

 **ROSEVILLE**
VARIANCE BOARD
REGULAR MEETING AGENDA

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

- 1. Call to Order**
- 2. Roll Call & Introductions**
- 3. Approval of Agenda**
- 4. Review of Minutes: June 6, 2018**
- 5. Public Hearing**
 - a.** Consider a Variance pursuant to §1004.06.H, Surface Parking, of the City Code to allow standard parking spaces in the front of the Cherrywood Development at 2680 Lexington Avenue (PF18-020)
- 6. Adjourn**



**Variance Board Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, June 6, 2018 – 5:30 p.m.**

1 **1. Call to Order**
2 Chair Murphy called to order the regular meeting of the Variance Board meeting at
3 approximately 5:30 p.m. and reviewed the role and purpose of the Variance Board.
4

5 **2. Roll Call & Introductions**
6 At the request of Chair Daire, City Planner Thomas Paschke called the Roll.
7

8 **Members Present:** Chair James Daire; Vice Chair Chuck Gitzen; and Member Julie
9 Kimble and Alternate Member Peter Sparby
10

11 **Members Absent:** None
12

13 **Staff Present:** City Planner Thomas Paschke and Senior Planner Bryan Lloyd
14

15 **3. Approval of Agenda**
16

17 **MOTION**
18 **Member Gitzen moved, seconded by Member Kimble to approve the agenda as**
19 **presented.**
20

21 **Ayes: 3**

22 **Nays: 0**

23 **Motion carried.**
24

25 **4. Organizational Business**
26

27 **a. Elect Variance Board Chair and Vice-Chair**
28

29 **MOTION**
30 **Member Gitzen moved, seconded by Member Kimble, to appoint James Daire as**
31 **Chair.**
32

33 **Ayes: 3**

34 **Nays: 0**

35 **Motion carried.**
36

37 **MOTION**

38 **Member Kimble moved, seconded by Chair Daire, to appoint Chuck Gitzen as**
39 **Vice Chair.**
40

41 **Ayes: 3**
42 **Nays: 0**
43 **Motion carried.**

44
45 **5. Review of Minutes: April 4, 2018**

46 Member Kimble indicated she will abstain, as she was absent from the April meeting.

47
48 **MOTION**

49 **Member Gitzen moved, seconded by Chair Daire to approve the April 4, 2018**
50 **meeting minutes.**

51
52 **Ayes: 2 (Daire, Gitzen)**
53 **Nays: 0**
54 **Abstentions: 1 (Kimble)**
55 **Motion carried.**

56
57 **6. Public Hearing**

58 Chair Daire reviewed protocol for Public Hearings and public comment and opened the
59 Public Hearing at approximately 5:35 p.m.

60
61 **a. PLANNING FILE 18-007**

62 **Request by Tom and Mary Steiner for a variance to City Code § 1004.08(B)**
63 **“Dimensional Standards” for Low Density Residential (One-Family) District**
64 **(LDR-1), to permit a new detached garage within the required side yard setback.**
65 Senior Planner Lloyd reviewed the variance request for this property, as detailed in
66 the staff report dated June 6, 2018. He noted the property address is 1401 Roselawn
67 Avenue. The request is for a variance is to the minimum side yard setback
68 requirement for rebuilding an existing detached garage. The standard size of garage
69 door was about 6 feet for an overhead door. That falls short of the 7-foot standard of
70 garage doors today. Rebuilding this garage in this footprint would necessitate a larger
71 garage. That additional height would remove it from the legal non-conformity
72 protections in existence. In addition to the greater height, the applicant wants to make
73 it a few feet wider and a foot longer. The result would be a 24-foot x 41-foot garage,
74 which keeps it at the maximum size of garage, of approximately 1,000 square feet.
75 The staff report has provided some suggested findings that the staff has been able to
76 make regarding the proposed variance. Staff is recommending approval. Because
77 there was uncertainty about the distance between existing garage and the actual
78 boundary, it is recommended the garage be built at least one foot from the boundary.
79 The variances have typically been limited to at least one foot from the property
80 boundaries. The City has not approved variances for less than that. If it turns out that
81 the garage is already farther than one foot from the boundary, whatever the current
82 distance is would be the minimum setback.

83
84 Member Gitzen noted that the diagram shows 41 feet but the narrative shows 42 feet.

