

Commissioners:

Chuck Gitzen
Julie Kimble
Michelle Kruzell
Tammy
McGehee
Michelle Pribyl
Peter Sparby
Karen
Schaffhausen



Planning Commission Agenda
Wednesday, September 2, 2020
6:30pm

Address:
2660 Civic Center Dr.
Roseville, MN 55113

Phone:
651-792-7080

Website:
www.cityofroseville.com/pc

Following guidance from state health officials, Planning Commission Members will participate in upcoming meetings electronically pursuant to Minn. Stat. § 13D.021.

Members of the public who wish speak during public comment or an agenda item during this meeting can do so virtually by registering at www.cityofroseville.com/attendmeeting

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes

Documents:

[JULY 1, 2020 MINUTES.PDF](#)

5. Communications And Recognitions

5.A. From The Public:

Public comment pertaining to general land use issues not on this agenda.

5.B. From The Commission Or Staff:

Information about assorted business not already on this agenda.

6. Public Hearing

6.A. Request By City Of Roseville To Rezone Lot 2, Block 1, Fairview Fire Station, From Institutional District To Regional Business District (PF20-006)

Documents:

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

6.B. Request By City Of Roseville For Approval Of An Amendment To Title 11, Subdivisions, To Regulate Subdivision Proposals That Would Locate A New Street Adjacent To The Rear Boundaries Of Existing Parcel (PROJ0042)

Documents:

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

7. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, July 1, 2020 – 6:30 p.m.**

1 **1. Call to Order**

2 Chair Gitzen 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 Gitzen, City Planner Thomas Paschke called the Roll.
7

8 **Members Present:** Chair Chuck Gitzen; Vice Chair Peter Sparby, and Commissioners
9 Julie Kimble, Michelle Kruzel, Tammy McGehee, Michelle Pribyl
10 and Karen Schaffhausen.
11

12 **Members Absent:** None.
13

14 **Staff Present:** City Planner Thomas Paschke, Community Development Director
15 Janice Gundlach, Senior Planner Bryan Lloyd, and Community
16 Development Department Assistant Staci Johnson.
17

18 **3. Approve Agenda**

19 **MOTION**

20 **Member McGehee moved, seconded by Member Kruzel, to approve the agenda as**
21 **presented.**
22

23 **Ayes: 7**

24 **Nays: 0**

25 **Motion carried.**
26
27

28 **4. Review of Minutes**

29 **a. June 3, 2020 Planning Commission Regular Meeting**

30 Chair Gitzen noted changes were given to staff by members of the Commission and
31 the minutes have been amended.
32

33 **MOTION**

34 **Member Schaffhausen moved, seconded by Member McGehee, to approve the**
35 **June 3, 2020 meeting minutes as amended.**
36

37 **Ayes: 7**

38 **Nays: 0**

39 **Motion carried.**
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42 **5. Communications and Recognitions:**

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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.*

None.

6. Public Hearing

a. **Consideration of a Request by Jones Lang LaSalle for Approval of Two Drive-Through Facilities As A Conditional Use At Rosedale Center (PF19-028)**

Chair Gitzen opened the public hearing for PF19-028 at approximately 6:39 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 July 1, 2020.

Chair Gitzen thought making the ring road a two-way roadway is important to this project and he wondered if staff anticipated this to happen before the construction.

Mr. Paschke believed the ring road switching over, and/or improvement will concur with some of the site preparation needed to be done for the two lots in order for separate applications to be submitted to the city when those projects move forward.

Member McGehee wondered how far around the Caribou Coffee wraps around toward the ramp from Hwy 36. She wondered if there will be any issues with headlights from the drive-through at Caribou and the off ramp from Hwy 36 to Fairview.

Mr. Paschke explained there will not be any issues with the drive-through because it will be on the north side of the building and will wrap the ring road and go along the north side but there might be something staff could look at on the south side where the curve come around and traffic exits the egress onto the two way. Some landscaping might be able to be done in that area. He was not sure what was currently existing there and how it might impact.

Member McGehee indicated she appreciated the trails and lanes that have been made for pedestrians and bikers but she wondered if staff could explain how the intersection from Hwy 36 and Fairview will turn into a D from where it is now and how will this help with the two way because currently traffic will back up on that road and also on the ramp from Hwy 36.

90 Mr. Paschke believed the EAW put forth some proposed modifications. One will be
91 that Ramsey County will do a signalization study with respect to calming with respect
92 to all signals along Rosedale which will probably assist in bettering traffic flow in this
93 area and allowing the traffic to move better during those peak times. He did not
94 know if it would be done initially due to retail not being what it used to be. Another
95 improvement is to modify an island and a four-way in or around where the exit ramp
96 is off of Hwy 36 to Fairview. He noted there are some things proposed that came
97 through on the EAW that are more global to Roseville then the two drive-throughs.

98
99 Member Pribyl appreciated the effort to have pedestrian and bike access coming from
100 Rosedale and having access off of Fairview. She thought the sidewalk connection for
101 Raising Canes and Caribou Coffee seemed to be in an odd location and wondered if
102 there was a more convenient area for the sidewalk.

103
104 Mr. Paschke indicated he understood and noted he would try to work with the
105 consultant on this.

106
107 Mr. Andy Berg, Kimley Horn was at the meeting and addressed the Commission.

108 109 Public Comment

110
111 No one came forward to speak for or against this request.

112
113 Chair Gitzen closed the Public Hearing at 7:15 p.m. for Commission discussion.

114 115 **MOTION**

116 **Member Kimble moved, seconded by Member Kruzel, to recommend to the city**
117 **Council Approval of a CONDITIONAL USE for Caribou Coffee on Lot 3, Block**
118 **1, Rosedale Center Seventh Addition, based on the comments and findings of**
119 **this report, and the following conditions and the addition of the canopy**
120 **language:**

- 121
122 **1. Modification of the southern access point from a full access to an egress only.**
123 **This would require all users to enter the site via the middle access to the**
124 **southern outlot and cause any queues to back into the parking lot and not the**
125 **ring-road.**
- 126 **2. Modification of the site plan and moving the coffee 300 shop/bank**
127 **development north to gain additional queuing storage. This will eliminate the**
128 **center parking area shown adjacent to the center site access. The center**
129 **parking area is not ideal from an operations or safety perspective, as parked**
130 **vehicles are surrounding by circulating traffic.**
- 131 **3. Eliminate the north egress only access and modify the angled parking to 90-**
132 **degree parking. Additional stalls could be added, and the modification will**
133 **require constructing a small hammerhead backout area where there proposed**
134 **north access is located.**
- 135 **4. Remove the bulb striping for the southbound left-turn lane within the center**
136 **access intersection.**

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5. **Stripe a short northbound left-turn lane opposite the southbound left-turn lane at the center access intersection.**
6. **Modify striping on the east approach of the center access intersection to delineate a better entrance for entering vehicles from the proposed development.**
7. **Wayfinding signage shall be added to aid in circulation, and to direct motorists to the drive through entrance and desired customer parking areas. Considerations shall be made for circulation of delivery and garbage trucks.**
8. **Contingent on a city approved vehicle circulation and signage plan, and pedestrian/bicycle access plan. Similar to that depicted on plans provided for consideration on July 1, 2020.**

Member Kimble indicated she was in support of the continued outlot development at Rosedale Center.

Member Kruzal thought staff did a good job and she liked the fact that there was discussion about the pedestrian walkway and the traffic flow. She thought it was stated pretty well.

Member Pribyl appreciated seeing more happening in the outlots and the under-utilized parking areas. She was glad to see some development happen there.

Ayes: 7

Nays: 0

Motion carried.

Member Kimble moved, seconded by Member Pribyl, to recommend to the city Council Approval of a CONDITIONAL USE Approval of a CONDITIONAL USE for Canes on Lot 2, Block 1, Rosedale Center Seventh Addition, based on the comments and findings of this report, and the following conditions and the addition of the canopy language:

1. **Development of a drive-through screening plan to include both the type and style of fence, overall fence location, and landscaping to meet Code, to be approved by the City Planner.**
2. **Replacement of the existing sidewalk to accommodate pedestrian movements into Rosedale and the Canes site.**
3. **Access to the ring-road at the north access point shall be modified to include only one egress lane.**
4. **Wayfinding signage should be added to aid in circulation, and to direct motorists to the drive-through entrance and desired customer parking areas. Considerations shall be made for circulation of delivery and garbage trucks.**
5. **Contingent on a city approved vehicle circulation and signage plan, and pedestrian/bicycle access plan. Similar to that depicted on plans provided for consideration on July 1, 2020.**

Ayes: 7

184 Nays: 0
185 Motion carried.

186
187 **b. Consideration of a Request For Approval Of A Comprehensive Plan Land Use**
188 **Map Change From Low-Density Residential (LR) To Medium-Density**
189 **Residential (MR) And A Rezoning From Low-Density Residential 1 (LDR-1) To**
190 **Medium-Density Residential (MDR), And A Preliminary Approval Of A Major**
191 **Plat To Subdivide The Property Into 19 Lots For A Single-Family, Detached**
192 **Townhome Development (PF20-002)**

193 Senior Planner Bryan Lloyd summarized the request as detailed in the staff report
194 dated July 1, 2020.

195
196 Member Pribyl indicated she received some emails from residents that were really
197 concerned about the park issue. She understood the city has had conversations with
198 the seller in the past about dedicating this land for a potential park. She wondered if
199 staff had any additional information or history on that and why that has not occurred.
200 It seemed like the demand for a park in this particular area of the city is pretty strong
201 and she did not see any other areas that would be available for a park this size. She
202 thought that hearing other resident concerns and echoing those, she wondered what
203 the history was on the efforts.

204
205 Mr. Lloyd explained he did not have any more complete information then what he
206 responded to in the emails which is the city has been in some discussions over time
207 with the owner of this property but he did not know for sure if there was any formal
208 offer to purchase this property or if it was more of an informal conversation about the
209 transfer of the land through some sale or something. Even while he did not know the
210 details of those conversations or the exact nature of the events, he gathered that the
211 high cost of the land is the primary impediment from the city's perspective.

212
213 Member Schaffhausen really appreciated the thorough presentation by staff. She
214 indicated in the staff report, line 145, it talks specifically about the rezoning and as far
215 as what would happen if not, she asked for more information on that and was looking
216 for more clarity on the staff reports lines 145-150. She asked if potentially this could
217 go through anyway but would look differently under the low-density residential
218 moniker.

219
220 Mr. Lloyd indicated that was not the case and nothing is the given, especially when a
221 plat is needed to subdivide the land, even if there is not a rezoning request. The low-
222 density guidance of the Comprehensive Plan coincides with both the LDR-1, the
223 normal single-family zoning district that applies to this property and many or its
224 surrounding neighbors and the LDR-2 District which applies now to one of the
225 parcels across Eustice Street. With those two zoning districts available in the low-
226 density designation in the Comprehensive Plan there is two possible zoning districts
227 to consider when looking at a redevelopment or a development proposal. In his own
228 study of the lot and what might be possible, he did not think there would be any way
229 to get more than four or five single family lots in the LDR-1 District arranged around
230 the sides just because access into that more eastern part or this is more difficult

231 without having a road and private streets that would be supported by a great number
232 of residences. Without changing the Comprehensive Plan, which is requested in this
233 proposal, a rezoning could be applied for, could be approved for the LDR-2 District
234 to be applied for this property and in that district the nature for the minimum lot width
235 and overall density could allow for a twin home development easily at or above this
236 same number of units. That rezoning would still have to be approved in this same
237 kind of a process, but it would not require the Comprehensive Plan to be amended as
238 well.

239
240 Member Kimble asked without a Comp Plan change but with a rezoning, the site
241 could support approximately thirty units.

242
243 Mr. Lloyd indicated he was not sure but he thought with a little rearranging of the
244 property boundaries along the new private street that is being proposed, it would be
245 easy to see that at least thirty twin home units could be done across the site with very
246 little adjustment to the plat being proposed.

247
248 Member Kimble indicated in the report there is a request for nineteen lots. She
249 wondered how many units for the nineteen lots did that equate for.

250
251 Mr. Lloyd explained because this is proposed in a detached single-family
252 development, the nineteen lots would be for nineteen residential homes.

253
254 Member Kimble asked if the project were approved with the green space in the
255 southwest corner how would it change the lot or unit count.

256
257 Mr. Lloyd thought it depended on a couple of things, one of those being exactly
258 which lots would be selected. This is not something staff has talked with the
259 applicant about so he thought the applicant may be able to shed some light on it as
260 well. His thought is that there are four or five lots in the southwest area corner,
261 particularly lots 12-15 that really are only proposed lots in the plat by virtue of the
262 developers proposal to relocate the existing public street and to regrade the land there
263 to make a more typical, ninety degree intersection in alignment with Eustice Street to
264 the west. If that is the land that the city ultimately determines will be good land for
265 park dedication, he did not think the land would look the same without the city's
266 dollars being put into regrade and to relocate that roadway. He expect that is the land
267 that would ultimately be identified as park dedication, probably lots 12-15 would go
268 away because the developer would not be relocating that street and perhaps lot 16 is
269 far enough north that it would not be affected by that dedication, unless lot 16 were
270 identified for the land dedication. It is difficult to answer exactly because there are a
271 couple of moving parts to it.

272
273 Member Kimble explained there are twin home development in this same
274 neighborhood, and she thought there seemed to exist some product that is denser than
275 single family and she wondered how that density of that development compares to the
276 one being proposed.

277

278 Mr. Lloyd thought it was similar. He noted he has not looked at the exact numbers,
279 but he thought that was a little larger land area overall. He thought the density would
280 be similar.

281

282 Member Kimble recognized how important open space and parks are in the city and
283 Roseville certainly does have a stellar system of green space. The only thing that she
284 does not know or understand is how does a density of population relate to the
285 placement and creation of parks. She wondered if the population density in this area
286 of the city similar to other areas of the city.

287

288 Mr. Lloyd was not sure how much of that he could respond to but even with the
289 existing twin home development a little further east along County Road B and the yet
290 to be developed twin homes that were approved last year on the west side of Eustice
291 near this proposed development, that kind of increased the density somewhat overall,
292 but elsewhere in the area there are still some rather large lots that have a density
293 lowering effect on average. Without any research he thought it was certainly possible
294 that the average of this southwestern part of the community is similar elsewhere even
295 with the proposed higher density areas in it.

296

297 Member Sparby was curious if there is an overview of the land densities in that area
298 because he knew there is a multi-family apartment style building at the end with
299 possibly some townhomes along County Road B.

300

301 Mr. Lloyd indicated the area is predominately low density. He thought that the
302 existing twin home development that came up a little while ago on County Road B is
303 in a medium density zoning district. He noted the existing apartment building is
304 zoned high density but is a small apartment as apartments go with not a tremendous
305 number of units.

306

307 Member Sparby explained he was also curious because there will be nineteen lots and
308 units on this project and in walking the neighborhood it seemed like there will be a lot
309 of units on a small area. He noted that the wetland takes up a lot of area on the
310 property and he wondered how staff felt about nineteen units fitting into this area
311 because it looked pretty tight from what he was seeing along with a lot of single
312 family nearby and he asked if it would clash with the area.

313

314 Mr. Lloyd explained it will be a dramatic change from what the property is today and
315 what it historically has been. He reviewed the city requirements for the size of the lot
316 that is there. He thought this discussion illustrates that by changing the
317 Comprehensive Plan and Zoning to the Medium Zoning District the city would not be
318 objectively increasing the density that is popular in that area.

319

320 Member McGehee indicated the not only in the southwest part of the city is there not
321 much parkland but the city does not have any natural areas either. She did find out
322 for those interested that the wetland was delineated and approved by Ramsey County
323 in June of 2019 and the major wetland was at .78 acre and the smaller one was .03.
324 There is already a fifty-foot setback for protection of wetland which is consistent with

325 State Law. The total acreage with the setback of the wetland becomes 2.3 acres.
326 That is approximately half of this site and an interesting figure when talking about
327 park land and wetlands. She thought wetlands are important and is not generally in
328 favor of filling in wetlands. This wetland is serving a community with actually some
329 considerable density around it already and the wetland is doing nicely without any
330 flooding problems. She was a little reluctant to support putting more stress on this
331 particular wetland and adding more impervious surfaces to the area. She noted it is
332 clear from the comments received that this wetland is a vital part of this community
333 and that parkland is desired by the community as evidenced by some of the surveys
334 that have been done.

335
336 Member Kruzel indicated she had some concerns about the wetland, park dedication,
337 the green space, and the size of the area to have that many houses built. The
338 infrastructure of the roads are also a concern.

339
340 Member Schaffhausen indicated her questions are specific to looking at the Comp
341 Plan and city code. She thought it was interesting that there was a little bit of tension
342 in the Comp Plan with regard to this type of property and looking at the rezoning and
343 the changing of the Comp Plan. Staff identified in the staff report, lines 89-94, a
344 couple of really great examples of why this would be good. She noted in the Comp
345 Plan there is a section about housing that meets community needs. It is talking about
346 trying to create something that is really more inclusive and when looking at the type
347 of housing and the cost for this, it fits with the vision and mission, as well as the land
348 use within the Chapter 4. When looking at the survey one of the highest requirements
349 the residents had was protecting wetlands, rivers, and green spaces, and becoming
350 more walkable and pedestrian was number two. When looking at the information
351 there are two opposing views dealing with specifically this kind of land. She also
352 looked at the Zoning Code and in Section 1004.8, Low-Density Residential-One
353 Family, describing what it is, she was interested in the sentence regarding natural
354 resources. She asked how does the city come to some sort of conclusion with the fact
355 that there really is an apparent tension here and that there is also a gap in any sort of
356 park service in this part of the city and even another Commission has identified this
357 as a gap.

358
359 Ms. Lloyd thought having these conversations and input from the community is an
360 important part of the process. He thought with respect to the zoning requirements and
361 the language in there about protecting natural amenities is partly a function of the
362 much larger lot sizes in the LDR-1 Zoning District. There are provisions built into
363 that Zoning District that with a larger lot provides more potential yard space. In the
364 context of rezoning away from the LDR-1, as much as there is value in what the
365 LDR-1 District is for, if the city is considering changing from that District to
366 something else, in looking at the other Zoning District and what its goals are is maybe
367 part of the process as well. There is also the question of what the city does for the
368 park space needs of the nearby residents. To deny a proposal like this because the
369 city needs more park land, certainly does not obligate the city to turn around and buy
370 the property for park land but it also calls into question what the existing

371 homeowners' options are if development proposals are not approved. He thought it is
372 a big complicated question and hard to answer.

373
374 Member Schaffhausen explained as she was reading through the Comp Plan land use
375 she felt the tension and that the city needed to choose between one or the other even
376 though the Comp Plan is asking the city to do both. She was trying to figure out how
377 to take all of it into consideration. She has heard Mr. Lloyd state this has met the
378 criteria for the Comp Plan, and she was concerned.

379
380 Member Kimble indicated she read all of the posts and emails everyone sent in and
381 was a little perplexed. She indicated the road used to go through to another road and
382 now it dead ends so she was surprised by the traffic comments because she would
383 suspect that the traffic was much less then it was in years past.

