

Commissioners:

Chuck Gitzen
Julie Kimble
Michelle Kruzal
Tammy
McGehee
Michelle Pribyl
Karen
Schaffhausen



Planning Commission Agenda

Wednesday, March 3, 2021
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:

[FEBRUARY 3, 2021 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. Consider A Request By Roseville Leased Housing Associates II, LLP (Dominium, Inc.) For A Conditional Use To Allow The Construction Of A Five Story, 277 Unit, Senior Residential Project At 2730 Herschel Street (PF21-002)

Documents:

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

7. Other Business

- 7.A. Receive Information From HKGi Regarding Task 2 Of The Zoning Code Update's Scope Of Work And Provide Feedback

Documents:

7A REPORT AND ATTACHMENTS.PDF
HKGI PRESENTATION.PDF

8. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, February 3, 2020 – 6:30 p.m.**

Pursuant to Minn. Stat. 13.D.021, Planning Commission members, City Staff, and members of the public participated in this meeting electronically due to the COVID-19 pandemic.

- 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; and Commissioners Julie Kimble, Michelle
9 Kruzel, Tammy McGehee, Michelle Pribyl and Karen
10 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
- 20 **MOTION**
21 **Member McGehee moved, seconded by Member Kimble, to approve the agenda as**
22 **presented.**
23
- 24 **Ayes: 6**
25 **Nays: 0**
26 **Motion carried.**
27
- 28 **4. Review of Minutes**
29
- 30 **a. November 4, 2020 Planning Commission Regular Meeting**
31
- 32 **MOTION**
33 **Member Kruzel moved, seconded by Member Pribyl, to approve the November**
34 **4, 2020 meeting minutes.**
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- 36 **Ayes: 6**
37 **Nays: 0**
38 **Motion carried.**

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5. Communications and Recognitions:

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

None.

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

None.

6. Organizational Business

a. Nominate Vice-Chair for February – March 2021

Chair Gitzen indicated with Member Sparby resigning from the Planning Commission there is a need to fill the Vice-Chair position for February and March 2021 until a new member is appointed. At that time, the Commission will then vote for a Chair and Vice-Chair for 2021 year.

Member McGehee nominated Member Pribyl.

Member Pribyl nominated Member Kimble. Member Kruzel seconded the nomination.

Member McGehee understood that Member Kimble’s position was extended for a year which is why she nominated Member Pribyl but if Member Pribyl did not want the Vice-Chair position then she would be fine with Member Kimble as Vice-Chair.

MOTION

Member Gitzen moved, seconded by Member McGehee, to close the nominations.

Ayes: 6

Nays: 0

Motion carried.

Member Pribyl moved, seconded by Member Kruzel, to appoint Member Kimble as Vice-Chair of the Planning Commission for February – March 2021.

Ayes: 6

Nays: 0

Motion carried.

7. Public Hearing

86 **a. Request for Approval of a Preliminary Plat of an Existing Parcel into Six Lots in**
87 **Order to Build a Twinhome Development (PF20-026)**

88 Chair Gitzen opened the public hearing for PF20-026 at approximately 6:42 p.m. and
89 reported on the purpose and process of a public hearing. He advised this item will be
90 before the City Council on February 22, 2021.

91
92 Senior Planner Lloyd summarized the request as detailed in the staff report dated
93 February 3, 2021.

94
95 Member Pribyl as for clarification on the replacement trees because in the report it
96 shows preliminarily that the trees are not required under the Ordinance but in Mr.
97 Lloyd's presentation it sounded like the Forester confirmed that replacement trees are
98 required.

99
100 Mr. Lloyd explained he and the Forester have been talking about this project as well
101 as the other projects tonight over emails the last few weeks. The trees or table that is
102 a part of the tree preservation plan document that the Commissioners are reviewing
103 tonight is one that he pasted over the one already there. There were some numerical
104 errors in the table that were on that plan. The staff report did indicate that
105 replacement trees would not be necessary but that is incorrect.

106
107 Member McGehee indicated she was not aware of the fine details but assumed the
108 single-family home will remain, but she learned from the resident that apparently the
109 owner of the lot being developed, and the single-family home were owned by the
110 same individual. When that person sold the home to the current owners on the west
111 side of that site it was indicated the property line was different than what it is. Those
112 people had been maintaining at least a strip of the property by their house. Since it
113 was purchased a chain link fence was put up during COVID and with the chain link
114 fence up there is not enough room next to their garage and she was sure that those
115 owners need a buffer but there have been other places like this where the City has
116 actually devised something up and made adjustments. She did not believe this was
117 one of those cases, but she did think that given the proximity of that house, which is
118 occupied as a single-family house, there needs to be some sort of buffer or
119 accommodation between the developer and the other homeowner or the City put some
120 additional buffering there but not a fence because that makes a problem for the
121 current owners to navigate around their home. She asked staff for suggestions for
122 this.

123
124 Mr. Lloyd indicated he was not sure there was a good answer. Whether the shared
125 driveway is 110 feet to the east of where it is proposed to conform to that nominal
126 provision about the street and the recently adopted underlying problem that the
127 property line is closer than the homeowners anticipated it to be, moving the street or
128 not installing a fence does not give anymore room to that neighboring homeowner
129 and short of deeding some land or providing an easement across there, he did not
130 know what other solutions there might be and he did not think that any of those are in
131 the City's purview.
132

133 Member Schaffhausen indicated because of the issues that came up with the new road
134 she asked Mr. Lloyd to explain if someone could come in a back way and try and do
135 the same thing in other places. Her concern is if the City is setting a precedent with
136 this or is this different enough to not be concerned.

137
138 Mr. Lloyd explained the City does not have a clear definition yet, or a clear way of
139 distinguishing what is a shared driveway, what is a street, public or private, and
140 certainly establishing a definition like that and incorporating that into the City Code
141 will be a way to clarify that. The way that staff has looked at it so far is the width of
142 this shared driveway satisfies the fire lane width minimum but does not conform to
143 any street width. There have not been any concerns by Public Works, the Fire
144 Department, Police Department, or any other City Departments about this driveway
145 being less than the width of the street.

146
147 Member Schaffhausen asked if the Planning Commission needed to make some sort
148 of definition regarding this or is staff working on one.

149
150 Mr. Lloyd explained a definition would be helpful, but staff really has not discussed it
151 yet.

152
153 Member Pribyl indicated given the concerns regarding the access and screening at the
154 neighbor's property, she wondered about the thirty-foot utility easement on the other
155 side of homes. Would this be required or was the developer able to make it work.
156 She wondered if the easement could be twenty-five feet and move everything over to
157 make more room for a landscape buffer on the one side as an option.

158
159 Mr. Lloyd explained that could be an option and staff could talk to the developer
160 about it. He did not believe there is a minimum width for the easements. He thought
161 it was partly driven by what the utility infrastructure is and how deep it is. He noted
162 the shared driveway is on top of the utility easement as well so it is something that
163 could be driven over by these homeowners or neighboring homeowners.

164
165 Member Pribyl indicated she was talking about the easement on the other side.

166
167 Chair Gitzen thought there was a minimum rear yard setback of 30 feet.

168
169 Mr. Lloyd indicated that was correct.

170
171 Member Pribyl asked if the homeowners could ask for a variance to deal with that. If
172 the utilities were twenty-five feet that would be accommodating to the neighbors in
173 the future.

174
175 Mr. Lloyd explained the location of the homes, like the driveway and everything else
176 are not a part of the plat approval and if the lot lines are approved in the plat and the
177 easements are also approved in the plat and easements are changed with homes
178 shifting rearward in the future as it is developed remains an option.

179

180 Member McGehee was not sure it is a good policy to make policy definitions on the
181 fly now. There was a policy and if it is insufficient then she was not sure if now is
182 the right time to back pedal. She liked Member Pribyl's suggestion for solutions to
183 this, but she would like to have a firmer solution that what the City has at the moment
184 because she thought it is a problem and if that were a home and there was something
185 next to it, the City has more setbacks and developments are usually screened from
186 existing properties. She thought this is an important issue and if the City does not
187 have a clear definition than she was not sure if it should be modified in this particular
188 case. The recommendation is to disregard it in its entirety.

189
190 Member Kruzel explained the shared driveway and the easement are a really tight
191 space where this development is going in so she thought the City needed to do what it
192 can to help the current homeowners make this appealing to them because it is kind of
193 invasive the way it is going in.

194
195 Mr. Michael Mezzenga, property owner, addressed the Commission and explained as
196 far as shifting the land lots to the east, his civil engineer had a talk with the City
197 Engineer and the townhouses to the east have a pretty bad drainage issue and cannot
198 take on any more water on the property. Shifting anything to the east would not work
199 because of the swale that is going along the east side of these twinhomes, the slope is
200 already at the maximum slope, to have that drainage go from the rear pond to the
201 street. Normally some water can be allowed to drift to the east and be managed by
202 those townhouses but apparently there have been some real issues with draining. He
203 noted this is already at the maximum as far as how that water from this development
204 is going to be drained into the street.

205
206 Mr. Mezzenga noted this development did start out as a four-home development but
207 when the Fire Marshal told him the homes needed to be sprinkled, which added quite
208 a bit of extra cost, so it was switched to three twinhomes instead. These will be
209 sprinkled and one of the stipulations of doing this.

210
211 Member Pribyl wondered, given the questions that have been raised about the
212 screening along the west property line, if the developer has any plans for a landscape
213 buffer or fence or any kind of screening along that side.

214
215 Mr. Mezzenga explained he was going to do something but was not sure what he was
216 going to do yet because there is quite a bit of debris in that yard such as vehicles and
217 other issues. He did want to screen it because it is not attractive.

218
219 **Public Comment**

220
221 Ms. Edenia Buboltz indicated she lives on the property directly west of the
222 development. She explained this is going to impact their lives immensely with
223 having this development built right next to their property line. She explained she
224 does have their collector's conversion van parked by their back garage. The other
225 thing that is really concerning is the wildlife and mature trees that are there. She was
226 not sure all of the parties within the circle received the information about the new

227 plans and how it will have an impact on their quality of life. She stated with the new
228 plan that has been proposed, the whole property would need to be clear cut, from her
229 understanding, because it does not look like any of the trees can be saved. There are
230 a lot of very mature trees and super cool wildlife there as well which will be impacted
231 as well as the people that are in the townhome development on the east side of the
232 proposal. She noted this will also affect the privacy she will have, which she
233 considers a single-family property. Her goal is for this property not to be developed.
234

235 Ms. Buboltz noted she has spoken to an attorney about adverse possession on part of
236 the property line that she has taken care of since moving into her home, as far as
237 mowing, weeding, putting class five rock down, etc. She indicated this coming
238 summer will be the sixth year and the previous owner took care of the property as
239 well because he owned and farmed the property.
240

241 Mr. Mike Buboltz explained one of the biggest concerns, when talking about drainage
242 going into the east side townhomes, he wondered how this property can possibly meet
243 the permeability of the drainage. He thought it looked like there would be too much
244 on the property to meet the drainage requirements. His other concern is will the road
245 be considered a driveway or a public roadway.
246

247 Ms. Buboltz asked if the change in the plan was because the Fire Department needed
248 to get in and be able to turn around. She understood the financial piece and that the
249 property was purchased to make money and she did not have a problem with that, but
250 she did have a problem with what is going to happen with the property to make that
251 money. She indicated she wanted to understand the sprinkler system and also how an
252 HOA is going to work there and where will the garbage containers be located; will
253 each home have a container or will there be a bin somewhere. She also wondered
254 which school system this will impact. Currently where she is located, she thought the
255 students went to Mounds View and most of the time there is a Mounds View bus that
256 drops riders off and with the addition of this development to the massive project that
257 is going up on old Highway 8 and how that is going to impact the school system. She
258 explained she just received this information so was not able to clearly go through all
259 of it. She also had a question about two sewer caps that were recently dug out, one is
260 on part of her property and on part of the other property. There is also one way in the
261 back of the property.
262

263 Mr. Lloyd explained with respect to impervious coverage, the Zoning Code allows for
264 up to sixty-five percent of the site to be improved in some way with built things,
265 whether impervious or not. He believed this project is approximately forty-four
266 percent impervious which is not yet nearing the limit. He indicated the driveway is
267 indeed a private shared driveway and not a public street. With respect to the Fire
268 Department's requirements, his understanding of them is on a townhome project, or
269 any residential project, needs either to have a place for a fire engine to turn around in,
270 adequately sized, or the building themselves have to be sprinklered. This is a
271 requirement. The person developing a site needs to pick one of those methods of
272 conforming to the Fire Department Code.
273

274 Mr. Lloyd indicated he did not know anything about the sewer cap issue. He believed
275 it was correct to state the homes will be in the Mounds View School District although
276 the School District boundaries are not a regular part of what the Zoning Code or
277 Subdivision Code seeks to use as reasons to approve or not approve something. He
278 explained the City Engineer has recommended a conditional of approval that the
279 developer needs to create a HOA for the new homeowners if this is approved. This
280 will make sure the stormwater BMP's are properly maintained and the common areas
281 are properly maintained. The City does not have any requirements about how the
282 trash is handled.

283
284 Mr. Michael Schmidt, 1300 County Road D West, indicated he has lived across the
285 street from the property his entire life. He stated the property across the street from
286 him has been an eyesore for him his entire life. It did have a house on it at one time
287 and was demolished with a garage put up in its place and has never been maintained.
288 He knew that The Buboltz's have done a lot of work and tried to maintain some
289 semblance of the property, but it is not their responsibility to keep it up because it is
290 not their property. He was glad something was finally being done with the property
291 to help make the area better to live in. His concern is that there are a lot of
292 apartments within the area and this will eventually become three duplexes that will be
293 rented out. There is an element that comes along with that. This is a very small
294 community because of County Road D and the property owners want to make sure
295 the area maintains itself. Another concern of his is the green aspect of this. He did
296 not see anything in the plans with respect to that such as solar panels, water
297 reclamation or anything like that. His last concern was the change in the plans and
298 that the developer went from four units to six units which concerns him because four
299 townhome units would probably mean owner occupied to six duplex units that will
300 more likely be rental.

301
302 Mr. Lloyd commented on the City's ability to control properties being rented. He
303 noted even though the dwelling units are attached these units are proposed to be on
304 their own lots and may be sold separately.

305
306 Chair Gitzen closed the public hearing at 7:36 p.m. as no one else wished to address
307 the Commission.

308
309 **Commission Deliberation**

310
311 Member Pribyl indicated the Commission is asked to approve the plat and not
312 anything else. She explained there were not any variances either. She felt like there
313 might be some concerns about how this development is being done but the question
314 for the Commission is the plat.

315
316 Chair Gitzen indicated that was correct.

317
318 Member McGehee thought there were a number of problems that exist with this, not
319 the least of which is the City's own definitional questions. She indicated she did not
320 think those questions and issues seemed to be answerable in this discussion.

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MOTION

Member Schaffhausen moved, seconded by Member Kimble, to recommend to the City Council approval of a Preliminary Plat of an Existing Parcel into Six Lots in Order to Build a Twinhome Development with the conditions listed in the RPCA. (PF20-026)

Member Schaffhausen indicated she made the motion to approve because she believed there are some questions to be answered but as Member Pribyl pointed out that what the Commission is here to do is to look at the plat. Based on what the Commission is being asked to do, those questions have been raised and unless there is anything from a plat perspective and there is no variance, the Commission should move forward and approve this as presented.

Member McGehee thought in this case there are too many outstanding questions that do pertain to this plat and they pertain in a way that will affect ongoing zoning so she will not support the motion based on discussions and the comments by the residents as well as by the definitional problems the City has with its own definition for buffers and the fact that it shifted without much notice to the neighbors from townhomes to duplexes, which is a significant change.

Community Development Director Gundlach clarified the motion that was made. She noted the role of the Commission is to implement the Zoning Code as it currently exists. The Zoning Code as it currently exists does not include a 125-foot setback from the western property line where it is being defined as a street. The Zoning Code does provide some authority to the City Engineer and does not distinguish between a driveway and a street but the Code for the 125-foot setback applies to a street. The City Council can decide to look at the Zoning Code and change it in the future but right now the application has been made, a plat is before the Commission and it is the responsibility of the Commission to implement the Zoning Code. She explained there are no buffer requirements either but appreciated the property owners concern to the west as well as the concerns that Commissioner McGehee has made. At the building permit phase, once the structures are applied for a building permit, all of the requirements of the Code will be implemented.

City Planner Paschke clarified the difference between a duplex and a single lot development.

Ayes: 5
Nays: 1 (McGehee)
Motion carried.

- b. Request for Approval of a Comprehensive Plan Land Use Map Change from Low-Density Residential (LR) to Medium-Density Residential (MR) and a Rezoning from Low-Density Residential 1 (LDR-1) to Medium Density Residential (MDR) on Part of the Development Site; Preliminary Approval of a Major Plat to Subdivide the Whole Development into 20 Lots for Single-Family,**

Detached Townhome Development, Variances to Side Yard Setbacks and Cul-De-Sac Street Length and Shared Access to McCarrons Lake as a Conditional Use. (PF20-029)

Chair Gitzen opened the public hearing for PF20-029 at approximately 7:46 p.m. and reported on the purpose and process of a public hearing.

Senior Planner Lloyd summarized the request as detailed in the staff report dated February 3, 2021.

Chair Gitzen reviewed the process for Commission discussion on the five different actions needed.

Member Kimble indicated it was mentioned that there was a great difference in grade in the plan and she asked Mr. Lloyd to walk them through what is happening with the grade. She wondered what the impact is on the easterly boundary with the skinny strip.

Mr. Lloyd and Ms. Gundlach reviewed the different grades on the property with the Commission.

Member Pribyl wondered if staff had a diagram that shows the lot in question for rezoning and how that overlays on the full site. It seemed like from doing a quick sketch overlay herself, it is primarily at the trail, the drainage basin, unit 16 and maybe a corner of 15. It is essentially one unit, which is what is allowed on the lot the way it is planned.

Mr. Lloyd indicated that is basically correct. He noted he did not have a diagram for this.

Member Pribyl asked for the overall site, medium density residential, how many units would be allowed for this size of site.

Mr. Lloyd believed there could be 48 units on its own. Obviously 48 detached townhome units would not be able to fit on lots like this.

Chair Gitzen indicated he would like more information on the zero-yard setback.

Mr. Lloyd reviewed the zero-yard setback with the Commission.

Chair Gitzen understood that usually with townhomes there are HOA's where the outside of the buildings are maintained but it was his understanding that these are single family homes and will maintain their own houses, so the five feet setback is for maintenance. He knew the City had to go with the zoning that is there now, and he would ask the applicant about this as well. He did think that moving the setback would be fine and is probably practical.

414 Chair Gitzen asked regarding the controlled access, which will get the Conditional
415 use, if the Commission is allowed to put some conditions on that.

416
417 Mr. Lloyd indicated that was right, as with any Conditional Use consideration,
418 approval can include any conditions deemed necessary to prevent adverse impact, and
419 protect the health, safety, and general welfare of the community.

420
421 Chair Gitzen explained there is a trail dumping out onto McCarrons and then across
422 there is the park area so he wondered if there was anything that the City could do to
423 require the developer to put a crossing in there to protect the public.

424
425 Mr. Lloyd indicated staff has been working with the developer on that and in fact,
426 there are reason why Public Works Staff is reluctant to recommend flashing lights or
427 some sort of larger improvements like that. The Rice and Larpenteur Vision Plan
428 does promote certain street painting designs at intersections, crosswalks and so forth.
429 This being a sort of public pedestrian way/multi-use path, in that vision plan area, that
430 would do some sort of crosswalk, painting would need to be done. They are working
431 with the designs in that vision plan to not only call attention to a pedestrian crosswalk
432 there but to elevate it in light of its location in this vision plan area.

