the following details:

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- Lines 54-57 of the “Project Report, Table Handout” have been amended to define brewery as greater than 20,000 barrels; the definitions exclude the malt liquor; some commas were added for clarification; there is permitted use for Brewery Small.

Ayes: 7
Nays: 0
Motion carried.

c. Request by Community Development Department and Public Works Department to Amend Section 1017.25 Grading, Filling, and Land Alteration by Deleting in its Entirety These Requirements – Revised Requirements to be Amended into Title 8, Public Works (PROJ0017-Amdt34)

Chair Murphy opened the public hearing for PF17-019 at approximately 8:21 p.m. and reported on the purpose and process of a public hearing.

City Planner Paschke summarized the request as detailed in the staff report dated June 6, 2018. Over the past year the Community Development and Public Works Departments have been discussing changes to the City Code to better account for grading, drainage, and storm water management. Specifically, the City Code regulates these items in the following manner: a. Chapter 705 regulates grading on public property b. Chapter 803 regulates storm water drainage; c. §1017.24 regulates grading, filling and land alteration of private property.

City Planner Paschke continued that from staff’s perspective, having three separate areas within the Code regulating the same or similar items dealing with grading, drainage, and storm water management is confusing and can get complicated. Therefore, the two Departments determined that such requirements should be located in a single chapter of the City Code, and that such regulations should be updated as deemed necessary

Chair Murphy closed the public hearing at 8:25 p.m., as no one appeared to speak for or against

MOTION
Vice Chair Bull moved, seconded by Member Gitzen to recommend approval of the request to delete in its entirety §1017.25 Grading, Filling, and Land Alteration, and support their inclusion into a revised Chapter 803 of the Roseville City Code.

Ayes: 7
Nays: 0
Motion carried.

7. Adjourn

462 City Planner Paschke stated he will verify the proposed joint PC-Council meeting on
463 July 23rd.

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MOTION

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**Member Kimble, seconded by Member Gitzen to adjourn the meeting at 8:28
466 p.m.**

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Ayes: 7

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Nays: 0

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Motion carried.

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Agenda Date: **07/11/18**Agenda Item: **6a**

Prepared By



Department Approval



Agenda Section

Public Hearings

Item Description: Pursuant to Table 1004-6 and §1009 of the City Code, consider a request by United Properties for a Conditional Use to increase roof height from 45 feet to 55-1/2 feet (PF18-012)

1 APPLICATION INFORMATION

2 Applicant: United Properties
3 Location: 2630, 2644, 2654, 2656 and 2666 Lexington
4 Property Owner: Richard Sullivan and United Properties
5 Application Submission: 06/01/18; deemed complete 06/17/18
6 City Action Deadline: 07/31/18
7 Planning File History: PF15-015

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 United Properties is seeking a Conditional Use (CU) to permit the construction of a senior
14 apartment complex 55-1/2 feet in height as measured from grade to the midpoint of the roof
15 truss. The Code permits a height of up to 45 feet in the High Density Residential-1 (HDR-1)
16 District and a Conditional Use for building height up to 65 feet in height.

17 PROPOSAL

18 The proposed four-story 96 unit market rate senior rental facility sits generally in the northeast
19 corner of Lexington and County Road C. The structure is proposed with a hip roof that extends
20 to 55-1/2 feet above grade, and which is an increase in roof height of 10-1/2 feet over the
21 permitted height in the HDR-1 district.

22 STAFF ANALYSIS

23 Planning Division staff has reviewed the proposal for allowance of additional building height in
24 the HDR-1 district and has the following comments:

- 25 • As previously discussed during consideration of text amendments dealing with building
26 height, there is an inherent limitation in both an established height and a limitation on the
27 number of stories, with the main limitation being flexibility in design of the structure. In the
28 case of the United Properties proposal, the height of each floor is just over 11 feet, which

29 leaves roughly 2-1/2 feet above the roof joist to design the hip roof truss system. Given all
30 the other factors one needs to apply to the truss design, it was not possible to achieve
31 compliance with the permitted 45 foot standard (measured from grade to the midpoint of the
32 roof truss) and therefore the CU is necessary.

- 33 • The proposed hip roof design fits well into the surrounding landscape, as the adjacent
34 Cherrywood has a hip roof, as does the four complexes within Parkview Terrace/Estates,
35 which lies east across Oxford Street.
- 36 • The area surrounding the site is well developed with two major roadways, an assisted living
37 facility, a condo complex, and the City Hall Campus. Due to the surrounding uses, this
38 minimum increase in roof height will have little or no impact of the surrounding area.

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

41 **C. General Standards and Criteria:** When approving a proposed Conditional Use, the Planning
42 Commission and City Council shall make the following findings:

- 43 1. *The proposed use is not in conflict with the Comprehensive Plan:* The use of the property for
44 the development of an apartment complex is a permitted use, while increased density and/or
45 building height requires a Conditional Use. The proposal to have 96 units satisfies the
46 density limitation, however the increase in height from 45 to 55-1/2 feet requires an approved
47 CU. The proposed project is supported within the General Land Use and Residential Area
48 Goals and Policies section of the 2030 Comprehensive Plan.
- 49 2. *The proposed use is not in conflict with any Regulating Maps or other adopted plans;* The
50 subject property in the northeast corner of County Road C and Lexington Avenue does not
51 have a regulating plan, nor is there a small area plan or other that guides future development.
- 52 3. *The proposed use is not in conflict with any City Code requirements;* The CU for increased
53 height is only one step in the project design process. That said, the City has received the first
54 set of plans that it will review against the Design Standards of the Residential Regulations
55 Chapter of the City Code. As for building height, the proposal achieves compliance with all
56 other applicable Code standards.
- 57 4. *The proposed use will not create an excessive burden on parks, streets, and other public*
58 *facilities:* Although the use will increase the number of residents, it will not create any
59 adverse or excessive impacts to parks, streets, or other public facilities.
- 60 5. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively*
61 *impact traffic or property values, and will not otherwise harm the public health, safety, and*
62 *general welfare:* The proposed use of the property and the increased height of the building
63 will not be injurious to surrounding neighborhoods and will not negatively impact traffic,
64 property values, and will not otherwise harm public health, safety, and general welfare.

