

**Commissioners:**

Julie Kimble  
Michelle Kruzal  
Tammy  
McGehee  
Michelle Pribyl  
Karen  
Schaffhausen  
Erik Bjorum  
Emily Leutgeb



**Planning Commission Agenda**

Wednesday, April 7, 2021  
6:30pm

**Address:**  
2660 Civic Center Dr.  
Roseville, MN 55113

**Phone:**  
651-792-7080

**Website:**  
[www.cityofroseville.com/pc](http://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](http://www.cityofroseville.com/attendmeeting)

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Organizational Business
  - 4.A. Swear-In New Commissioners
    - Erik Bjorum
    - Emily Leutgeb
  - 4.B. Elect Planning Commission Chair And Vice-Chair
  - 4.C. Appoint Variance Board Members
  - 4.D. Appoint Ethics Commission Representative
5. Review Of Minutes

Documents:

[MARCH 3, 2021 MINUTES.PDF](#)
6. Communications And Recognitions
  - 6.A. From The Public:  
Public comment pertaining to general land use issues not on this agenda.
  - 6.B. From The Commission Or Staff:  
Information about assorted business not already on this agenda.
7. Public Hearing
  - 7.A. Request For Preliminary Approval Of A Major Plat To Subdivide The Development Site Into Eight

Lots For Single-Family, Detached Homes And Shared Access To Lake Owasso As A Conditional Use (PF21-001)

Documents:

[7A REPORT AND ATTACHMENTS.PDF](#)  
[7A BENCH HANDOUT.PDF](#)

8. Other Business

8.A. Review And Provide Feedback On Zoning Code Update

Documents:

[8A REPORT AND ATTACHMENTS.PDF](#)  
[HKGI PRESENTATION.PDF](#)

9. Adjourn



**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, March 3, 2021 – 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 6:00 p.m. and reviewed the role and purpose of the Planning Commission.  
4
- 5 **2. Roll Call**  
6 At the request of Chair Gitzen, City Planner Thomas Paschke called the Roll.  
7
- 8 **Members Present:** Chair Chuck Gitzen; Vice Chair Julie Kimble, and Commissioners  
9 Michelle 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 Pribyl moved, seconded by Member McGehee, 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. February 3, 2021 Planning Commission Regular Meeting**  
31
- 32 **MOTION**  
33 **Member McGehee moved, seconded by Member Schaffhausen, to approve the**  
34 **February 3, 2021 meeting minutes.**  
35
- 36 **Ayes: 6**  
37 **Nays: 0**  
38 **Motion carried.**

39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85

**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.*

Mr. Paschke thanked Chair Gitzen for his years of service on the Planning Commission. He noted Chair Gitzen has been a great asset to the Commission.

Chair Gitzen explained he has enjoyed his time on the Commission and noted staff has been very nice and supportive of everything the Commission has done.

**6. Public Hearing**

- a. **Consideration of a Request by Roseville Leased Housing Association 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)**  
Chair Gitzen opened the public hearing for PF21-002 at approximately 6:08 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council on March 22, 2021.

City Planner Paschke summarized the request as detailed in the staff report dated March 3, 2021.

Member Kimble asked if staff knew what the parking ratio was, stalls per unit.

Mr. Paschke indicated he did not have that information, but he knew as a part of the review of the Oasis project, staff did review the parking. These projects are not parked the same, so a parking study was done to conclude the parking ratios provided are adequately met based on the study. He believed that what staff concluded was the senior project as well as the multi-family project were to be parked based on the number of units and then a .25 for overall units, which is far greater than what he believed provided both in the underground and surface parking on both sites.

Member Kimble wondered if there is a service that comes or will come to the development.

Mr. Paschke did not believe there was a bus service that comes to the site and he was not sure if it will in the future. That has been a challenge for Roseville for a number of years, trying to get Metro Transit to expand its service to certain areas in the City.

86 Member McGehee agreed with Member Kimble because she looked at the EAW and  
87 it seemed to her that there is an underestimate on the parking availability. When it is  
88 based on the unit and there are a number of two-bedroom units and the over fifty-five  
89 units where there are two individuals, there could easily be two vehicles. She thought  
90 the City made a mistake at Sienna Green where there is obviously not enough  
91 parking. She was not sure that the study should not be looked at again. She believed  
92 it indicates a use permit is needed because the development is exceeding the  
93 maximum number of units on that particular project.

94  
95 Mr. Paschke indicated to his knowledge, 277 was consistent with what was supported  
96 in the past, which was a part of the EAW, and that number has always continued  
97 forward. The Conditional Use is necessary because it is more than three units.

98  
99 Member McGehee asked if staff had any information on what some of the stores or  
100 entities are going to be in the front section.

101  
102 Mr. Paschke indicated staff did not know that information at this time. The City has  
103 not received any plans and he was not sure when commercial activity will begin. He  
104 assumed that later in the year staff might see some activity out there related to  
105 perhaps some commercial development.

106  
107 Member McGehee wondered about this because a lot of units are being added and  
108 there is not a bank on that side of Snelling and there is not any daycare or a  
109 drycleaner in that area and it seemed to her that would be services that the people  
110 living there might need.

111  
112 Member Kruzel asked if the apartments will be market value for seniors. She also  
113 wondered how many senior housing units have been done over the past couple of  
114 years versus multi-family and low-income housing in the City.

115  
116 Community Development Director Gundlach noted this development will be the first  
117 senior affordable housing project, other than the Commonbond project in the City.  
118 She reviewed the different housing types in the City that have recently been built  
119 along with the density question brought up previously. She noted the projects will  
120 share parking and amenities and really act together. When averaging the density out  
121 for both projects across both sites it is at the 36 units per acre. The EAW will show  
122 on the family side the number of units being proposed was actually less than what  
123 could be allowed under Code whereas on the senior side it went a little bit above but  
124 when averaged across both sites it was within the allowance under the CU.

125  
126 Member McGehee asked what the annual income is for the sixty percent AMI and for  
127 the fifty percent AMI.

128  
129 Ms. Gundlach indicated staff would need to look it up.

130  
131 Member McGehee asked if it were staff's understanding that the pool would be  
132 shared with the seniors and the gazebo will be shared by the housing unit. She noted

**Regular Planning Commission Meeting**

**Minutes – Wednesday, March 3, 2021**

**Page 4**

133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177

staff indicated all the amenities would be cross shared, but the amenities do not like they are in the position on the sites for cross sharing.

Ms. Gundlach deferred to the developer to answer these specific questions about the pool and gazebo.

Chair Gitzen asked if there has been any public input since the report has been put online.

Mr. Paschke indicated he has not received any emails or phone calls on the project.

Mr. Ryan Lunderby, Dominion, Inc., addressed the Commission.

Mr. Lunderby indicated in regard to the shared amenities, they will certainly allow residents from both communities to utilize the amenities. In regard to the pool and gazebo, he saw those primarily being used by the residents of the particular project, given the location and what those properties are geared towards. If residents from one community would like to use the amenities, staff could make that available. On the income limits, the differences between the sixty percent income level and the fifty percent income level change depending on the household size. He reviewed the some of the different household sizes and percentages for each and he also reviewed the parking requirements with the Commission.

Member Pribyl asked if these units are strictly 55 plus or are there any parents with adult children or caretakers moving in with them.

Mr. Lunderby explained the guidelines are that the head of household needs to be age 55 or older. It is possible that there could be a HOH that could potentially have an adult child or even a child younger than that. He thought the vast majority of seniors on average are actually older than that 55-year-old limit. The average age is somewhere in the seventies.

Member Kruzal asked if the building is handicap accessible and would there be leases with disabilities.

Mr. Lunderby indicated there are two types of units. Type A units are designed to meet all ADA standards and then there is a Type B unit that meets all fair housing requirements.

Mr. George Johnson, Senior Designer at BKV Group, addressed the Commission and reviewed the different styles of units with the requirements.

Member McGehee wondered how long Dominion the manager for this building will be.

178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224

Mr. Lunderby indicated there will be a thirty-year affordability requirement that comes along with the financing the City of Roseville is helping to issue on the project.

Member McGehee asked why there are not any solar panels or charging stations on this project.

Mr. Lunderby thought it was mostly due to the costs of the project. He indicated the revenue stream is capped by the income limits and rents that translate with those income limits set by HUD.

Mr. Lunderby reviewed the amenities on site for the residents.

**Public Comment**

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

Chair Gitzen closed the public hearing at 6:50 p.m.

**MOTION**

**Member Kimble moved, seconded by Member Schaffhausen, to recommend to the City Council approval of the proposed 277 units of senior affordable apartment units as a Conditional Use at 2730 Herschel Street, with the condition noted in the staff report dated March 3, 2021 (PF21-002).**

Member Kimble thought staff showed this project was consistent with all of the elements that are needed for the Commission to look at for Conditional Use. She thought this was a great project for the City.

Member Schaffhausen thought it was exciting to see this project continue to move forward and taking land that was sitting dormant and turning it into something functional and she thought it created a neat opportunity for the City.

Member McGehee explained the uniformity of the project bothers her from the standpoint of having no diversity of income in these buildings. She found that problematic across the board and when there are this many units all with the same general conditions in one area, she actually found that not a wonderful thing for the people living there or for the City. She wished the City could do better by people moving into Roseville. She was happy by the nearness to the parks and was excited about the pathways that the City is helping to development and that the developers have added in there. She would like to see more greenspace around the buildings, and she would like to see less density.

Member Kruzel thought the price point and affordability was refreshing to see.

Member Pribyl appreciated the efforts of connecting to trails. She shared to some extent about the density. On the one hand she thought density was important to the

225 City but on the other hand, she envisioned living in one of the buildings and thought  
226 these were very large buildings. She did think overall this is a good addition to the  
227 City and this area in particular.