85
86 Senior Planner Lloyd responded that the site plan and narrative were prepared with
87 the original application, and since then staff had been in communication with the

88 applicant about the maximum size limit and the proposal was revised. That is noted
89 in red, but there was not enough room to say that in the narrative.

90
91 Member Gitzen asked about the house footprint.

92
93 Senior Planner Lloyd indicated he does not know the answer to that. He does not
94 recall if the house itself was small enough. If the smaller figure happens to be 85% of
95 the house footprint, then that 85% of the house foot print would be the limiting factor.
96 That may have been a factor here.

97
98 Chair Daire asked if the 85% of the house square footage has been determined.

99
100 Senior Planner Lloyd responded he is not sure.

101
102 Tom Steiner, the applicant, thanked Mr. Lloyd for his work. He also noted that he
103 initially put in 43 feet x 24 feet, and it was brought up to his attention that it had to be
104 1,008 square foot. So, the last discussion was a 42 feet x 24 feet. The house footprint
105 is 1,380 square foot, and 1,008 is less than 85% of that. In terms of the property line,
106 he has found the property line by locating the stakes with a metal detector. There are
107 a lot of trees, which makes is difficult. He found the back and the front stakes. The
108 garage seems to be 20 inches to 24 inches off the property line. It is at least 18 inches
109 but his best guess is 2 feet. He noted the design will be similar. He has discussed the
110 garage with the neighbor, and he is fine with it.

111
112 Member Gitzen suggested a 2-foot setback, and it sounds like it would not be a major
113 impediment to building the garage.

114
115 Chair Daire asked if the existing slab/foundation is reusable.

116
117 Mr. Steiner stated the slab is cracked and is 60+ years old. He plans to rip it down
118 entirely.

119
120 Chair Daire asked whether the 41 feet minus the wall thickness is going to permit
121 parking nose-to-tail.

122
123 Mr. Steiner indicated he would like the extra foot or two so it is easier to squeeze two
124 cars in there right now, though he does park two cars in there now.

125
126 Chair Daire closed the public hearing at approximately 5:53 p.m.

127
128 Member Gitzen stated he would like the additional area to get around the garage, and
129 it sounds like that is the plan.

130
131 Chair Daire summarized the garage length is 42 feet and a width of 24 feet.

132
133 **MOTION**

134 **Member Kimble moved, seconded by Member Gitzen, adoption of**

135 **Variance Board Resolution No. ____ (Attachment D), entitled “A Resolution**
136 **Approving a Variance to Roseville City Code §1004.08.B, Residential Setbacks,**
137 **at 1401 Roselawn Avenue (PF18-007).”**
138

139 **Ayes: 3**

140 **Nays: 0**

141 **Motion carried.**
142

143 Chair Daire noted there are 10 business days in which someone can appeal the
144 variance, which would be Monday, June 18th.
145

146 **b. PLANNING FILE 18-009**

147 **Request by William Defiel for a variance to City Code § 1004.08(B),**
148 **“Dimensional Standards” for Low Density Residential (One-Family) District**
149 **(LDR-1), to permit building a home addition within the required side yard**
150 **setback.**
151

152 Senior Planner Lloyd indicated this proposal is for 326 South McCarrons Blvd and is
153 seeking a variance to the side yard setback requirement to accommodate extensive
154 renovations and additions to the existing home. This would add a second story to part
155 of the structure, which is already less than the 5-foot setback from the western side of
156 the boundary and also to add a second-story balcony on the front, which also in part
157 extends into the 5-foot setback area. This is a situation where the property itself is
158 quite a bit smaller than the subdivision code says it ought to be, but the parcel was
159 platted in 1939 and the house was built in 1903. The existing size of the lot is a legal,
160 non-conforming condition. The existing legal non-conforming status of the home
161 would allow it to be rebuilt in its current configuration and expanded in ways that do
162 not increase the non-conformity in that area. Because of the greater height of the
163 structure and the addition of the second-story balcony, these are going outside of the
164 legal non-conformity protection and trigger the variance application. He also noted
165 that the proposal will increase the impervious surface of the property to above the
166 25% threshold, at which there is a requirement through public works and engineering
167 office to mitigate the storm water from that extra hard surface. That is an
168 administrative process that is not part of the variance request. He continued that staff
169 does recommend approval of the requested variance.
170

171 Member Kimble asked about comments from neighbors.
172

173 Senior Planner Lloyd indicated he has not heard anything from neighbors.
174

175 Chair Daire invited the applicant forward.
176

177 William Defiel, 326 S McCarrons Boulevard, indicated he and his wife bought the
178 house a couple years ago and have been trying to clean up the house. They like the
179 area and are thinking of expanding in order to put down roots for the long haul.
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181 Chair Daire asked about the professional nature of the application.