384
385 Mr. Lloyd indicated he was not sure about what has been done in terms of the
386 enforcement of the speed limit that is there. He gathered there has been some
387 concerted effort in the past. He pointed out that the Police Chief is among city staff
388 that would use development proposals like this and did not have any concerns about
389 developing this number of homes at the end of the street. That seems to be a separate
390 issue from the rate in which people travel. This was a through street connection to
391 Hwy 280 up until 2007 or 2009 when it was permanently closed, and traffic went
392 down dramatically. That lower traffic count was normal for the neighborhood and
393 any increase in traffic is evident with new developments. The other thing to point out
394 is the city's engineer did provide a memo regarding traffic and the condition of
395 County Road B in this area and noted in the next few years the city is planning to
396 redesign and rebuild that section of the street. The engineering changes should also
397 contribute to lowering people's speed driving through there.

398
399 Member Kimble noted she was on the Commission when it reviewed the Comp Plan,
400 which took a few years to do and it may appear there is tension but like every city
401 across the Twin Cities, Roseville struggled with community participation and it is not
402 surprising what people wanted. Also, when thinking about the Comp Plan it is
403 impossible to get all of the attributes of the vision on one site or in one small area so
404 while the Comp Plan looks at the vision for Roseville it naturally cannot do
405 everything everywhere, it has to do the best it can.

406
407 Community Development Director Gundlach commented on the things
408 Commissioners Schaffhausen and Kimble brought up. She noted the tension piece is
409 part of the public process. The Commission's role is to discuss those issues and
410 determine which ones are most important to them and then articulating those as part
411 of the recommendation made.

412
413 Member Pribyl asked how people will turn around on County Road B, when
414 realigned, once it is realized that there is not an exit.

415
416 Mr. Lloyd indicated that is something he felt the applicant could answer.

417

418 Mr. Todd Ganz, applicant, addressed the Commission.

419
420 Member Sparby understood nineteen units is possible but given the character of the
421 area with single family homes on larger lots, he was concerned with the density of
422 this project abutting single family with large lots and how the neighborhood flows
423 and links together. He asked if Mr. Ganz considered any less dense single unit
424 structures on the property or would there be any consideration for blending it more
425 with what is in the neighborhood now.

426
427 Mr. Ganz indicated initially when the parcel was looked it there was thought of
428 twenty-one units on it but because of the area surrounding it and the single family
429 around it the amount was cut down so it would be more fitting into the neighborhood
430 the way it is designed. He noted his plan for the east side of the private street is to put
431 in numerous trees and if the city or neighborhood would like he could build a privacy
432 fence along there so the neighbors are not dealing with the amount of people driving
433 in and out of there. The other thing that is true about the people that are coming in
434 there is that most of the people coming to him are fifty-five and older. There is not
435 going to be a lot more traffic coming into this neighborhood and a lot of the residents
436 would be spending their winters in the southern states. There will be limited winter
437 people living in those homes.

438
439 Member Pribyl asked if for some reason, some part of the plan was not recommended
440 by the Commission, what would be Mr. Ganz's step. Would he look for an
441 alternative to the site or is nineteen units the minimum he could put on the site.

442
443 Mr. Ganz explained he would probably come back and propose and LDR-2 and turn
444 it into a simple twin home project. He mentioned that the park area that was brought
445 up on the southeast corner, lots 12-15, if the city approved that Mr. Lloyd indicated
446 there would be more expense to the city but the biggest thing is the elevations there
447 drops down fast there so in order to put a park in there a retaining wall and thousands
448 of yards of dirt would need to be brought to that area in order to make it flat and safe
449 to use as a park.

450
451 Mr. Lloyd showed a contour map to the Commission.

452
453 Chair Gitzen invited residents to speak to the Commission.

454
455 Ms. Rachael Ostrom, 2223 St. Croix Street, indicated her property is adjacent to the
456 north end of the property and she and her family have lived in the area for fifteen
457 years. She did understand the developer is looking at medium density however there
458 is a reason that the Comp Plan left this as single-family low density because of the
459 area and the integrity of the area. She indicated the developer and city have heard
460 from over 2,400 people that have signed a petition with over a hundred emails that
461 were received. She wanted to stress that this southwest side of Roseville needs to
462 protect the wildlife and the residents are worried about noise pollution, property
463 values but this natural habitat that exists on the property is so intrinsic to the area and
464 on her property alone there is an oak tree that is over 250 years old and the same

465 conditions exist on the five acre lot. Once nature is destroyed, once that goes away
466 this decision would do that. She asked the city to consider the permanency of this
467 decision and to explore all options.
468

469 It is noted that Ms. Ostrom emailed the city as shown in the meeting packet.
470

471 Mr. Cal Ross, 2189 St. Croix St, indicated he was stunned that the city would allow
472 approximately a seventy percent increase in density at the end of a three quarter of a
473 mile-long cul-de-sac. He brought up safety issues before and the density added is a
474 safety issue. He bought is property that abuts this property and put a pool in his
475 backyard because of the LDR-1 that was slated for the property there and he was
476 afraid that his property value will go down with the addition of nine townhomes that
477 will be across from his home. He indicated if this project goes through he will have
478 a street on the front and back of his house and the street will be twenty-five feet from
479 his pool. He noted that no one from the Parks Department talked to the Shannon
480 family. He read the Comp Plan and City Codes. The delineated wetland is what
481 everyone in the neighborhood has appreciated since moving to the area. These house
482 wildlife and vegetation that is not allowed to be changed. He thought the entire
483 proposal was not consistent with the 2040 Comp Plan. He asked the Commission to
484 enforce the spirit and the letter of the City Code and of the 2040 Comp Plan.
485

486 It was noted that Mr. Ross also wrote an open letter to the city as shown in the
487 meeting packet.
488

489 Ms. Skye Cook, 2281 Murray Road West, indicated this neighborhood has many
490 small children and her family is in love with the area. She thought considering this
491 land for a park makes a lot of sense for a lot of people. She asked what the approval
492 of this project would do to affect the city's current tax base, what would be the
493 income generated by that. She also asked how this proposed development is going to
494 affect the wildlife in the immediate vicinity. She was also concerned with increased
495 traffic to the area especially with all of the small children in the area.
496

497 Ms. Cook noted she emailed the city with questions related to this proposed
498 development.
499

500 Chair Gitzen thought the zoning questions have been addressed in the report. He was
501 not sure about the wildlife or the tax base question.
502

503 Mr. Lloyd indicated in regard to the tax impact, it is not something to consider with
504 these requests. He thought in Roseville the commercial retail area is a substantial
505 amount of the weight in terms of revenues for the city to help keep taxes down for
506 residential owners. He did not think it was a question of how much more tax revenue
507 can the city get by subdividing a parcel.
508

509 Ms. Nancy Nelson, 2151 Fulham Street, indicated she did not receive initial
510 notification of this because she lives further than 500 feet away, but it affects her with
511 traffic that goes up and down County Road B. She indicated one of the reasons she

512 moved to Roseville was because of the parks and green space and from the
513 Comprehensive Plan, that is the number two reason why people want to live in
514 Roseville. Building nineteen homes, cutting down the old trees and shrinking the
515 wetlands, which is what the developer wants to do, is not right. The trees provide a
516 noise buffer from 280 and Hwy 36 and enhance the neighborhood. She understood
517 that southwest Roseville should have some parks, but all of the large pieces of land is
518 gone now. She thought it would be ok to put LDR-1 housing on the parcel she would
519 be ok with it but not these nineteen or thirty townhomes on the piece of property. She
520 thought it would change the whole nature of the neighborhood. She wondered who
521 would determine the area of the two wetlands to be preserved. Filling in one of the
522 wetlands and getting a credit someplace else does not enhance Roseville. She also
523 wondered who would make sure the developer stays fifty feet away from the
524 designated wetlands when building. She thought more needed to be done to try to get
525 a piece of that property for the neighborhood since there are no parks in the next
526 neighborhood.

527
528 It was noted that Miss Nelson also wrote a letter to the city as shown in the meeting
529 packet.

530
531 Mr. Lloyd indicated city staff and the engineering office makes sure that structures
532 being proposed conform to all applicable setbacks and other parameters. He noted
533 the Watershed District will also be checking on the delineation of wetlands in the
534 area.

535
536 Mr. Paul Wallace, 2169 Pulham Street, appreciated the discussion. He noted he has
537 lived in the neighborhood nearly eighteen years and he thought the priorities the city
538 is trying to balance really needs to listen to the community and when things are
539 intentioned, this is an opportunity to listen to the community. Many people in the
540 area are against this project and do not match the priorities of the community. He
541 thought this neighborhood has changed and balancing out the safety and vibrancy of
542 the community should be valued. Adding a project like this with vehicles and
543 residents with such a tight project does not make sense at all. He hoped the
544 Commission makes the decision to not move the project forward.

545
546 Chair Gitzen reminded the public that the Commission makes a recommendation to
547 the city Council who makes the decisions.

548
549 Mr. John Lomnicki, 2190 St. Croix Street, indicated he has never been to the property
550 until recently and he thought the area was spectacular with wildlife and nature. He
551 indicated he was opposing to the zoning change because of the position of the road,
552 distance between homes and he believed a better use of this land is a park.

553
554 It was noted that Mr. Lomnicki also wrote an email to the city as shown in the
555 meeting packet.

556
557 Ms. Margaret McNeely, 2377 West County Road B, indicated she lives next to this
558 property and knew Ms. Shannon and knew that eventually the property would go up

559 for sale, but she did not think nineteen homes would go into the property. She
560 thought four or five homes would be ok but not as many as nineteen. She did see the
561 value of a park in the area and thought the city needed to preserve the wildlife area.
562 He concern was also with the added traffic and headlights that will affect both the
563 front and back of her property.
564

565 It was noted that Ms. McNeely also sent an email to the city as shown in the meeting
566 packet.
567

568 Ms. Kathy Nockleby, 2171 St. Croix Street, explained she has lived on her property
569 for twenty-eight years and is a retired nurse. She indicated she sees the nineteen units
570 as part one of a phased development with more property being purchased in the
571 future. She asked the developer if there were plans for future expansion and if so,
572 what were the plans. She indicated she was strongly opposed to this or any other
573 proposal that would lead to environmental, social and property degradation.
574

575 It was noted that Ms. Nockleby also sent an email to the city as shown in the meeting
576 packet.
577

578 Chair Gitzen thought the discussion needed to be held to what is currently happening
579 and not what could happen to the area in the future.
580

581 Mr. Lloyd indicated the issue before them is this particular proposal needs to be
582 responded to and future proposals need to be reviewed on their own merit.
583

584 Ms. Mary Lou Wiley, 2195 St. Croix Street, indicated she agreed with her neighbors'
585 input and purchased their property because of the wildlife, the quietness and are also
586 facing the possibility of a road behind their backyard with headlights shining in their
587 windows along with the noise issue. She indicated she were also opposed to this.
588

589 It was noted that Ms. Wiley also sent an email to the city as shown in the meeting
590 packet.
591

592 Mr. Bruce Nelson indicated he married into the Shannon Family and has been
593 involved in this property. The family has loved the property and have taken good
594 care of the property and wildlife. The Shannon Family has never been against the
595 sale of this property for park land. The family was approached approximately ten
596 years ago by the City of Roseville to discuss the donation of the property. He
597 indicated the family could not do that and is the only time he was aware of the city
598 asking about the property. If the neighborhood had approached the family with the
599 park idea his family would have been happy to consider the purchase at fair market
600 value as a part of that discussion but for the past four years that property has been on
601 the market and no one other then developers have ever talked to the family. He
602 explained now there is a firm, legitimate offer that his family has accepted and now
603 the residents around the property start talking. He asked where the city and
604 neighborhood have been over the last four years. His family had no idea. For clarity,
605 on the wetland delineation, it was done by his family but in looking at staff's report,

606 that outlet on the north end of the property was set a foot and a half high and the silt
607 has built in another foot and a half which is three feet of extra water that has collected
608 in that property. He noted his family has lost land because of someone's mistake,
609 whether it was Roseville, the County or Rice Creek, he wondered who compensates
610 his family for that loss of saleable land. He indicated Ms. Gundlach had a traffic
611 report, also in the staff report, the traffic counts keeps falling since 2005.

612
613 Ms. Kevin Prettyman, 2194 St. Croix Street, explained the house has been in his
614 family for three generations since the forties. Their family has seen the neighborhood
615 change over the years and are opposed to this development. He indicated there is
616 concern about safety and the emergency exit or outlet. He noted the neighbors really
617 want and need a park in the neighborhood for the kids to play in. He indicated he
618 does not see a benefit that this plan gives to the neighborhood.

619
620 It was noted that Mr. Prettyman also sent an email to the city as shown in the meeting
621 packet.

622
623 Ms. Anna Landsverk, 2200 Lexington Avenue North, indicated one of the main
624 reasons she moved to Roseville was the park system. She noted she and many other
625 people seek out the more natural areas to walk their pets because it is so valuable to
626 them she hated to see that taken out by this development.

627
628 Mr. Steve Martineau indicated he was a thirty-year resident with twenty-two years on
629 St. Croix Street. He noted the developer did make some accommodations to move a
630 drive that would shine into his home, which he appreciated. He knew the city has
631 spent a lot of time developing the Comp Plan and thought that was more of a guide
632 that could be tuned and tweaked as it went along. He was upset that the Comp Plan is
633 not being used as intended.

634
635 Mr. Paul Nockleby echoed what his wife spoke about and he also asked about the
636 midpoint between St. Croix Street and Eustice Street and if Mr. Lloyd were to design
637 this street as a planner, where would the street be located. He also thought there was
638 a discrepancy between what he was hearing from the developer and a photo of 1937
639 that was not referenced, showing a wetland of considerably more than one acre and
640 he thought the city needed to be looking at historic photos. He noted there is
641 universal opposition to this proposal. The area does not have a park and is something
642 that is needed, and the residents are entitled to it.

643
644 Mr. Tom Dunwell, 2253 St. Croix Street, indicated he has lived in the area for close
645 to forty-five years and he has met the Shannon's and talked to them about the
646 beautiful piece of property. The residents are looking at this parcel being destroyed
647 by development and will eventually lose the wetland which could lead to more
648 development of the property. This is just the beginning of higher density
649 development. He noted this is a single-family area that the Comp Plan and 2040 plan
650 shows. The zoning is for single-family housing. He thought this was the worst plan
651 he has ever seen for a development and should never have been considered. He
652 indicated he was opposed to this development.

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Ms. Karen Meile, (Bella), 9421 St. Croix Street, indicated she was calling for her grandma who was sick and not well enough to speak. She is opposed to this plan and would like a place for her grandchildren to play, such as a park.

Ms. Sue Dunwell, 2253 St. Croix Street, indicated this is the last chance for any park in the southwest corner of the city. The residents have paid their taxes and have been waiting for a park and need the city support now.

Ms. Kelly Prettyman, agreed with the neighbors. She was really caught up on the fact that 141 of 181 trees will be cut down which is a huge issue to her. The trees are extremely old and mature and if new trees are planted in their place it is not the same and there is a lot of history on this land.

Chair Gitzen closed the public comment.

MOTION

Member McGehee moved, seconded by Member Schaffhausen, to recommend denial of the requested Comprehensive Plan Land Use Map Change from Low-Density Residential to Medium-Density Residential, and based on the comments made which are primarily around health, safety and welfare of this community and their needs for the trees, light and noise. For the fact that the residents are invited to be active participants in their neighborhood, and she thought really as a premier city known for its parks this is really the last unique opportunity to get a good park in this area and for Roseville.

Member Schaffhausen indicated there is a little bit of tension between the approval versus the space. At the end of the day, goals and strategies within land use, she did not believe the city has fully embodied being able to define and meet the standard of a new development and enhancing the desired community character and the city is not continuing to maintain the parks and greenspaces. She also thought the city was not meeting the measure of the Comprehensive Plan with regard to the strategies.

Member Pribyl concurred. She thought there was a lack for parks in the southwest part of the city and this may be the last opportunity of getting a park in that area.

Member Sparby supported the motion for denial because he thought the city needed to pay attention to the health safety and welfare standard the city has. He personally did not find this consistent with the Comprehensive Plan, mainly for the land use, Chapter 4 item. He thought the Commission heard from the residents that the city is not protecting and enhancing the character, stability, and vitality of residential neighborhoods. It does need to be weighed against the other initiatives of the Comp Plan and through that balancing test he came out with the decision that this did not enhance the character, stability, and vitality of the neighborhood that it is a part of. He thought the city needed to move away from the park issue and thought that is a separate issue, whether the city wants to create this as a park. He thought the development needed to be the focus and whether it meets the criteria of the Comp

700 Plan. He also thought the city cannot rule out the future development of this site, if
701 the city elects not to make this parcel a park and something comes back for
702 development on the parcel that protects the character, stability and vitality of the
703 neighborhood, that may be supported by the residents. He thought the real issue was
704 the density of the proposal and packing these units into a small area that is not
705 consistent with how the area is being operated. He thought the city needed to be open
706 for future development.

707
708 Member Kruzel agreed with what the Commissioners have said and agreed that there
709 are two separate issues. A park is needed in that quadrant but needed to be looked at
710 separately.

711
712 Member Kimble supported the motion and agreed with Commissioner Sparby in the
713 fact that the parcel is for sale and may be developed with some level of density it can
714 support and that the park is a separate issue and should not be a consideration for
715 denial.

716
717 Chair Gitzen indicated he would support the motion and what it came down for him
718 was the neighborhood, which is the big issue for him. He did not think that the
719 current proposal fits into the character of the existing neighborhood.

720
721 **Ayes: 7**
722 **Nays: 0**
723 **Motion carried.**

724
725 **Member Sparby moved, seconded by Member Pribyl, to recommend denial of**
726 **the requested Zoning Map Change from Low-Density Residential 1 to Medium-**
727 **Density Residential, based on the content of this RPCA, public input, and**
728 **Planning Commission deliberation.**

729
730 **Ayes: 7**
731 **Nays: 0**
732 **Motion carried.**

733
734 **Member Gitzen moved, seconded by Member McGehee, to recommend denial**
735 **of the proposed Midland Legacy Estate 2nd Addition Preliminary Plat, based**
736 **on not meeting the current zoning in place.**

737
738 **Ayes: 7**
739 **Nays: 0**
740 **Motion carried.**

741
742 **7. Adjourn**

743
744 **MOTION**
745 **Member Kimble, seconded by Member Sparby, to adjourn the meeting at 10:05**
746 **p.m.**

747
748
749
750

Ayes: 7
Nays: 0
Motion carried.