433
434 Mr. Roger Anderson, applicant, addressed the Commission about the proposed plan.

435
436 Member Kimble indicated it was really helpful to understand the addition of the extra
437 lot because she did wonder about that and in a way adds a complication for the zoning
438 request. She thought it helped to understand the reason for the zero-lot line request.

439
440 Chair Gitzen agreed and also liked the comment that the HOA was not going to be
441 responsible for maintenance of the homes but there will be required access easements,
442 which could be a condition for the variance. He would be comfortable with the zero-
443 lot line as long as there are access easements, which he has not seen before but
444 thought they probably existed in other communities.

445
446 **Public Comment**

447
448 Ms. Susan Love, homeowner on Roma Avenue, west of the development. She
449 explained the StarTribune quoted Ms. Gundlach saying the idea behind the tree
450 ordinance is to motivate people to redevelop in a way that preserves the big trees.
451 She indicated this plan instead destroys twenty-six of twenty-eight heritage trees and
452 162 or 197 significant trees. There is a tug of war here, as has been pointed out,
453 medium density zoning could allow up to forty-eight units. She noted on line 126 of
454 the report, essentially tells them that if they argue to save trees and if they argue for
455 fewer homes they could essentially and inadvertently be arguing for fewer buildings
456 of greater density instead of single-family homes, which she and neighbors she has
457 spoken with definitely do not want. The surrounding residents do want single family
458 homes, just not so many. She explained she has previously made clear her views
459 about limiting development in order to mitigate climate change, which affects public
460 health and general welfare issues that development plans must not compromise. She

461 noted she stood by this conviction and urge the Commission to take this into
462 consideration here. However, she knew the City is deeply invested in this
463 development and design. She wished that residents living in close proximity had
464 been specifically notified earlier in the process. She asked if the Commission is and
465 remains in favor of the preliminary plat design included on page 14 of the packet,
466 would the Commission consider a revision of the preliminary plat design, a revision
467 that would preserve the neighborhood character and its unique sense of place in the
468 woodsy neighborhood that would preserve a noise and privacy buffer and most
469 importantly, preserve and make room for replacement trees that sink carbon, purify
470 the air, and help keep the lake healthy. She asked if the Commission would consider
471 moving the placement of the monument sign to the south of the road and eliminate lot
472 one in order to reserve a wooded area composed of existing and replacement trees.
473 This would provide a little of the woodsy feel along Gaultier Street that is valued by
474 neighbors and lake walkers for the tree’s beauty, importance to the environment and
475 positive impact on property values.
476

477 Ms. Love stated in their repeal to the City Council regarding park fees, the developers
478 have stated that because the land north of the road adjacent to the lake is quite small,
479 it provides a much-needed amenity for the future owners. She put forth that the
480 woods that the residents see and enjoy along Gaultier is a much-needed amenity for
481 current residents of the neighborhood. When the Commission considers Motion C,
482 which concerns the plat design, she asked the Commission to not pass the motion as it
483 is but to consider all the concerns presented in the packets and from the community.
484 She asked is if the Commission went forward with the preliminary plan to revise it
485 from twenty homes to nineteen homes with the area currently marked as lot one
486 reserved for existing and replacement trees.
487

488 Ms. Rene Pardello, McCarrons Blvd N., explained she echoed Ms. Love’s concerns.
489 She asked the Commission to take a step back and take a look at the bigger picture for
490 a moment. She explained she has been impressed with Roseville’s new commitment
491 to equity and diversity and on the Roseville website it states, “The City of Roseville is
492 committed to taking tangible steps to normalize, organize and implement racial equity
493 principles and tools with an eye toward impactful and sustainable outcomes that
494 create a more equitable community.” She asked the Commission to keep that in mind
495 because when she thinks about this situation and have reviewed the information from
496 the Roseville’s City website, if she took a look at some census data and the lifetime
497 housing options, on the Roseville website it states “the City Council and staff have
498 been studying the census data. The data has shown an increase in total housing units
499 and an increase in vacant housing”. Her question is why the City of Roseville is not
500 buying this property and maintaining this greenspace to address the issues of climate
501 change, to address the issues of stormwater. There will be issues around stormwater
502 management. This system that the stormwater is going into is too old to manage what
503 the City currently has, which is an issue. Once land is turned into concrete it is hard
504 to go back. Regarding racial equity, the City knows that there is racial disparity in
505 this Country and that wealth is built through home ownership, and through
506 generational home ownership. The City knows that in the thirty’s there were racial
507 restricted covenants in the deeds. It was illegal to sell a home to a black person or a

508 Jewish person. The City knows that these covenants existed in Minnesota and were
509 prohibited in 1953 but did remain until 1968 with the Fair Housing Act, which
510 explicitly made it illegal, yet today they can see the outcomes of that with the great
511 racial disparity. They also know that this part of Roseville has the lowest medium
512 household income in the City. Her question is, if the City is going to endorse,
513 recommend this development, where the houses will sell for \$475,000 to \$600,000
514 each, who can afford that. Which senior citizens can afford that in their retirement
515 for a first level home and which communities of color can afford that when looking at
516 the racial disparities that currently exist. By recommending the approval of this
517 design, the City is reinforcing racial disparity and are contributing to systemic racism.
518 She encouraged them to budget their values.

519
520 Mr. Andrew Montain, South McCarron's Boulevard, stated he is a few houses down
521 from the proposed development. He wanted to commend the others that spoke ahead
522 of him. He indicated he sent an email to everyone which is included in the packet.
523 He did not think the developers have acted in great faith. He noted he thought the
524 developer was meeting the letter of the law often times but with also some
525 compromises with staff. He did not think the five hundred radius is sufficient when
526 there are neighbors nearby, especially on a large property and there are so few
527 neighbors to contact. He indicated he will continue to inform his neighbors for more
528 input. He indicated these developers are not Roseville citizens and are not members
529 of the community and he thought the City should put some extra weight on what is
530 being heard from the neighbors who are speaking. In his letter he talks about a
531 document that has been referenced multiple times that Maxfield Research produced.
532 Some of the language the developer has used has talked about a need and really the
533 research from what he has read is really about demand and speculating as to how
534 these properties might sell. As a neighbor, he did not think they will sell for what is
535 being suggested there. Roseville has built a lot of senior housing where there is not
536 just single level living but also assisted living. There is a lot of senior housing
537 demand that is being met in Roseville.

538
539 Mr. Montain stated his concern is also about the trees in a lot of ways. He was
540 reading the City Code and Ordinance on tree preservation and it says the tree
541 inventory should be done by a forester or an arborist. He looked it up and the person
542 who did it, the Anderson Companies, Kurt Clays, does not have either of those
543 qualifications listed in his linked in profile. It also says the species should be
544 identified onsite and that has not been done. The trees are listed as maple and oak
545 which are generalizations and not species. Those should be more specific
546 information. He pointed out the length of the road as the maximum being five
547 hundred feet, while he did not oppose the idea of a longer road going into the
548 development, that is a way to circumvent the number of trees that are allowed to be
549 cut.

550
551 Ms. Janet Olson stated she just learned about this and it has been really interesting to
552 hear what the neighbors that are closely affected are feeling. She encourages them to
553 keep talking to the City about these important issues. She asked if South McCarrons
554 Boulevard, the road itself, changing it all and is the trail going along the lake,

555 lakeside, being affected at all. She indicated this is going to be putting a lot of stress
556 on the roads around the development and as far as repairing those roads, who is
557 responsible for that. The trail that is going to cross South McCarrons from the
558 development to the park, that particular corner going east is very hard to see what is
559 happening along that road so that should be looked into more carefully. She thought
560 it was important for the lake part, in the documentation she read, it was talked about
561 that they will not do anything that the DNR would not allow but she thought it was
562 important for the City to get a better feeling for what the developer is planning on that
563 piece of property.
564

565 Mr. Lloyd explained there are no changes proposed to the street itself. He understood
566 that just by historical artifacts, part of the land that has been known as the South
567 McCarrons Boulevard right of way, a wider expanse than the street itself, was
568 doubled up with the St. Paul Regional Services and there is some vacation of excess
569 parts of that right of way and that has been something the developer has worked with
570 Ramsey County on to vacate those easements where it makes sense and the resulting
571 right of way would be much more consistent with what a typical right of way would
572 be for a street of that nature. The right of way proposes to change with this plat. The
573 street and trail infrastructure that exists will not change. With respect to the traffic,
574 the twenty-unit development is well below the threshold that the City has for traffic
575 studies. He reviewed the City's road maintenance standards.
576

577 Ms. Caroline Stoick, Roma Avenue, explained her family has lived in the same
578 neighborhood for approximately 14 years and their taxes have almost doubled since
579 moving to the area. She wondered if this would affect their taxes at all because living
580 next to homes that will be between \$400,000 to \$600,000, she is not inclined to pay
581 more just to have the privilege of living by them. She wondered what is going on
582 with the condemned apartments that are on Larpenteur and how is that going to affect
583 these houses because nobody is going to want to live in that expensive of a house and
584 live next to a basically condemned bunch of buildings. She agreed regarding the
585 access to the lake because that is a very blind corner. The topography of the land and
586 the way the corner is people are not seen very easily.
587

588 Ms. Gundlach explained she cannot speak to what this development would do to the
589 County assessment of the value of the home. Taxes are really based on the value of
590 the individual home and Ramsey County is the one that sets the value of the home.
591 She indicated the Marion Brittany apartments to the south are not condemned. The
592 City did revoke the rental license in November 2019 because of property maintenance
593 issues. Since that time the owner of the property has hired a professional property
594 management company to make improvements to those buildings and have put well
595 over a million dollars into those buildings since that time and she believed at the next
596 City Council meeting, at least three of those buildings will get a rental license back
597 and expect in the coming months that eventually all of the buildings will also get their
598 rental license back as improvements and investments continue to be made into those
599 apartment buildings.
600

601 Mr. Tom Elko indicated he lives directly across this development on Gaultier and
602 Roma. He explained this development adds 20 two car garages with an additional
603 forty outdoor parking spaces. He imagined between thirty and fifty additional cars
604 coming out onto Gaultier Street. This is twice the size of his neighborhood. He
605 indicated the Rice/Larpenteur vision prioritizes pedestrian and bicycle traffic and this
606 does not fit with that vision. This is a car first development. He questioned the
607 vision and if the little trail in the development is all it takes to meet the vision then he
608 guessed that said a lot.

609
610 Ms. Alison Cariveau, 1775 Barrington, explained she echoed the prior comments and
611 would like a little more outreach regarding this development because she thought her
612 home was just outside of the requirements but would affect them as well. This really
613 will affect the traffic patterns, pedestrian patterns and the safety getting to the trail.
614 She also suggested that more consideration be made for the trees being removed. She
615 indicated she was also concerned about the impacts to the lakeshore and that some
616 consideration be made not to degrade that.

617
618 Mr. Andrew Montain, commented on the path through the apartment complex. He
619 suggested a few alternatives as well safe crossings.

620
621 Chair Gitzen closed the public hearing at 9:15 p.m. as no one else wished to speak.

622
623 **Commission Deliberation**

624
625 Chair Gitzen thought the Commission needed to discuss Items A and B together and
626 put a motion together for that before discussing Items C and D in case the motion is
627 to recommend denial.

628
629 Member Kimble commented that she did sit on the Rice/Larpenteur Task Force as
630 plans for this area were evolving and many meetings over an extended period of time
631 and she recognized and appreciated all of the comments, she noted that was a pretty
632 expansive community process and this plan has some consistencies with what
633 everybody had agreed would work on this site.

634
635 Member Schaffhausen asked if there is a way for the residents to have access to the
636 information about the Rice/Larpenteur Task Force meetings.

637
638 Ms. Gundlach explained the Rice/Larpenteur vision plan is an appendix to the
639 Comprehensive Plan and can be accessed via the City website. She also noted the
640 Rice and Larpenteur Alliance, which is the current form that this group has taken on
641 has its own website at www.riceandlarpenteur.com to look at the vision plan as well
642 as all of the other things the group is working on to vitalize this area of the City.

643
644 **MOTION**
645 **Member Pribyl moved, seconded by Member Kimble, to recommend to the City**
646 **Council approval of a Comprehensive Plan Land Use Map Change at 196 S**
647 **McCarrons Boulevard from Low-Density Residential (LR) to Medium-Density**

648 **Residential (MR), and the Requested Zoning Map Change at 196 S McCarrons**
649 **Boulevard from Low-Density Residential 1 (LDR-1) to Medium Density**
650 **Residential (MDR), based on the content of the RPCA, Public Input, and**
651 **Planning Commission Deliberation.**
652

653 Member McGehee explained that being unfamiliar with how the trails go, she was
654 thinking that she agreed with the motion but she thought the developer should look at
655 the trail and whether it is needed there or not or if it is safe there and whether the City
656 wants to do something about a specific crossing because it is a blind corner so she did
657 not think a trail should go there.
658

659 Chair Gitzen indicated there is still another part to this item that needs to be discussed
660 so Member McGehee will have a chance to bring up the trail then.
661

662 **Ayes: 6**
663 **Nays: 0**
664 **Motion carried.**
665

666 Chair Gitzen indicated the Commission can discuss the preliminary plat and
667 subdivision variance at this time.
668

669 Member Kimble indicated in listening to one of the comments, she wondered if there
670 was any consideration of retaining some of lot one at the entry to be green with trees
671 as one resident suggested.
672

673 Mr. Anderson explained he did propose a landscape plan that goes along with the
674 standards that are expected for this development. He indicated the area alongside lot
675 one has a fair amount of area but there needs to be a drainage swale next to that home
676 but there is no reason why some coniferous trees could not be added to the area to
677 increase the buffer. He noted trees cannot be planting in the basin, which is not
678 allowed by the Watershed, but trees can be put along the parameter. There is room to
679 enhance that area.
680

681 Member Kimble knew it was the desire of the resident to have the house removed
682 completely but anything that can be done to help create some more tree density there
683 would be appreciated.
684

685 **Member Kimble moved, seconded by Member Kruzel, to recommend to the City**
686 **Council approval of the Proposed Enclave at McCarrons Lake Preliminary Plat**
687 **and the Subdivision Variance to allow a cul-de-sac Street Longer than 500 Feet,**
688 **based on the content of the RPCA, Public Input, and Planning Commission**
689 **Deliberation with conditions 1-3 in the RPCA recommended by staff and**
690 **Condition 4 to beef up the greenery and trees along the westerly side of lot one as**
691 **shown in the plat. (PF20-029).**
692

693 Member Kimble indicated she did not have an issue with the length of road listed in
694 the variance and her comments from before about the Rice/Larpenteur Task Force
695 support enough of the recommendation.
696

697 Member Kruzel agreed with all of it and liked that the developer spoke about the trees
698 and greenery along lot one.
699

700 Member Pribyl asked for a point of clarification, when Mr. Lloyd was presenting, she
701 thought there was clarification on 3A and B about the language in the report.
702

703 Mr. Lloyd explained it is by the Parks and Recreation Department recommendation to
704 receive cash in lieu of land and that the \$72,000 amount and revision of the land for
705 the trail connection. He indicated he would make sure the conditions are worded
706 correctly before going to the City Council.
707

708 **Ayes: 6**

709 **Nays: 0**

710 **Motion carried.**
711

712 **Member Gitzen moved, seconded by Member Pribyl, to recommend to the City**
713 **Council approval of the requested zoning variance to allow the homes on**
714 **proposed Lots 2 – 20 of the Enclave at McCarrons Lake plat to be built with a**
715 **zero setback on one side property line, based on the content of this RPCA, public**
716 **input, and Planning Commission deliberation with conditions a and b as well as**
717 **access easements.**
718

719 **Ayes: 6**

720 **Nays: 0**

721 **Motion carried.**
722

723 Member McGehee indicated it was her understanding when it comes to lakes that the
724 City has the ability to be more restrictive than the existing State conditions, but do not
725 have the ability to be less restrictive. She thought in making these conditions that the
726 City should reserve the right to make it more restrictive if that seems to protect the
727 safety and welfare of the people around the lake and the neighborhood.
728

729 Mr. Lloyd explained all of that may be true but his earlier comment to the
730 Commission was if there are additional conditions or concerns about the access there
731 that the Commission focus those concerns or conditions on what might be built and
732 where it might be built on the land itself. The City of Roseville does not have
733 regulations that pertain to use of the lake, being a public water body. He did not
734 know if it was appropriate to establish conditions that affect the use of the lake.
735 Certainly, the effects of the upland improvements on the water quality, the amount of
736 use the lake might see, based on the shared access seems entirely reasonable. He
737 encouraged the Commission to keeps its focus on the upland area and the impacts of
738 what happens there.
739

740 Member McGehee agreed but would like to urge the people that spoke, if there are
741 concerns, there is a McCarrons Lake Association that should have more information
742 about what they are thinking about the lake. She did not think the Commission had
743 enough information to make additional conditions, but she would like the individuals
744 to present that at the City Council meeting if there were concerns.

745
746 **Member Pribyl moved, seconded by Member McGehee, to recommend approval**
747 **of the proposed controlled access as a Conditional Use, based on the content of**
748 **this RPCA, public input, and Planning Commission deliberation.**

749
750 **Ayes: 6**
751 **Nays: 0**
752 **Motion carried.**

753
754 **Recess and reconvene**

755 Chair Gitzen recessed the meeting at approximately 9:41 p.m., and reconvened at
756 approximately 9:51 p.m.

757
758 **Chair Gitzen moved, seconded by Member Pribyl, to extend the time limit past**
759 **the 10:00 p.m. deadline.**

760
761 **Ayes: 6**
762 **Nays: 0**
763 **Motion carried.**

764
765 **c. Request by BJHN, with Arthur’s Senior Care, for Consideration of a**
766 **Comprehensive Land Use Plan Map and Zoning Map Change, and Conditional**
767 **Use for a 13-Unit State Licensed Assisted Living and Dementia Care Facility at**
768 **202 County Road B. (PF20-034)**

769 Chair Gitzen opened the public hearing for PF20-034 at approximately 9:52 p.m. and
770 reported on the purpose and process of a public hearing. He advised this item will be
771 before the City Council on February 22, 2021.

772
773 City Planner Paschke summarized the request as detailed in the staff report dated
774 February 3, 2021.

775
776 Mr. Paul Nelson wanted to make it clear that they are at the beginning stages of this
777 and currently have two six bed care centers and are not committed to thirteen beds.

778
779 Ms. Deb Nygaard made a presentation to the Commission on their Senior Care
780 facilities.

781
782 Member Kimble indicated she lives on the Shoreview boarder of Roseville and walks
783 by this on Emmert all the time. She knew what it was and if walking by a person
784 would never know it is anything but a single-family home. This blends right into the
785 neighborhood and seems like it is a single-family home. She thought this was a very

786 cool concept. She noted in the report at the end, there were quite a number of notes
787 from the open house, but it did not say if the applicant answered the concerns. She
788 wondered if the concerns were solved.

789
790 Ms. Deb Nygaard thought the biggest concern that was not solved was the person did
791 not want the driveway on Albermarle Court. The biggest concern was there are
792 already a lot of people trying to get out on that street and County B is busy during
793 rush hour. The only thing stated was that shift changes typically happen at 6:00am,
794 2:00pm and 10:00pm. She did not know if there would be a tremendous amount of
795 competition.