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Mr. Defiel indicated he has been thinking about this for a while. He has a couple good high school friends who are architects, and they have been handling the design process. He displayed a photo of the current house and described the new plans.

Member Kimble asked about the neighbor on the west.

Mr. Defiel indicated his neighbor is supportive of the plans. He noted that he has worked with the neighbor have been working together on an easement vacation for the back of the property towards the park.

Member Gitzen asked the easement vacation.

Mr. Defiel responded it is split somewhat evenly, if he understands the plan correctly.

Chair Daire noted the plan is to leave the storage building.

Mr. Defiel responded that depends on the vacation easement and where the property line intersects. That is the next City project variance.

Chair Daire indicated he spent some time sitting at the house, studying the character of the house. He noted that the new decks on the first and second floor on the lake side are in character with what is on both sides. The view is to the lake. He is in favor of the variance request.

Chair Daire closed the public hearing at approximately 6:09 p.m.

MOTION
Member Gitzen moved, seconded by Member Kimble, adoption of Variance Board Resolution No. ____ (Attachment D), entitled “A Resolution Approving a Variance to Roseville City Code §1004.08.B, Residential Setbacks, at 326 South McCarrons Boulevard (PF18-009).”

Ayes: 3
Nays: 0
Motion carried.

7. Adjourn

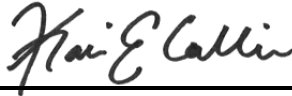
MOTION
Member Gitzen, seconded by Member Kimble, to adjourn the meeting at 6:10 p.m.

Ayes: 3
Nays: 0
Motion carried.

Prepared By

Agenda Section
Public Hearings

Department Approval



Item Description: Consider a Variance pursuant to §1004.06.H, Surface Parking, of the City Code to allow standard parking spaces in the front of the Cherrywood Development at 2680 Lexington Ave. (PF18-020)

1 **APPLICATION INFORMATION**

2 Applicant:	United Properties
3 Location:	Cherrywood Pointe
4 Property Owner:	Cherrywood Pointe of Roseville at
5	Lexington, LLC
6 Application Submission:	09/04/18; deemed complete 09/11/18
7 City Action Deadline:	11/03/18
8 Planning File History:	None

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

12 **BRIEF INTRODUCTION**

13 Cherrywood Pointe of Roseville at Lexington, LLC, a subsidiary of United Properties owns the
14 Cherrywood Pointe property at 2680 Lexington Avenue. The property has a Comprehensive
15 Plan Land Use designation of High Density Residential (HR) and a Zoning Map classification of
16 High Density Residential-1 (HDR-1) District.

17 United Properties is seeking a variance from multi-family design standard §1004.06.H, Surface
18 Parking, which requires the following:

19 *H. Surface Parking: Surface parking shall not be located between a principal building front*
20 *and the abutting primary street except for drive/circulation lanes and/or handicapped*
21 *parking spaces. Surface parking adjacent to the primary street shall occupy a maximum of*
22 *40% of the primary street frontage and shall be landscaped according to Chapter 1019,*
23 *Parking and Loading Areas.*

24 To paraphrase this code section, only ADA-compliant parking stalls and/or drive lanes may be
25 constructed between the front of a multi-family building and the abutting primary street (primary
26 street is defined as the street where the highest level of pedestrian activity is anticipated); all
27 other parking stalls must be behind or beside the building. Any parking stalls located in front of
28 the building along the street frontage shall occupy no more than 40% of the width of the parcel
29 along the street front.

30 United Properties proposes to modify the existing parking lot with a mix of standard and ADA-
31 compliant parking stalls in the front yard, which lies adjacent to Lexington Avenue. The
32 proposed parking in this area would not occupy more than 40% of the lot width, but would
33 include resident and visitor parking, as well as the required ADA parking. The site plan and
34 narrative of the proposal and the need for this variance is included with this staff report as
35 Attachment C. Specifically, the proposal seeks a reduction in ADA-compliant stalls from six to
36 four and an addition of ten standard parking stalls.