65 **PLANNING COMMISSION ACTION**

66 By motion, recommend approval of the CU requests pertaining to a 10-1/2 foot building height
67 increase (from 45 to 55-1/2 feet) for the proposed senior rental building in the northeast corner of
68 Lexington Avenue and County Road C.

69 **ALTERNATIVE ACTIONS**

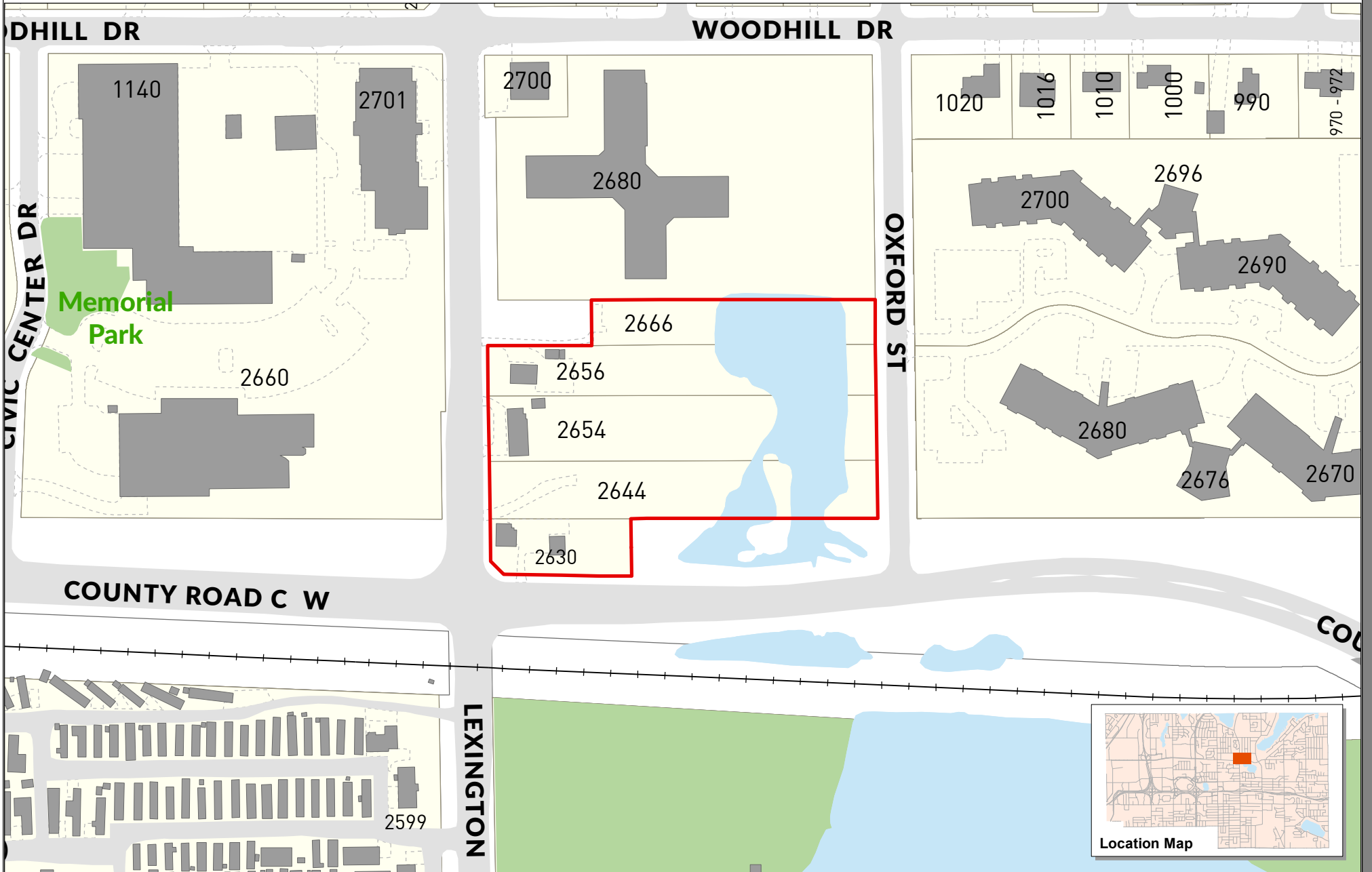
- 70 **a.** Pass a motion to table the item for future action. An action to table must be tied to the need
71 for clarity, analysis, and/or information necessary to make a recommendation on the request.
- 72 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include findings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

Report prepared by:

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

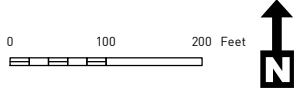
- Attachments:**
- A. Location map
 - B. Aerial map
 - C. Narrative, site Plan/building elevations

Attachment A for Planning File 18-012



Data Sources
 * Ramsey County GIS Base Map (6/9/2018)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

