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

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

3  
4 The following Members were present: Chair James Daire, Member Julie Kimble and  
5 Alternate Peter Sparby; and Vice Chair Chuck Gitzen was absent.

6 Variance Board Member Kimble introduced the following resolution and moved its  
7 adoption:

**VARIANCE BOARD RESOLUTION NO. 137**

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

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

14 WHEREAS, City Code §1004.06.H (Surface Parking) requires: *Surface parking shall not be*  
15 *located between a principal building front and the abutting primary street except for*  
16 *drive/circulation lanes and/or handicapped parking spaces. Surface parking adjacent to the*  
17 *primary street shall occupy a maximum of 40% of the primary street frontage and shall be*  
18 *landscaped according to Chapter 1019, Parking and Loading Areas; and*

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

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

26 WHEREAS, the Variance Board has made the following findings:

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

- 40 **b.** *The proposal is in harmony with the purposes and intent of the zoning ordinances.* A significant  
41 part of the purpose for prohibiting standard parking stalls between a building and the front street  
42 is to avoid an auto-oriented development type in which buildings are set back on the site and  
43 large parking areas are placed near the street. The zoning code does, however, allow a drive lane  
44 and ADA-compliant parking stalls to be constructed in front of the building. The parking stalls  
45 proposed adjacent Lexington Avenue are planned to be used by residents and visitors, but not  
46 employees. Although the proposed front parking area would include non-ADA stalls for  
47 residents, visitors, and shared with the adjacent senior rental project, Planning Division staff  
48 believes that the proposal is consistent with the intent of the zoning ordinances because the scale  
49 of the proposed front parking area is in keeping with what is permitted by the zoning code. For  
50 these reasons, Planning Division staff believes that the proposal is consistent with the intent of  
51 the zoning ordinances.
- 52 **c.** *The proposal puts the subject property to use in a reasonable manner.* Planning Division staff  
53 believes that the proposal to provide ADA, visitor, and resident parking in the parking lot  
54 adjacent to Lexington Avenue is a reasonable request for a senior housing development.
- 55 **d.** *There are unique circumstances to the property which were not created by the landowner.* The  
56 property at 2980 Lexington Avenue is not unique, however the property just south (proposed for  
57 senior rental project) is unique with its large wetland to the rear. That said, United Properties  
58 has taken great strides into making the existing and proposed developments a community of  
59 senior housing and having a shared parking lot with more than just ADA-compliant stalls would  
60 benefit both complexes. Further, as has been stated previously, in total the Design Standard for  
61 the HD District can be (and often are) challenging for any multi-family residential project and  
62 for these two projects, §1004.06.H adds a greater level of difficulty. Planning Division staff  
63 finds that the overall project make this a unique enough circumstance/situation to support a  
64 variance to §1004.06.H, Surface Parking, allowing the revised parking lot design (four ADA  
65 and ten traditional parking stalls) adjacent to Lexington Avenue.
- 66 **e.** *The variance, if granted, will not alter the essential character of the locality.* Although this  
67 variance seeks a minor deviation from the Multi-Family Design Standards, the request to  
68 include not just ADA-compliant parking in the parking lot adjacent Lexington Avenue, but also  
69 visitor and resident parking, will not alter or significantly change the character of the property or  
70 the adjacent neighborhood.

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

74 The motion for the adoption of the foregoing resolution was duly seconded by Variance  
75 Board Member Sparby and upon vote being taken thereon, the following voted in favor: Kimble,  
76 Sparby, Daire and none voted against;

77 WHEREUPON said resolution was declared duly passed and adopted.

78 *Variance Board Resolution No. 137 – 2680 Lexington Avenue – Cherrywood (PF18-020)*

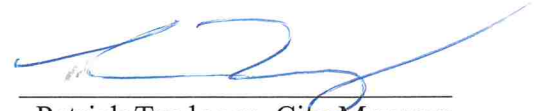
79 STATE OF MINNESOTA )  
80 ) ss  
81 COUNTY OF RAMSEY )

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 3<sup>rd</sup>  
85 day of October 2018.

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

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Patrick Trudgeon, City Manager

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