37 **PLANNING DIVISION COMMENTS**

38 The Planning Division has discussed the proposed parking design and the form-based Zoning
39 Code requirement of §1004.06.H and has concluded that senior housing projects in general will
40 be challenged to comply with all of the Design Standards, not just the Surface Parking
41 requirement. As these projects are designed specifically for seniors, they are unique and not just
42 a multi-family building on a lot. As such, the Planning Division has, since the second
43 Applewood project, supported greater flexibility in Design Standards and specifically
44 §1004.06.H. To that point, the City has approved two variances to this Code requirement
45 (Cherrywood Pointe at 2996 Cleveland Avenue and Applewood Pointe at 2665 Victoria) and
46 plans to adjust the standard during the Zoning Code update in 2019.

47 **VARIANCE ANALYSIS**

48 Section 1009.04C of the City Code establishes a mandate that the Variance Board make five
49 specific findings about a variance request as a prerequisite for approving the variance. Planning
50 Division staff has reviewed the application and offers the following draft findings.

- 51 **a.** *The proposal is consistent with the Comprehensive Plan.* Although some of the
52 Comprehensive Plan's goals related to creating residential neighborhoods with high-quality
53 design and pedestrian friendly streets have led to the creation of the zoning provision at issue
54 in this request, Planning Division staff finds that the proposed development is generally
55 consistent with the Comprehensive Plan (General Land Use and Residential Goals and
56 Policies) in that it represents high-quality design, maintains orderly transitions between uses
57 along Lexington Avenue City Hall and the Fire Station) and the single family homes north of
58 Woodhill and east of Churchill. The project also includes pedestrian connectivity and
59 walkability, provided increased housing options, and increased densities. Specific to the
60 surface parking variance, the proposal provides safe vehicular and pedestrian movements,
61 allows for adequate parking, incorporates generous landscaping, and ensures a creative
62 aesthetic character. Therefore, Planning Division staff believes the senior cooperative
63 embodies the sort of reinvestment that is supported by the Comprehensive Plan.
- 64 **b.** *The proposal is in harmony with the purposes and intent of the zoning ordinances.* A
65 significant part of the purpose for prohibiting standard parking stalls between a building and
66 the front street is to avoid an auto-oriented development type in which buildings are set back
67 on the site and large parking areas are placed near the street. The zoning code does, however,
68 allow a drive lane and ADA-compliant parking stalls to be constructed in front of the
69 building. The parking stalls proposed adjacent Lexington Avenue are planned to be used by
70 residents and visitors, but not employees. Although the proposed front parking area would
71 include non-ADA stalls for residents, visitors, and shared with the adjacent senior rental
72 project, Planning Division staff believes that the proposal is consistent with the intent of the
73 zoning ordinances because the scale of the proposed front parking area is in keeping with

74 what is permitted by the zoning code. For these reasons, Planning Division staff believes
75 that the proposal is consistent with the intent of the zoning ordinances.

76 c. *The proposal puts the subject property to use in a reasonable manner.* Planning Division
77 staff believes that the proposal to provide ADA, visitor, and resident parking in the parking
78 lot adjacent to Lexington Avenue is a reasonable request for a senior housing development.

79 d. *There are unique circumstances to the property which were not created by the landowner.*
80 The property at 2680 Lexington Avenue is not unique, however the property just south
81 (proposed for senior rental project) is unique with its large wetland to the rear. That said,
82 United Properties has taken great strides into making the existing and proposed developments
83 a community of senior housing and having a shared parking lot with more than just ADA-
84 compliant stalls would benefit both complexes. Further, as has been stated previously, in
85 total the Design Standard for the HD District can be (and often are) challenging for any
86 multi-family residential project and for these two projects, §1004.06.H adds a greater level of
87 difficulty. Planning Division staff finds that the overall project make this a unique enough
88 circumstance/situation to support a variance to §1004.06.H, Surface Parking, allowing the
89 revised parking lot design (four ADA and ten traditional parking stalls) adjacent to Lexington
90 Avenue.

91 e. *The variance, if granted, will not alter the essential character of the locality.* Although this
92 variance seeks a minor deviation from the Multi-Family Design Standards, the request to
93 include not just ADA-compliant parking in the parking lot adjacent Lexington Avenue, but
94 also visitor and resident parking, will not alter or significantly change the character of the
95 property or the adjacent neighborhood.