Department Approval

Janice Gundlach

Agenda Section

Public Hearings

Item Description: Request to rezone Lot 2, Block 1, Fairview Fire Station, from Institutional District to Regional Business District. (PF20-006)

APPLICATION INFORMATION

Applicant: City of Roseville
 Location: 2501 Fairview Avenue
 Property Owner: City of Roseville
 Open House Meeting: December 21, 2017
 Application Submittal: Directed by the City Council on June 22, 2020
 Application Action Deadline: Not Applicable

GENERAL SITE INFORMATION

Land Use Context

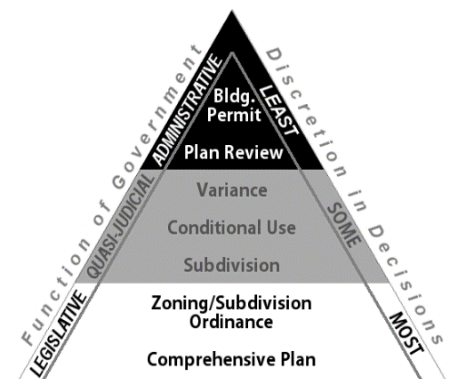
	Existing Land Use	Guiding	Zoning
Site	Water tower and decommissioned fire station	MU-4	INST
North	Mixed commercial uses and pipeline	E-2	RB/O/BP-1
West	Various utilities	MU-4	RB-2
East	Retail and other commercial	MU-4	RB
South	Retail and other commercial	MU-4	RB

Notable Natural Features: none

Planning File History: none

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on a proposed zoning change is **legislative** in nature; the City has broad discretion in making land use decisions based on advancing the health, safety, and general welfare of the community.



1 **BACKGROUND**

2 On June 22, 2020, as a component of the approved subdivision plat for the subject property, the
3 City Council directed the Planning Division to rezone the parcel, specifically Lot 2, Block 1,
4 Fairview Fire Station, from Institutional district to Regional Business district. The City will
5 retain ownership of the water tower on Lot 1 and has hired a consultant for marketing and sale of
6 Lot 2, the former fire station building abutting Fairview Avenue, for reuse or for redevelopment.

7 When exercising the City’s legislative authority on a rezoning request, the role of the City is to
8 review a proposal for its merits in addition to evaluating the potential impacts to the public
9 health, safety, and general welfare of the community. If a rezoning request is found to be
10 consistent with the Comprehensive Plan and is otherwise a desirable proposal, the City may still
11 deny the rezoning request if the proposal fails to promote the public health, safety, and general
12 welfare.

13 **REZONING ANALYSIS**

14 On December 21, 2017, as part of the 2040 Comprehensive Plan update process, the Planning
15 Division held an open house meeting regarding the future land use designations for various
16 parcels throughout the City and their corresponding zoning classifications. In the case of the
17 land use designation of Core Mixed-Use in the 2040 Comprehensive Plan, and the areas
18 throughout the City planned for this designation (including surrounding Rosedale Center),
19 Planning staff indicated the corresponding zoning most appropriate, in the short-term, would be
20 Regional Business. As part of the Zoning Code update process, the current Regional Business
21 zoning designation will be revised and edited to Core Mixed-Use in order to comply with the
22 2040 Comprehensive Plan. Once that process is complete, parcels throughout the City zoned
23 Regional Business will be rezoned to Core Mixed-Use.

24 There were a number of business owners that attended the brief staff presentation regarding the
25 proposed land use designation changes and a few individuals asked questions. Most of the
26 questions surrounded the need to increase residential density in some of the commercial land use
27 designations.

28 No individuals or business owners had questions or objections concerning the changes in, and
29 around, Rosedale Center, which includes the parcel proposed to be rezoned by this action.

30 As stated above, the Roseville fire station site includes two lots and uses; one lot includes the
31 water tower and lattice cell tower (Lot 1), which is an institutional use, and the other lot includes
32 the former fire station building (Lot 2), which is proposed for a commercial use. Since the fire
33 station lot has a land use designation of Core Mixed-Use in the 2040 Comprehensive Plan, and to
34 ensure the zoning and guide plan maps are consistent, the most appropriate zoning classification
35 at this time is Regional Business-1 District. This zoning classification is consistent with a
36 number of the Goals and Strategies found in the Land Use chapter of the 2040 Comprehensive
37 Plan. As previously stated, the Regional Business zoning classification will be adapted to Core
38 Mixed-Use as part of the Zoning Code update, which will most likely cause the parcel to be
39 rezoned again to ensure the applicable goals and strategies of the 2040 Plan and the Core Mixed-
40 Use designation are consistent.

41 **PUBLIC COMMENT**

42 At the time this RPCA was prepared, Planning Division staff had not received any comments or
43 questions about the proposed rezoning.

44 **SUGGESTED PLANNING COMMISSION ACTION**

45 By motion, recommend approval of the proposed rezoning from Institutional District to Regional
46 Business-1 District for Lot 2, Block 1, Fairview Fire Station, based on the content of this RPCA,
47 public input, and Planning Commission deliberation

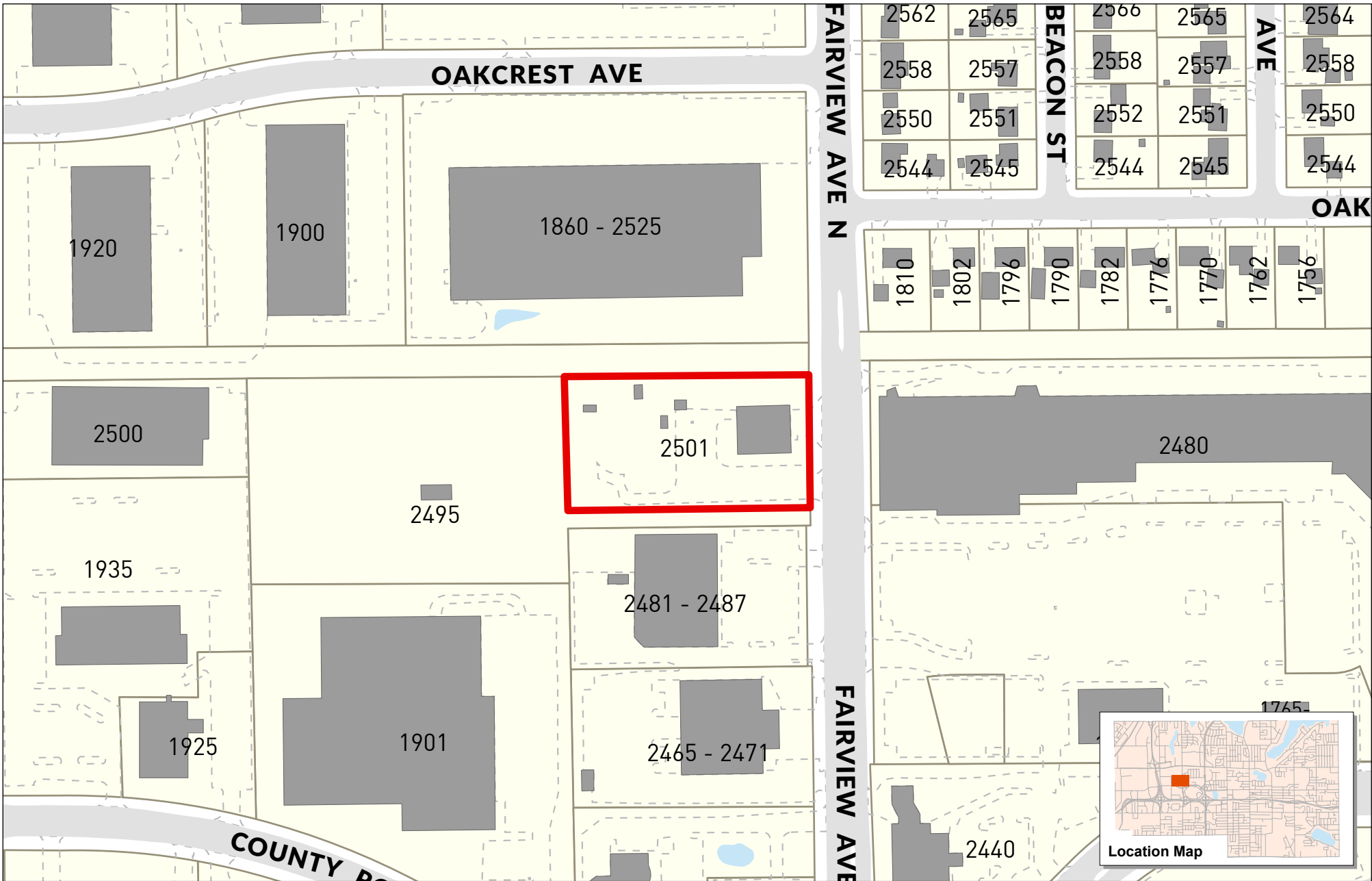
48 **ALTERNATIVE ACTIONS**

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

Prepared by: Thomas Paschke, City Planner

Attachments: A. Base Map B. Aerial map
C. Proposed zoning maps

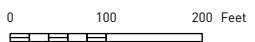
Planning File 20-006




 Site Location

Data Sources
 * Ramsey County GIS Base Map (5/4/2020)
 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.