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



Attachment B for Planning File 18-012



Site Location

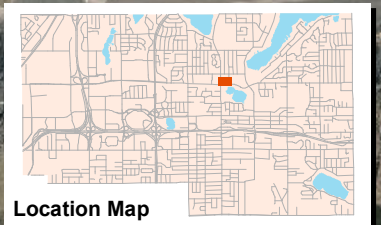
Data Sources

- * Ramsey County GIS Base Map (6/9/2018)
- * Aerial Data: Sanborn (4/2017)

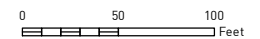
For further information regarding the contents of this map contact:
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Location Map



Prepared by:
Community Development Department
Printed: June 20, 2018

PROJECT NARRATIVE

Date:
June 1, 2018



Reference:
United Properties –
Luxury Senior Rental
Attention:
Thomas Paschke



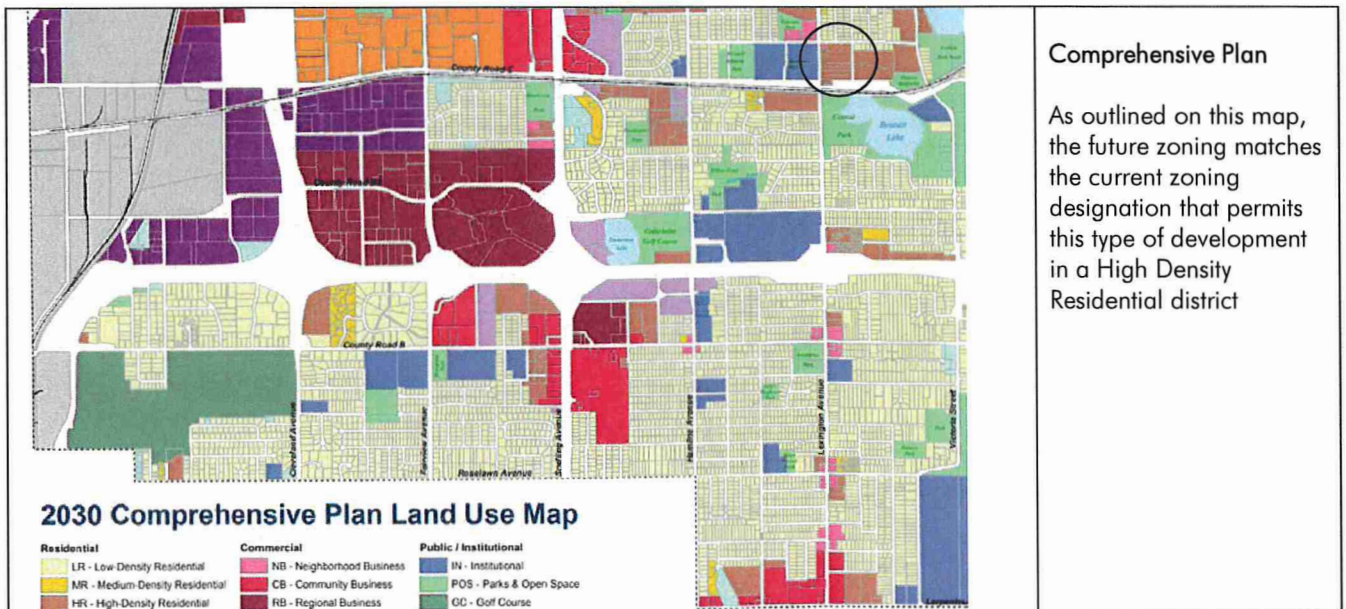
GENERAL DESCRIPTION

This is a proposal for a 96 unit luxury senior rental development located at the north east quadrant of the Lexington Ave and County Road C intersection. The project would be 4 stories in height with a pitched roof to feel more residential and to better blend with adjacent buildings. Since the building height measured from average grade to midpoint of roof will exceed 45'-0" a Conditional Use Permit will be requested for this development.

This building will be classified as a wood framed Type VA construction type that will have one level of below grade parking in a non-combustible Type IA garage. The exterior materials of the building will be a blend of brick, stone, metal siding and cement fiber board. Please refer to sheet SD_500 to review the building exteriors. Surface parking will be provided onsite for residents as well as guest parking. In addition to the surface parking an underground parking garage will be provided.

1. CITY COMPREHENSIVE PLAN

The current 2030 Comprehensive Plan indicates that this parcel is to be designated as a High Density Residential district.



2. ZONING

The current zoning for the site in question is High Density Residential District (HDR-1). This district is intended to promote flexible development standards for new residential developments and to allow innovative development patterns, consistent with the Comprehensive Plan (Section 1004.11). This proposal will comply with the intended zoning designation.

Density

Per table 1004-6 of the City's Zoning Ordinances, a maximum of 24 units/net acre is allowed in an HDR-1 district. This project is currently provided 96 units on a net area of 4.071 acres equaling 23.58 units / net acre.

Building Area

The current total gross building area equals 190,205 SF. Each floor value is listed on sheet SD_120. The typical area above podium where the apartments will be located measures 36,475 SF. Since this exceeds the allowable floor area per the IBC for this construction type and occupancy, a fire wall will be constructed to reduce the area and bring the area in to compliance.

Building Height

The maximum height for a Multi-Family HDR-1 building is limited to 45 feet. Our proposal currently measures 55'-6" from grade to the midpoint of the pitched roof. As a result, we will be submitting for a Conditional Use Permit for an increase in building height.