228  
229 Chair Gitzen thought this is a good development. He indicated this concerned him a  
230 little bit with the amount of extra five hundred and some units. He liked the price  
231 point as well.

232  
233 **Ayes: 6**  
234 **Nays: 0**  
235 **Motion carried.**  
236

237 **7. Other Business**

238  
239 **a. Receive Information from HKGi Regarding Task 2 of the Zoning Code Update’s**  
240 **Scope of Work and Provide Feedback**

241 Community Development Director Gundlach introduced Mr. Jeff Miller and Ms. Rita  
242 Trapp, consultants at HKGi.

243  
244 Mr. Miller and Ms. Trapp from HKGi made a presentation on the Zoning Code  
245 update to the Commission. It was noted the intent was not to propose anything but  
246 were identifying inconsistencies and also identifying things to be considered by the  
247 Commission.

248  
249 Member McGehee asked in regard to Scale & Intensity, was that something the City  
250 decided to add or was that something the Met Council had in the requirements for the  
251 plan.

252  
253 Mr. Miller indicated that was not something he has seen in other plans, so he believed  
254 that was not the Met Council.

255  
256 Senior Planner Bryan Lloyd explained the reason for the Scale & Intensity that was in  
257 the Zoning Code.

258  
259 Mr. Miller continued with the presentation to the Commission.

260  
261 Member Pribyl indicated when talking about housing types and density and some of  
262 the issues like scale, it would be nice to have examples both in photographs as well as  
263 three-dimensional massing ariel or site plans that the Commission could get a better  
264 sense of what those look like.

265  
266 Member Schaffhausen asked in order for this process to move forward did the  
267 Commission need to figure out first where the gaps are and then figure out how to fill  
268 the gaps and on top of that add in the other things from a zoning perspective to make  
269 sure the City is checking all the boxes off.

270



271 Mr. Miller thought that was a good way to describe it. He continued presenting the  
272 Mixed-Use Analysis with the Commission.

273  
274 Member McGehee described past mixed use developments and the actions the City  
275 had taken with approving them.

276  
277 Mr. Lloyd reviewed the purpose for converting the business districts to mixed use  
278 districts in the City.

279  
280 Member McGehee thought the 10% minimum needed some attention to impervious  
281 surface, pathways, and green space.

282  
283 The Commission discussed mixed use developments with addressing the 10%  
284 minimum residential requirement.

285  
286 Ms. Trapp continued with the presentation on Racial Equity and Inclusion in the  
287 Zoning Code update.

288  
289 Member McGehee thought the City terminated the plan they had at one point to try to  
290 get smaller houses and tear them down with having people come in and develop  
291 something. She is a big supporter of affordable housing remaining affordable and as  
292 a City there is a wonderful opportunity to buy properties that failed for some reason  
293 and partner with other places where the City could develop its own land trust and  
294 keep those houses permanently affordable. Allowing the residents to build equity.  
295 She thought building rental was great but there is no equity there. She thought as the  
296 City thinks about equity, they need to think about housing that is not always rental.

297  
298 Mr. Miller noted in the work scope that the City put together, most of the potential  
299 zoning strategies are not things that would be required to be consistent with the  
300 Comp. Plan. Both of the lenses are part of the second part of the project, which are  
301 considerations, not required changes.

302  
303 Ms. Trapp continued with the presentation on Sustainability and Resilience with the  
304 Commission.

305  
306 Member McGehee appreciated this and thought the presentation was really useful.

307  
308 Member Schaffhausen understood why this needed to be done in phases, but it  
309 seemed like there are things that probably should be considered and implemented  
310 from Phase Two as a part of the Phase One alignment. She asked how staff wanted  
311 the Commission to start thinking about this.

312  
313 Ms. Trapp explained this conversation was brought to the Commission with these  
314 topics instead of working through the Zoning Code phase one changes and then  
315 bringing it to the Commission because HKGi wants to learn as much as it can about  
316 this topics, prioritize or strategize what changes are made as a part of phase one,  
317 keeping in mind where they may be headed as part of phase two.

318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353

Chair Gitzen allowed public comment.

Ms. Christine Soma heard that public comments would be asked for at a different format and she would try to stay engaged and be able to provide those at that time. She did indicate on the slide about Inclusivity and Diversity, it showed the importance of providing pathways or sidewalks or other things, abilities for people to get to food and to get to retail and other items and when Roseville was developed, obviously it was at a time when the focus was on the vehicles versus on pedestrians, so that is working against them but she wondered if there was a way to either add something in these potential strategies that would address that or if there was a way in some of the community outreach to ask members of the community if this is something Roseville can take on.

Ms. Trapp explained when talking about zoning, the challenge with sidewalks and trails is it is kind of a messy thing to try to deal with. These are things that can be discussed with staff and also those conversations are probably broader than just a Zoning Code.

Mr. Miller and Ms. Trapp finished the presentation with the Commission by reviewing the next steps with virtual meetings at the end of March and in April, and interactive online engagement on focus areas and mapping.

Chair Gitzen thanked Mr. Miller and Ms. Trapp for the presentation.

**8. Adjourn**

**MOTION**  
**Member Gitzen, seconded by Member Schaffhausen, to adjourn the meeting at 9:04 p.m.**

**Ayes: 6**  
**Nays: 0**  
**Motion carried.**



REQUEST FOR PLANNING COMMISSION ACTION

Date: April 7, 2021

Item No. 7a

Department Approval

*Janice Gundlach*

Agenda Section  
**Public Hearings**

Item Description: Request for preliminary approval of a Major Plat to subdivide the development site into eight lots for single-family, detached homes and shared access to Lake Owasso as a conditional use (PF21-001)

**Application Information**

Applicant: Builders Lot Group LLC

Location: three unaddressed parcels on Victoria Street near Orchard Lane  
PINs: 02-29-23-31-0001, -0048, and -0058

Property Owner: the estate of George John Reiling

Community Engagement: 1/18/2021 – 1/29/2021, with a virtual open house meeting on 1/21/2021

Application Submittal:	Conditional Use	Preliminary Plat
	Received 2/8/2021	Received 2/8/2021
	Considered complete 2/8/2021	Considered complete 2/8/2021

City Action Deadline:	4/9/2021, per Minn. Stat. 15.99 <b>extended by City to 6/8/2010</b>	6/8/2021, per Minn. Stat. 462.358 subd. 3b
-----------------------	--	---

**General Site Information**

Land Use Context

	Existing Land Use	Guiding	Zoning
<b>Site</b>	One-family residential, detached	MR	MDR
<b>North</b>	One-family residential, detached	LR	LDR-1
<b>West</b>	One-family residential, detached	LR	LDR-1
<b>East</b>	Lake Owasso	n/a	n/a
<b>South</b>	Multifamily residential	HDR	HDR-1

Notable Natural Features: the site contains many mature trees and part of it is adjacent to Lake Owasso

Land Use History: [no planning file] (1948): acceptance of Richard’s Park plat creating parcel 02-29-23-31-0001 on the northern part of the site.  
Planning File 1840 (1988): Reiling Owasso Park preliminary plat of the whole site was approved but no final plat was recorded or approved.

**Level of City Discretion in Decision-Making:** quasi-judicial.

1 **Proposal Summary**

2 The applicant proposes to subdivide three undeveloped residential parcels generally located along  
3 Victoria Street near Orchard Lane resulting in the eight-lot *Victoria Shores* plat for development of  
4 single-family, detached homes and a shared lake-access parcel. The proposed lots are designed to  
5 conform to the requirements of the LDR-1 zoning district, which already regulates the property. The  
6 applicant also seeks approval of a parcel for shared lake access among the future homeowners’  
7 association members on the west side of Victoria Street as a conditional use. Illustrations and other  
8 information about the proposed development are included with this RPCA in Attachment C.

9 When exercising the “quasi-judicial” authority on subdivision and conditional use requests the role of  
10 the City is to determine the facts associated with a particular proposal and apply those facts to the legal  
11 standards contained in the ordinance and relevant state law. In general, if the facts indicate the  
12 application meets the relevant legal standards and will not compromise the public health, safety, and  
13 general welfare, then the applicant is likely entitled to the approval. The City is, however, able to add  
14 conditions to a subdivision and conditional use approval to ensure that potential impacts to parks,  
15 schools, roads, storm sewers, and other public infrastructure on and around the subject property are  
16 adequately addressed. Subdivisions may also be modified to promote the public health, safety, and  
17 general welfare, and to provide for the orderly, economic, and safe development of land, and to promote  
18 housing affordability for all levels.

19 **Preliminary Plat**

20 Roseville’s Development Review Committee (DRC) met on several occasions in early 2021 to review  
21 the proposed subdivision plans. Some of the comments and feedback based on the DRC’s review of the  
22 application are included in the analysis below, and the full comments offered in memos prepared by  
23 DRC members are included with this RPCA in Attachment E.

24 Proposed Lots

25 Lots zoned LDR-1 in the Shoreland Management District have two different size requirements,  
26 depending on whether they are riparian (i.e., directly adjacent to the lake) or non-riparian. The table  
27 below shows how the proposed lots compare to the relevant requirements in City Code §1017.14.B.1 as  
28 they apply to lots within 300 feet of Lake Owasso.

	Min. Width (ft)	Min. Depth (ft)	Min. Area (sq ft)	Block 1, Lots 1-5			Block 2, Lot 1			Block 3, Lots 1-2		
				Width (ft)*	Depth (ft)	Area (sq ft)	Width (ft)*	Depth (ft)	Area (sq ft)	Width (ft)*	Depth (ft)	Area (sq ft)
Riparian	100	110	15,000	≥100	>150	≥24,000						
Non-riparian	85	110	11,000							≥85	≥110	>12,000
Corner	100	100	12,500				200	110	21,000			

29 \*per City Code, lot width is measured at the required front yard setback, 30 feet from the front lot line.

30 All of the proposed lots meet or exceed the pertinent standards. Not all of the proposed lots have  
31 “simple, regular shapes” describe as preferred in §1103.05 (Lot Standards), but this section of the  
32 subdivision code provides exceptions to this preference in an acknowledgment that such regular shapes  
33 may be impractical to create within a plat when the exterior boundaries of a plat are irregular to begin  
34 with. In this context, Planning Division staff finds the proposed lot shapes to be acceptable.

35 Setbacks and Impervious Coverage

36 Although building setbacks are not specifically reviewed and approved as part of a plat application, the  
37 building footprints represented in the preliminary development plans do appear to conform to all of the

38 minimum property line setbacks of the LDR-1 district as well as the 50-foot wetland setback and the 75-  
39 foot shoreland setback specified in Chapter 1017 (Shoreland, Wetland, and Storm Water Management)  
40 of the City Code. Likewise, the impervious coverage limits established in the zoning code are not strictly  
41 regulated in the plat review process. The impervious surfaces represented in plat application materials  
42 are intended to show a maximum development condition for the purpose of being able to design a storm  
43 water management plan that meets the applicable requirements. Nevertheless, all lots appear to conform  
44 to the impervious coverage provisions established in §1017.26.B.1.

#### 45 Pathways

46 The City Engineer's memo indicates the following:

- 47 • Pathway improvements on the east side of Victoria are shown. A public improvement contract  
48 will be required for these improvements.
- 49 • The City and the County are still evaluating if pathway improvements on the west side of  
50 Victoria should also be required. Additional pathway easements may be required.

#### 51 Storm Water Management

52 The City Engineer's memo indicates the following:

- 53 • Storm sewer would be private.
- 54 • Additional information is required from the developer on temporary and permanent wetland and  
55 wetland buffer impacts due to the proposed docks to serve Lots 1-5, Block 1 on the east side of  
56 Victoria Street.

#### 57 Ramsey County

58 The City Engineer's memo indicates the following:

- 59 • The proposed plans meet the County requirements.
- 60 • The County recommends that no parking be posted on this stretch of Victoria Street. Because  
61 Victoria Street is a County State Aid Highway, per State Aid requirements, to enact a no parking  
62 zone the City Council would need to adopt a resolution formally establishing the parking  
63 restriction.

#### 64 Tree Preservation

65 The tree preservation and replacement requirements in §1011.04 of the City Code provide a way to  
66 quantify the amount of tree material being removed for a given project and to calculate the resulting tree  
67 replacement obligation. The applicant has provided these calculations, and they are included in  
68 Attachment C. At the time this RPCA was prepared, Roseville's consulting forester continues to review  
69 the tree preservation plan and he has recognized that many of the trees on the site are protected from  
70 removal by virtue of being with existing wetland areas adjacent to the lake. The applicant's preliminary  
71 calculation based on the proposed development would not elicit the obligation to plant replacement  
72 trees, although Planning Division staff and the consulting forester are continuing to validate the data.

#### 73 Park Dedication

74 This subdivision proposal elicits the park dedication requirement because the subject property is greater  
75 than one acre in size and the proposal results in a net increase of development lots. Since the subject  
76 property includes three existing residential parcels, City staff has determined that the proposed eight-lot  
77 plat represents a net increase of five developable lots. As such, the City could accept a dedication of up  
78 to approximately half an acre of park land (based on the requirement to dedicate up to 10% of the land  
79 of the 5.75-acre development site) or a dedication of cash in lieu of land, or an equivalent combination  
80 of land and cash. The Parks and Recreation Commission (PRC) reviewed the proposal at its meeting of  
81 March 2, 2021, and recommended a dedication of \$21,250 in lieu of land, based on the 2021 park

82 dedication fee of \$4,250 per net residential unit, to satisfy the park dedication requirement. An excerpt  
83 of the draft March 2 PRC minutes is included with this RPCA as part of Attachment E.

#### 84 **Conditional Use Analysis**

85 The use of the proposed Outlot A as a shared lake access for the future homeowners is identified in City  
86 Code §1017.15.B (Controlled Accesses) of the Shoreland regulations as being allowed only as a  
87 conditional use. Section 1009.02.C of the City Code establishes a mandate that the City make five  
88 specific findings pertaining a proposed conditional use. Planning Division staff has reviewed the  
89 application and offers the following draft findings.

- 90 1. *The proposed use is not in conflict with the Comprehensive Plan.* The 2040 Comprehensive Plan  
91 does not speak directly to the proposed use or the subject property, but Planning Division staff  
92 believes the use of residentially zoned lakeshore land for residential lake access is not in conflict  
93 with the goals of the Comprehensive Plan.
- 94 2. *The proposed use is not in conflict with any Regulating Maps or other adopted plans.* The site is not  
95 subject to any such regulating maps or other adopted plans.
- 96 3. *The proposed use is not in conflict with any City Code requirements.* No specific plans have yet been  
97 presented, but any improvements to the controlled access site will need to conform to all applicable  
98 City Code requirements or receive variances to specific zoning provisions as may be necessary.
- 99 4. *The proposed use will not create an excessive burden on parks, streets, and other public facilities.*  
100 The proposed shared lake access should not create any discernable burden on parks, streets, or other  
101 public facilities that is distinct from the impact of the accompanying residential development itself.
- 102 5. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact*  
103 *traffic or property values, and will not otherwise harm the public health, safety, and general welfare.*  
104 The use of residentially zoned lakeshore land for residential lake access will not create adverse  
105 traffic impacts, harm property values, or cause harm to the public health, safety, and general welfare.

106 In addition to these generally-applicable conditional use considerations, §1017.21.A (Shoreland  
107 Conditional Uses) establishes additional evaluation criteria for conditional uses in the Shoreland  
108 Management Overlay District, instructing that a thorough evaluation of the waterbody and the  
109 topographic, vegetation, and soil conditions on the site shall be made to ensure:

- 110 1. *The prevention of soil erosion or other possible pollution of public waters, both during and after*  
111 *construction;*  
112 All applicable erosion control requirements and property maintenance regulations in City Code  
113 and from other pertinent agencies will be enforced as normal.
- 114 2. *The visibility of structures and other facilities as viewed from public waters is limited;*  
115 No structures are proposed other than a dock, but any such structures will need to conform to the  
116 zoning requirements pertaining to Water Oriented Accessory Structures.
- 117 3. *The types, uses, and numbers of watercraft that the project will generate can be safely*  
118 *accommodated on the site;*  
119 Watercraft are regulated by Minnesota Department of Natural Resources (DNR).
- 120 4. *The impact the proposed use may have on the water quality of the water body is not excessive.*  
121 Any use of the proposed controlled access must conform to all applicable requirements of  
122 agencies regulating water quality.

123 As with all conditional use approvals, the City may add conditions to mitigate potential impacts of the  
124 proposed use. While staff is not recommending any conditions of approval, §1017.21.A indicates the

125 City may wish to consider conditions pertaining to the location of improvements or the removal or  
126 planting of vegetation. Further to the preceding evaluation criteria and any necessary conditions of  
127 approval pertaining to all conditional uses in the Shoreland Management Overlay District, City Code  
128 §1017.15.B specifies the following additional standards for controlled accesses, which are paraphrased  
129 here for brevity.

- 130 1. An access must be “suitable” with respect to access and minimizing damage to topography or  
131 vegetation;
- 132 2. It must have a “specific lot size” of at least 170 feet;
- 133 3. The access must be jointly owned by all homeowners in the subdivision; and
- 134 4. A homeowners association (HOA) must govern the use and maintenance of the shared access.

135 Each of these additional requirements is fairly clear and, as these are standards established in the zoning  
136 code, they do not need to be specified as conditions of approval of the controlled access as a conditional  
137 use.

### 138 PUBLIC COMMENT

139 As required for plats creating more than three lots, the applicant held conducted a pre-application  
140 community engagement effort and held a virtual open house in late January, 2021. While no emails or  
141 phone calls were received by the applicant during this period, the applicant has submitted a detailed  
142 summary of the discussion that occurred during the virtual open house meeting, which is included with  
143 this RPCA as part of Attachment D.

144 After reviewing the proposed outlot for shared lake access the DNR recommended the City negotiate  
145 with the developer to limit mooring spaces to three, coinciding with the three proposed homes across  
146 Victoria Street from the lake. The existing City Code provisions pertaining to such a “controlled access”  
147 as a conditional use require the developer to establish an HOA governing the controlled access lot,  
148 including that the lot can be used to access mooring spaces, but the existing Shoreland Ordinance does  
149 not give the City authority to limit the number of mooring spaces. Further, from a regulatory standpoint,  
150 the City of Roseville has no legal jurisdiction on public waters (i.e., the area below the ordinary high  
151 water level of a lake), so even if the City were to place a limit on the number of mooring spaces, the City  
152 has no legal means to enforce such a standard. In this context, staff finds the existing conditions within  
153 the code governing controlled access lots are sufficient.

154 City staff has also received the two letters and emails that are included in Attachment D. And Planning  
155 Division staff has spoken on the phone with one nearby homeowner who had strong concerns about the  
156 further environmental degradation of Lake Owasso if these undeveloped lots are developed with more  
157 homes and lake accesses.

### 158 RECOMMENDED ACTIONS

159 **A. By motion, recommend approval of the proposed *Victoria Shores Preliminary Plat*, based on**  
160 **the content of this RPCA, public input, and Planning Commission deliberation, with the**  
161 **following conditions:**

- 162 1. Pursuant to the memo from Public Works staff in Attachment E of this RPCA, the applicant  
163 shall:
  - 164 a. Dedicate the additional public right-of-way as required for Orchard Lane and Victoria  
165 Street.

- 166 b. Enter into a Public Improvement Contract regarding the construction of public  
167 infrastructure.
- 168 c. Establish a homeowner's association for the maintenance of the storm water management  
169 BMPs.
- 170 2. In accordance with the recommendation of the Parks and Recreation Commission, the  
171 applicant shall dedicate cash in lieu of park land in the amount of \$21,250 prior to filing the  
172 plat at Ramsey County.

173 **B. By motion, recommend approval of the proposed controlled access as a Conditional Use,**  
174 based on the content of this RPCA, public input, and Planning Commission deliberation.

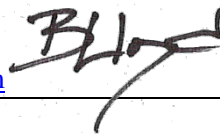
175 **ALTERNATIVE ACTIONS**

176 **A. Pass a motion to table the one or more of the requests for future action.** An action to table  
177 consideration of one or both of the requests must be based on the need for additional information  
178 or further analysis to make a recommendation. Tabling beyond June 2, 2021, may require an  
179 extension of the action deadlines mandated in Minnesota Statute to avoid statutory approval.

180 **B. Pass a motion to recommend denial of the proposed Preliminary Plat, Subdivision**  
181 **Variance, and/or Conditional Use.** Recommendations of denial should be supported by specific  
182 findings of fact based on the Planning Commission's review of the application, applicable zoning  
183 or subdivision regulations, and the public record.

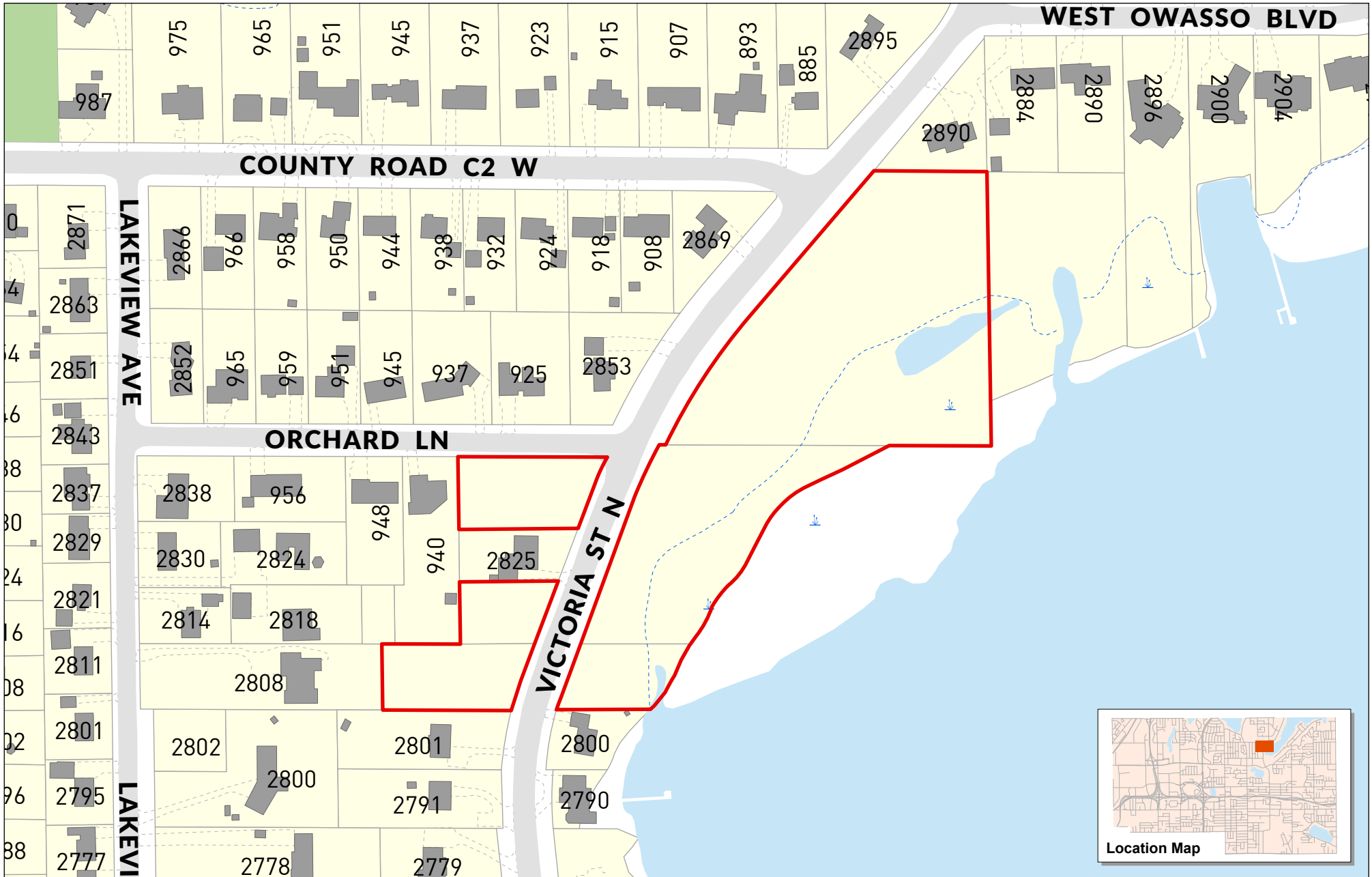
Attachments: A: Area map C: Proposed plans  
B: Aerial photo D: Open house feedback and public comment  
E: Comments from DRC

Prepared by: Senior Planner Bryan Lloyd  
651-792-7073  
[bryan.lloyd@cityofroseville.com](mailto:bryan.lloyd@cityofroseville.com)





# Attachment A for Planning File 21-001

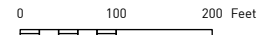


Prepared by:  
Community Development Department  
Printed: March 29, 2021



**Data Sources**  
 \* Ramsey County GIS Base Map [3/4/2021]  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

**Disclaimer**  
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



# Attachment B for Planning File 21-001



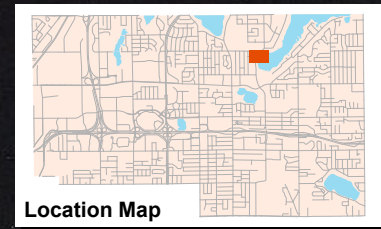
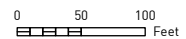
Disclaimer

**Data Sources**

- \* Ramsey County GIS Base Map (3/4/2021)
- \* Aerial Data: Surdex (4/2020)

For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Location Map



Prepared by:  
 Community Development Department  
 Printed: March 29, 2021

# VICTORIA SHORES

KNOW ALL PERSONS BY THESE PRESENTS: That Builders Lot Group, a Minnesota limited liability company, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot One (1), Block Two (2), Richard's Park, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

and

That part of Government Lot 3, Section 2; Township 29, Range 23, described as follows: The North 306.1 feet of the South 886.1 feet of Government Lot 3, except the West 500 feet thereof and except the North 80 feet of the South 755 feet lying Westerly of Victoria Street, and situated in Ramsey County, Minnesota.

and

That part of the following parcel which lies East of the West 370 feet thereof: Beginning at a point on the West line of Lot 3, Section 2, Township 29, Range 23, 480 feet North of the Southwest corner of said Government Lot 3, thence East parallel to the South line of said Government Lot 3, 666 feet, more or less, to the shore of Lake Owasso, thence Northeast along the shore line of said Lake Owasso to a point 580 feet North of the South line of said Government Lot 3, measured at right angles to said South line of said Government Lot 3, thence West parallel to the South line of said Government Lot 3, 830 feet, more or less, to a point on the West line of said Government Lot 3, 580 feet North of the Southwest corner of said Government Lot 3, thence South 100 feet to the point of beginning, and situate in Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as VICTORIA SHORES and does hereby dedicate to the public for public use forever the ways and the easements for drainage and utility purposes only as shown on this plat.

In witness whereof said Builders Lot Group, a Minnesota limited liability company, has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_, chief manager.  
By Melvin Moore

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Melvin Moore, chief manager, Builders Lot Group, a Minnesota limited liability company.

Notary Public \_\_\_\_\_ County.  
My Commission Expires \_\_\_\_\_

I, Daniel L. Thurmes, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all monuments indicated on this plat will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Daniel L. Thurmes, Land Surveyor  
Minnesota License No. 25718

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Daniel L. Thurmes, Licensed Land Surveyor.

(signature) \_\_\_\_\_ (printed name)  
Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY OF ROSEVILLE  
We do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of the City of ROSEVILLE, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled

\_\_\_\_\_, Mayor \_\_\_\_\_ Clerk

PROPERTY TAX, RECORDS, AND ELECTION SERVICES DEPARTMENT  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

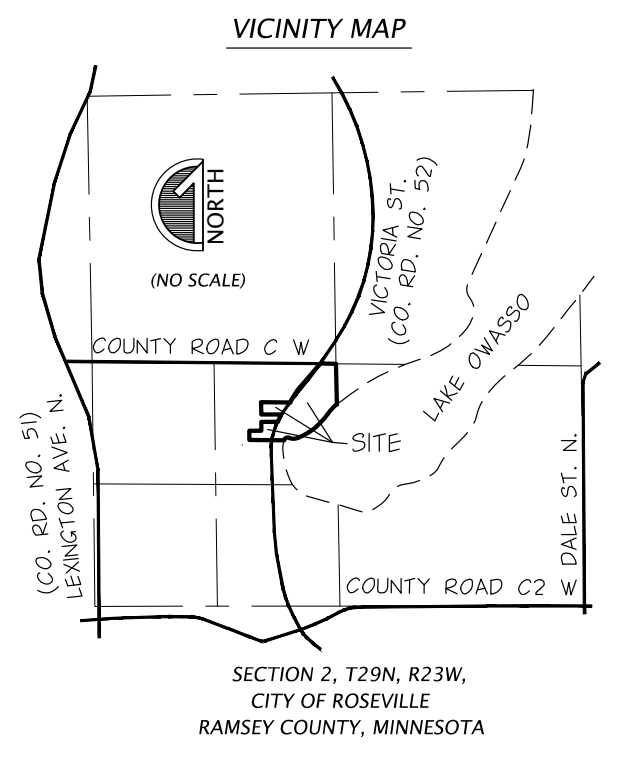
Christopher A. Samuel, Ramsey County Auditor/Treasurer  
By \_\_\_\_\_ Deputy

COUNTY SURVEYOR  
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

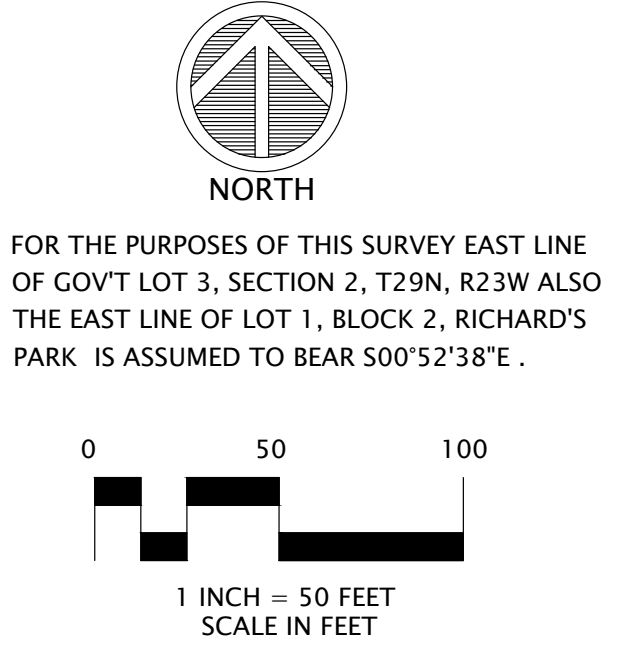
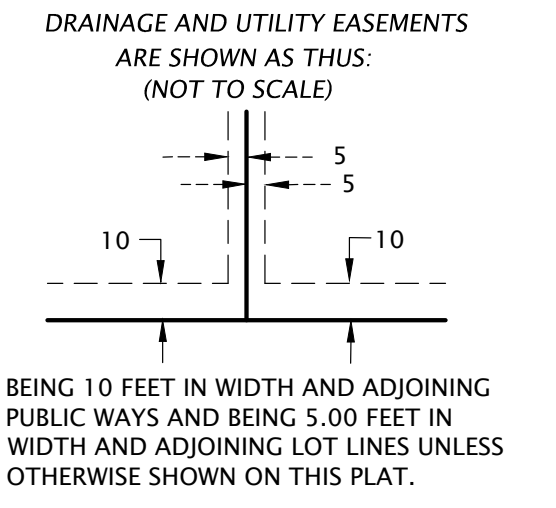
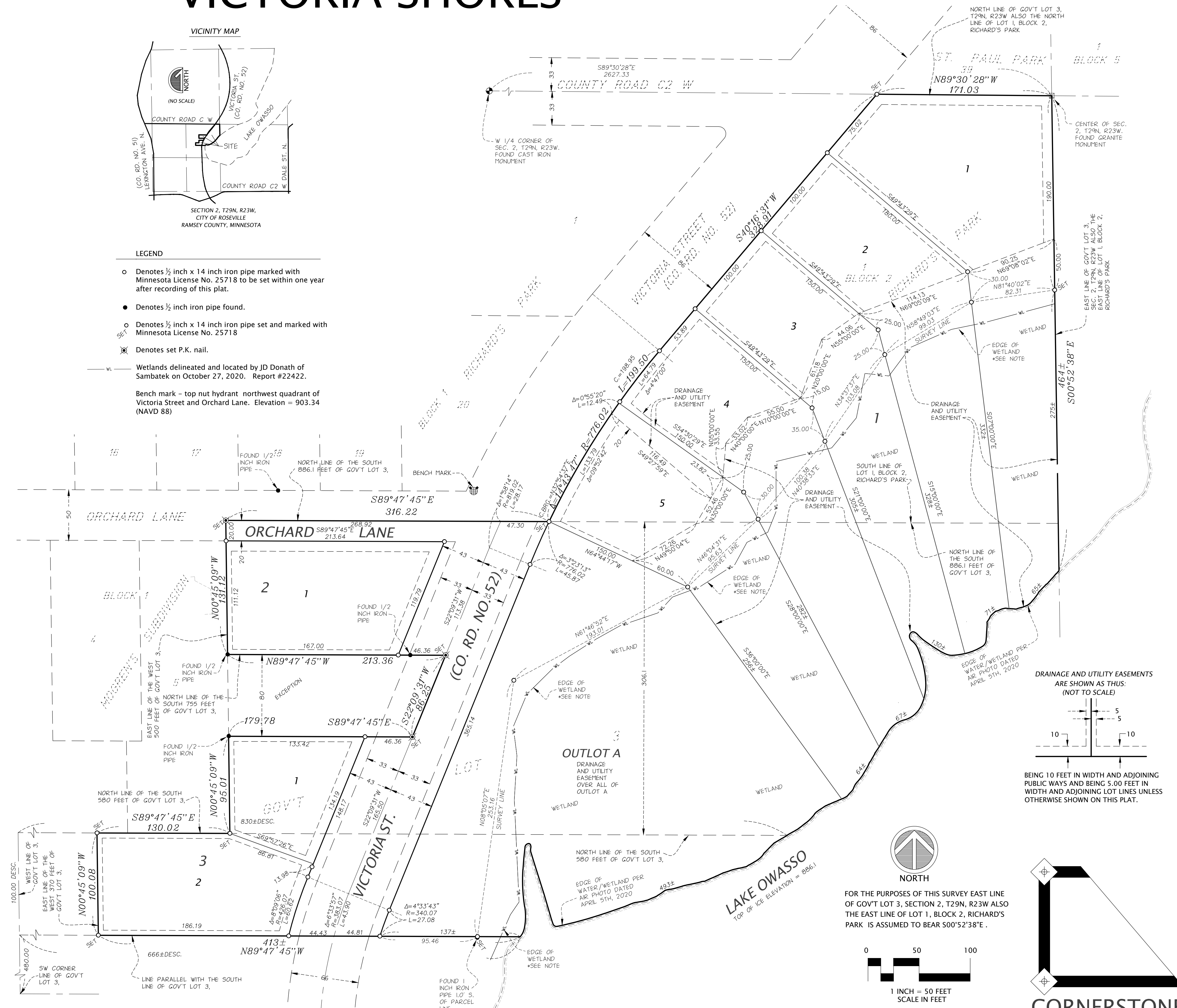
Daniel D. Baar  
Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota  
I hereby certify that this plat of VICTORIA SHORES was filed in the office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M. and was duly filed in Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_, as Document Number \_\_\_\_\_.

Deputy County Recorder



- LEGEND**
- Denotes 1/2 inch x 14 inch iron pipe marked with Minnesota License No. 25718 to be set within one year after recording of this plat.
  - Denotes 1/2 inch iron pipe found.
  - Denotes 1/2 inch x 14 inch iron pipe set and marked with Minnesota License No. 25718
  - ⊗ Denotes set P.K. nail.
  - W.L. Wetlands delineated and located by JD Donath of Sambatek on October 27, 2020. Report #22422.
  - B.M. Bench mark - top nut hydrant northwest quadrant of Victoria Street and Orchard Lane. Elevation = 903.34 (NAVD 88)





www.sambatek.com  
 12800 Whitewater Drive, Suite 300  
 Minnetonka, MN 55343  
 763.476.6010 telephone  
 763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client



**Builders**  
 LOT GROUP

Project  
**VICTORIA SHORES**

Location  
**ROSEVILLE, MN**

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Eric T. [Signature] Registration No. 50475 Date: 02/05/2021

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: cjs Drawn: cjs  
 Approved: ETL Book / Page:  
 Phase: PRELIMINARY Initial Issue: 02/05/2021

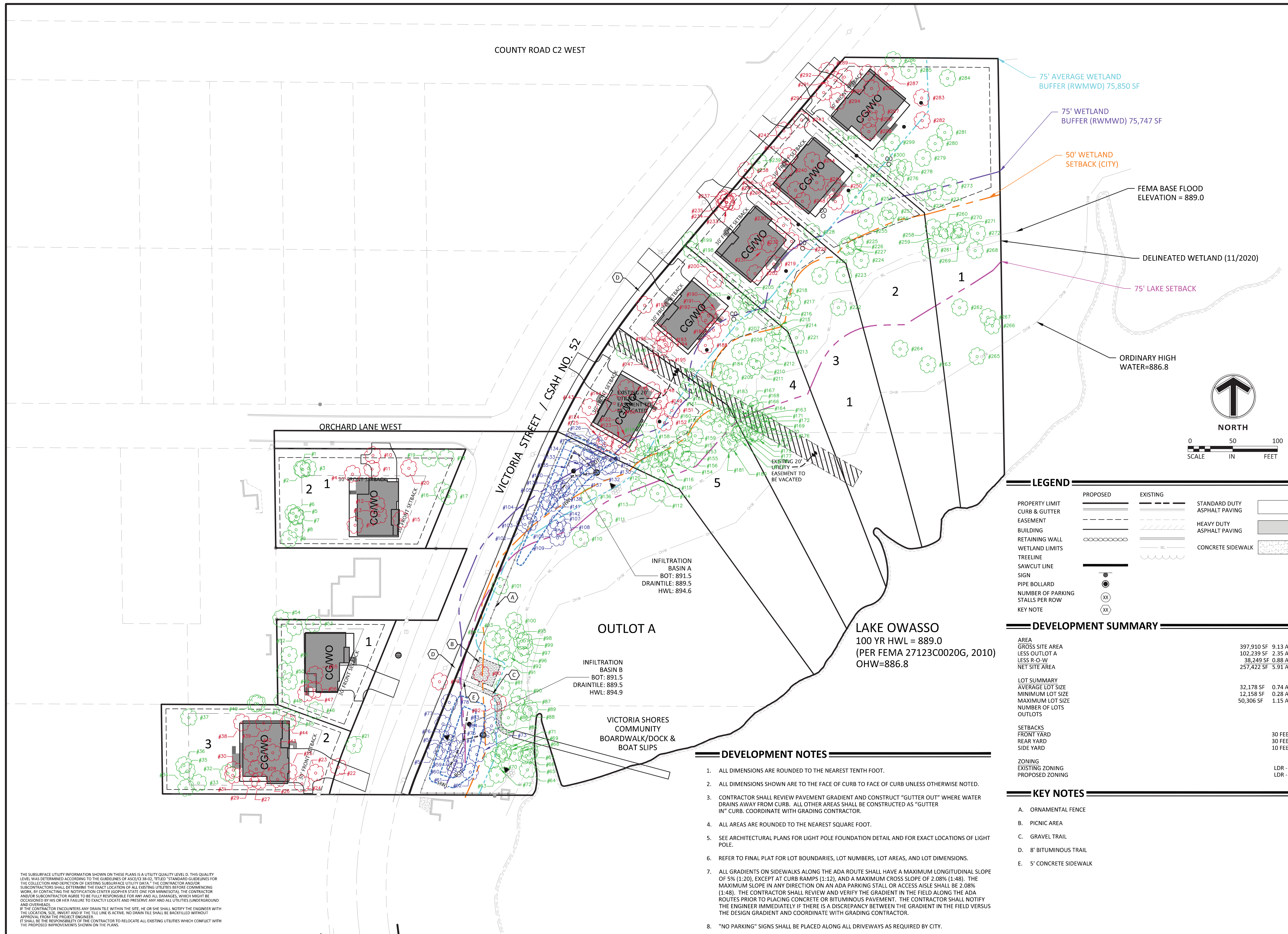
Revision History

No.	Date By	Submittal / Revision
02/05/21		CITY SUBMITTAL

Sheet Title  
**SITE PLAN**

Sheet No. Revision  
**C3.01**

Project No. 22422



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF AACE'S (2000) TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTRACTING THE NOTIFICATION CENTER (GNPH) STATE ONE FOR MINNESOTA, THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD). IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**Sambatek**  
www.sambatek.com  
12800 Whitewater Drive, Suite 300  
Minnetonka, MN 55343  
763.476.6010 telephone  
763.476.8532 facsimile  
Engineering | Surveying | Planning | Environmental

Client



**Builders**  
LOT GROUP

Project  
**VICTORIA SHORES**

Location  
**ROSEVILLE, MN**

Certification  
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Eric T. [Signature]  
Registration No. 50475 Date: 02/05/2021  
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

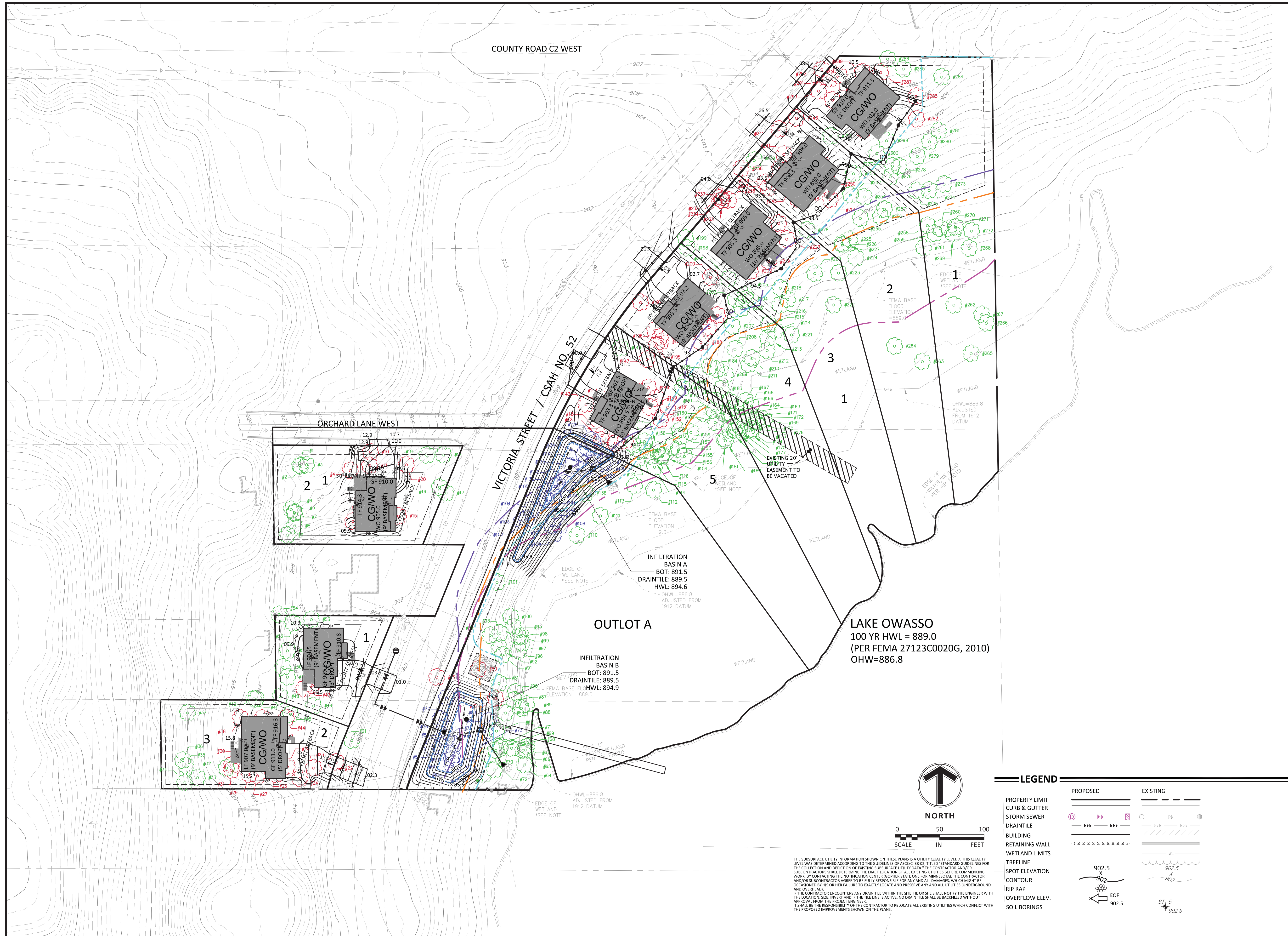
Summary  
Designed: cjs Drawn: cjs  
Approved: ETL Book / Page:  
Phase: PRELIMINARY Initial Issue: 02/05/2021

Revision History  
No. Date By Submittal / Revision  
02/05/21 CITY SUBMITTAL

Sheet Title  
**GRADING PLAN**

Sheet No. Revision  
**C4.01**

Project No. 22422



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTRACTING THE NOTIFICATION CENTER (OPPER STATE ONE FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD). IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IS THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**Sambatek**  
www.sambatek.com  
12800 Whitewater Drive, Suite 300  
Minnetonka, MN 55343  
763.476.6010 telephone  
763.476.8532 facsimile  
Engineering | Surveying | Planning | Environmental

Client



**Builders**  
LOT GROUP

Project  
**VICTORIA SHORES**

Location  
**ROSEVILLE, MN**

Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Joshua McKinney  
Registration No. 53234 Date: 02/05/2021

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: cjs Drawn: cjs  
Approved: ETL Book / Page:  
Phase: PRELIMINARY Initial Issue: 02/05/2021

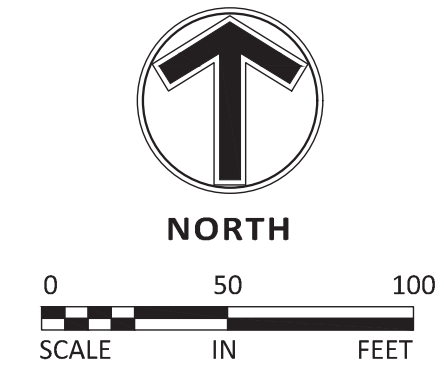
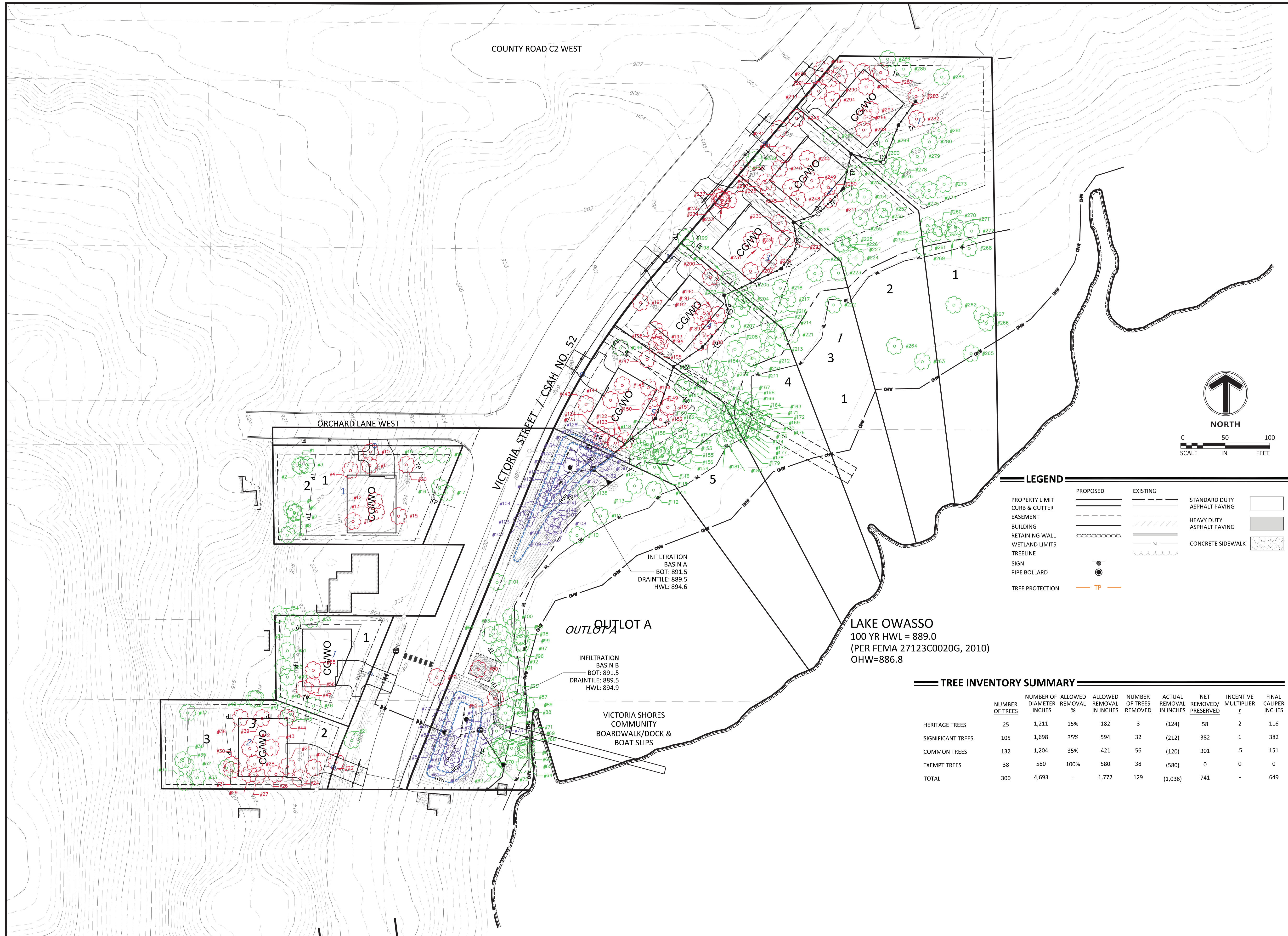
Revision History

No. Date By Submittal / Revision  
02/05/21 CITY SUBMITTAL

Sheet Title  
**TREE REMOVAL PLAN**

Sheet No. Revision  
**L0.01**

Project No. 22422



**LEGEND**

	PROPOSED	EXISTING	
PROPERTY LIMIT	—	—	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	—	—	HEAVY DUTY ASPHALT PAVING
EASEMENT	—	—	CONCRETE SIDEWALK
BUILDING	—	—	
RETAINING WALL	—	—	
WETLAND LIMITS	—	—	
TREELINE	—	—	
SIGN	—	—	
PIPE BOLLARD	—	—	
TREE PROTECTION	—	—	

**TREE INVENTORY SUMMARY**

	NUMBER OF TREES	NUMBER OF DIAMETER INCHES	ALLOWED REMOVAL %	ALLOWED REMOVAL IN INCHES	NUMBER OF TREES REMOVED	ACTUAL REMOVAL IN INCHES	NET REMOVED/PRESERVED	INCENTIVE MULTIPLIER	FINAL CALIPER INCHES
HERITAGE TREES	25	1,211	15%	182	3	(124)	58	2	116
SIGNIFICANT TREES	105	1,698	35%	594	32	(212)	382	1	382
COMMON TREES	132	1,204	35%	421	56	(120)	301	.5	151
EXEMPT TREES	38	580	100%	580	38	(580)	0	0	0
<b>TOTAL</b>	<b>300</b>	<b>4,693</b>		<b>1,777</b>	<b>129</b>	<b>(1,036)</b>	<b>741</b>		<b>649</b>

Feb 05, 2021 - 4:25pm - User: Cjyerson L:\PROJECTS\22422\CAD\Civil\Sheets\22422-10-TREE.dwg

Table with columns: ID, Longitude, Latitude, HAE, Easting, Northing, MSI, Species, Condition, Diameter, Tag, Notes, Type, Status. Contains tree inventory data for the first 100 trees.

Table with columns: ID, Longitude, Latitude, HAE, Easting, Northing, MSI, Species, Condition, Diameter, Tag, Notes, Type, Status. Contains tree inventory data for trees 101-200.

Table with columns: ID, Longitude, Latitude, HAE, Easting, Northing, MSI, Species, Condition, Diameter, Tag, Notes, Type, Status. Contains tree inventory data for trees 201-300.



Engineering | Surveying | Planning | Environmental



Builders LOT GROUP

Project VICTORIA SHORES

Location ROSEVILLE, MN

Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Joshua M. Kinney Registration No. 53234 Date: 02/05/2021

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary Designed: cts Drawn: cts Approved: ETL Book / Page: Phase: PRELIMINARY Initial Issue: 02/05/2021

Revision History No. Date By Submittal / Revision 02/05/21 CITY SUBMITTAL

Sheet Title TREE INVENTORY TABLES

Sheet No. Revision L0.02

Project No. 22422

**Sambatek**  
www.sambatek.com  
12800 Whitewater Drive, Suite 300  
Minnetonka, MN 55343  
763.476.6010 telephone  
763.476.8532 facsimile  
Engineering | Surveying | Planning | Environmental

Client



**Builders**  
LOT GROUP

Project  
**VICTORIA SHORES**

Location  
**ROSEVILLE, MN**

Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Joshua McKinney  
Registration No. 53234 Date: 02/05/2021  
This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: cjs Drawn: cjs  
Approved: ETL Book / Page:  
Phase: PRELIMINARY Initial Issue: 02/05/2021

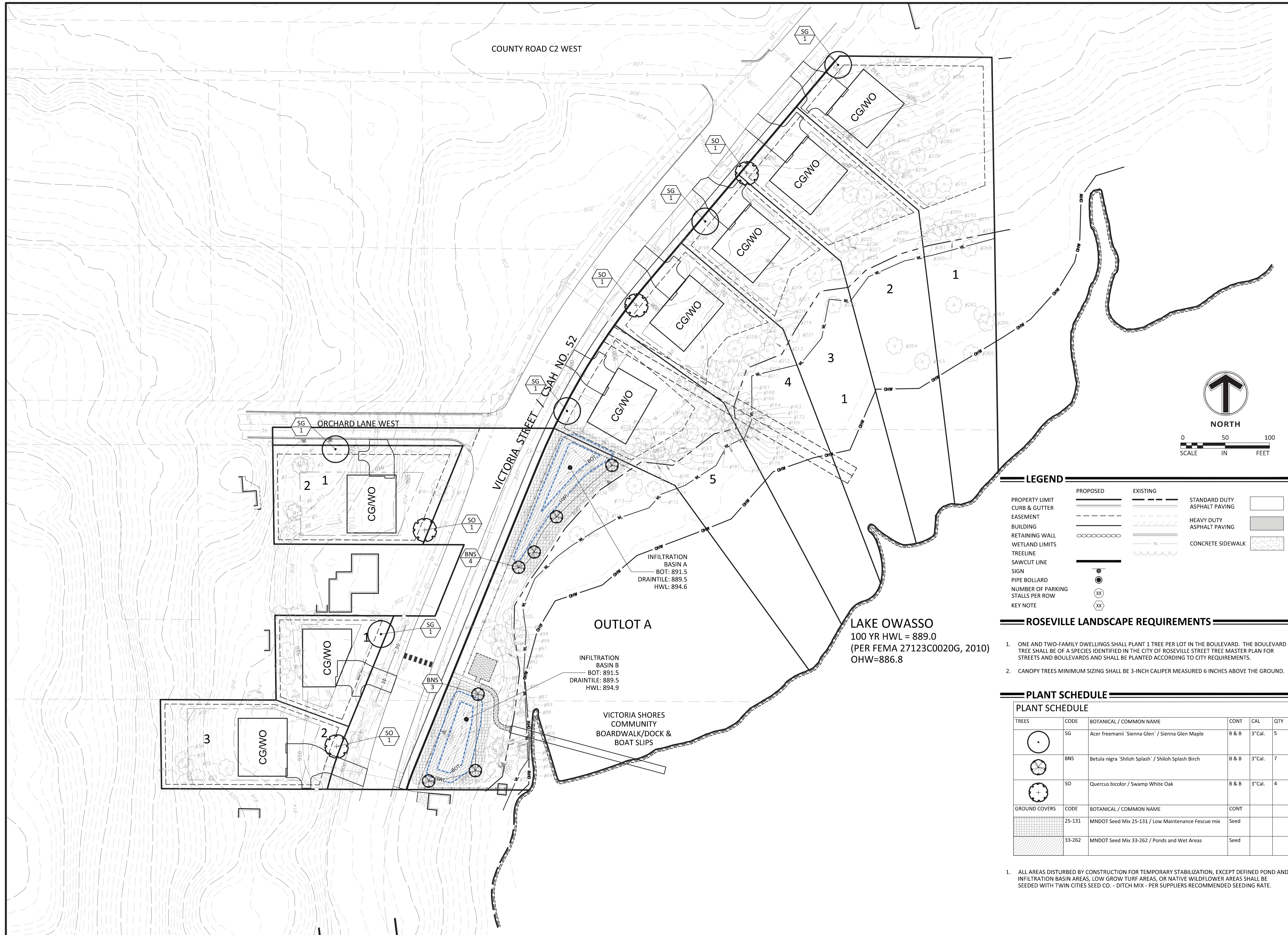
Revision History

No. Date By Submittal / Revision  
02/05/21 CITY SUBMITTAL

Sheet Title  
**LANDSCAPE PLAN**

Sheet No. Revision  
**L1.01**

Project No. 22422



**LEGEND**

	PROPOSED	EXISTING	
PROPERTY LIMIT	—	—	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	—	—	HEAVY DUTY ASPHALT PAVING
EASEMENT	—	—	CONCRETE SIDEWALK
BUILDING	—	—	
RETAINING WALL	—	—	
WETLAND LIMITS	—	—	
TREELINE	—	—	
SAWCUT LINE	—	—	
SIGN	●	●	
PIPE BOLLARD	⊙	⊙	
NUMBER OF PARKING STALLS PER ROW	⊗	⊗	
KEY NOTE	⊕	⊕	

**ROSEVILLE LANDSCAPE REQUIREMENTS**

- ONE AND TWO-FAMILY DWELLINGS SHALL PLANT 1 TREE PER LOT IN THE BOULEVARD. THE BOULEVARD TREE SHALL BE OF A SPECIES IDENTIFIED IN THE CITY OF ROSEVILLE STREET TREE MASTER PLAN FOR STREETS AND BOULEVARDS AND SHALL BE PLANTED ACCORDING TO CITY REQUIREMENTS.
- CANOPY TREES MINIMUM SIZING SHALL BE 3-INCH CALIPER MEASURED 6 INCHES ABOVE THE GROUND.

**PLANT SCHEDULE**

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	3"Cal.	5
	BNS	Betula nigra 'Shiloh Splash' / Shiloh Splash Birch	B & B	3"Cal.	7
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.	4
GROUND COVERS		CODE	BOTANICAL / COMMON NAME	CONT	
	25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed		
	33-262	MNDOT Seed Mix 33-262 / Ponds and Wet Areas	Seed		

- ALL AREAS DISTURBED BY CONSTRUCTION FOR TEMPORARY STABILIZATION, EXCEPT DEFINED POND AND INFILTRATION BASIN AREAS, LOW GROW TURF AREAS, OR NATIVE WILDFLOWER AREAS SHALL BE SEEDED WITH TWIN CITIES SEED CO. - DITCH MIX - PER SUPPLIERS RECOMMENDED SEEDING RATE.



**Victoria shores neighborhood meeting**

**January 21, 2021, 7:00 PM via zoom**

Following is a brief summary of the comments and concerns raised by the neighbors who participated in the neighborhood meeting on January 21st. 21 participants were online via zoom for the call.

1. Concern was raised regarding the wetland impact of the development. The developer responded by reference to the proposed plat and discussing the wetland areas and helping delineate them on the proposed plat. An additional question was raised regarding the availability of docs and at this point we believe the DNR will allow them.
2. A concern was raised regarding the elevation on lot 5 and its relationship to the street and how construction would meet setbacks and protect other environmental principles. The developer responded that all construction would carefully consider those questions in that the construction on that lot would ultimately comply with requirements from both the road the Lake and the adjacent side yards.
3. Water quality issues were also discussed with relation to the size of the potential homes to be constructed. Concern was expressed that the actual pad sites and sizes would indicate the size of the home to be built under property. The developer indicated that homes would be approximately 2100 to 3000 square feet. Developer also indicated that water quality issues were very important and that all approvals would be attained by all necessary governmental authorities.
4. A concern was raised regarding DNR approval of the shared public area being proposed. The developer responded that all approvals that are necessary will be obtained from both the city the DNR and watershed districts, as necessary.
5. Question was raised is regarding price expectations of the homes to be built. The developer responded that homes and the Lake would be expected to be \$700,000 to \$1,000,000 and that the offsite properties would be between \$650, 000 and \$900,000.
6. A concern was raised regarding Victoria shores community boardwalk and potential tree removal in the area. The developer confirmed that there would be no mass grading of the site and at each lot would be separately graded to create a building pad. Additionally, there would be no parking lot and the property, but the sidewalk trail would be on the East side of Victoria Ave.

7. A concern was raised regarding the developer's interest in any potential builders and it was confirmed that the that the developer is not going to build homes directly but will sell lots to builders who will build homes on the properties.
8. A concern was raised regarding the sidewalks in the area and the fact that it is potentially difficult to reverse the area for both pedestrians and bicyclists. The developer confirmed that there will take every step possible to continue the existing trail work and comply with city requirements with regard to trails and sidewalks.
9. The concern was raised regarding tree removal and the site. Developer responded and confirmed that truly minimal and that by individually grading sites rather than mass grading the project pre removal can be mitigated. Additionally, tree protection for the trees that will be kept on the property will be provided during grading which includes protecting the trees and the root base during construction of the site paths.
10. Concern was raised regarding the wooded nature of an area and that is very important to the community. The developer agrees completely that the wooded nature of the city is important and that it will be the responsibility of builder Ann developer to clean up the debris and not disturb any trees unnecessarily.
11. The question was raised about sewer and water being stubbed to the property and it was confirmed that that is the intention of the developer.
12. Plans for stormwater management and drainage issues was raised by a constituent. The developer responded that the engineers are working with the watershed district 2 ensure no damage from runoff water will occur and that there will be a common infiltration system on the property in a location to be determined.
13. Installation of sewer and water services is anticipated in the summer and fall of 2021 which will result in the manage shutdown of Victoria St with County highway approval for any shutdown.
14. A concern was raised with regard to the proposed last six and seven and whether they were big enough for two separate lots. Additionally, one community member was very concerned that both lots on their own were too small and solely designed to increase profit for the developer and that two homes would not be in the character of the neighborhood. The developer indicated they would look at that issue and make a determination as to the size and advisability of two lots in that location. The developer has subsequently determined that one lot is appropriate for that location rather than two.
15. A concern was raised with regard to how many homes would have to be removed for the project. Developer confirmed that no homes are planned for removal.

16. Concern was raised regarding wildlife and habitat destruction for local wildlife. Developer agrees that that is an important issue and that steps will be taken to mitigate all tree loss damage and habitat damage as possible.
17. A concern was raised regarding the common lake access for the future property owners. The developer confirmed that access to that property will be gated but that all owners will have access of some type to that area at all times. A request for a crosswalk on Victoria Street was made for that location and the developer responded that city and County guidelines would be taken into consideration for all matters related to that issue.
18. A comment was made with respect to the gate for the common access to the Lake for property owners that a gate did not build “community” in the neighborhood. the developer understands that concern however it is a private access for the owners of these lots only and it is there to protect the Association from potential unwanted access in the future.
19. Concerns were raised about driveways and access to Victoria St. The developer responded that each lot when the home is constructed, will contain its own private turn around so no one has to back onto Victoria St. That would essentially be a lateral wing on each driveway to allow for the ability of a vehicle to turn around.
20. A community member questioned the 40 mile an hour speed limit in area and ask that it be reduced to 30. Question was raised regarding the doc used by the lots East of Victoria and it was confirmed that all owners of any lot in the proposed plat would have access to that dark.
21. A question was raised with respect to dredging of material in the Lake just offshore from these lots and whether that would be allowed. Developer responded that that is not a development issue necessarily but would be a question for the DNR to approve at the appropriate time if that were requested by an owner.
22. A comment was made that the builder is constructing the subdivision and will get its money back for its expenses from the sale of each lot and that fact was confirmed for the community.
23. A comment was made that some of the neighbors in the vicinity did not get the mailing regarding the zoom meeting.
24. a community member expressed that it is difficult to Bolt in the area along the property on the southern end of Lake Owosso due to vegetation growth. There was concern that a buyer may not be able two boat and access the Lake but only view the Lake. An additional point was raised related to the value of a dock on the Lake and the developer indicated that there was no confirmation for buyers that the Lake was swimmable or boatable from those lots at this stage. Discussion continued that if buyers wanted to construct docs that would require DNR approval and that developer was giving no guarantee of that approval.

25. A Community member noted that a comment was made at the start of the meeting that the proposal was in compliance with the city code when lap six and seven still need variances from the city. Developer apologized for confusion on that point acknowledged the current proposal would need variances from the city.
26. A comment was made it was confirmed by the developer that no townhomes would be built in the area. It was confirmed that the city code determines what fits in the neighborhood and what can be built in the neighborhood and that all steps would be taken to comply with that city code.
27. A question related to the process of planning was raised. The developer responded that there is a 60-day notice. Prior to the next City Council meeting if the project proceeds on time in the current format an estimated schedule. If things progress as the developer hoped contractors will be working on homes in June or July of 2021.
28. A comment was made regarding access to Victoria Street and that disclosure should be made to any potential homeowners with regard to the speed limit and access to Victoria St.
29. An additional concern was raised regarding individual boat slips for homes on the Lake and that will be a decision between homeowner and the Association. Community member also commented that water levels are very low in the area this year.
30. Question was raised concerning contact information for the developer. