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**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 7th Day of November 2018, at 5:30 p.m.

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

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

VARIANCE BOARD RESOLUTION NO. 138

**A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1004.06.H, SURFACE
PARKING, AT 1910 COUNTY ROAD D (PF18-027)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 04-29-23-21-0064, and is legally described as:

That part of the following described property lying North of a line parallel to and 372.36 feet North of the south line of the North Half of the Northwest Quarter of Section 4, Township 29, Range 23, in Ramsey County, Minnesota:

The East 250 feet of the North 400 feet of that part of the Northeast Quarter of the Northwest Quarter of Section 4, Township 29, Range 23, lying West of the Land platted as Lake Johanna Homes;

AND

That part of the North Half of the Northwest Quarter of Section 4, Township 29, Range 23, lying West of said Lake Johanna Homes and East of a line extending from a point on the south line 1101.57 feet from the southwest corner to a point on the north line 1102.68 feet from the northwest corner of said North Half of the Northwest Quarter, EXCEPT the North 400 feet.

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, Presbyterian Homes (doing business as Senior Housing Partners), owner of the property at 1910 County Road D, is redeveloping the property from the current care facility into a new transitional care facility and senior rental apartments; and

WHEREAS, Senior Housing Partners has requested a variance to §1004.06.H to allow all forms of parking to occupy greater than 40% of the primary street frontage in the front of each of the two new facilities; 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.* Planning Division staff finds that the proposed redevelopment is generally consistent with the Comprehensive Plan (General Land Use and Residential Goals and Policies) in that it represents high-quality design and maintains orderly transitions between uses. The project also includes pedestrian connectivity and walkability, provides 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.
- b. *The proposal is in harmony with the purposes and intent of the zoning ordinances.* Overall, the redevelopment aligns favorably to all other Code standards except for §1004.06.H, Surface Parking. That said, a significant part of the purpose for prohibiting standard parking stalls between a building and the front street is to avoid an auto-oriented development type whereby buildings are set back on the site and large parking areas are placed near the street. Although the zoning code permits a drive lane and ADA-compliant parking stalls to be constructed in front of the building, such a standard has been proven not to work in all development situations and particularly not with senior housing where there is a need for some traditional parking stalls in the front of a building. The challenges become greater when the project is a redevelopment which will keep an existing building which constructing in phases and a project that includes parking that is fundamentally consistent with the clients served and residents that live within. For these reasons, Planning Division staff believes that the proposal is consistent with the intent of the zoning ordinances.
- c. *The proposal puts the subject property to use in a reasonable manner.* Planning Division staff believes that the redevelopment design and placement of buildings and parking lots, makes reasonable use of the subject property because the separation of the two uses (transitional care and senior apartments) limits potential neighborhood impacts. Further, staff does not believe the Surface Parking requirement of the Code could have been fully met under a different building and parking lot design as the lot shape has its challenges. Lastly, Planning Division staff believes that the proposal to centralize buildings and uses; segregate parking lots and truck deliveries; and minimize access to adjacent streets is a reasonable request for this redevelopment.
- d. *There are unique circumstances to the property which were not created by the landowner.* Planning Division staff finds that the existing, nonconforming site, the shape of the lot, and constructing in phases while keeping the existing health care facility open are unique aspects or circumstances contributing to the need for a variance to §1004.06.H, Surface Parking. The Planning Division staff believes without major changes to the use, function, and design of the project site, a variance to this section would be unavoidable, and therefore staff supports the granting of a variance in this situation.
- e. *The variance, if granted, will not alter the essential character of the locality.* The Planning Division staff perceives senior housing to be different than multi-family housing on a number of levels and thus it has supported other variances to §1004.06.H, Surface Parking, as parking close to front entries are a critical design element. The proposal for this site redevelopment (1910 County Road D) to include multifaceted parking options within the front of the

transitional care facility and the senior apartment building will not alter or significantly change the character of the property or the adjacent neighborhood.

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

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

WHEREUPON said resolution was declared duly passed and adopted.

Variance Board Resolution No. 138 – 1910 County Road D – Senior Housing Partners (PF18-027)

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said Roseville Variance Board held on the 7th day of November 2018.

WITNESS MY HAND officially as such Manager this 7th day of November 2018.





Patrick Trudgeon, City Manager