Parking Requirements

Vehicular: Per Section 1019.04 the minimum parking requirements for a Residential, Multi-family dwelling unit is listed as 1 space per bedroom plus .25 spaces per every 1 unit for visitor parking. Given our current unit mix, this proposed development will require a minimum of 178 stalls. However, Section 1019.05 allows for a 10% reduction for any parcel located within one-quarter mile of a transit stop. The intersection of Lexington and Woodhill has multiple bus stops, therefore, only 161 stalls are required as a minimum.

Our current proposal provides 47 new surface stalls and 120 garage parking stalls for a total of 167.

Bicycle: Parking spaces shall equal 10% of the automobile parking space requirements. Therefore, 17 stalls are required for this project. 9 stalls will be provided to serve guests and will be located near the main building entrance (within 50') and an additional 16 will be built as long term bike storage for the residents and located in the parking garage.

Group Usable Open Space

The proposed development provides for dedicated open space both internally and externally in the form of community rooms, fitness center, crafts shop, outdoor patio, resident gardens and lawn games spaces

3. PRELIMINARY PLAT

The current parcels on site are occupied by multiple single family homes that will be re-platted into one property as part of this proposed development.

4. DESIGN STANDARDS

MULTI-FAMILY DESIGN STANDARDS – SECTION 1004.06

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

Based on the preliminary plan, it appears that a primary entrance will be designed to face Lexington Avenue – the primary street.

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

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

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

The current building design incorporates a variety of these elements and will comply with the requirements of this section.

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

Current design will meet the required criteria of the section.

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

Although the leg along Lexington Ave exceeds 160 feet, the building's exterior is articulated in such a way that it breaks down the façade in to more human scale individual elements, thus creating multiple visual breaks from the overall mass of the building. These articulations create rhythmic bays that look and feel very residential despite being 4 stories.

As an alternative to a courtyard or recessed entry, we are proposing to make a large centered bay projection that serves as a large-scale architectural gesture to visually break up the plane of the exterior wall.

Our interpretation of the city ordinance is that there is a desire to avoid long walls that effectively turn their back away from the primary street. Rather, these bays include large balconies that bring interest and activity to this façade.

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

Landscaping will be provided in accordance with these Performance Standards.

Landscape shall review the requirements of the Preservation and Restoration Plan for tree replacement. An existing tree survey has been performed on site.

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

Does not apply

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

Does not apply to underground parking

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

Based on the plan provided, the parking lot on the northern end of the building does not factor into this requirement as the amount of lot that lies in front of the building is very nominal. Also, this parking lot will be allowed to have a mix of parking and not just handicapped spaces.

The additional proposed parking at Cherrywood Pointe to the north will require a variance that will be submitted by the developer concurrent to the CUP.

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

1494A, 2-22-2016)

Please refer to sheet SD500 for review of the proposed exterior materials. High quality and minimal maintenance materials will be used that comply with the requirements of this section.

GENERAL PROJECT DESCRIPTION

1. EXISTING LAND USE

Currently, these parcels serve single family homes.

2. PHASING AND CONSTRUCTION SCHEDULE

Pending the city review process, the current project schedule will begin construction November 2018 and complete in April 2020.

3. DEVELOPMENT METHOD

Project will be owned and operated by United Properties, a Minneapolis based developer.

4. LEGAL INSTRUMENTS.

A survey had been completed by EG Rud & Sons. The property will be re-platted to be one parcel.

5. LIGHTING

Building accent lighting will be provided as indicated on the exterior elevations. Additionally, parking lot lighting will be provided in accordance to the minimum and maximum lumens as stipulated in the city ordinances.

6. LEVEL 1 ENVIRONMENTAL

In progress.

7. STORM WATER CALCS

Storm Water Management Plan has been completed based off geotechnical report for Cherrywood Pointe property to north. Soil borings are currently underway and calcs will be revised at later date.

8. WATER AND WETLAND DETERMINATION

See wetland delineation report and civil site plan.

9. SOILS

Soil boring logs are currently being produced and will be submitted to the city as soon as available. For the time being, the geotechnical report for the Cherrywood Pointe property was available to base the initial civil and storm water management design from. These plans will be updated accordingly when the geotechnical report is available.

10. EXISTING STRUCTURES

Existing single family homes and paving will be demolished.

VARIANCE REQUESTS

1. **Accessible Parking at Existing Cherrywood Surface lot to North:** City code only permits accessible parking stalls to be located between the building and the primary street. Existing lot at Cherrywood Pointe currently provides only accessible stalls, but as part of this development additional guest parking stalls would be provided to the same existing lot.

Roseville - Senior Luxury Rentals

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 www.kaasewilson.com

Civil/Landscape:

Structural:

MEP:

Interiors

Roseville - Senior Luxury Rentals

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 Roseville, MN, 55113

United Properties

Project Number	18030
Date	Entitlements 6-1-18
Drawn By	Author
Checked By	Checker

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Date

Revision

Rev. No.

Cover Sheet

A000



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Project Number 18030

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Date

Revision

Rev. No.

Site Plan

As indicated

SD_120

	Count	Unit Gross Area		Unit Net Area		Rooms				ADA Type		
		Main Floor	Mezzanine	Main Floor	Mezzanine	Bed	Bath	Den	Loft/Deck			
		Total	Total	Total	Total							
Unit A4	7	718 R ²						1	1			
Unit B1	8	955 R ²						1	1	1		
Unit B1x	8	948 R ²						1	1	1		
Unit B2	11	1,113 R ²						1	1	1		
Unit B3	4	1,083 R ²						2	2		1	
Unit C1	16	1,245 R ²						2	2			
Unit C4	7	1,169 R ²						2	2			
Unit C5	8	1,333 R ²						2	2			
Unit C7	2	1,209 R ²						2	2			
Unit D1	8	1,478 R ²						2	2	1		
Unit D3	4	1,559 R ²			1,459 R ²			3	2	0		
Unit D5	5	1,417 R ²						2	2	1		
Unit D7	4	1,588 R ²						2	2	1		
Unit S2	4	534 R ²								1		
Grand total: 96	96											

Unit Mix Requirements: 1 PS/Bed, 25 PS/Visitor
 Studio (4) - 4
 1 BR (24) - 24
 2 BR (80) - 80
 3 BR (4) - 4
 + 154
 23/96 = 24
 Total Required: 178
 Zoning Code Parking Reduction: A 10% reduction may be applied to developments located within 1/4 mile of a public transportation stop (Lexington & Woodhill Dr)
 Total Required After Reduction: 161
 Parking Requirement
 1/4" = 1'-0"

Total Gross Area	
Level	Area
Level 4	36,475 R ²
Level 3	36,475 R ²
Level 2	35,085 R ²
Level 1	36,497 R ²
Level -1	45,716 R ²
Grand total	190,248 R²

Parking Schedule	
Type	Count
Level -1	120
	120
	120
SURFACE PARKING	47

Unit Mix by Floor	
Name	Count
Level 1	
Unit A4	1
Unit B1	2
Unit B1x	2
Unit B2	2
Unit B3	1
Unit C1	4
Unit C4	1
Unit C5	2
Unit D1	2
Unit D3	1
Unit D7	1
Unit S2	1
	20
Level 2	
Unit A4	2
Unit B1	2
Unit B1x	2
Unit B2	3
Unit B3	1
Unit C1	4
Unit C4	2
Unit C5	2
Unit D1	2
Unit D3	1
Unit D5	1
Unit D7	1
Unit S2	1
	24
Level 3	
Unit A4	2
Unit B1	2
Unit B1x	2
Unit B2	3
Unit B3	1
Unit C1	4
Unit C4	2
Unit C5	2
Unit D1	1
Unit D3	2
Unit D5	2
Unit D7	1
Unit S2	1
	26
Level 4	
Unit A4	2
Unit B1	2
Unit B1x	2
Unit B2	3
Unit B3	1
Unit C1	4
Unit C4	2
Unit C5	2
Unit D1	1
Unit D3	2
Unit D5	2
Unit D7	1
Unit S2	1
	26
Grand total: 96	96

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1 Level 1 - Site Plan
 1" = 40'-0"





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Structural:

MEP:

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United Properties

Project Number 18030

Date Entitlements 6-1-18

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Checked By Checker

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Date

Revision

Rev. No.

Rendered Site
 Plan

SD_121

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MEP:

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United Properties

Project Number 18030

Date Entitlements 6-1-18

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Date

Revision

Rev. No.

Floor Plan

As indicated

SD_122

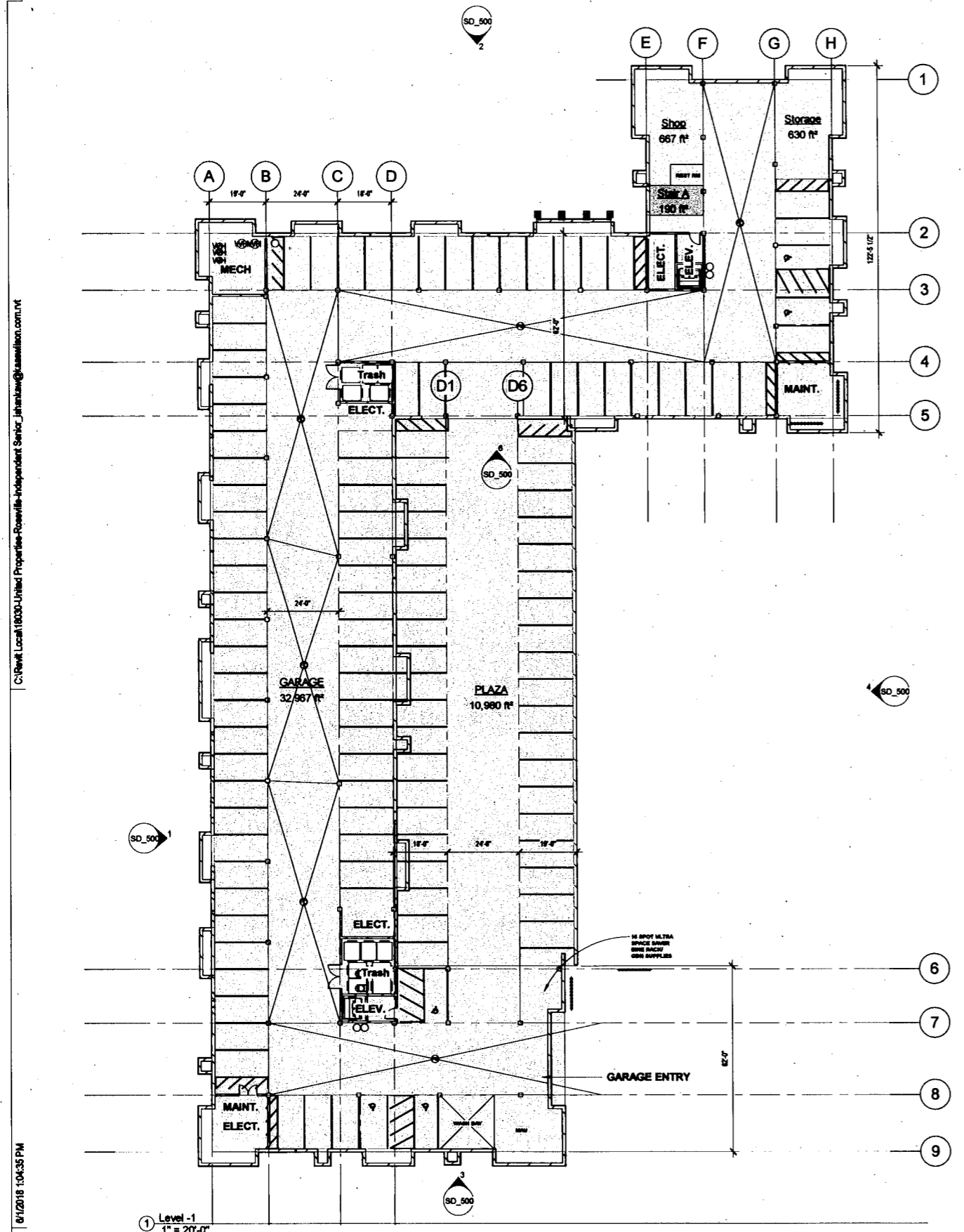
Unit	Count	Unit Gross Area			Unit Net Area			Rooms				ADA Type
		Main Floor	Mezzanine	Total	Main Floor	Mezzanine	Total	Bed	Bath	Den	Loft / Deck	
Unit A4	7	718 sq'						1	1			
Unit B1	8	955 sq'						1	1	1		
Unit B1x	8	948 sq'						1	1	1		
Unit B2	11	1,113 sq'						1	1	1		
Unit B3	4	1,083 sq'						1	1	1		
Unit C1	16	1,245 sq'						2	2			
Unit C4	7	1,199 sq'						2	2			
Unit C5	8	1,333 sq'						2	2			
Unit C7	2	1,209 sq'						2	2			
Unit D1	8	1,478 sq'						2	2	1		
Unit D3	4	1,559 sq'				1,459 sq'				0		
Unit D5	6	1,417 sq'						2	2	1		
Unit D7	4	1,586 sq'						2	2	1		
Unit S2	4	534 sq'								1		
Grand total:	98											

Unit Mix Parking Requirements: 1 P/Bed, .25 P/Unit
 Max: 100 - 4
 100 (20) - 30
 200 (20) - 100
 300 (20) - 15
 400 - 30
 Total Required: 170
 Zoning Code Parking Reduction: A 10% reduction may be applied to developments located within 500 feet of a public transportation stop. (See Ordinance 18-010)
 Total Required After Reduction: 153
 Parking Requirement
 1/4" = 1'-0"

Level	Area
Level 4	36,475 sq'
Level 3	36,475 sq'
Level 2	35,085 sq'
Level 1	36,454 sq'
Level -1	45,718 sq'
Grand total	190,205 sq'

Type	Count
Level -1	120
	120
	120

Level	Name	Count
Level 1		
Unit A4	1	
Unit B1	2	
Unit B1x	2	
Unit B2	2	
Unit B3	1	
Unit C1	4	
Unit C4	1	
Unit C5	2	
Unit D1	2	
Unit D3	1	
Unit D7	1	
Unit S2	1	
	20	
Level 2		
Unit A4	2	
Unit B1	2	
Unit B1x	2	
Unit B2	3	
Unit B3	1	
Unit C1	4	
Unit C4	2	
Unit C5	2	
Unit D1	2	
Unit D3	1	
Unit D5	1	
Unit D7	1	
Unit S2	1	
	24	
Level 3		
Unit A4	2	
Unit B1	2	
Unit B1x	2	
Unit B2	3	
Unit B3	1	
Unit C1	4	
Unit C4	2	
Unit C5	2	
Unit C7	1	
Unit D1	2	
Unit D3	1	
Unit D5	2	
Unit D7	1	
Unit S2	1	
	26	
Level 4		
Unit A4	2	
Unit B1	2	
Unit B1x	2	
Unit B2	3	
Unit B3	1	
Unit C1	4	
Unit C4	2	
Unit C5	2	
Unit C7	1	
Unit D1	2	
Unit D3	1	
Unit D5	2	
Unit D7	1	
Unit S2	1	
	26	
Grand total:	98	98



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Interiors

**Roseville - Senior
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Lexington Ave N & County Rd C,
Roseville, MN, 55113

United Properties

Project Number 18030

Date Entitlements 6-1-18

Drawn By Author

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Date

Revision

Rev. No.

Floor Plan

1" = 20'-0"

SD_123

Residential Unit Mix												
	Count	Unit Gross Area			Unit Net Area			Rooms				
		Main Floor	Mezzanine	Total	Main Floor	Mezzanine	Total	Bed	Bath	Den	Loft / Deck	ADA Type
Unit A4	7	718 ft²						1	1			
Unit B1	8	955 ft²						1	1	1		
Unit B1x	8	948 ft²						1	1	1		
Unit S2	11	1,113 ft²						1	1	1		
Unit B3	4	1,083 ft²						1	1	1		
Unit C1	16	1,245 ft²						2	2			
Unit C4	7	1,169 ft²						2	2			
Unit C5	8	1,333 ft²						2	2			
Unit C7	2	1,209 ft²						2	2			
Unit D1	8	1,478 ft²						2	2	1		
Unit D3	4	1,559 ft²				1,459 ft²		3	2	0		
Unit D5	5	1,417 ft²						2	2	1		
Unit D7	4	1,588 ft²						2	2	1		
Unit S2	4	534 ft²								1		
Grand total: 96	96											

Total Gross Area	
Level	Area
Level 4	36,475 ft²
Level 3	36,475 ft²
Level 2	35,085 ft²
Level 1	36,497 ft²
Level -1	45,718 ft²
Grand total	190,248 ft²

Parking Schedule	
Type	Count
Level -1	
	120
	120
	120

Unit Mix by Floor		
Level	Name	Count
Level 1		
Level 4	Unit A4	1
Level 1	Unit B1	2
Level 1	Unit B1x	2
Level -1	Unit B2	1
Level -1	Unit B3	1
Level -1	Unit C1	4
Level -1	Unit C4	1
Level -1	Unit C5	2
Level -1	Unit D1	2
Level -1	Unit D3	1
Level -1	Unit D7	1
Level -1	Unit S2	1
Level -1		20
Level 2		
Level 2	Unit A4	2
Level 2	Unit B1	2
Level 2	Unit B1x	2
Level 2	Unit B2	3
Level 2	Unit B3	1
Level 2	Unit C1	4
Level 2	Unit C4	2
Level 2	Unit C5	2
Level 2	Unit D1	2
Level 2	Unit D3	1
Level 2	Unit D5	1
Level 2	Unit D7	1
Level 2	Unit S2	1
Level 2		24
Level 3		
Level 3	Unit A4	2
Level 3	Unit B1	2
Level 3	Unit B1x	2
Level 3	Unit B2	3
Level 3	Unit B3	1
Level 3	Unit C1	4
Level 3	Unit C4	2
Level 3	Unit C5	2
Level 3	Unit C7	1
Level 3	Unit D1	2
Level 3	Unit D3	1
Level 3	Unit D5	2
Level 3	Unit D7	1
Level 3	Unit S2	1
Level 3		26
Level 4		
Level 4	Unit A4	2
Level 4	Unit B1	2
Level 4	Unit B1x	2
Level 4	Unit B2	3
Level 4	Unit B3	1
Level 4	Unit C1	4
Level 4	Unit C4	2
Level 4	Unit C5	2
Level 4	Unit C7	1
Level 4	Unit D1	2
Level 4	Unit D3	1
Level 4	Unit D5	2
Level 4	Unit D7	1
Level 4	Unit S2	1
Level 4		28
Level 4		96

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Civil/Landscape:

Structural:

MEP:

Interiors:

**Roseville - Senior
 Luxury Rentals**
 Lexington Ave N & County Rd C,
 Roseville, MN, 55113

United Properties

Project Number	18030
Date	Entitlements 6-1-18
Drawn By	Author
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Revision

Rev. No.

Floor Plan

1" = 20'-0"

SD_124

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MEP:

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**Roseville - Senior
Luxury Rentals**

Lexington Ave N & County Rd C,
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United Properties

Project Number 18030

Date Entitlements 6-1-18

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CONSTRUCTION**

Date

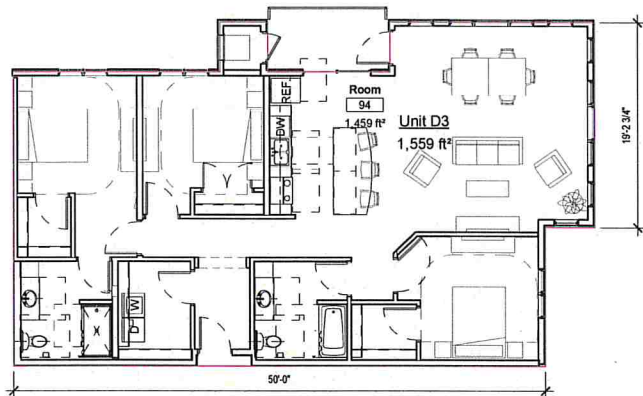
Revision

Rev. No.

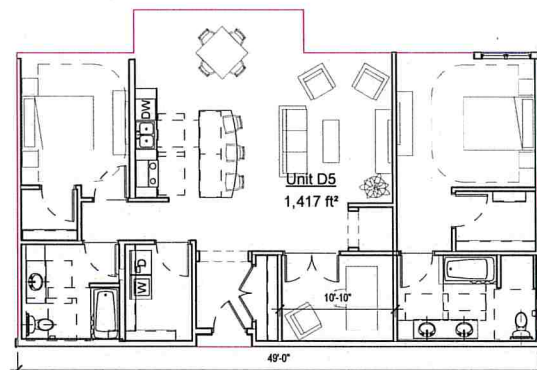
Unit Plans

1/8" = 1'-0"

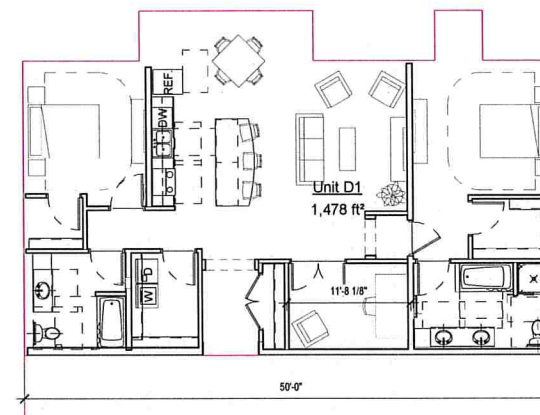
SD_125



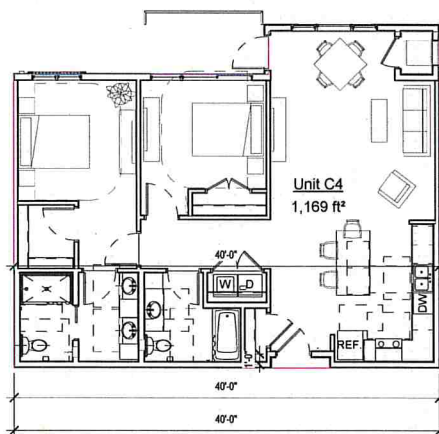
② Unit Plan Base - D3
1/8" = 1'-0"



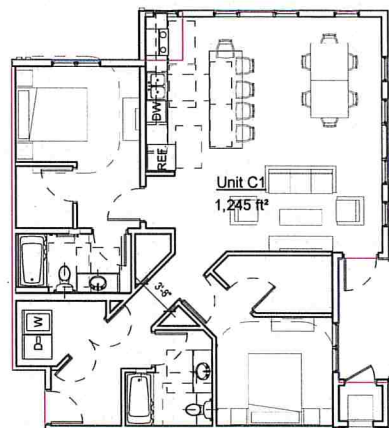
① Unit Plan Base - D5
1/8" = 1'-0"



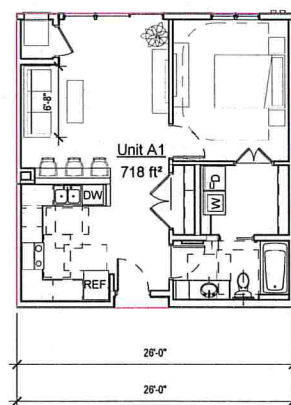
④ Unit Plan Base - D1
1/8" = 1'-0"



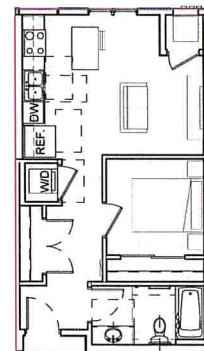
③ Unit Plan Base - C4
1/8" = 1'-0"



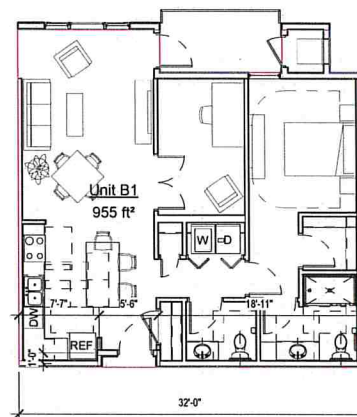
⑦ Unit Plan Base - C1
1/8" = 1'-0"



⑤ Unit Plan Base - A1
1/8" = 1'-0"



⑥ Unit Plan Base - S3
1/8" = 1'-0"



⑧ Unit Plan Base - B1
1/8" = 1'-0"

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① Elevation 1 - a
1/16" = 1'-0"



② 1 - a
1/16" = 1'-0"



④ 2 - a
1/16" = 1'-0"



③ Elevation 3 - a
1/16" = 1'-0"

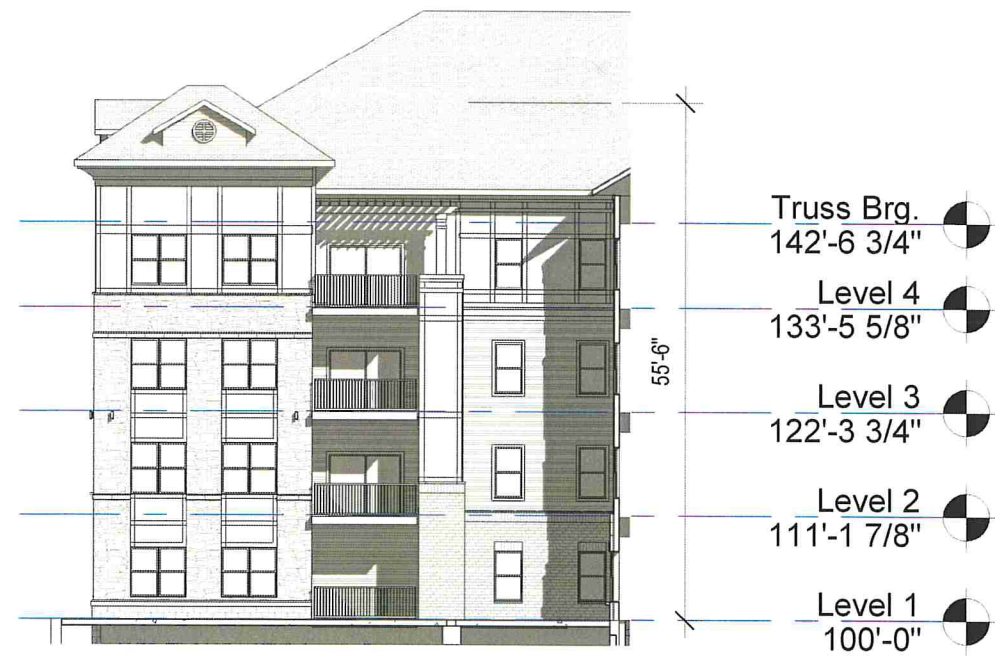


⑤ Elevation 4 - a
1/16" = 1'-0"



⑥ Elevation 5 - a
1/16" = 1'-0"

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2 Elevation 4 - a - Copy
 1" = 20'-0"

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1 Elevation 2 - a - Copy
1" = 20'-0"

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