96 f. Section 1009.04 (Variances) of the City Code also explains that the purpose of a variance is
97 “to permit adjustment to the zoning regulations where there are practical difficulties applying
98 to a parcel of land or building that prevent the property from being used to the extent
99 intended by the zoning.” The proposal appears to compare favorably with all of the above
100 requirements essential for approving this variance.

101 **VARIANCE BOARD ACTION**

102 **By Motion, Adopt a Variance Board Resolution** (Attachment D) approving a variance to
103 §1004.06.H, Surface Parking, of the Roseville Zoning Code to allow United Properties to
104 redesign the existing front parking lot to include four ADA stalls and ten traditional stalls on the
105 Cherrywood Pointe site at 2680 Lexington Avenue, subject to the following condition:

106 a. The final parking lot design adjacent to Lexington Avenue be substantially similar to the
107 plan included in this variance request dated October 3, 2018.

108 **ALTERNATIVE ACTIONS**

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

111 b. Pass a motion denying the proposal. An action to deny must include findings of fact
112 germane to the request.

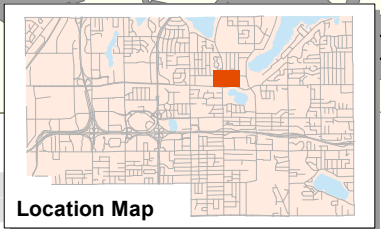
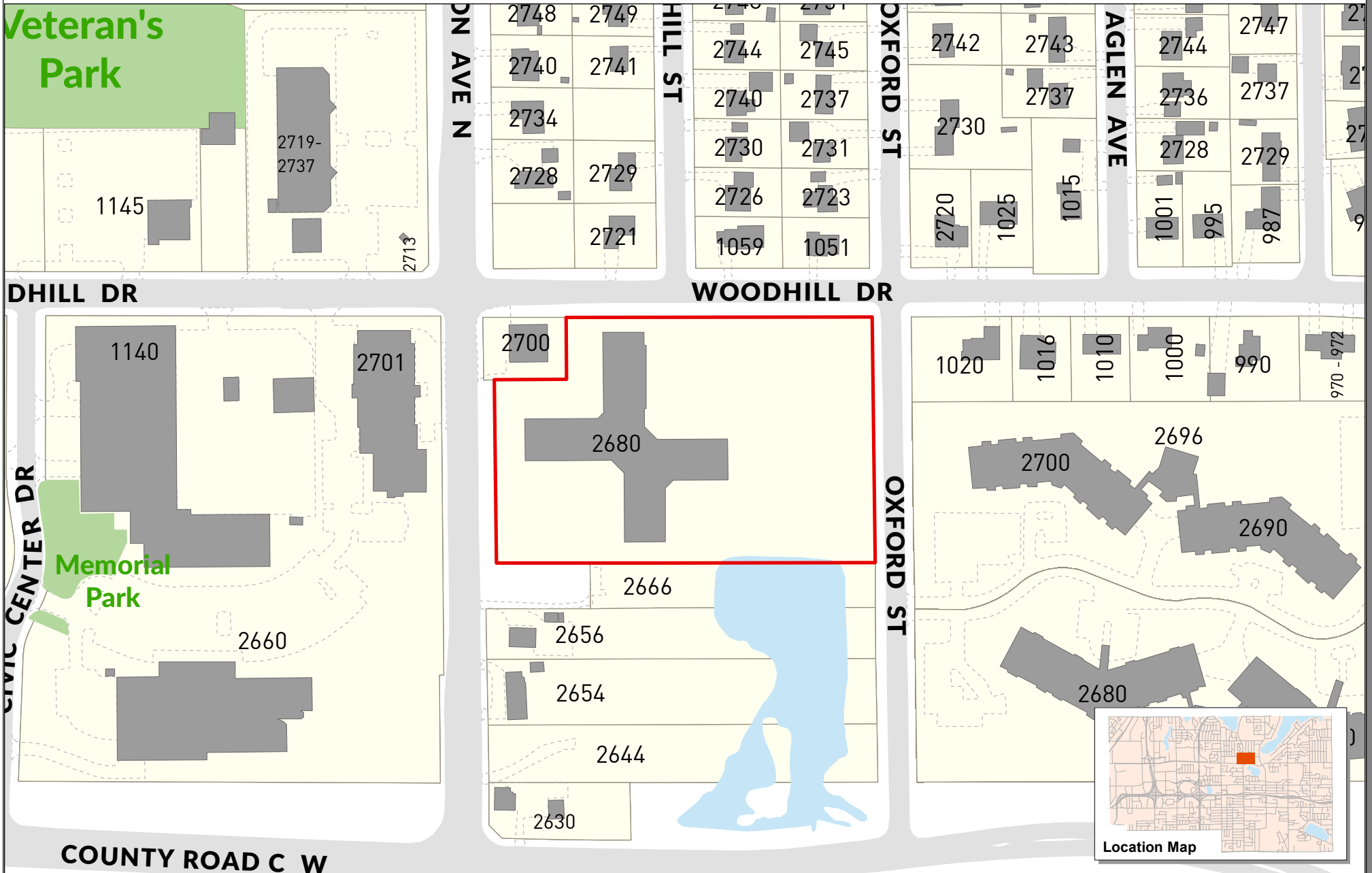
113 **NEXT STEPS**

114 The decision of the Variance Board is final unless an appeal is filed. The appeal period remains
115 open for 10 days from the date of the decision, and an appeal may be made either by the
116 applicant or by another Roseville property owner. An appeal must be submitted in writing to the
117 City Manager by noon on October 15, 2018, for a hearing before the Board of Adjustments and
118 Appeals.

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

Attachments: A. Area map B. Aerial map C. Narrative
 D. Site Plan E. Draft resolution

Attachment A for Planning File 18-020



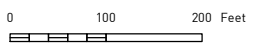
Prepared by:
Community Development Department
Printed: September 26, 2018



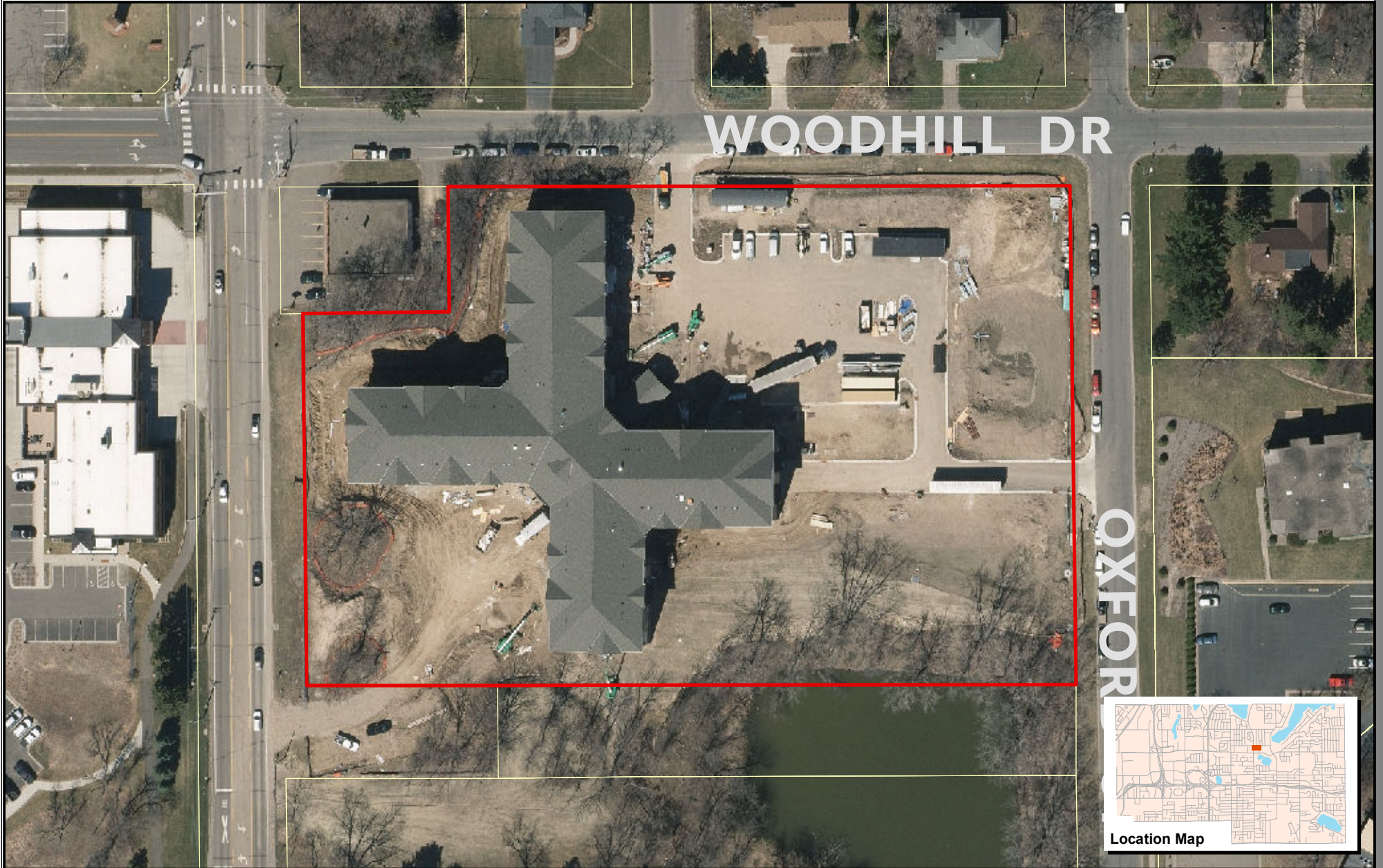
Site Location

Data Sources
 * Ramsey County GIS Base Map (9/5/2018)
 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 18-020



Site Location

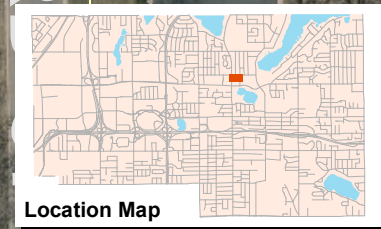
Data Sources

- * Ramsey County GIS Base Map (9/5/2018)
- * Aerial Data: Sanborn (4/2017)

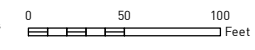
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Location Map



Prepared by:
Community Development Department
Printed: September 26, 2018

Narrative Regarding Parking Requirements

DESIGN STANDARDS

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.

VARIANCE REQUESTS

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.

There are several reasons for this variance request.

- **With the addition of the new Luxury senior apartment building this existing front entrance drive and accessible parking area to the Cherrywood building will be reconfigured. As part of this reconfiguration the first objective for the best design is to maximize efficiency of the parking and drive aisles and minimize impervious surfaces. By sharing a common entrance drive, a potential additional curb cut is eliminated and the traffic and parking circulation to the main entrances of the buildings is efficient and safer from a traffic control perspective.**
- **Another goal in this design is a “campus” feel for both buildings and providing pedestrian and vehicular connections to both buildings. The current parking at Cherrywood is only accessible stalls and is highly underutilized. The proposed design still provides the required number of accessible stalls for buildings of this type and size.**
- **A third reason is to minimize the additional parking and paving required in the rear (east side) of the building and still meet the City parking requirements. The space available for parking in the reconfigured and underutilized Cherrywood parking lot is a better alternative than expansion of the new rear (east) parking lot. The proposed design minimizes any potential wetland and wetland buffer impacts in the rear lot area of this site and reduces the need for additional impervious surface to construct new stalls as opposed to converting underutilized accessible stalls.**

**EXTRACT OF MINUTES OF MEETING OF THE
VARIANCE BOARD OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota, was held on the 3rd day of October 2018, at 5:30 p.m.

The following Members were present: _____;
and _____ were absent.

Variance Board Member _____ introduced the following resolution and moved its adoption:

VARIANCE BOARD RESOLUTION NO. ____

**A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1004.06.H, SURFACE
PARKING, AT 2680 LEXINGTON AVENUE (PF18-020)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 02-29-23-33-0265, and is legally described as Lot 1, Block 1, Cherrywood Pointe at Lexington Avenue, of Ramsey County, Minnesota; and

WHEREAS, City Code §1004.06.H (Surface Parking) requires: *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;* and

WHEREAS United Properties, owner of the property at 2680 Lexington Avenue, requested a variance to §1004.06.H to allow for a modification of the existing front parking lot to include traditional parking stalls as well as handicapped stalls; and

WHEREAS, City Code §1009.04 (Variances) establishes the purpose of a variance is "to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning;" and

WHEREAS, the Variance Board has made the following findings:

- a. *The proposal is consistent with the Comprehensive Plan.* Although some of the Comprehensive Plan's goals related to creating residential neighborhoods with high-quality design and pedestrian friendly streets have led to the creation of the zoning provision at issue in this request, Planning Division staff finds that the proposed development is generally consistent with the Comprehensive Plan (General Land Use and Residential Goals and Policies) in that it represents high-quality design, maintains orderly transitions between uses along Lexington Avenue City Hall and the Fire Station) and the single family homes north of Woodhill and east of Churchill. The project also includes pedestrian connectivity and walkability, provided increased housing options, and increased densities. Specific to the surface parking variance, the proposal provides safe vehicular and pedestrian movements, allows for adequate parking, incorporates generous landscaping, and ensures a creative aesthetic character. Therefore, Planning Division staff believes the senior cooperative embodies the sort of reinvestment that is supported by the Comprehensive Plan.

- 39 **b.** *The proposal is in harmony with the purposes and intent of the zoning ordinances.* A significant
40 part of the purpose for prohibiting standard parking stalls between a building and the front street
41 is to avoid an auto-oriented development type in which buildings are set back on the site and
42 large parking areas are placed near the street. The zoning code does, however, allow a drive lane
43 and ADA-compliant parking stalls to be constructed in front of the building. The parking stalls
44 proposed adjacent Lexington Avenue are planned to be used by residents and visitors, but not
45 employees. Although the proposed front parking area would include non-ADA stalls for
46 residents, visitors, and shared with the adjacent senior rental project, Planning Division staff
47 believes that the proposal is consistent with the intent of the zoning ordinances because the scale
48 of the proposed front parking area is in keeping with what is permitted by the zoning code. For
49 these reasons, Planning Division staff believes that the proposal is consistent with the intent of
50 the zoning ordinances.
- 51 **c.** *The proposal puts the subject property to use in a reasonable manner.* Planning Division staff
52 believes that the proposal to provide ADA, visitor, and resident parking in the parking lot
53 adjacent to Lexington Avenue is a reasonable request for a senior housing development.
- 54 **d.** *There are unique circumstances to the property which were not created by the landowner.* The
55 property at 2680 Lexington Avenue is not unique, however the property just south (proposed for
56 senior rental project) is unique with its large wetland to the rear. That said, United Properties
57 has taken great strides into making the existing and proposed developments a community of
58 senior housing and having a shared parking lot with more than just ADA-compliant stalls would
59 benefit both complexes. Further, as has been stated previously, in total the Design Standard for
60 the HD District can be (and often are) challenging for any multi-family residential project and
61 for these two projects, §1004.06.H adds a greater level of difficulty. Planning Division staff
62 finds that the overall project make this a unique enough circumstance/situation to support a
63 variance to §1004.06.H, Surface Parking, allowing the revised parking lot design (four ADA
64 and ten traditional parking stalls) adjacent to Lexington Avenue.
- 65 **e.** *The variance, if granted, will not alter the essential character of the locality.* Although this
66 variance seeks a minor deviation from the Multi-Family Design Standards, the request to
67 include not just ADA-compliant parking in the parking lot adjacent Lexington Avenue, but also
68 visitor and resident parking, will not alter or significantly change the character of the property or
69 the adjacent neighborhood.

70 NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the
71 variance to §1004.06.H of the City Code, based on the proposed plan, the testimony offered at the
72 public hearing, and the above findings.

73 The motion for the adoption of the foregoing resolution was duly seconded by Variance
74 Board Member _____ and upon vote being taken thereon, the following voted in favor:
75 _____;
76 and _____ voted against;

77 WHEREUPON said resolution was declared duly passed and adopted.

78 *Variance Board Resolution No. ___ – 2680 Lexington Avenue – Cherrywood (PF18-020)*

79 STATE OF MINNESOTA)
80) ss
81 COUNTY OF RAMSEY)

82 I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of
83 Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and
84 foregoing extract of minutes of a regular meeting of said Roseville Variance Board held on the 3rd
85 day of October 2018.

86 WITNESS MY HAND officially as such Manager this 3rd day of October 2018.

87
88 Patrick Trudgeon, City Manager
89 SEAL