796
797 Member McGehee thought that the concept is wonderful. She liked the looks of it.
798 She did not think this one looked like a single-family home, which the other ones do,
799 and she would rather that it was the smaller version and look like the single-family
800 home. She wondered if this was built to look like a single-family home with six
801 residents, like the model, that seems to work really well elsewhere, did they need to,
802 under those circumstances, change the zoning on this particular piece to make that
803 work.

804
805 Ms. Nygaard indicated something that is important to her in the senior industry is that
806 when you do not sit around the same dining room table, you lose the feeling of
807 family. It might be that there could be two different dining rooms, one for each wing
808 so that it still feels like a family to the people who live there. When there are this
809 many clients the building will need an industrial kitchen and two kitchens cannot be
810 put in this building.

811
812 Member McGehee noted her question was not really about how the development is
813 constructed on the inside, she does a lot of volunteering with seniors and really likes
814 the concept. She would be more supportive of the six-bed model and seems more like
815 a single-family home. She wondered if the applicant would be interested in doing
816 something like the other homes on this site.

817
818 Mr. Nelson explained they could do a six-person bed home if the zoning did not need
819 to be changed however, the business model of six people and how much it costs
820 works but they would be able to reach more people by having a higher occupancy rate
821 because each person would not have to pay as much. Also with staffing, there are
822 two staff to six people and with 12-13 people there would be three or four staff,
823 which is better. The current setup is great because it is like a home and the senior
824 does get the attention except when one patient requires the two staff to care for them.
825 He noted they are not looking bigger because they want to go bigger, they are looking
826 bigger because they thought it would work better.

827
828 Mr. Paschke explained as it relates to the Code, the Code would permit six
829 occupancies and would not require the rezoning.

830
831 Member Kimble agreed with Commissioner McGehee's comment that the six-person
832 home looked nice and looks very single family but with particular site having MDR

833 on one side and a freeway on the other, she would be more comfortable with the 13
834 unit one at this location because it is not embedded in a single-family neighborhood.

835
836 Member Kruzel asked what the security for the clients would be.

837
838 Ms. Nygaard explained there is a keypad at every door and is not shared with anyone,
839 not even family members. The client cannot leave without a staff person putting in
840 the code.

841
842 **Public Comment**

843
844 No one came forward to speak for or against this request. Chair Gitzen closed the
845 public hearing at 10:26 p.m.

846
847 **MOTION**
848 **Member Kimble moved, seconded by Member Schaffhausen, to recommend to**
849 **the City Council approval of the Property (202 County Road B) be Reguided**
850 **from a Comprehensive Land Use Map Designation of LR (Low Density**
851 **Residential) to MR (Medium Density Residential) as well as the property be**
852 **Rezoned from an Official Map Classification of LDR-1 (Low Density**
853 **Residential-1 District) to MDR (Medium Density Residential) according to the**
854 **staff report.**

855
856 **Ayes: 6**
857 **Nays: 0**
858 **Motion carried.**

859
860 **MOTION**
861 **Member Pribyl moved, seconded by Member McGehee, to recommend to the**
862 **City Council approval of the requested Conditional Use for allowance to**
863 **construct a 13-unit state licensed residential facility of assisted living and**
864 **memory care, with a dementia care focus, subject to findings a-f in the RCPA.**

865
866 **Ayes: 6**
867 **Nays: 0**
868 **Motion carried.**

869
870 **8. Project File 0037: 2040 Comprehensive Plan Update**

871
872 **a. Introduction to the Zoning Code Update Project and Team**
873 Community Development Director Gundlach reviewed the Zoning Code Update
874 Project and indicated the City hired HKGi Consultants.

875
876 Mr. Jeff Miller and Ms. Rita Trap introduced themselves and made a presentation to
877 the Commission.

878

879 Member McGehee thanked HKGi for the packet and concepts and for the 2030
880 Comprehensive Plan. She thought the plan was very easy to use and is feeling very
881 confident about this going forward. She noted the use of popups at least as described
882 in the packet was fairly targeted and she explained there were popups used for the
883 2040 Comprehensive Plan and they were not effective. They were sort of put in
884 places where people shop and what the City got was a lot of response by people who
885 do not live in Roseville. She also thanked HKGi for the collection of public input
886 during this trying time. She indicated she was very impressed with the information
887 provided and looked for to this moving forward.

888
889 Chair Gitzen thanked HKGi for the presentation and staying for the entire meeting.

890
891 Mr. Miller summarized the upcoming steps in the Zoning Code update.

892
893 **9. Adjourn**

894
895 **MOTION**

896 **Member McGehee, seconded by Member Schaffhausen, to adjourn the meeting**
897 **at 11:00 p.m.**

898
899 **Ayes: 6**

900 **Nays: 0**

901 **Motion carried.**

902
903

Prepared By



Agenda Section
Public Hearings

Janice Gundlach

Item Description: Consider a request by Roseville Leased Housing Associates II, LLP (Dominium, Inc.) for a Conditional Use to allow the construction of a five story, 277-unit, senior residential project at 2730 Herschel Street (PF21-002)

1 APPLICATION INFORMATION

2 Applicant:	Roseville Leased Housing Associates II, LLP
3 Location:	2730 Herschel Street
4 Property Owner:	Roseville Investment Partners, LLC
5 Application Submission:	02/08/21; deemed complete 02/19/21
6 City Action Deadline:	04/09/21
7 Planning File History:	PF20-008 Var and CU
8	Boaters Outlet – IU and CU

9 **LEVEL OF DISCRETION IN DECISION MAKING:** When exercising the “quasi-judicial” authority
10 on a conditional use request, the role of the City is to determine the facts associated with a
11 particular proposal and apply those facts to the legal standards contained in the ordinance and
12 relevant state law. In general, if the facts indicate the application meets the relevant legal
13 standards and will not compromise the public health, safety, and general welfare, then the
14 applicant is likely entitled to the approval. The City is, however, able to add conditions to
15 conditional use approvals to ensure that potential impacts to parks, schools, roads, storm sewers,
16 and other public infrastructure on and around the subject property are adequately addressed.

17 BACKGROUND

18 Twin Lakes Station is a multi-faceted redevelopment project proposed to be developed with 277
19 units of senior affordable housing, 228 units of family affordable housing (already under
20 construction), and seven smaller commercial buildings encompassing 55,000 square feet, which
21 has a zoning classification of Community Mixed-Use-4 (CMU-4) district. The project also
22 includes a combination of underground and surface parking stalls and various indoor and outdoor
23 amenities. The proposed project met the minimum threshold (375 attached housing units) under
24 Minnesota Administrative Rules to conduct an Environmental Assessment Worksheet (EAW).
25 The purpose of the EAW was to identify any and all potential environmental effects and to plan
26 for mitigation of such effects. The EAW process can also demand creation of a more in-depth
27 environmental study, called an Environmental Impact Statement (EIS). On May 18, 2020, the
28 City Council, serving as the Regulatory Governmental Unit, approved a Negative Declaration for
29 an Environmental Impact Statement allowing for the full project to move forward through
30 required approval processes. See Attachment C for overall concept plan.

31 Launch Properties is/will be responsible for the commercial portion of the redevelopment and
32 site preparation/clean-up efforts, many of which have already occurred including building
33 demolition, environmental clean-up, and site preparation (mass grading). It is anticipated that
34 additional activity will occur within the commercial portion (along County Road C) later this
35 year.

36 Dominion is responsible for the residential portion of the overall development, of which The
37 Oasis (228 units of family affordable housing) is currently under construction on Lot 1, Twin
38 Lakes 3rd Addition, while the current proposal for Roseville Senior Housing will be constructed
39 on Lot 2, Twin Lakes 3rd Addition (the eastern lot adjacent to Rosedale Square), which had been
40 previously occupied by multiple tenants, including Boaters Outlet and Metro Mobility.

41 Table 1005-5 within the CMU chapter indicates multi-family residential buildings with greater
42 than three units are required to receive an approved Conditional Use. The Roseville Senior
43 Housing project consists of a single, five story building containing 277 units on 5.19 acres.
44 While the Roseville Senior Housing building lies on a 5.19 acre site, it shares green space and
45 on-site amenities with the adjacent family building, which sits on a site nearly eight acres in area.
46 Similar to the family affordable units, Dominion has also secured highly competitive tax-exempt
47 bonds and tax credits from the State, which are essential to providing the senior affordable units.

48 **CONDITIONAL USE ANALYSIS**

49 As previously indicated, the Zoning Code requires approval of a conditional use for any
50 residential development of more than three dwelling units in the CMU districts. However, the
51 Zoning Code does not establish density limits or other requirements for residential developments
52 in the CMU districts, nor does it establish any specific conditional use approval criteria to review
53 when considering a residential development of three or more dwelling units. To date, this is only
54 the third residential project to seek a Conditional Use in the CMU districts for housing in excess
55 of three dwelling units (the prior two were approved).

56 While the level of detail in the plans developed thus far has allowed Planning Division staff to
57 review and confirm the satisfaction of pertinent zoning requirements of §1005.02 (Design
58 Standards) and §1005.07 (Regulating Plan), although it is not uncommon for conditional use
59 requests, such as this, to be considered under more conceptual plans as the detailed zoning
60 compliance review is typically done at the time of building permit.

61 Site, grading, utility, and landscape plans, along with building elevations have been included as
62 Attachment D. While these plans help to illustrate the proposal, the specific details may not be
63 germane to the City's consideration of the request for conditional use approval. For example, the
64 proposed senior building will be constructed on a 5.19-acre lot and include 277 units of senior
65 housing, which equates to 53 units per acre, with a mix of one (130), two (117), and three (30)
66 bedroom units. Because this proposed building shares green space and amenities with the
67 adjacent family building, the overall density of the residential uses is a more meaningful
68 representation of density, which is 38.5 units per acre. There is no specific density limitation or
69 unit size requirement in the CMU-4 district to analyze, however, the type of unit and number of
70 units can potentially influence the number of new residents and subsequently the number of new
71 vehicles using City/County streets and residents using City parks. Consequently, the conditional
72 use process may not directly address those proposed details, but the process is an opportunity to
73 analyze potential impacts of those details on the subject property and surrounding area to
74 determine if conditions are necessary to mitigate potential negative effects.

75 As the attached plans indicate, the senior housing project will consist of one building over
76 structured parking. In addition to the unit types noted above, the building will also include
77 leasing offices and on-site amenities, including a card/craft room, club room, fitness room,
78 theater, salon, and a library. The site that surrounds the senior building intends to include
79 extensive landscaping and a private pathway surrounding the building. In the future, this
80 pathway will connect to a similar pathway that surrounds the family building currently under
81 construction. The pathway will also connect to the pathway proposed to be constructed on top of
82 the storm water pipe that is replacing the existing ditch that runs along the west and north sides
83 of the Twin Lakes Station site. For the past year, the City has been working with the Rice Creek
84 Watershed on improving the adjacent drainage ditch by converting it to an underground pipe
85 system, which has been approved and for which construction documents are currently being
86 completed for bidding. This improvement will allow residents and users of the site to access off-
87 site park and trail facilities to the north, south, and west, as well as allow off-site users enhanced
88 trail access to the commercial uses on-site that are forthcoming.

89 Section 1009.02.C of the City Code establishes a mandate that the City make five specific
90 findings pertaining to a proposed conditional use. Planning Division staff has reviewed the
91 application and offer the following draft findings.

92 1. *The proposed use is not in conflict with the Comprehensive Plan.* The 2040 Comprehensive
93 Plan does not specifically identify this site for residential development, but does address
94 future residential development within the Community Mixed-Use Land Use Designation and
95 specifically that this land use designation is assumed, over the course of the Plan and across
96 all CMU-zoned property, to include a minimum of 171 units (10 minimum units per acre) to
97 393 units (36 maximum units per acre). The 2040 Comprehensive Plan identifies this
98 property as a “development-redevelopment area”.

99 Further, Planning Division staff believes the proposal is not in conflict with the following
100 2040 Comprehensive Plan implementation strategies:

- 101 a. Support initiatives (including land use and zoning tools) and partnerships to improve
102 health care quality, affordability, and access.
- 103 b. Provide mechanisms that encourage the development of a wide range of housing that
104 meets regional, state and national standards for affordability.
- 105 c. Establish public-private partnerships to ensure life-cycle housing throughout that city to
106 attract and retain a diverse mix of people, family types, economic statuses, ages, etc.
- 107 d. Encourage improvements to the connectivity and walkability between and within the
108 community’s neighborhoods, gathering places, and commercial areas through new
109 development, redevelopment, and infrastructure projects.
- 110 e. Promote and support the redevelopment of physically and economically obsolete or
111 underutilized property.
- 112 f. Revise the commercial zoning districts to reflect the mixed-use development priorities
113 expressed in this Plan.

114 2. *The proposed use is not in conflict with any Regulating Maps or other adopted plans.*
115 Planning Division staff has verified that the proposed five-story, senior affordable apartment
116 complex conforms to the Twin Lakes Regulating Plan and the Design Standards set forth in
117 §1005.02 of the Zoning Code as it pertains to building placement. The building will include
118 both underground and surface parking in stalls in quantities that meet minimum requirements
119 of the Zoning Code.

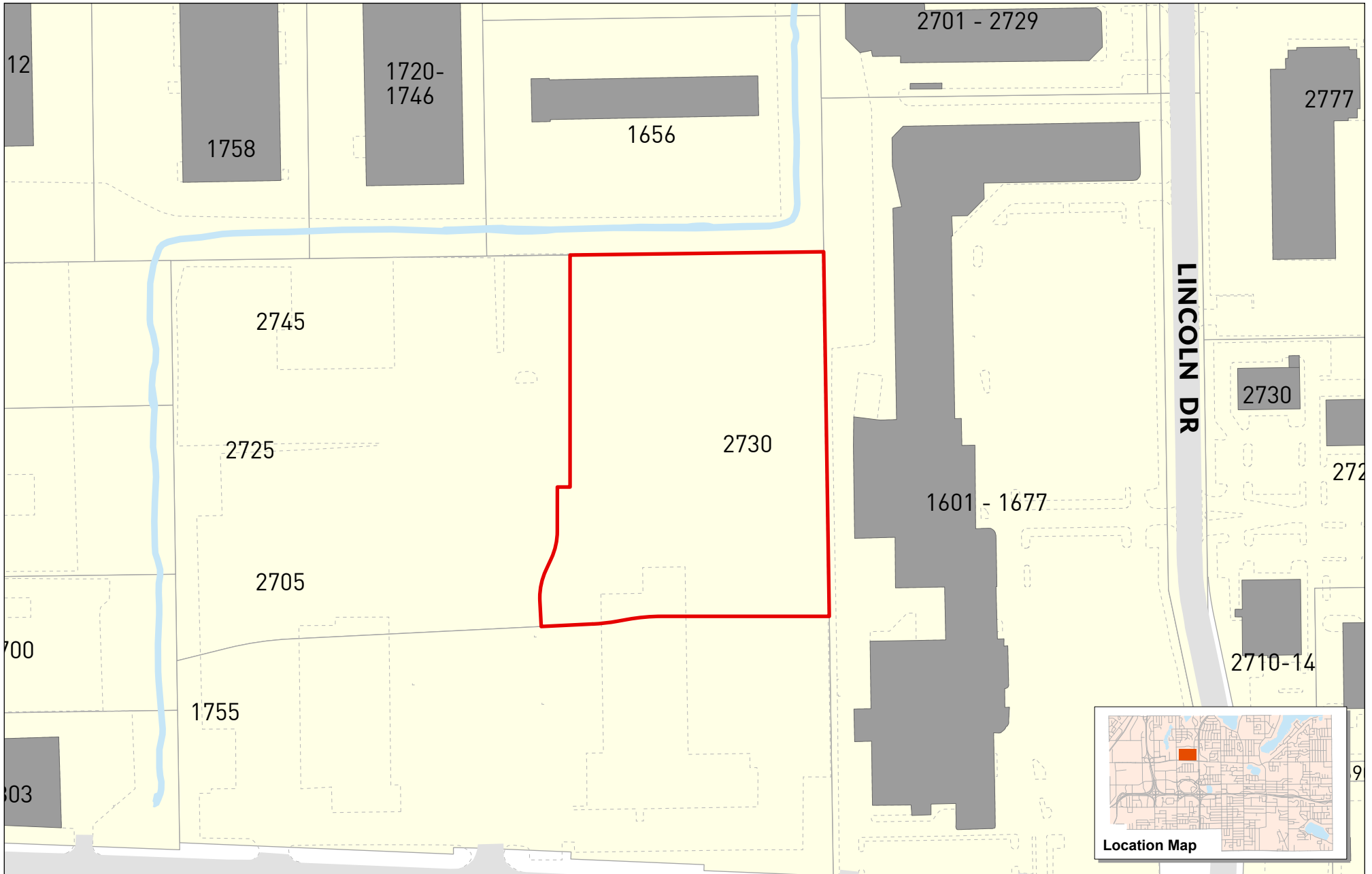
120 3. *The proposed use is not in conflict with any City Code requirements.* Based on the plans that
121 have been received and reviewed thus far, staff has not uncovered any City Code conflicts,
122 and the proposed apartment building must meet all applicable City Code regulations before a
123 building permit can be issued, or the applicant must secure any necessary variance approvals.
124 As for the site plan and specifically landscaping, a variance to §1011.03.3.e.ii, is necessary to
125 obtain relief from the requirement to plant 277 trees on the subject lot (one tree per dwelling
126 unit) and from §1011.03.A.3.c.v regarding the installation of shrubs and perennials, similar
127 variances of which were approved for the family building currently under construction.
128 Moreover, a conditional use approval can be rescinded if the approved use fails to comply
129 with all applicable City Code requirements or any conditions of the approval.

130 4. *The proposed use will not create an excessive burden on parks, streets, and other public*
131 *facilities.* A traffic study was completed with the EAW and indicated the proposed residential
132 development on the subject property will have minimal impacts on the roadway network.
133 The traffic study indicated that all studied intersections will operate at an acceptable level of
134 service. Furthermore, as indicated in the traffic study, a signal light is required at the
135 intersection of County Road C and Herschel Street, which will assist in controlling future
136 vehicle movements.

137 There are three City parks in the near vicinity (Rosebrook, Langton Lake and Oasis) that
138 could experience an increase of usage. Specifically, for Langton Lake and Oasis parks, of
139 which increased use could be in the form of walkers or bikers using the trail system in and
140 around these parks. Oasis and Rosebrook also have park structures that could be rented for
141 events or celebrations by residents occupying the senior building. Based on the City's
142 subdivision regulations, park dedication did not apply to this project, however, City staff
143 worked with the applicant and property owner to assist in providing a public pathway over a
144 large culvert that will replace the existing ditch that lies west and north of the development
145 site. Site connections to this future pathway are planned and the applicant has financially
146 contributed to the cost to construct this pathway via an infrastructure improvement fee.
147 Beyond this investment, the developer is incorporating many on-site amenities into the
148 project, including trails, a pergola, and a patio area with outdoor seating on the east side of
149 the building.

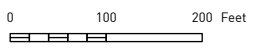
150 5. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively*
151 *impact traffic or property values, and will not otherwise harm the public health, safety, and*
152 *general welfare.* Consistent with the preceding findings, Planning Division staff believes the
153 proposed senior development will be a valuable addition to Twin Lakes due to its
154 thoughtfully-developed site plan with extensive on-site amenities, will not create adverse
155 traffic impacts, will positively affect surrounding property values, and will not cause harm to
156 the public health, safety, and general welfare, especially when compared to historical uses
157 and other uses that would be permitted at the property based upon underlying zoning.
158 Further, the City's 2018 Housing Needs Assessment identified an affordable housing need of
159 at least 166 senior housing units to 2023, to which this project will create. As mentioned
160 earlier in this report, a traffic study was conducted and the recommendations posed in that
161 study to ensure intersections function at acceptable levels of service will be implemented
162 (namely a signal at Herschel).

Attachment A for Planning File 20-009

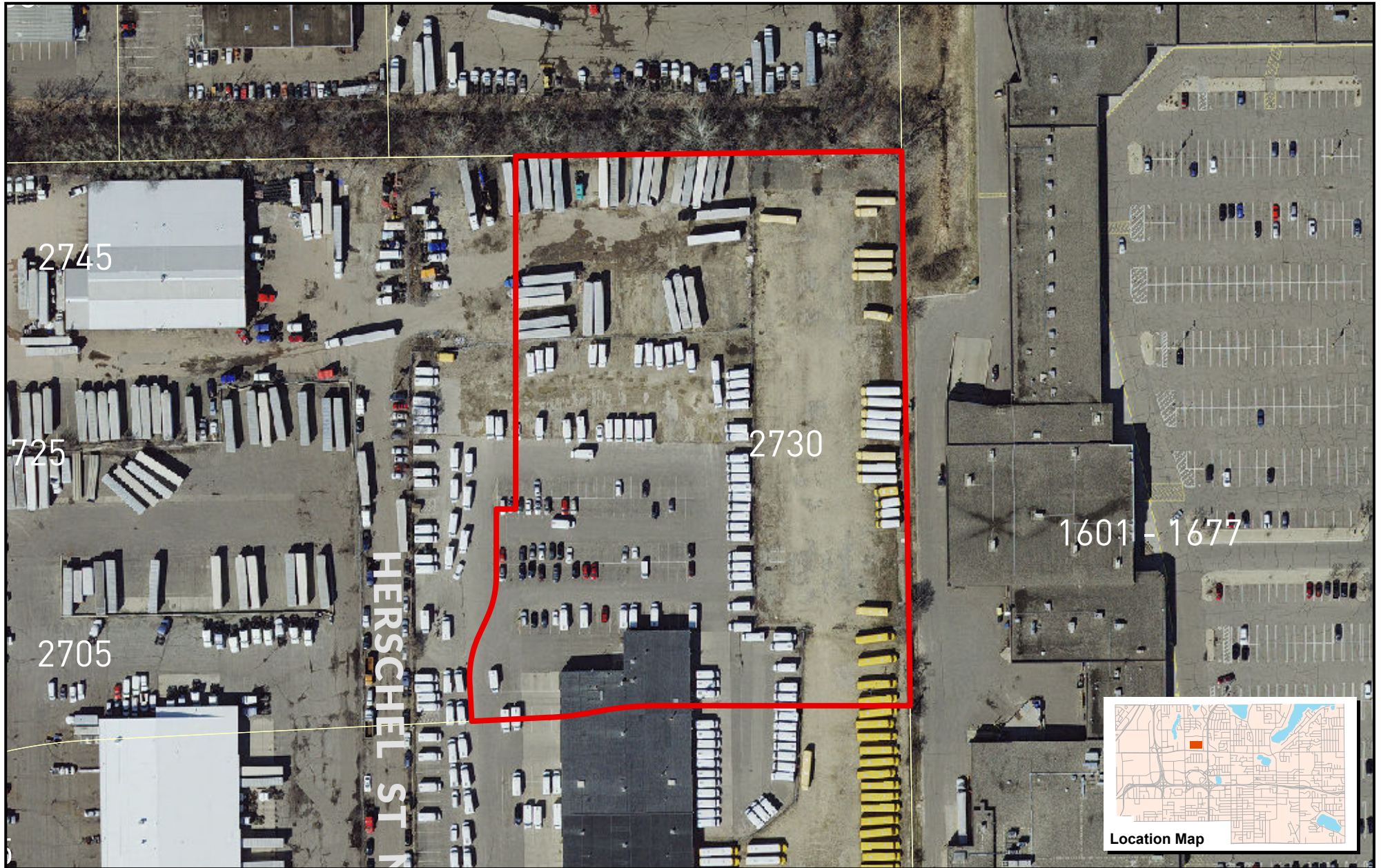


Data Sources
 * Ramsey County GIS Base Map (1/4/2021)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

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Attachment B for Planning File 20-009



Disclaimer

Data Sources

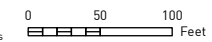
- * Ramsey County GIS Base Map (11/4/2021)
- * Aerial Data: Surdex (4/2020)

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 2660 Civic Center Drive, Roseville MN

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Location Map





March 6, 2020

Written Narrative – Twin Lakes Senior Conditional Use

Roseville Leased Housing Associates II, LLLP, the future owner of the proposed Twin Lakes Senior Apartments, is requesting Conditional Use approval from the Roseville City Council. The below narrative is intended to explain the intent of the project and why it aligns with the City of Roseville's plan for the site.

The city requires a Conditional Use approval for developments with greater than three units per building. The proposed development contains 277 units within one five story residential building, so a Conditional Use approval is required. The proposed use is consistent with the guidance of the Comprehensive Plan, which has identified the future use of site as Community Mixed Use. Community Mixed Use areas are intended to contain a mix of complementary uses including medium and high density residential and office, combined with parks and open spaces. The proposed development will contain medium to high density residential with open park spaces. The proposed development is not in conflict with any Regulating Maps or other plans for the area, in fact the site is the last undeveloped parcel within Twin Lakes Redevelopment area, which the City has specifically identified for re-development. As part of the City's comprehensive plan, a housing needs study was conducted. The study concluded that Roseville is in need of Senior housing, and specifically mentioned the housing that the Applicant has provided in other nearby cities as an example.

The proposed use is in conflict with one City Code requirement, which includes the number of trees required to be planted. For this reason, a variance is being requested along with the Conditional Use application. Aside from this variance, the project is in compliance with all City Codes.

The project will not create a burden on the existing parks, streets, and other public facilities. The proposed project will be age restricted to seniors 55+. The residents will have access to the adjacent green space as well as amenities such as pergolas, outdoor seating, and walking paths. Residents of the project are expected to use the open space and amenities provided on site and not burden the parks and public facilities existing nearby. The project will pay an infrastructure improvement fee that the City may use to construct a public greenway along the site boundary to connect to Oasis Park to the North.

It is expected that the project will improve the overall well-being of the neighborhood and city from many perspectives. The quality affordable housing that this and the family project will provide along with Launch's Twin Lake Station redevelopment project will provide a desirable mix of uses and will provide seniors access to accessible high quality housing. Along with this Conditional Use application, a traffic study was conducted which showed that the additional traffic that the subject will create will not negatively impact traffic. Given the quality of construction and number of new residents that the project will provide for, the project will be a significant improvement to the surrounding area, especially considering the existing use of the property as blighted industrial buildings.

ARCHITECTURAL KEYNOTES

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

**TWIN LAKES
SENIOR
APARTMENTS**

ISSUE #	DATE	DESCRIPTION
	03/05/2021	CITY SUBMITTAL



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CERTIFICATION

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COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

SITE RENDERING

SHEET NUMBER

G100

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**TWIN LAKES
SENIOR
APARTMENTS**

ISSUE #	DATE	DESCRIPTION
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SENIOR BUILDING

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SHEET TITLE

3D RENDERING

SHEET NUMBER

G101

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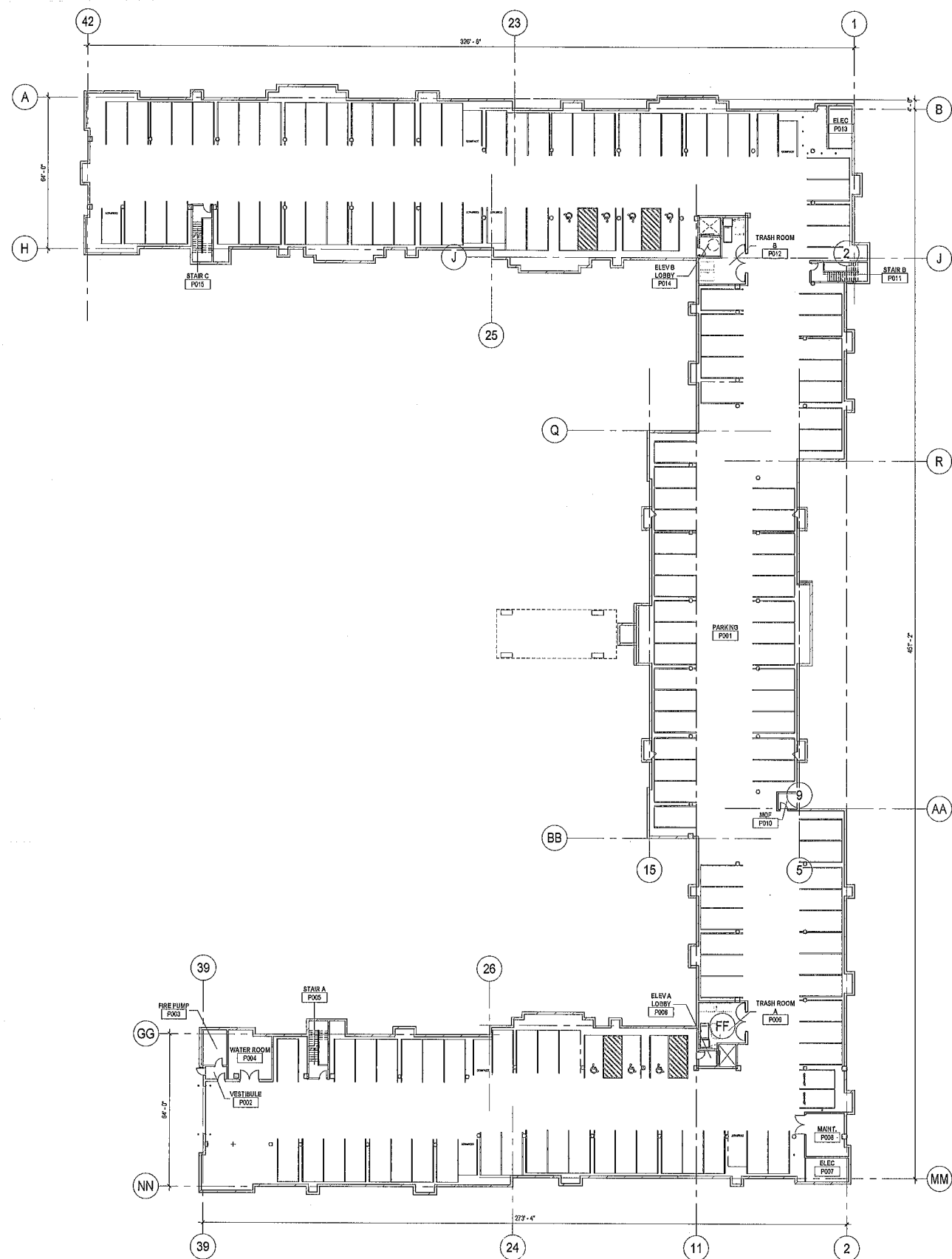
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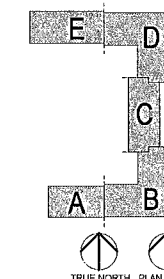
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ARCHITECTURAL KEYNOTES



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ISSUE #	DATE	DESCRIPTION
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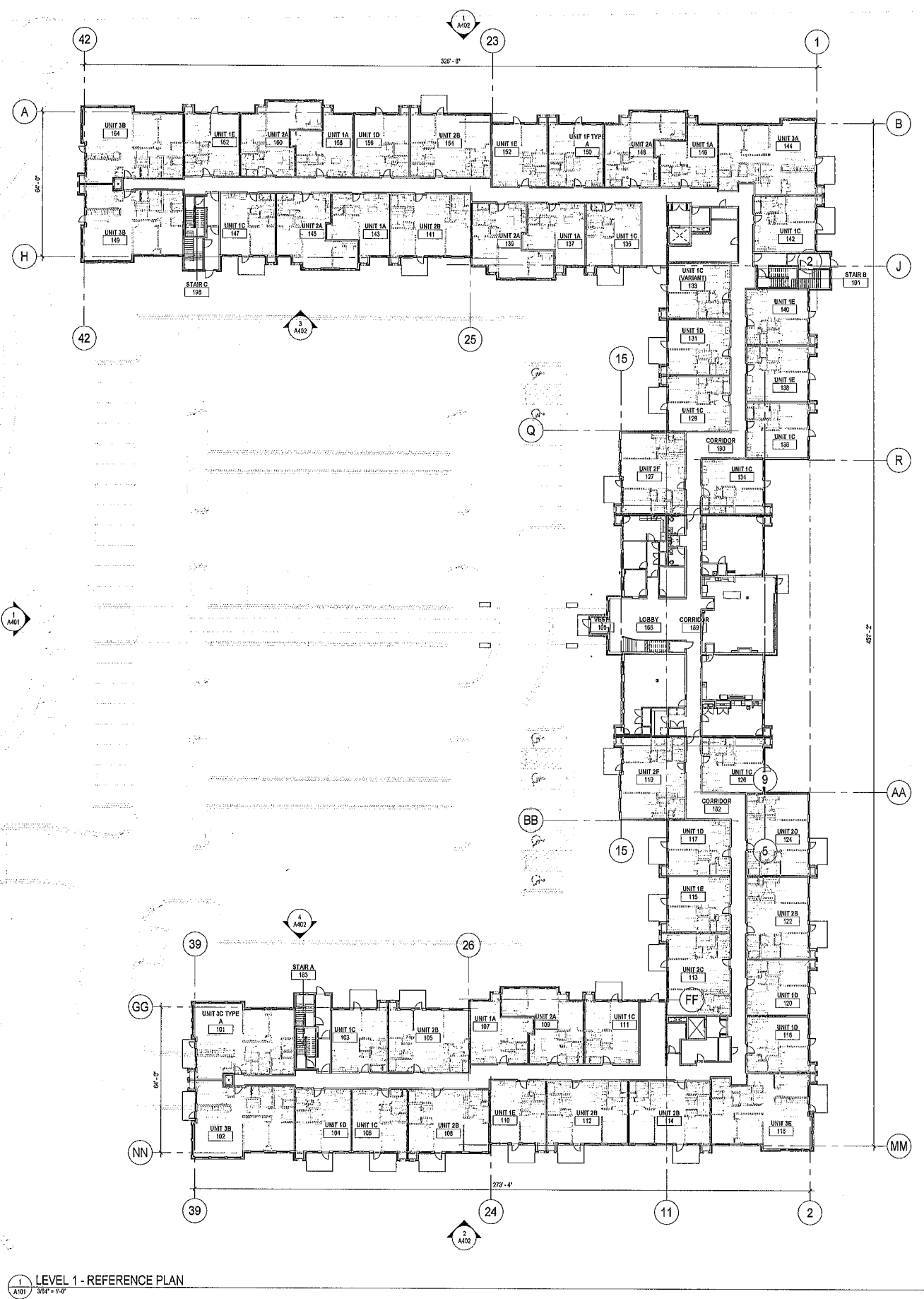
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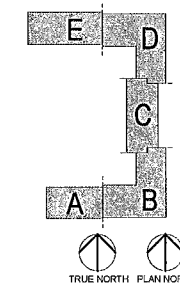
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SHEET NUMBER

A101



1 LEVEL 1 - REFERENCE PLAN
A101 3/24/21



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ARCHITECTURAL KEYNOTES

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**TWIN LAKES
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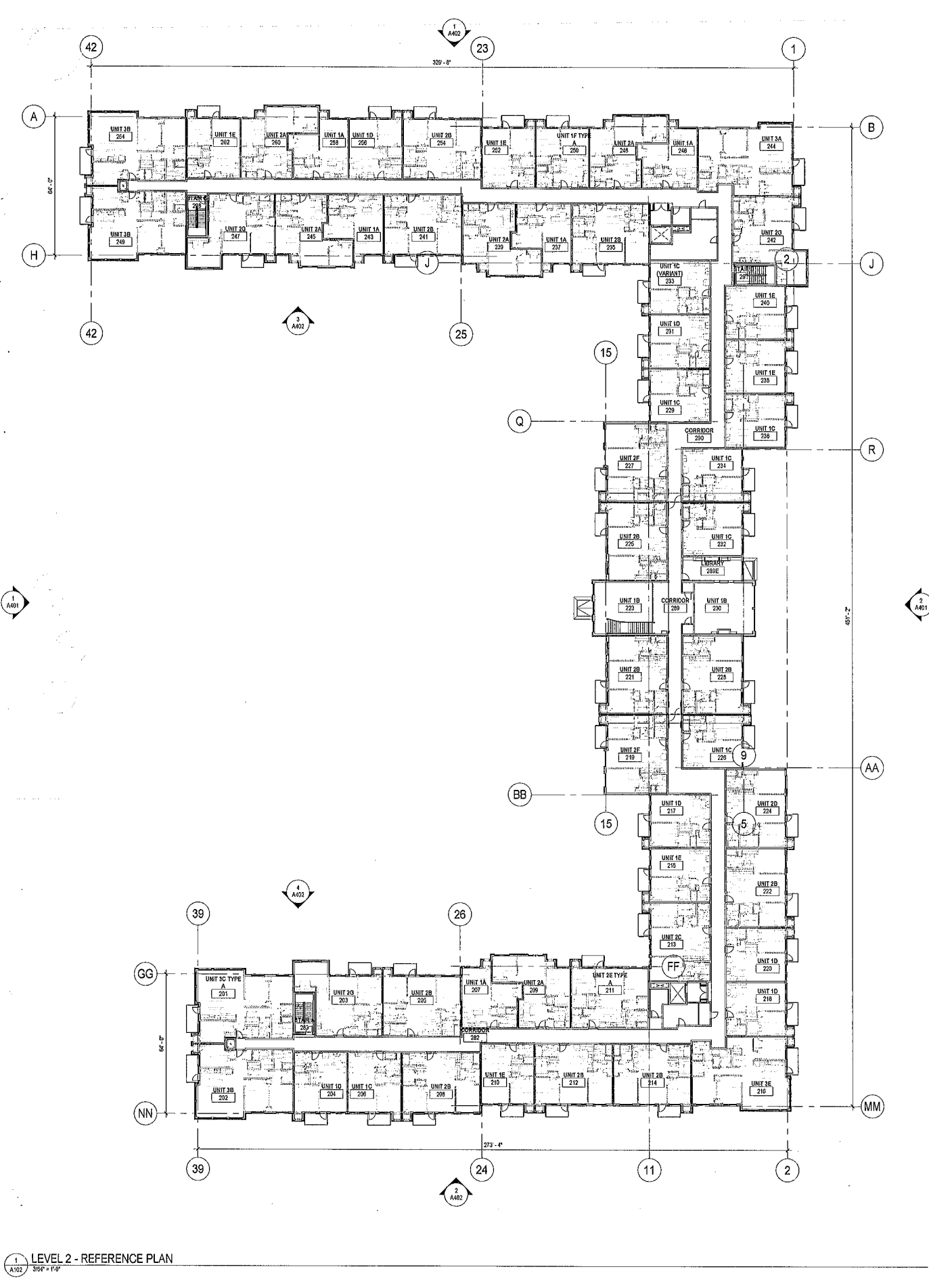
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SHEET NUMBER

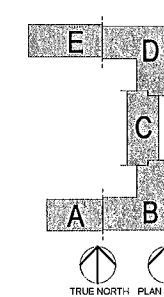
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LEVEL 2 - REFERENCE PLAN
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ISSUE #	DATE	DESCRIPTION
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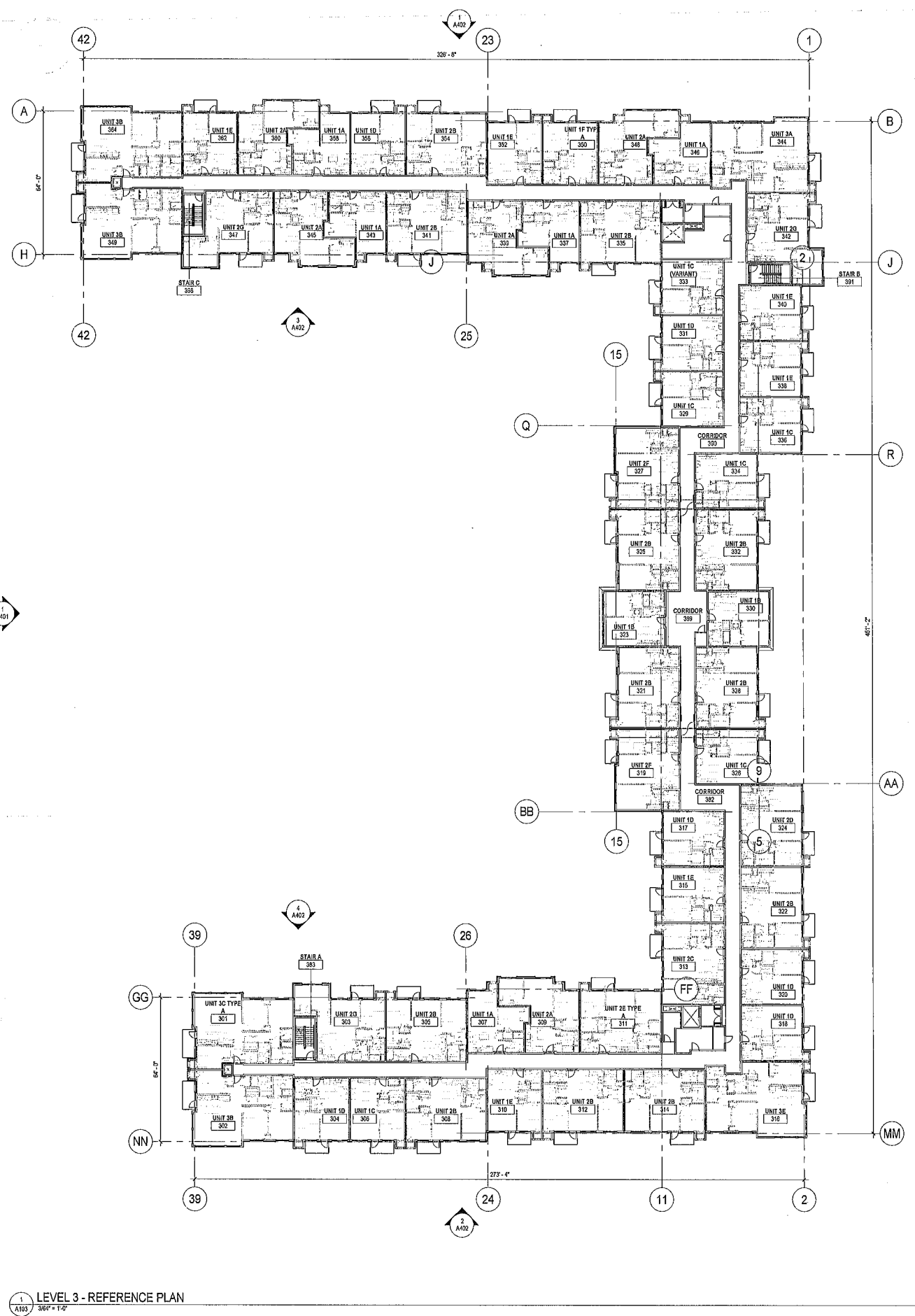
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SHEET NUMBER

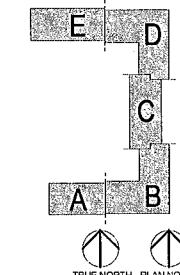
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LEVEL 3 - REFERENCE PLAN
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TRUE NORTH PLAN NORTH

ARCHITECTURAL KEYNOTES

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Landscape Architecture
Engineering

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APARTMENTS**

ISSUE #	DATE	DESCRIPTION
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COMMISSION NUMBER	XXXX-XXX

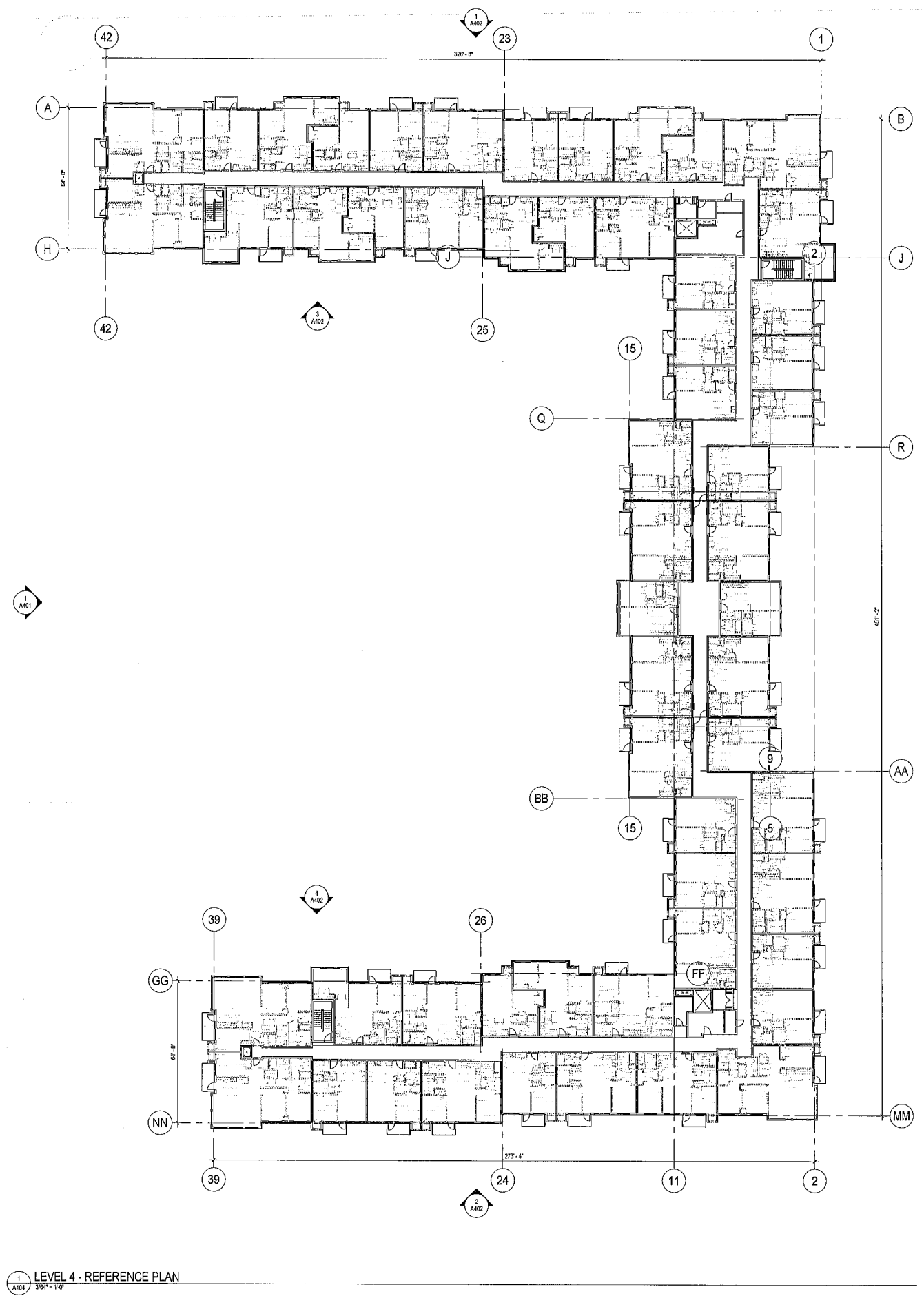
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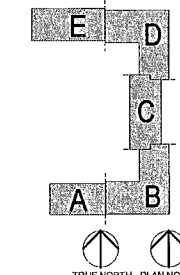
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1 LEVEL 4 - REFERENCE PLAN
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TWIN LAKES
SENIOR
APARTMENTS

ISSUE #	DATE	DESCRIPTION
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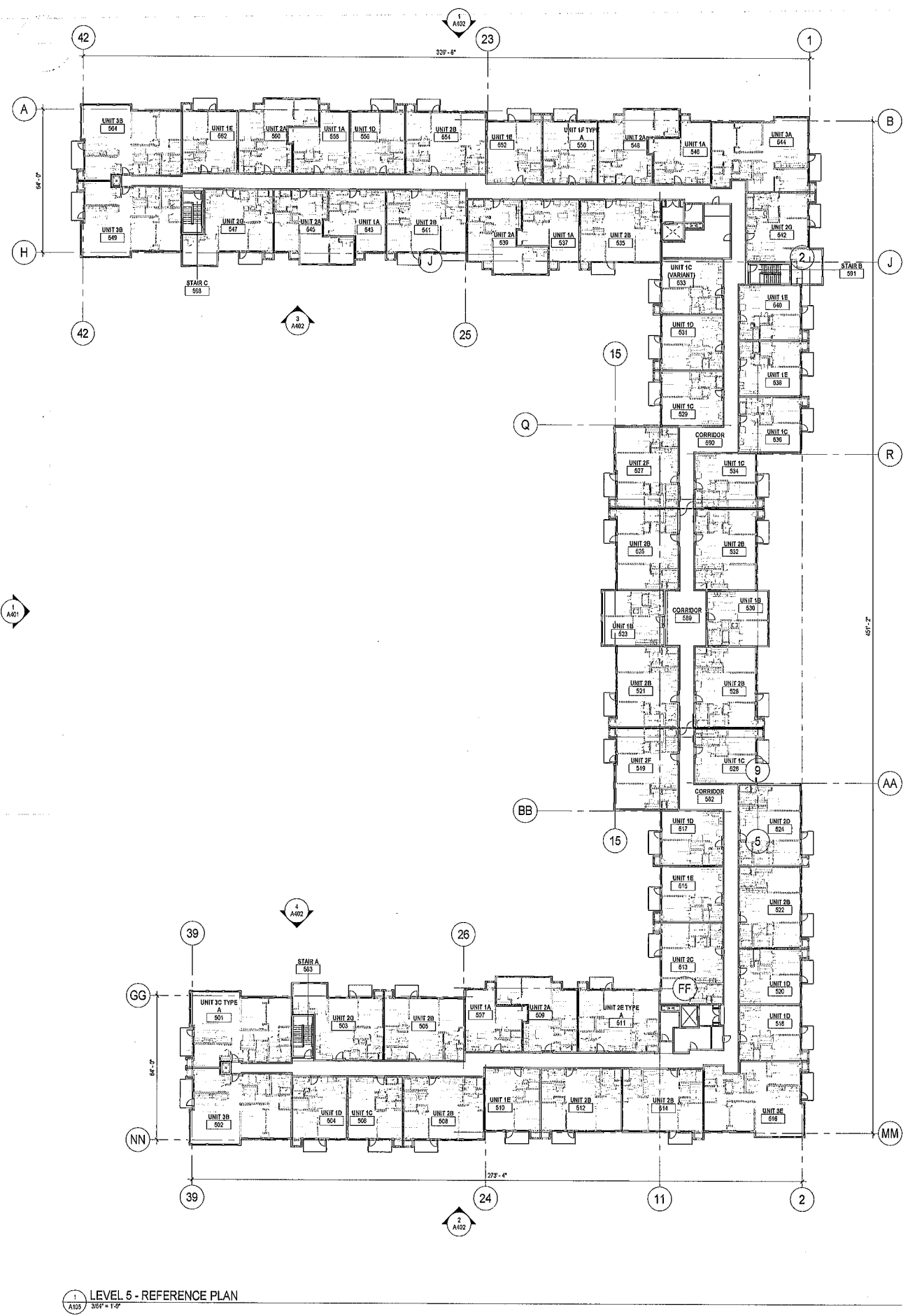
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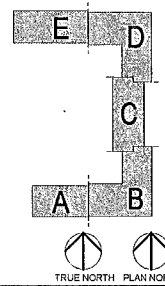
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SHEET NUMBER

A105



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TWIN LAKES
SENIOR
APARTMENTS

ISSUE #	DATE	DESCRIPTION
	02/05/2021	CITY SUBMITTAL

CERTIFICATION

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COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A401

ARCHITECTURAL KEYNOTES

- FIBER CEMENT LAP SIDING #4 (6" LAP)
- FIBER CEMENT LAP SIDING #3 (4" LAP)
- PTD. FIBER CEMENT TRIM
- WOOD DECK
- FACE BRICK #2
- VINYL SINGLE HUNG WINDOWS
- FIBER CEMENT LAP SIDING #3 (4" LAP)
- FACE BRICK #3
- INTEGRALLY COLORED DECORATIVE CMU
- PRECAST CAP
- FIBER CEMENT LAP SIDING #6 (4" LAP @ MECH. CHIMNEYS)
- PREFINISHED ALUM. COPING



1 SENIOR BUILDING - WEST ELEVATION

A401 3/6" = 1'-0"



2 SENIOR BUILDING - EAST ELEVATION

A401 3/6" = 1'-0"

ISSUE #	DATE	DESCRIPTION
	02/05/2021	CITY SUBMITTAL

ARCHITECTURAL KEYNOTES

- FIBER CEMENT LAP SIDING #4 (6" LAP)
- FIBER CEMENT LAP SIDING #3 (4" LAP)
- FIBER CEMENT LAP SIDING #5 (6" LAP)
- PTD. FIBER CEMENT TRIM
- PREMANUF. HUNG ALUM. DECK
- FACE BRICK
- VINYL SINGLE HUNG WINDOWS
- FIBER CEMENT LAP SIDING #6 (4" LAP @ MECH. CHIMNEYS)
- INTEGRALLY COLORED DECORATIVE CMU
- PRECAST CAP
- FIBER CEMENT LAP SIDING #5 (4" LAP)
- PREFINISHED ALUM. COPING



1 SENIOR BUILDING - NORTH ELEVATION
A402 3/6" = 1'-0"



2 SENIOR BUILDING - SOUTH ELEVATION
A402 3/6" = 1'-0"



3 SENIOR BUILDING - COURTYARD SOUTH ELEVATION
A402 3/6" = 1'-0"



4 SENIOR BUILDING - COURTYARD NORTH ELEVATION
A402 3/6" = 1'-0"

CERTIFICATION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A402



REQUEST FOR PLANNING COMMISSION ACTION

Date: March 3, 2021
Item No.: 7A

Department Approval

Janice Gundlach

Agenda Section

Other Business

Item Description: Receive information from HKGi regarding Task 2 of the Zoning Code Update's Scope of Work and provide feedback

BACKGROUND

HKGi has been working towards completion of Task 2 of the Zoning Code project's work scope, which is diagnosing Zoning Code Update needs (Attachment B). Several items are attached in support of this effort. The memorandum from HKGi, dated February 24, 2021 (Attachment A), provides background information and outlines the items they request Commission feedback on. In summary, the commission is being asked to provide feedback on two main items, including:

- 1. Since many updates relate to residential uses, HKGi is asking for feedback on a series of bulleted questions surrounding residential uses as housing types and their physical forms (see lines 26-31 of Attachment A), and
2. Review the zoning district comparative analysis tables HKGi completed (Attachments C, D & E), paying special attention to any yellow highlights indicating places where there is a potential inconsistency between the Comprehensive Plan and current zoning district regulations.

In addition to providing feedback on the two items noted above, the Commission will also receive information regarding two additional items, including:

- 1. HKGi's findings related to the new mixed use requirement in the 2040 Comprehensive Plan in the the Corridor Mixed Use (currently Community Business) and Core Mixed Use (currently Regional Business) land use categories, and
2. An update on the stakeholder input meetings, which are currently being scheduled for the end of March.

STAFF RECOMMENDATION

Receive information from HKGi and provide feedback in the areas requested.

Prepared by: Janice Gundlach, Community Development Director, 651-792-7071

- Attachments: A. Memorandum from HKGi dated 2/24/2021
B. 2040 Comp Plan Updates Analysis
C. Housing Types Analysis
D. Residential Density Analysis
E. Scale & Intensity Analysis



MEMORANDUM

TO: Roseville Planning Commission
FROM: Jeff Miller and Rita Trapp, HKGi
DATE: February 24, 2021
SUBJECT: Update on Zoning Code Project

Overview of Meeting Update

HKGi will present to the Planning Commission our progress on the Zoning Code Update project. We are currently working on Task 2 of the project's work scope - Diagnosis of Zoning Code Update Needs. The focus of our presentation will be on the analysis of existing zoning district standards in order to identify needs and opportunities for aligning them with the 2040 Comprehensive Plan land use updates. First off, we conducted an analysis of the land use changes made as part of the Comprehensive Plan Update and prepared a detailed summary of these changes, which is attached. This analysis clarifies our understanding of what decisions/changes have already been made with the updated 2040 Comprehensive Plan versus what potential changes are being considered for the Zoning Code.

Secondly, HKGi has completed our comparative analysis of the residential, business, office, and business park zoning districts with the updated land use categories. We still need to gather input from the Planning Commission, stakeholders, and the public as appropriate, so this task is not complete yet. Since the land use updates in the 2040 Comprehensive Plan related to the guidance of uses, density, scale, and intensity for each land use category, we have organized our comparative analysis around these topics. Most of these updates relate to residential uses. In our experience, we have found that it is helpful to talk about residential uses as housing types and their physical forms. Some key questions for discussion are:

- What housing types can be similar in form and scale, can be compatible with each other, and make sense to allow in the same zoning district?
- What are the zoning barriers to achieving the community's housing goals regarding development of more life-cycle, affordable, smaller size, and "missing middle" housing?
- What zoning changes are needed to ensure that future redevelopment is high quality, innovative, equitable, and sustainable as envisioned in the 2040 Comprehensive Plan?

Attached are our three zoning district comparative analysis tables:

- Housing Types/Uses Analysis
- Residential Density Analysis
- Scale and Intensity Analysis

The yellow highlights indicate places where there is a potential inconsistency between the 2040 Comprehensive Plan's land use category and the zoning district.

39 In addition to these three analysis tables, we will present our findings related to the new mixed use
40 requirement in the 2040 Comprehensive Plan –a minimum of 10% residential is required as part of
41 redevelopment in the Corridor Mixed Use (formerly Community Business) and Core Mixed Use
42 (formerly Regional Business) land use categories.

43 Finally, we will also provide an update for the upcoming stakeholder input meetings.

44

45 Looking forward to your questions and input regarding this analysis at Wednesday’s meeting. Thanks!

Detailed Summary of 2040 Comprehensive Plan Changes February 22, 2021

What zoning related changes were decided as part of the adopted 2040 Comprehensive Plan?

1. **Residential Land Use Categories**, which includes 3 categories - Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR)
 - a. **Low Density Residential (LDR)**
 - i. Increased the density range for one-family detached houses up to 8 units/acre (previously 4 units/acre) and small lot detached house added as a housing type.
 - b. **Medium Density Residential (MDR)**
 - i. Increased the minimum density from 4 units/acre to 5 units/acre
 - c. **High Density Residential (HDR)** – no changes to guidance for land uses and density
 - d. **All three residential land use categories**
 - i. Added three new development measures to each category – scale, intensity, and transportation considerations
2. **Business/Mixed Use Land Use Categories**, which includes Neighborhood Mixed Use (MU-1), Community Mixed Use (MU-2), Corridor Mixed Use (MU-3), and Core Mixed Use (U-4)
 - a. **Renamed business categories to mixed use categories**
 - i. Neighborhood Business = Neighborhood Mixed Use
 - ii. Community Business = Corridor Mixed Use
 - iii. Regional Business = Core Mixed Use
 - b. **Neighborhood Mixed Use**
 - i. Increased the minimum residential density from 4 units/acre to 5 units/acre
 - ii. Added *scale of development* guidance – small to medium (low- to mid-rise)
 - iii. Added *intensity of development* guidance – low
 - iv. Added a specific *intensity measure* – Floor Area Ratio (FAR) range of 10% - 30%
 - v. Added *transportation considerations* guidance - sidewalks, trails connections between neighborhoods and businesses, and connections to transit stops
 - c. **Corridor Mixed Use**
 - i. Added minimum residential requirement - minimum of 10% of the overall mixed use area must be residential
 - ii. Added *scale of development* guidance – medium
 - iii. Added *intensity of development* guidance – high
 - iv. Added a specific *intensity measure* – Floor Area Ratio (FAR) range of 10% - 30%
 - v. Added *transportation considerations* guidance – strong emphasis on pedestrian, transit, and bicycle access, and connections between uses
 - d. **Core Mixed Use**
 - i. Added high density residential as a guided land use
 - ii. Added minimum residential requirement - minimum of 10% of the overall mixed use area must be residential
 - iii. Added *scale of development* guidance – large
 - iv. Added *intensity of development* guidance – high
 - v. Added a specific *intensity measure* – Floor Area Ratio (FAR) range of 10% - 30%
 - vi. Added *transportation considerations* guidance – access to multi-modal facilities and connections, preserved pedestrian and bicycle access in high vehicular traffic areas, access to commercial areas from residential uses and transit hubs

Detailed Summary of 2040 Comprehensive Plan Changes February 22, 2021

3. Employment Land Use Categories

a. Renamed Office and Business Park categories to Employment categories

- i. Office = Employment
- ii. Business Park = Employment Center

b. Employment

- i. Added *scale of development* guidance – small to medium
- ii. Added *intensity of development* guidance – low to medium
- iii. Added a specific *intensity measure* – Floor Area Ratio (FAR) range of 10% - 30%
- iv. Added *transportation considerations* guidance – multimodal facilities and connections to transit stops

c. Employment Center

- i. Added *scale of development* guidance – medium to large
- ii. Added *intensity of development* guidance – medium to high
- iii. Added a specific *intensity measure* – Floor Area Ratio (FAR) range of 10% - 30%
- iv. Added *transportation considerations* guidance – multimodal facilities and connections to transit stops

4. New Land Use Category

a. Bus Rapid Transit (BRT) Overlay, which includes the following elements:

- i. *Density* – minimum of 15 units/acre
- ii. *Uses* - High-density residential, commercial, office, shopping centers
- iii. *Scale of development* guidance – medium to large
- iv. *Intensity of development* guidance – medium to high
- v. Specific *intensity measure* – Floor Area Ratio (FAR) range of 10% - 30%
- vi. *Transportation considerations* guidance – access to BRT stations, access to commercial area from residential uses and transit hubs

5. Future Land Use Map Updates

a. Conversion/renaming of land use categories

- i. Neighborhood Business properties designated as Neighborhood Mixed Use category
- ii. Community Business properties designated as Corridor Mixed Use category
- iii. Regional Business properties designated as Core Mixed Use category
- iv. Office properties designated as Employment category
- v. Business Park properties designated as Employment Center category

b. Changes to Future Land Use Map as part of 2040 Comprehensive Plan Update project

- i. Reguided Neighborhood Business (NB) parcels to Neighborhood Mixed Use
- ii. Reguided Community Business (CB) parcels to Corridor Mixed Use
- iii. Reguided Regional Business (RB) parcels to Core Mixed Use
- iv. Reguided Office (O) parcels to Employment
- v. Reguided Business Park (BP) parcels to Employment Center
- vi. Reguided 43 individual parcels on the Future Land Use Map

Roseville Zoning Code Update Residential Density Analysis

Land Use Category	Zoning District	2040 Comp Plan Land Use Density	Zoning Density	Zoning Minimum Lot Size
LDR		1.5 – 8.0		
	LDR-1		No maximum No minimum	11,000 sf, interior lot = 3.96 density 12,500 sf, corner lot = 3.48 density
	LDR-2		Maximum of 8* No minimum	6,000 sf, one-family = 7.26 density 4,800 sf, two-family = 9.08 density 3,000 sf, attached = 14.52 density
MDR		5.0 – 12.0		
	MDR		5 – 12*	4,800 sf, one-family = 9.08 density 3,600 sf, two-family = 12.10 density 3,600 sf, attached = 12.10 density 3,600 sf, multifamily = 12.10 density
HDR		12.0 – 36.0		
	HDR-1		12 – 24**	None
	HDR-2		24 – 36***	None
Neighborhood Mixed Use		5.0 – 12.0		
	NB		Maximum of 12 No minimum	None
Corridor Mixed Use		13.0 – 36.0		
	CB		Maximum of 24 No minimum	None
Core Mixed Use		20.0 – 36.0		
	RB-1		24 - 36	None
	RB-2		24 - 36	None
Community Mixed Use		10.0 – 36.0		
	CMU-1			
	CMU-2			
	CMU-3			
	CMU-4			
BRT Overlay		Minimum 15.0		

Roseville Zoning Code Update Residential Density Analysis

	BRT Overlay		TBD	None
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* Averaged across development site

** Density in the HDR-1 district may be increased to 36 units/net acre with approved conditional use

*** Density in the HDR-2 district may be increased to more than 36 units/net acre with approved conditional use

Roseville Zoning Code Update Scale & Intensity Analysis

District	Scale Based on 2040 Comp Plan Land Use Categories	Building Height Maximum	Potential Standards	Intensity Based on 2040 Comp Plan Land Use Categories	Improvement Area/ Impervious Surfaces Maximum	Potential Standards
LDR-1	Small	1-family 30'	<ul style="list-style-type: none"> • Building height • Building length (160' residential; 200' business maximum) • Upper floor stepback • Roof form 	Low	50% / 30%	<ul style="list-style-type: none"> • Improvement area • Impervious surface • Setbacks • FAR maximum • Open space minimum • Screening
LDR-2	Small	1-family detached 30' 2-family 30' 1-family attached 35'		Low	50% / 35%	
MDR	Medium	1-family detached 30' 2-family 30' 1-family attached 35' Multi-family 40'		Medium	65%	
HDR-1	Medium to large	1-family attached 35' Multi-family 45'		Medium to high	75%	
HDR-2	Medium to large	Multi-family 65'		Medium to high	85%	
NB	Small to medium	35'		Low	85%	
CB	Medium	40'		High	85%	
RB-1	Large	Non-residential 65' Residential 100'		High	85%	
RB-2	Large	Non-residential 65' Residential 100'		High	85%	
CMU-1	Medium	35'		Medium	85%	
CMU-2	Medium	65'		Medium	85%	
CMU-3	Medium	65'		Medium	85%	
CMU-4	Medium	65'		Medium	85%	
O/BP	Small to medium	60'		Low to medium	85%	
O/BP-1	Medium to large	60'	Medium to high	85%		

Roseville

Zoning Code Update



**Planning Commission Meeting
March 3, 2021**

Overview

01 Understanding 2040 Plan Updates

02 Analysis of Potential Zoning Code/Map Updates

- Housing Types/Uses Analysis
- Residential Density Analysis
- Scale & Intensity Analysis
- Mixed Use Analysis

03 Racial Equity & Inclusion Lens

04 Sustainability & Resilience Lens

05 Community Engagement Update

Understanding the 2040 Plan Updates

TABLE 4-3 FUTURE LAND USE FRAMEWORK

	Full Name	Summary	Description
LR	Low-Density Residential	<p><u>Density:</u> 1.5–8 units/acre</p> <p><u>Uses:</u> Single- and two-family residential</p> <p><u>Scale:</u> small</p> <p><u>Intensity:</u> low</p> <p><u>Transportation considerations:</u> sidewalks, trails</p>	Low-density residential land uses include single-family detached houses generally with a density between 1.5 and four units per acre, and two-family attached or small lot single-family detached houses generally with a density of no more than eight units per acre.
MR	Medium-Density Residential	<p><u>Density:</u> 5–12 units/acre</p> <p><u>Uses:</u> Condominiums, townhomes, duplexes, row houses, small lot detached homes</p> <p><u>Scale/Intensity:</u> medium</p> <p><u>Transportation considerations:</u> sidewalks, trails</p>	Medium-density residential land uses include single-family attached housing types such as triplex, quadruplex, row houses, side-by-side townhouses, back-to-back townhouses, mansion townhouses, and small lot detached houses, generally with a density greater than five units per acre up to 12 units per acre.
HR	High-Density Residential	<p><u>Density:</u> 12–36 units/acre</p> <p><u>Uses:</u> Apartments, lofts, stacked townhomes</p> <p><u>Scale:</u> medium to large</p> <p><u>Intensity:</u> medium to high</p> <p><u>Transportation considerations:</u> sidewalks, trails, connections to multi-modal facilities</p>	High-density residential land uses include multifamily housing types like apartments, lofts, flats, and stacked townhouses, generally with a density greater than 12 units per acre.
POS	Parks and Open Space	<p><u>Uses:</u> parks, playfields, playgrounds</p> <p><u>Scale:</u> small</p> <p><u>Intensity:</u> low</p> <p><u>Transportation considerations:</u> sidewalks, trails, connections between uses, and connections to transit stops</p>	Park and open space land uses include public active and passive recreation areas such as parks, playfields, playgrounds, nature areas, and golf courses.
GC	Golf Course	<p><u>Uses:</u> golf course</p> <p><u>Intensity:</u> low</p>	Golf course land uses include private golf courses, golf holes, practice ranges, and greens.

Understanding the 2040 Plan Updates

- **Residential Land Use Categories**

- Density changes to LDR and MDR
- Small lot detached houses added to LDR and MDR
- Scale and intensity guidance added

- **Business / Mixed Land Use Categories**

- Conversion of business land use categories to mixed use
- Minimum density change for Neighborhood Business / Mixed Use
- Minimum 10% residential requirement added
- Scale and intensity guidance added

Understanding the 2040 Plan Updates

- **Employment Land Use Categories**
 - Conversion of office and business park land use categories to employment
 - Scale and intensity guidance added
- **New Land Use Category**
 - Bus Rapid Transit (BRT) Overlay added, minimum 15 units/ac density

Understanding the 2040 Plan Updates

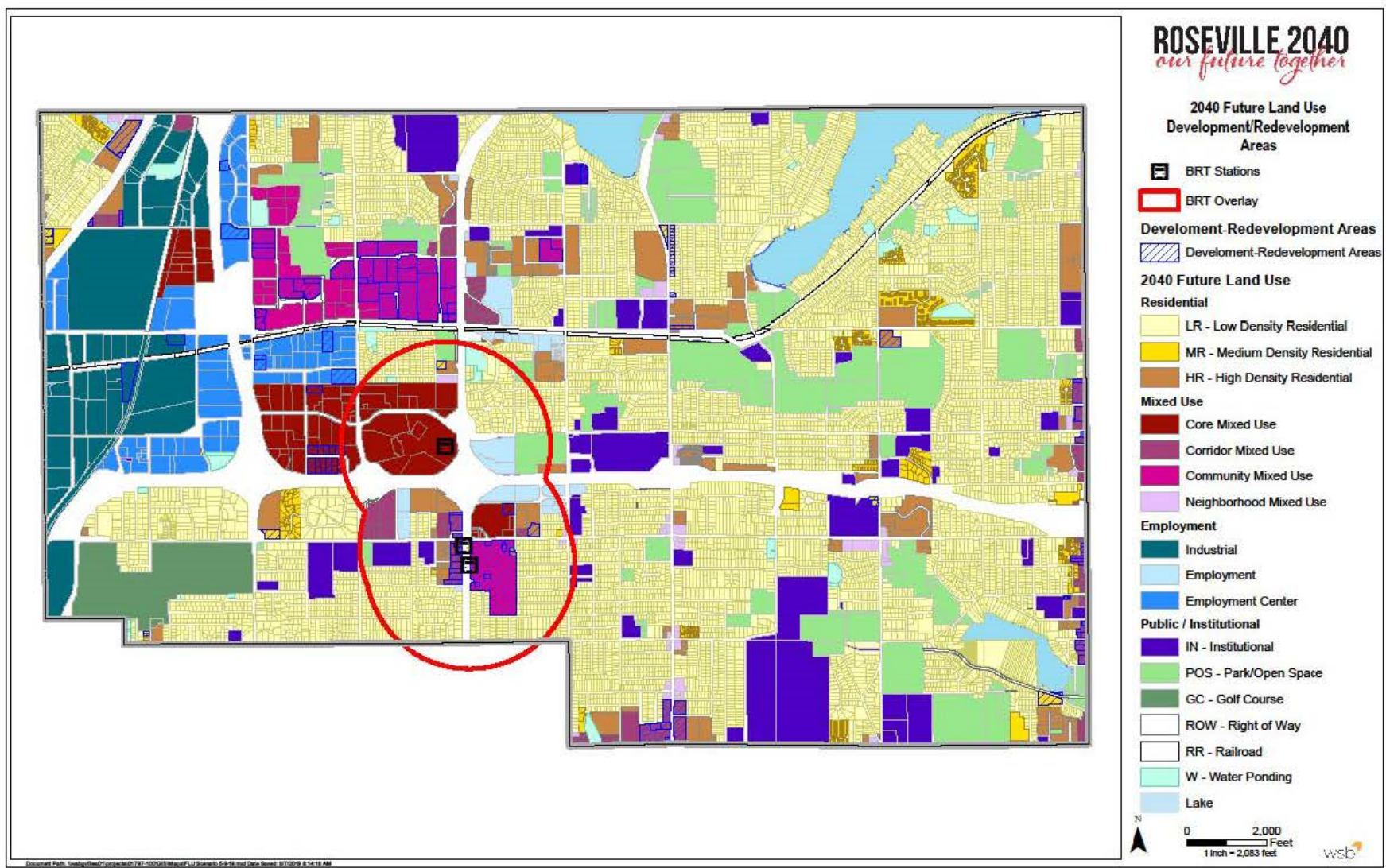
- **Future Land Use Map Updates**

- Reguided Neighborhood Business (NB) parcels to Neighborhood Mixed Use
- Reguided Community Business (CB) parcels to Corridor Mixed Use
- Reguided Regional Business (RB) parcels to Core Mixed Used
- Reguided Office (O) parcels to Employment
- Reguided Business Park (BP) parcels to Employment Center
- Reguided 43 individual parcels on the Future Land Use Map

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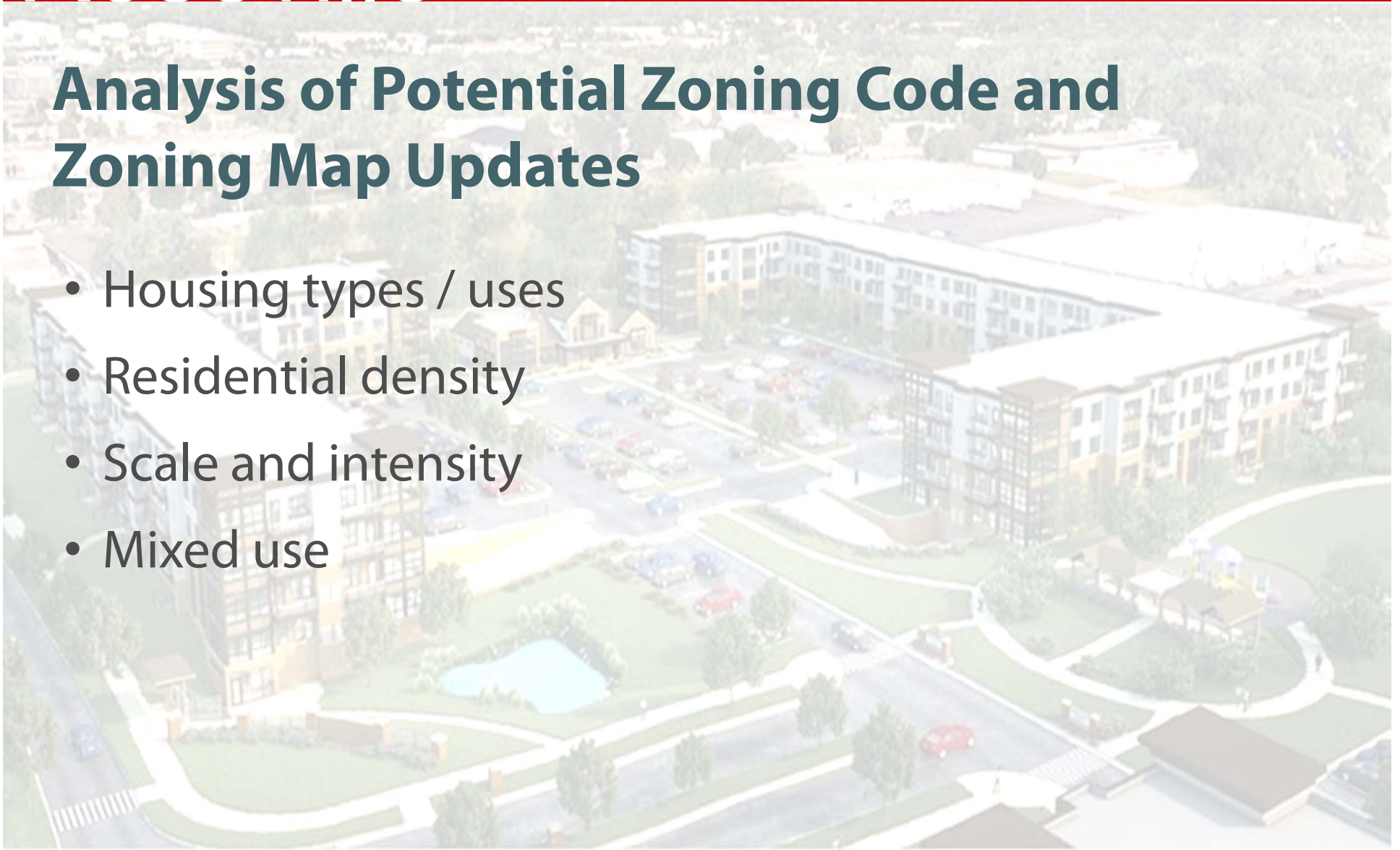
Zoning Code Update

2040 Future Land Use Map



Analysis of Potential Zoning Code and Zoning Map Updates

- Housing types / uses
- Residential density
- Scale and intensity
- Mixed use

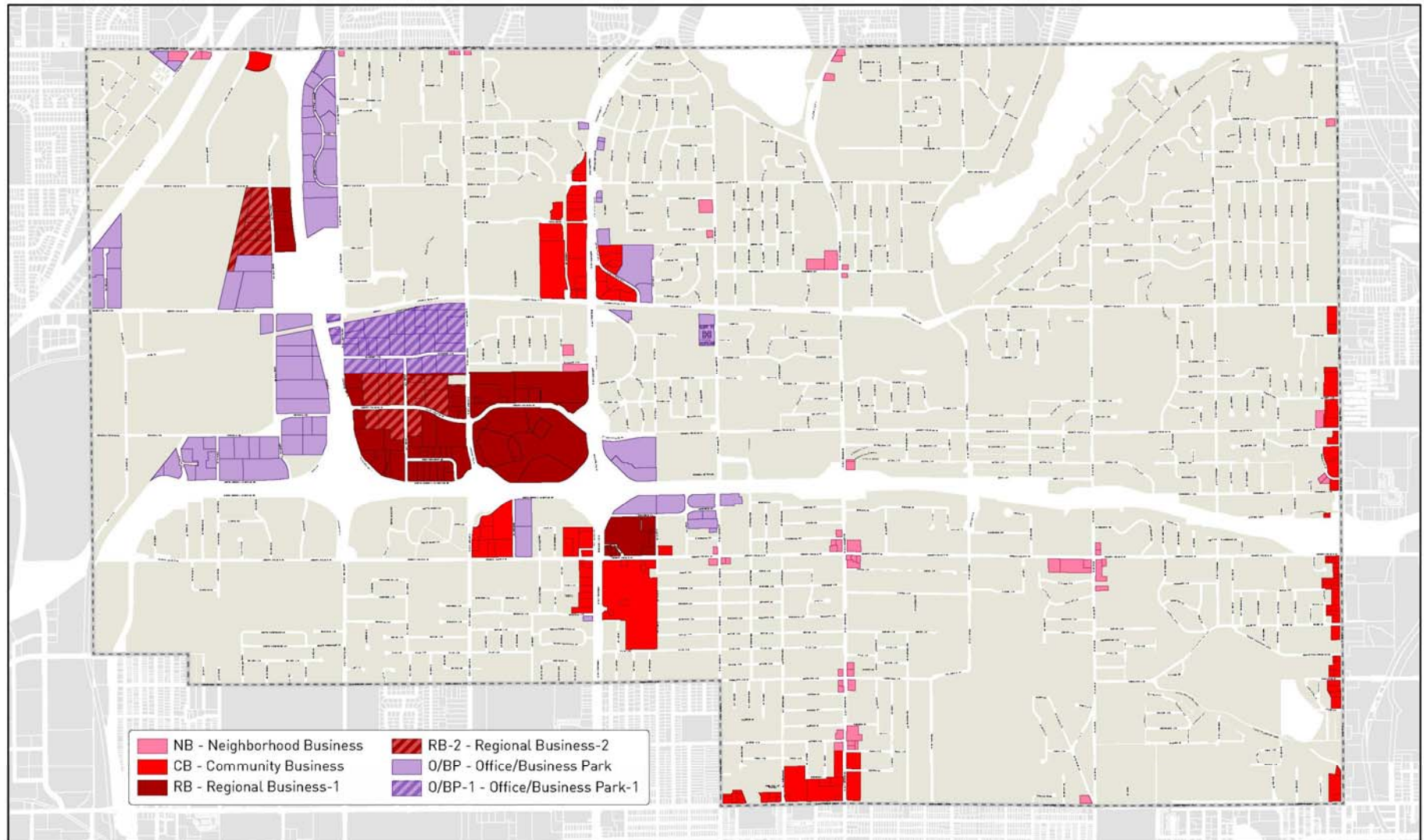


Some Key Questions:

- What **housing types** can be similar in form and scale, can be compatible with each other, and make sense to allow in the same zoning district?
- What are the **zoning barriers** to achieving the community's housing goals regarding development of more life-cycle, affordable, smaller size, and "missing middle housing"?
- What **zoning changes** are needed to ensure that future redevelopment is high quality, innovative, equitable, and sustainable as envisioned in the 2040 Comprehensive Plan?

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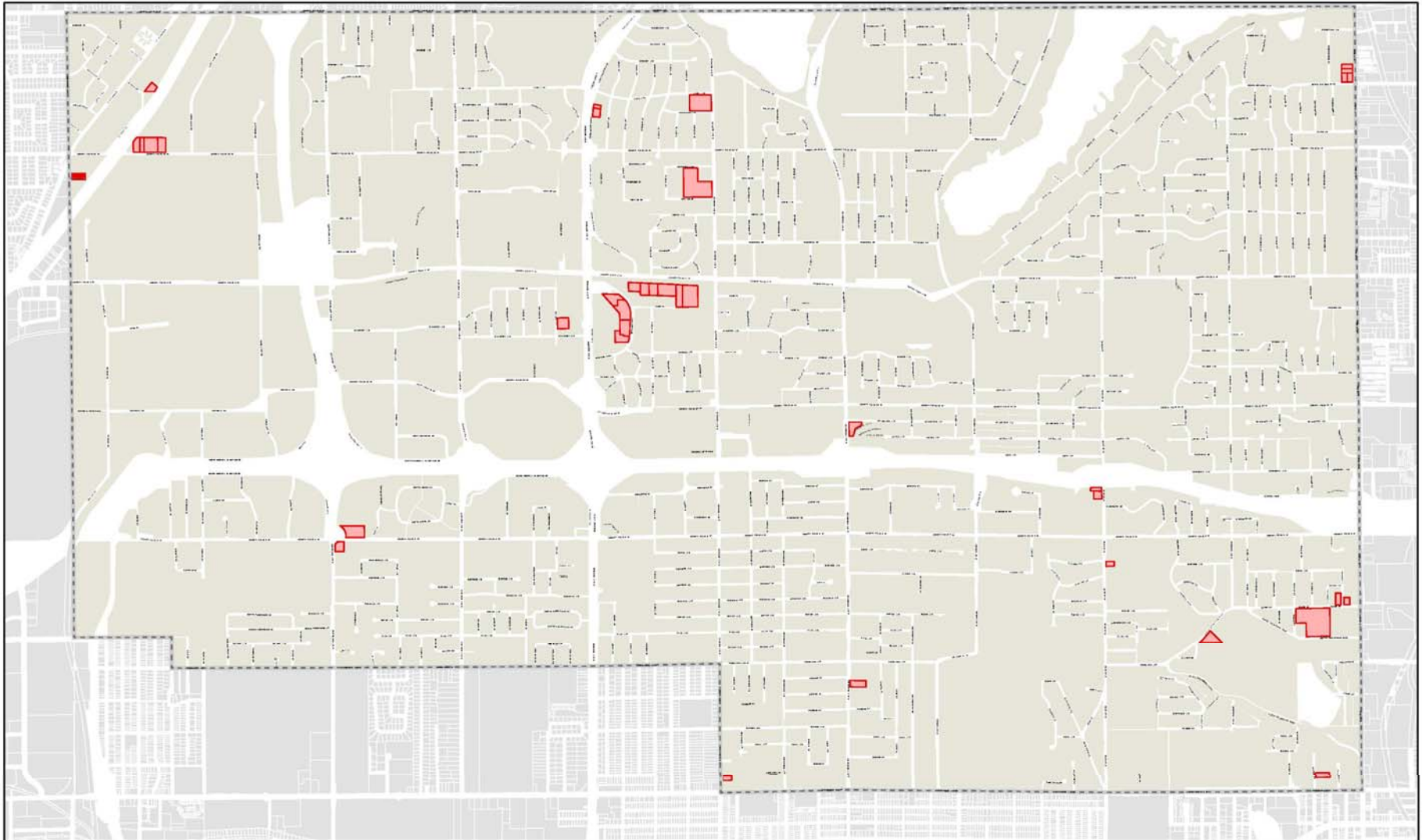
Zoning Code Update



Zoning Districts to Rename/Convert

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Zoning Code Update

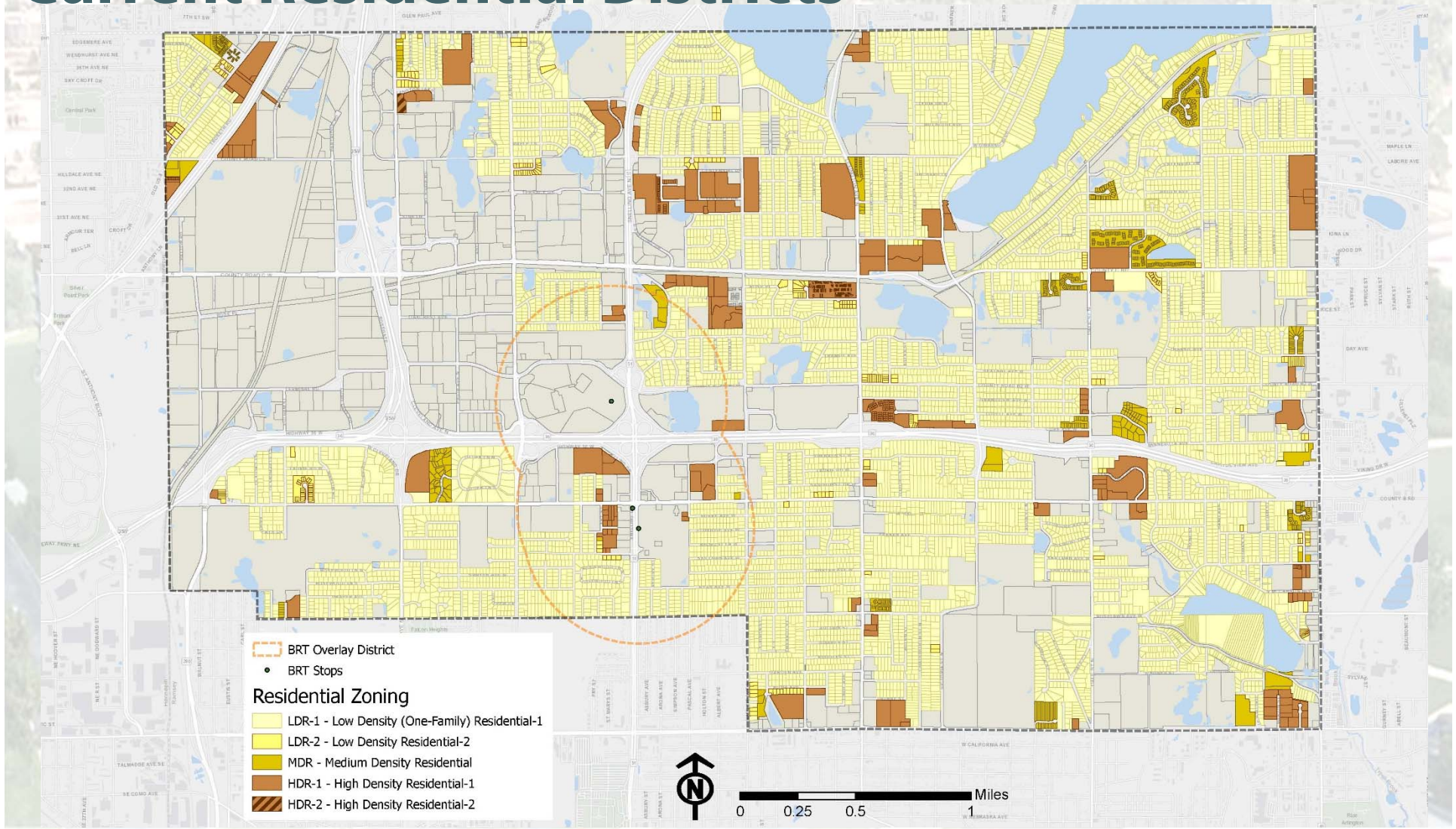


Site-Specific Parcel Rezoning

Roseville

Zoning Code Update

Current Residential Districts



Housing Types / Uses Analysis

- Spectrum of housing types not aligned - 2040 Comprehensive Plan land use categories vs. zoning code districts
- Housing types/uses table assembled for analysis purposes
- Potential for “missing middle housing” types
- Other potential housing types, e.g. senior, student, tiny houses
- Dwelling definitions – potential tool for clarifying and simplifying housing types
- Minimum lot sizes – review all to evaluate whether they are appropriate for each housing type and zoning district

Low Density Residential

- **Housing type inconsistencies:**
 - One-family attached
- **Changes to Consider:**
 - Triplex / quadruplex,
 - Potential for LDR-2 uses in LDR-1, including two-family detached (duplex), two-family attached (twinhome), small lot detached house
 - Accessory dwelling unit
 - Cottage courtyard houses
 - Updates to minimum lot sizes

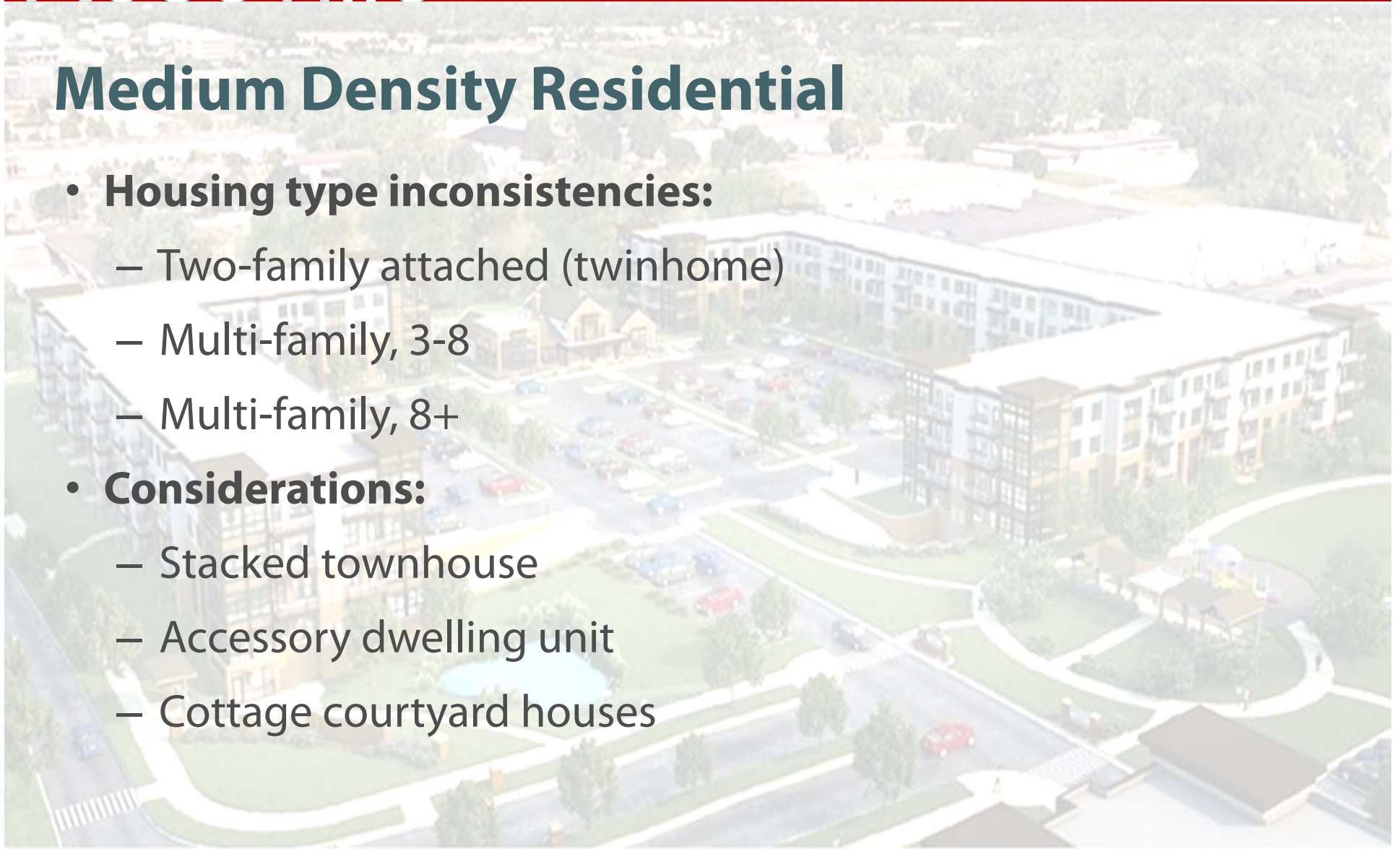
Medium Density Residential

- **Housing type inconsistencies:**

- Two-family attached (twinhome)
- Multi-family, 3-8
- Multi-family, 8+

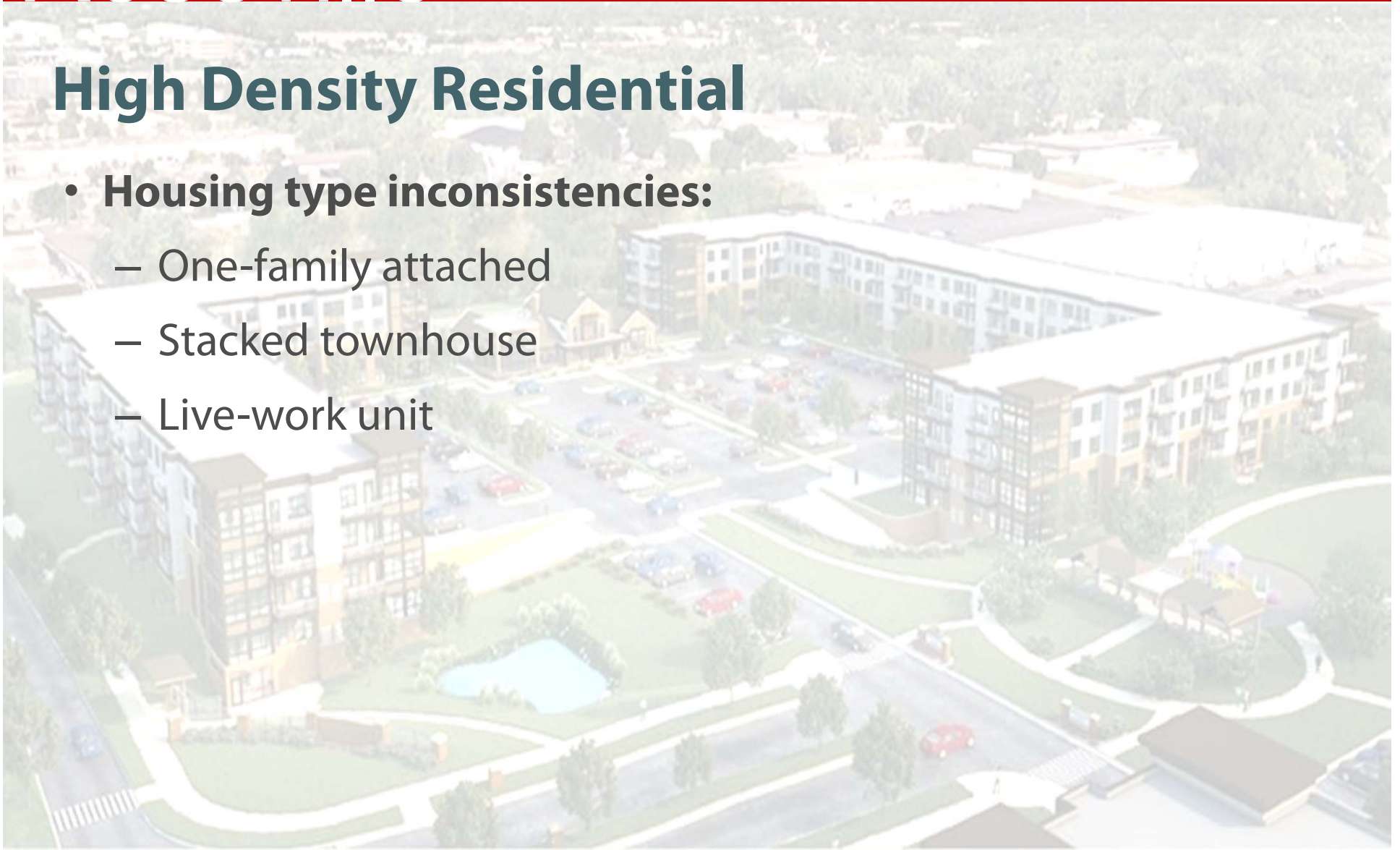
- **Considerations:**

- Stacked townhouse
- Accessory dwelling unit
- Cottage courtyard houses



High Density Residential

- **Housing type inconsistencies:**
 - One-family attached
 - Stacked townhouse
 - Live-work unit



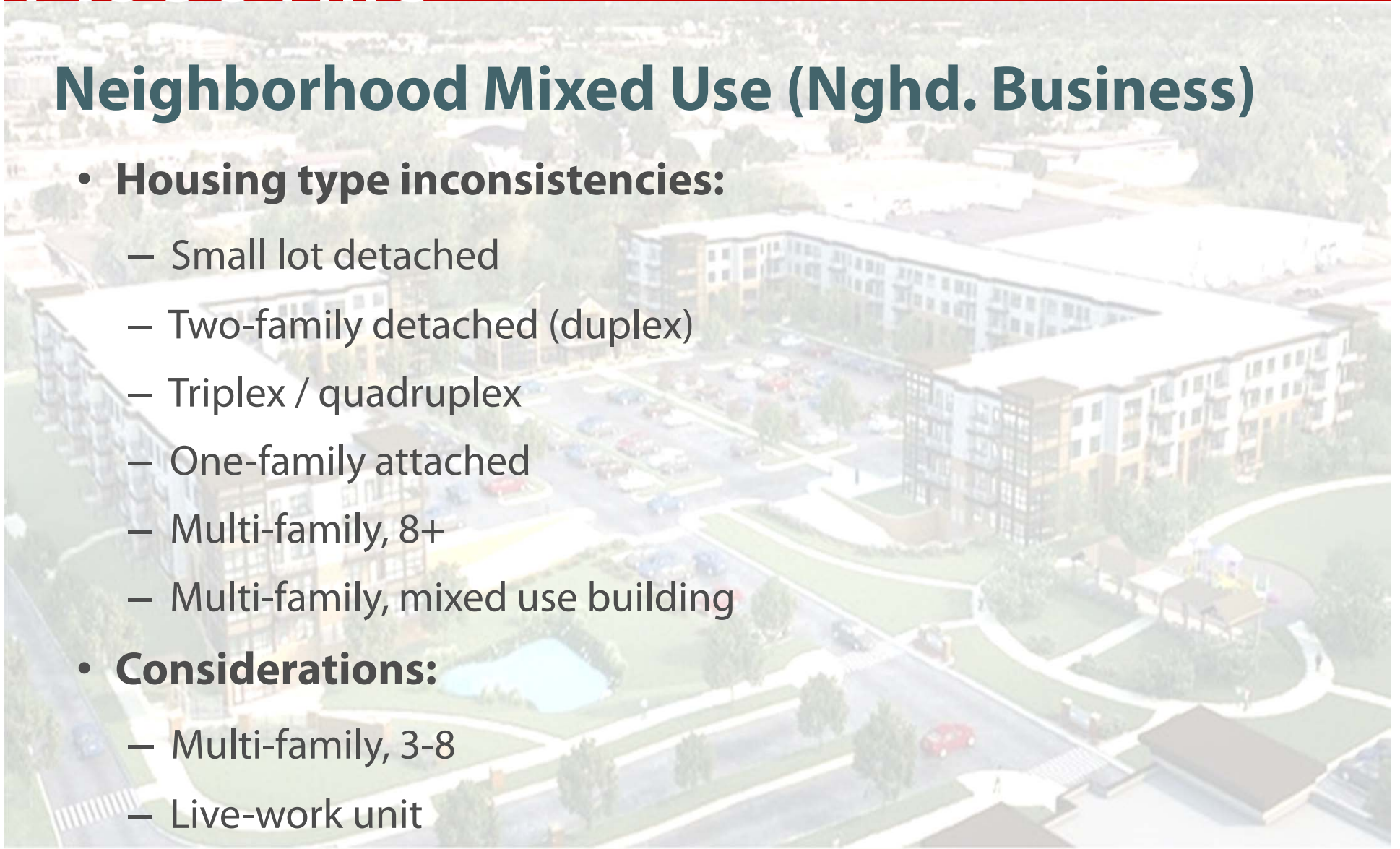
Neighborhood Mixed Use (Nghd. Business)

- **Housing type inconsistencies:**

- Small lot detached
- Two-family detached (duplex)
- Triplex / quadruplex
- One-family attached
- Multi-family, 8+
- Multi-family, mixed use building

- **Considerations:**

- Multi-family, 3-8
- Live-work unit



Corridor Mixed Use (Community Business)

- **Housing type inconsistencies:**
 - Stacked townhouse
 - Multi-family, 3-8
 - Multi-family, 8+
- **Considerations:**
 - Live-work unit



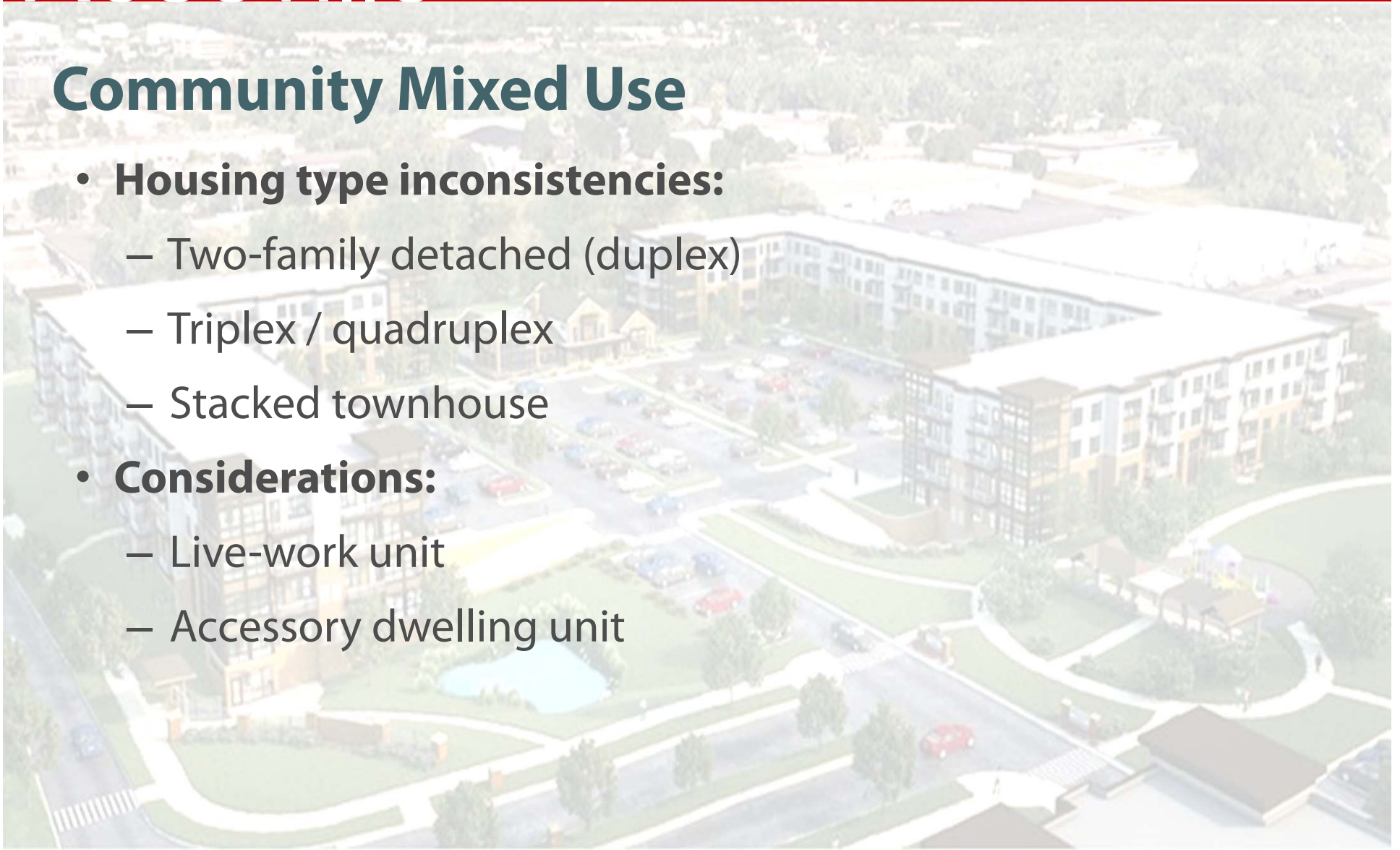
Core Mixed Use (Regional Business)

- **Housing type inconsistencies:**
 - Stacked townhouse
 - Multi-family, 3-8
- **Considerations:**
 - Live-work unit



Community Mixed Use

- **Housing type inconsistencies:**
 - Two-family detached (duplex)
 - Triplex / quadruplex
 - Stacked townhouse
- **Considerations:**
 - Live-work unit
 - Accessory dwelling unit



Residential Density Analysis

1. First, complete identification of any changes to housing types allowed in each district, which may impact appropriate density ranges for each district.
2. Where minimum lot sizes exist, need to align with maximum density.
3. Fully evaluate density issues for each district.

Residential Density Analysis

- **LDR-1:** Consistent but lacks a minimum density
- **LDR-2:** Not consistent because some uses' minimum lot size exceed the maximum density; consider converting to a MDR district; also lacks a minimum density
- **MDR:** consistent with Comp Plan currently
- **HDR-1 and HDR-2:** consistent with Comp Plan currently

Residential Density Analysis

- **Neighborhood Mixed Use / NB:** Consistent but lacks a minimum density
- **Corridor Mixed Use / CB:** Not consistent in terms of maximum density (36 in Comp Plan vs. 24 in Zoning District); also lacks a minimum density
- **Core Mixed Use / RB-1 and RB-2:** Not consistent in terms of minimum density (20 in Comp Plan vs. 24 in Zoning District);
- **Community Mixed Use:** Not consistent because there are no densities established in these four zoning districts

Scale & Intensity Analysis

- In the 2040 Plan, scale and intensity guidance added to all land use categories; however, these two elements are not well defined
- Scale: small, medium, large
- Intensity: small, medium, high
- Potential zoning standards that could be used to implement scale and intensity guidance include building height, upper floors stepback, building length, roof form, improvement area, impervious surface, yard setbacks, floor-to-area ratio (FAR), open space minimum, screening

Scale & Intensity Analysis

Existing Zoning Standards

- **Building Height:**

- Maximum heights set by housing type rather than each district
- Consider increasing the differences between the districts
- Consider measuring in number of floors rather than feet

- **Upper Floors Stepback:**

- 8 ft. minimum stepback in the CMU-1 to 4 districts

- **Building Length:**

- Maximum of 160 ft. for residential; no differentiation between districts
- Maximum of 200 ft. for business; no differentiation between districts

Scale & Intensity Analysis

Existing Zoning Standards

- **Improvement Area:**

- No differentiation among business / mixed use districts, employment districts

- **Impervious Surface:**

- Only exists in the LDR-1 and LDR-2 districts

- **Yard Setbacks:**

- Minimal differentiation among residential districts
- Minimal differentiation among business / mixed use districts, employment districts

Some Key Questions:

- What **housing types** can be similar in form and scale, can be compatible with each other, and make sense to allow in the same zoning district?
- What are the **zoning barriers** to achieving the community's housing goals regarding development of more life-cycle, affordable, smaller size, and "missing middle housing"?

Mixed Use Analysis

- Mixed use, including residential, is already allowed in all business / mixed use zoning districts
- The types of residential and how it is allowed, permitted vs. conditional, varies by zoning district
- For example, the Corridor Mixed Use (Community Business) district only allows residential in mixed use buildings
- The 2040 Plan guides three of the four business / mixed use land use categories for a **new 10% minimum residential requirement** – **Corridor Mixed Use (CB), Core Mixed Use (RB-1, RB-2), and Community Mixed Use (CMU-1 to 4)**

Mixed Use Analysis

- **Neighborhood Mixed Use / NB:** Currently residential in mixed use buildings permitted; multi-family residential buildings are a conditional use.
- **Corridor Mixed Use / CB:** Currently residential in mixed use buildings permitted only.
- **Core Mixed Use / RB-1 and RB-2:** Currently both residential in mixed use buildings and multi-family residential buildings are a conditional use.
- **Community Mixed Use / CMU- 1 to 4):** Currently both residential in mixed use buildings and multi-family residential buildings are a conditional use; other housing types also allowed.

Some Mixed Use Questions:

- What are the purposes for converting the business districts to mixed use districts?
- What is the intent of a 10% minimum residential requirement?
- How should mixed use be defined, e.g. mixed use buildings (vertical) vs. development sites/areas (horizontal)?
- For horizontal mixed use, how should development sites/areas be defined?
- Are there examples of mixed use development, vertical or horizontal, in Roseville today?

Racial Equity and Inclusion

- The City made a commitment to Racial Equity and Inclusion in 2020
- The City is dedicated to creating an inclusive community where the predictability of success is not based on race or ethnicity
- The City recognizes that its actions have created racial disparities that continue to impact individuals and families.
- The City has committed that its Staff will prioritize racial equity in their planning, delivery and evaluation of programs, policies, and services

Racial Equity and Inclusion

General Examples of Planning's Impact on Racial Equity

- Required lots to have large minimum lot sizes and specific exterior materials which made housing more expensive
- Limited the number of areas where non-single-family homes can be developed
- Restricted non-traditional living arrangements
- Overlooked replacement of naturally occurring affordable housing with new development
- Missed opportunities to install sidewalks and trails, particularly those that connect residents to employment, retail, and transit
- Overlooked opportunities to construct affordable housing as part of a mixed income development or near employment, retail and transit

Racial Equity and Inclusion

Potential Zoning Strategies

- Allow smaller single-family lots
- Eliminate barriers to ADUs
- Reduce parking requirements
- Evaluate and potentially revise the definition of family
- Review exterior material requirements
- Develop a mixed income housing policy
- Review community garden and roof garden standards
- Establish a one-to-one replacement standard for naturally occurring affordable housing
- Evaluate additional standards or incentives for universal design

Sustainability and Resilience

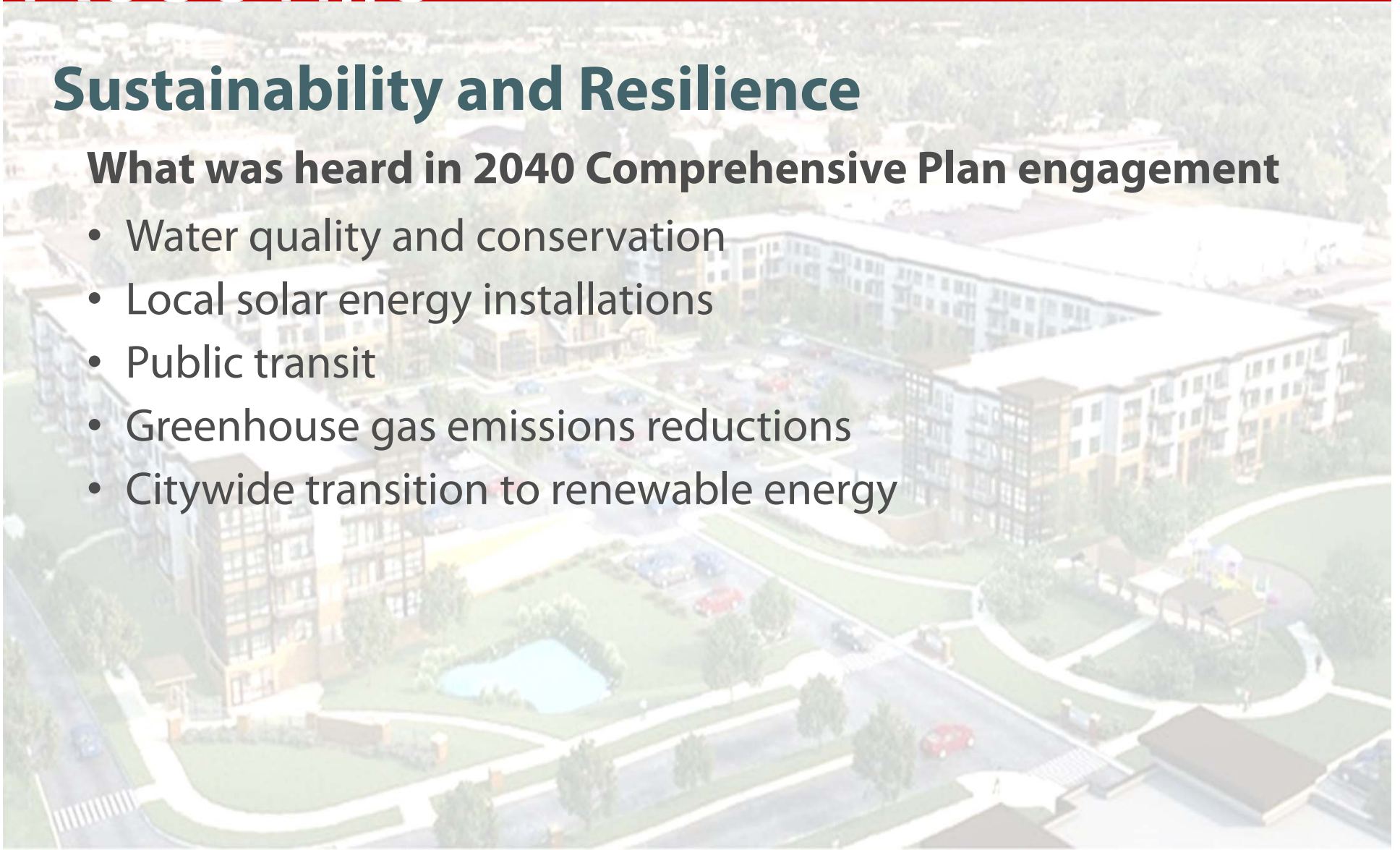
Chapter 9 of the 2040 Comprehensive Plan

- Resilience is defined as the community's ability to respond, adapt and thrive under changing environmental conditions
- City became a GreenStep City in 2014 and achieved Step 4 in 2020
- Intent is to
 - Build on the City's history of environmental stewardship to improve resilience
 - Protect against anticipated climate-related risks
 - Strengthen local economy
 - Improve public health
 - Enhance livability for all residents

Sustainability and Resilience

What was heard in 2040 Comprehensive Plan engagement

- Water quality and conservation
- Local solar energy installations
- Public transit
- Greenhouse gas emissions reductions
- Citywide transition to renewable energy



Sustainability and Resilience

Potential Zoning Strategies

- Create incentives to encourage sustainability measures
- Update electric vehicle charging station requirements
- Remove barriers to and encourage installation of solar and wind facilities
- Incorporate of additional BMPs for parking lot stormwater, landscaping, and solar facilities
- Explore incentives for green building construction and retrofitting

Key Question:

- What **zoning changes** are needed to ensure that future redevelopment is high quality, innovative, equitable, and sustainable as envisioned in the 2040 Comprehensive Plan?



Community Engagement

Next Steps

1. Virtual Meetings occurring end of March and April

- Neighborhood Meetings
 - BRT – Rosedale and HarMar Mall Areas
 - Rice Street Corridor
 - Lexington and Larpenteur
- Topical Meetings
 - Racial Equity and Inclusion
 - Sustainability/Resilience
- Roseville Business Council

2. Interactive online engagement on focus areas and mapping

Next Steps in Project Work Plan

- Task 1 Project Initiation
- Task 2 Diagnosis of Zoning Code Update Needs
- Task 3 Draft **Required** Zoning Code Updates
- Task 4 Final **Required** Zoning Code Amendments & Adoption;
Zoning Map Amendments (Rezoning)
- Task 5 Draft **Optional** Zoning Code Updates
- Task 6 Final **Optional** Zoning Code Amendments & Adoption