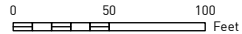


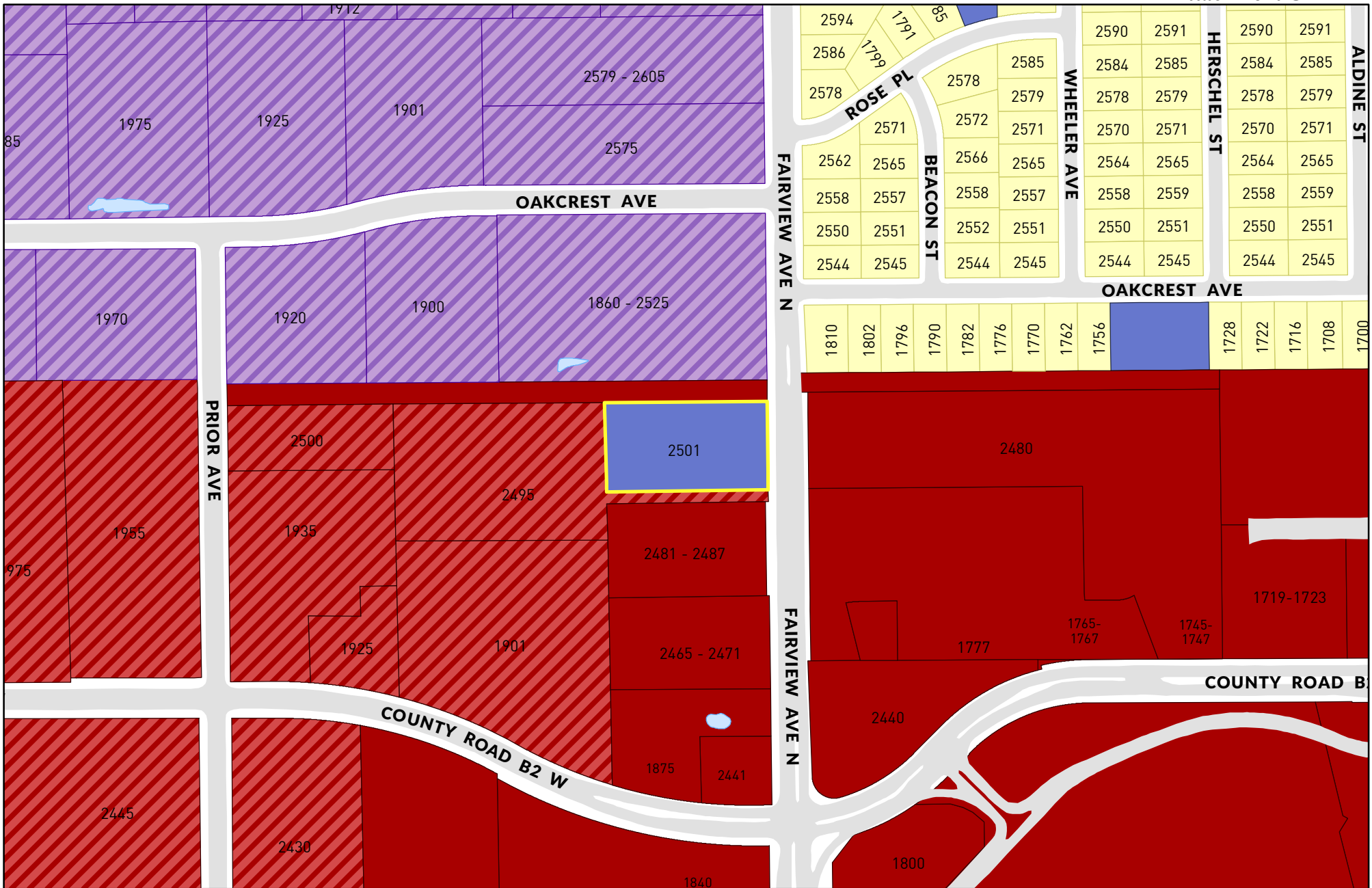
Planning File 20-006



Data Sources
 * Ramsey County GIS Base Map (5/4/2020)
 * Aerial Data: Pictometry (4/2018)
 For further information regarding the contents of this map contact:
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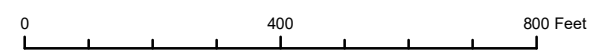
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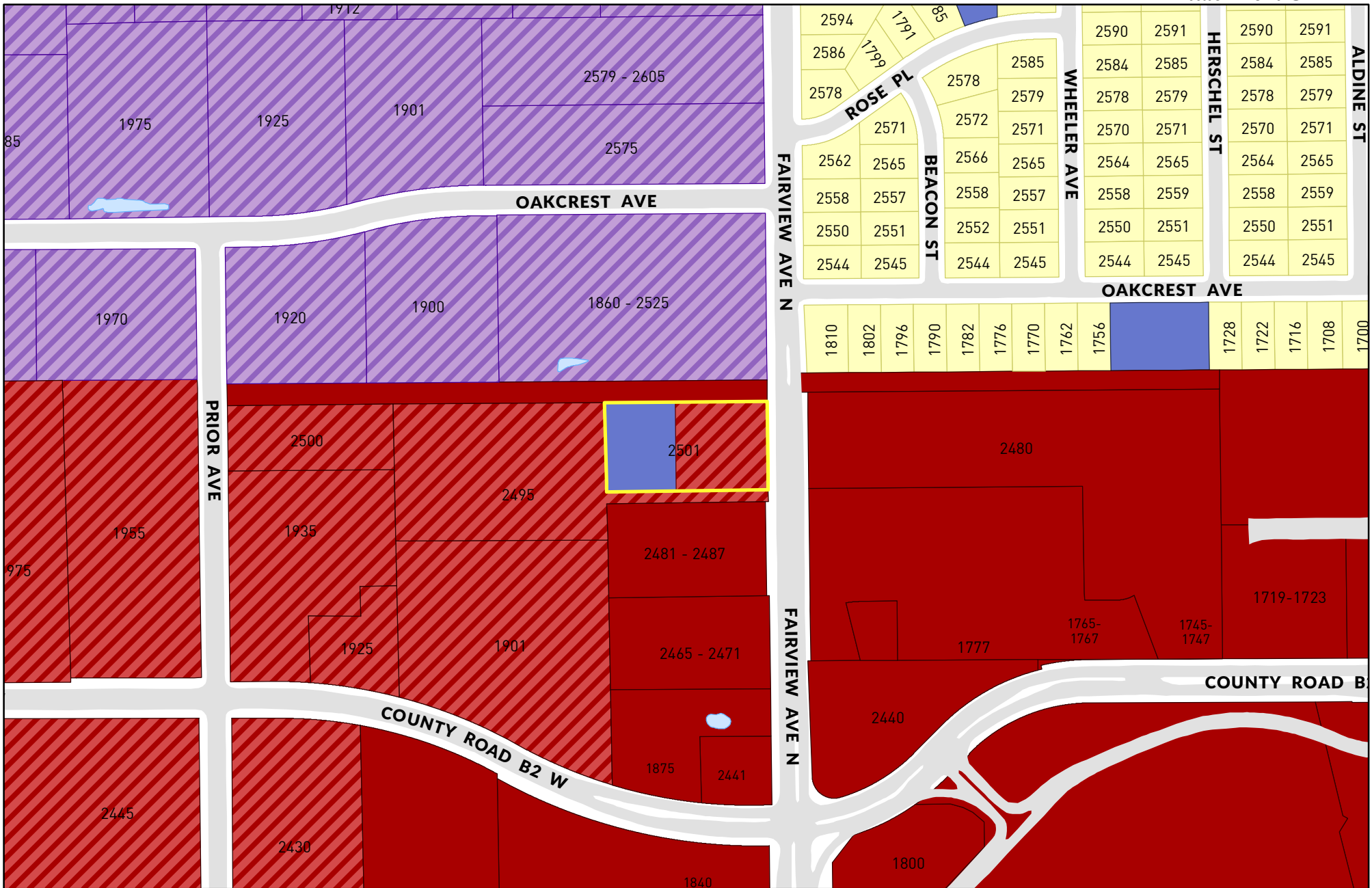




- Residential**
- LDR-1 - Low Density (One-Family) Residential-1
- Commercial**
- RB - Regional Business
- RB-2 - Regional Business-2
- Employment**
- O/BP-1 - Office/Business Park-1
- Public / Institutional**
- INST - Institutional

2501 Fairview Ave - Current Zoning Designation





Residential

LDR-1 - Low Density (One-Family) Residential-1

Commercial

RB - Regional Business

RB-2 - Regional Business-2

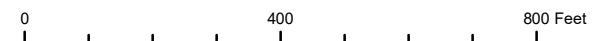
Employment

O/BP-1 - Office/Business Park-1

Public / Institutional

INST - Institutional

2501 Fairview Ave - Proposed Zoning Designation





REQUEST FOR PLANNING COMMISSION ACTION

Date: September 2, 2020

Item No. 6b

Department Approval

Janice Gundlach

Agenda Section
Public Hearings

Item Description: Request by City of Roseville for approval of an amendment to Title 11, Subdivisions, to regulate subdivision proposals that would locate a new street adjacent to the rear boundaries of existing parcel (PROJ0042)

BACKGROUND

The Roseville Planning Commission and City Council recently took actions to deny a development proposal seeking approvals of a comprehensive plan change, rezoning, and preliminary plat. Importantly, the denial was principally based on findings that the requested comprehensive plan change could not be supported and, having denied the comprehensive plan change, it was necessary to deny the proposed rezoning and preliminary plat for not being consistent with the (unchanged) comprehensive plan. Although the Planning Commission and City Council focused primarily on the comprehensive plan change, members of the public, the Planning Commission, and the City Council expressed concerns about the location of a proposed private street serving several of the new residential lots in the proposed plat. Specifically, the private street was shown along the eastern boundary of the proposed plat, very near to the rear boundaries of existing residential parcels, turning those existing residential lots into something similar to what are defined in Roseville’s zoning code as Through Lots:

A lot having a pair of opposite lot lines along, and access to, 2 more or less parallel public streets, and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.

If the plat had been approved, the existing parcels may not have technically become through lots by virtue of the fact that the proposed street was not a public street. Nevertheless, the concerns about the location of the private street centered on its potentially adverse impacts on the adjacent homeowners’ feelings of privacy in the private space of their backyards. Because of these concerns, the City Council instructed Planning Division staff to quickly bring forward for consideration a subdivision code amendment to preclude plat proposals containing new streets that would cause existing residential parcels to become through lots.

History of Through Lots in Roseville

Given the short time available to prepare the requested subdivision code amendment, Planning Division staff has not completed an exhaustive review of the history of through lots in Roseville. What follows, though, is something of a timeline of through lots.

- 1888: Todd’s Outlots plat created several through lots between Fulham Street and St. Stephen Street and between St. Stephen Street and St. Croix Street. Most of these through lots have been incrementally subdivided to locate new homes on both street frontages, including within the past five years.
- 1938: Mid Oaks plat created through lots between and the Aldine Street right-of-way, although this portion of Aldine Street has not yet been constructed.

- 32 1946: Ridgewood plat created through lots between Aldine Street and the new Ridgewood Lane.
- 33 1949: Oak Point plat created through lots between Heinel Drive and the South Owasso Boulevard right-of-
34 way, but that portion of South Owasso Boulevard was never built and these lots back up to the
35 railroad tracks.
- 36 1950: Shorewood plat created through lots between Shorewood Lane and Wheeler Street.
- 37 Early 1950s: Hoffman’s Garden Tracts created through lots between Shryer Avenue and Skillman Avenue,
38 completed with the adjacent 1955 James Third Addition plat.
- 39 1955: Midway Acres plat created several through lots between South Gluek Lane and County Road B.
- 40 1956: St. Anthony Plaza plat created through lots between (then) Highway 8 and the newly built Manson
41 Street.
- 42 1963: Loren Acres No. 1 plat created through lots between Roselawn Avenue and the new Loren Road.
- 43 McCarrons View Addition plat developed a section of Hand Avenue north of Elmer Street, creating
44 through lots of the several existing residential parcels on the west side of Farrington Street.
- 45 1996: Rosetown Ridge plat created through lots of three existing dwellings between Overlook Drive and
46 County Road C.
- 47 2007: Approval of the development of Applewood Pointe at Langton Lake included the requirement to
48 build Langton Lake Drive, providing public access to the adjacent ballfields in Langton Lake Park,
49 thereby creating through lots of the 11 residential units on the south side of Brenner Avenue.

50 The preceding list includes only those locations where platted lots continue to be visibly present and
51 meet the above definition of “through lots”. But additional through-lot parcels also continue to exist that
52 were created through metes-and-bounds subdivisions, and there have been other locations over the years
53 in which former through lots have been completely subdivided between the abutting streets. Beyond the
54 plats in the preceding list creating through lots, eleven plats created lots that back directly up to the
55 Highway 36 right-of-way or major Ramsey County roads without access to those roadways, eight plats
56 created lots that directly back up to a railroad corridor, three plats create through lots served by private
57 streets, and two plats created corner lots that are surrounded by streets on three sides. These two dozen
58 plats are removed from the preceding list because they include lots that have one or more characteristics
59 preventing them from meeting the technical definition of “through lots,” such as being situated on a
60 private street, abutting but not having direct access to Highway 36 or other major Ramsey County roads,
61 having adjacency to a railroad track instead of another street, or being a through lot that is also a corner
62 lot. In spite of having characteristics that technically disqualify these lots from being defined as “through
63 lots,” they may suffer similar or greater impacts as through lots that do meet the definition.

64 It should also be noted that the through lots created by most of the plats in the above list of examples
65 were created *within* the plats. If this is a relevant fact, it is because the locations of streets at the front
66 and rear of these new lots likely only affect those individuals buying the through lots, who presumably
67 have a full understanding of what they are buying. Nevertheless, it is clear that plats have been
68 occasionally approved such that new streets have been located at the rear of pre-existing parcels *outside*
69 the plats, creating through lots out of parcels that had not formerly been through lots, which is the
70 central matter of the current subdivision code amendment.

74 **Through Lot Regulations in Neighboring Cities**

75 Planning Division staff looked to Roseville’s neighboring communities to learn how their subdivision
76 requirements addressed through lots. The pertinent regulations are included below.

- 77 • Arden Hills: Double frontage lots shall be avoided except where lots back on an arterial or community
78 street.
- 79 • Falcon Heights: [Through lots appear to be permitted.]
- 80 • Lauderdale: [Through lots appear not to be regulated.]
- 81 • Little Canada: Double frontage, or lots with frontage on two (2) parallel streets, shall not be permitted
82 except: where lots back on arterial streets or highways, or where topographic or other conditions render
83 subdividing otherwise unreasonable. Such double frontage lots shall have an additional depth of at least
84 twenty (20) feet in order to allow space for screen planting along the back lot line.
- 85 • Maplewood: Double-frontage lots shall not be permitted, except where topographic or other
86 conditions render subdividing otherwise unreasonable. Such double-frontage lots shall have an
87 additional depth of at least 20 feet in order to allow space for a protective plant screen along the
88 back lot line.
- 89 • New Brighton: Through or Double Frontage Lots. Such lots shall be discouraged.
- 90 • Shoreview: Double frontage lots (lots with frontage on two parallel streets) shall not be permitted except
91 where lots back to a major thoroughfare. Such lots shall have an additional depth of at least 15 feet in
92 order to allow for screen planting and berming along the back lot line.
- 93 • St. Anthony: [Through lots appear to be permitted.]
- 94 • Vadnais Heights: The use of double-facing and flag lots shall be prohibited.
- 95 • Minneapolis: Through lots shall be avoided.
- 96 • St. Paul: Through lots shall be avoided except where essential to provide separation of residential
97 development from traffic arteries or to overcome specific disadvantages of topography and orientation.

98 On balance, the subdivision regulations in these municipalities seek to avoid or discourage through lots,
99 except for situations where “topographic or other conditions” make strict avoidance of through lots
100 unreasonable. And in situations where through lots are allowed, these regulations increase the minimum
101 required lot depth and require landscaping to mitigate the impact of the street abutting rear yards. But
102 these regulations do not seem to differentiate between creating through lots *within* a proposed plat and
103 creating through lots from existing parcels *adjacent* to the proposed plat.

104 **Planning Considerations**

105 In determining how to effectively regulate through lots to prevent or mitigate adverse impacts of a plat
106 creating through lots out of existing parcels adjacent to a plat, Planning Division staff considered the
107 following:

- 108 • Subdivision regulations could generally prohibit (or discourage or avoid) through lots, but should
109 allow exceptions where topographic or other conditions make such a prohibition unreasonable.
- 110 • The proximity of a rear lot line to a street *itself* affects the potential for impacts on through lots
111 much than the proximity of a rear lot line to a street *right-of-way*, which can be particularly wide
112 in some cases.
- 113 • Traffic volumes on major thoroughfares will be greater than traffic volumes on arterial or
114 collector streets, which will be greater than traffic volumes on neighborhood streets. If the
115 impacts of streets on through lots relates to the intensity of traffic on those streets, regulations of
116 through lots could recognize this context.

- 117 • Similarly, the impacts of a private street, serving many homes, at the rear of a through lot will be
118 greater than a private street (or a shared driveway) serving few homes.
- 119 • Through lots created *within* a plat should be regulated differently than through lots that are
120 created from pre-existing lots *adjacent to* a plat.
 - 121 ○ Through lots created within a plat could have additional depth and area beyond the minimum
122 standards to allow for enhanced screening along one of the frontages without consuming an
123 undue amount of the lot depth and area.
 - 124 ○ The location of a new street creating through lots from pre-existing lots adjacent to a plat
125 could be regulated relative to some characteristic of the pre-existing lots.
 - 126 ▪ The new street could be required to be located at least 15 – 20 feet (using the examples
127 from other municipalities’ regulations) from the rear boundary of the pre-existing lots so
128 that enhanced screening can be installed.
 - 129 ▪ The new street could be required to be located a distance from the front boundaries of the
130 pre-existing lots equal to (or greater than) twice the minimum required depth of the pre-
131 existing lots. (E.g., the minimum required depth of a standard lot is 110 feet, and a new
132 street could be required to be at least 220 feet from the front boundary of the adjacent lot.
133 This would ensure that the resulting through lots could be subdivided in the future, as has
134 frequently happened with through lots in the past.)
- 135 • Requiring additional depth and area to through lots would necessarily increase the price of the
136 lots, which could be in conflict with the City’s goals related to improving affordability.

137 **SUGGESTED AMENDMENTS**

138 After considering the above concepts, Planning Division staff recommends the following amendments to
139 regulate through lots.

140 Definition of Through Lots (Zoning Code §1001.10)

141 A lot ~~having a pair of opposite lot lines along, and access to, 2 more or less parallel public streets, and~~
142 ~~which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.~~ possessing
143 all of the following characteristics.

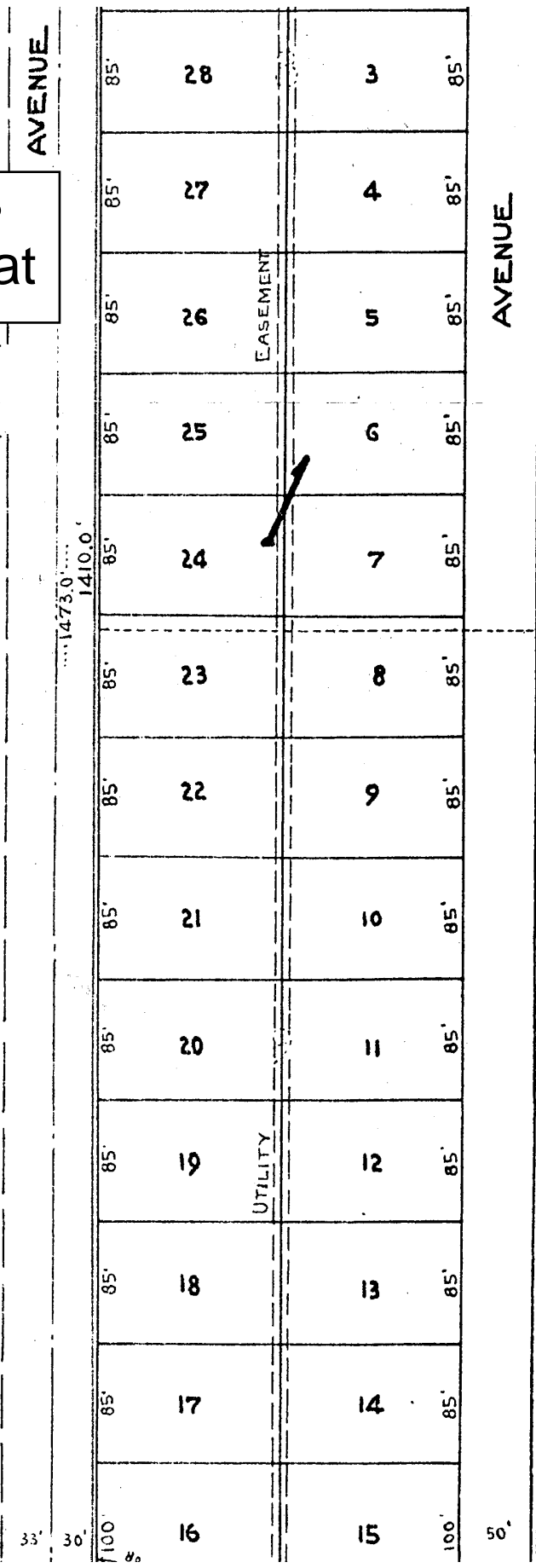
144 1. The lot is either:

145 a. An interior lot with front and rear lot lines abutting, and having physical and governmental
146 approval of vehicular access to, two more-or-less parallel streets; or
147 [Illustrated in Attachment A]

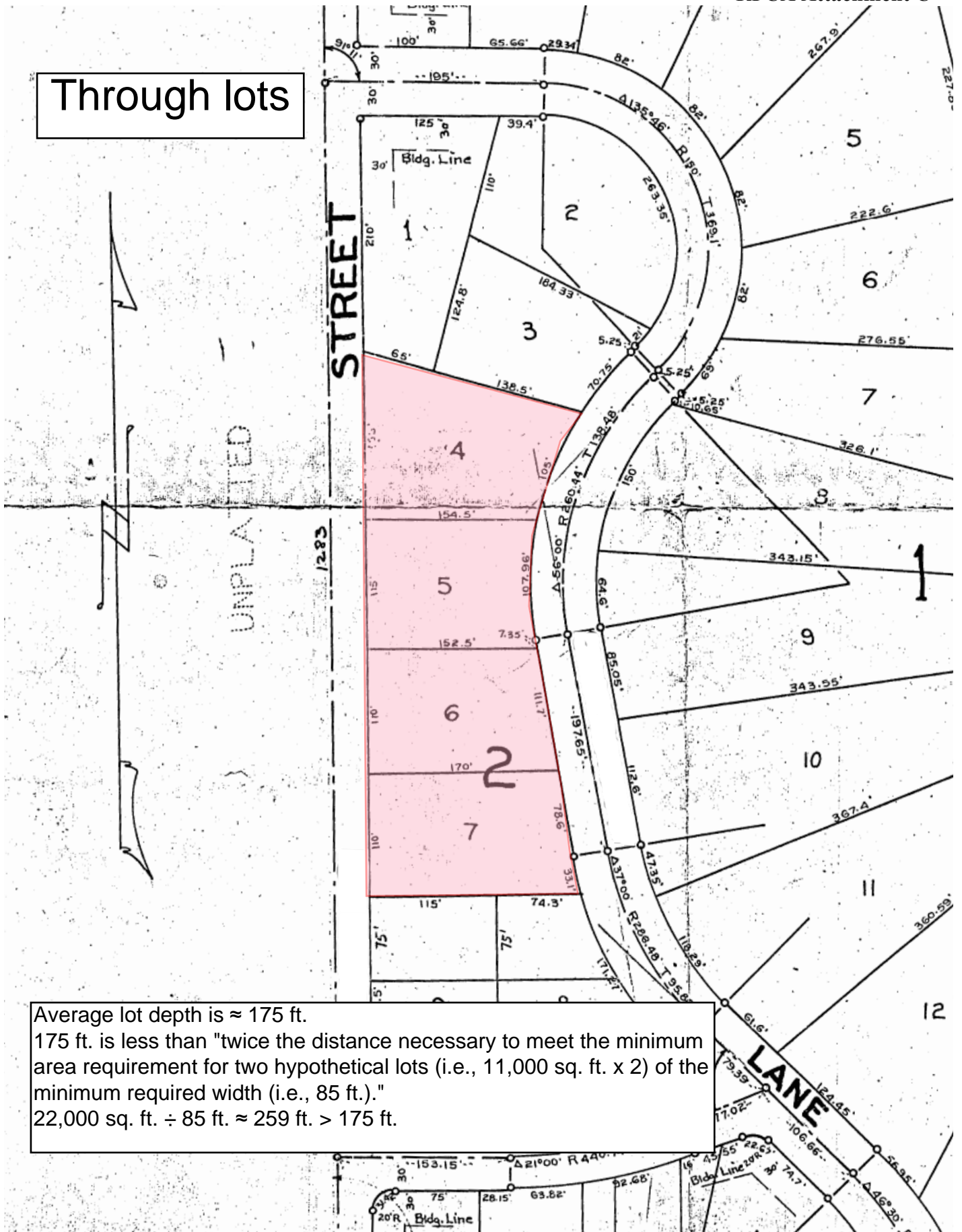
148 b. A corner lot, surrounded by streets on at least three sides, and having physical and
149 governmental approval of vehicular access to at least two of those streets that are more-or-
150 less parallel.
151 [Illustrated in Attachment B]

152 1.2. The depth of the lot, plus the depth of additional undeveloped land abutting its rear lot line, is
153 less than twice the distance necessary to meet the minimum area requirement for two
154 hypothetical lots of the minimum required width that could be platted between the two more-or-
155 less parallel streets or rights-of-way.
156 [Illustrated in Attachment C]

Through lots adjacent to plat



Through lots

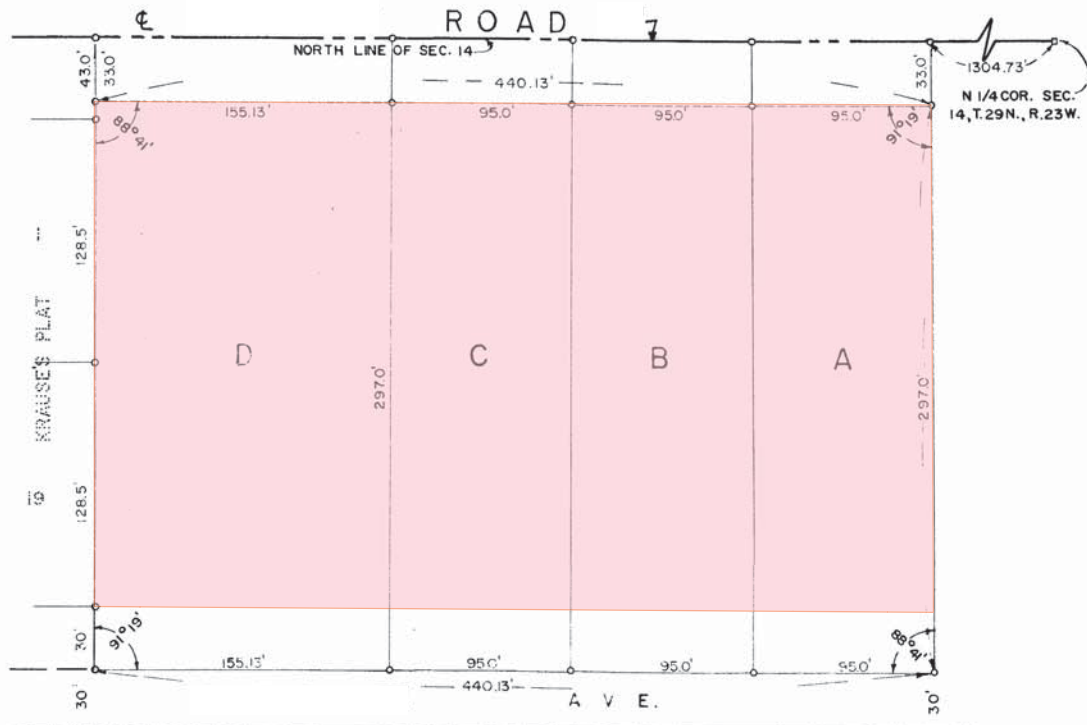


Average lot depth is ≈ 175 ft.
175 ft. is less than "twice the distance necessary to meet the minimum area requirement for two hypothetical lots (i.e., 11,000 sq. ft. x 2) of the minimum required width (i.e., 85 ft.)."
 $22,000 \text{ sq. ft.} \div 85 \text{ ft.} \approx 259 \text{ ft.} > 175 \text{ ft.}$

REGISTERED LAND SURVEY NO. _____

ORIGINAL 336111

12th Aug 1954, 2:50 P.M.
J. C. Burkard
M. J. Duane



Lot depth is 267 ft. after ROW dedication.
267 ft. is greater than "twice the distance necessary to meet the minimum area requirement for two hypothetical lots (i.e., 11,000 sq. ft. x 2) of the minimum required width (i.e., 85 ft.)."
 $22,000 \text{ sq. ft.} \div 85 \text{ ft.} \approx 259 \text{ ft.} < 267 \text{ ft.}$

DATED JULY 6, 1954

SCALE 1" = 50'

Harold A. Wilke
REGISTERED SURVEYOR NO. 2215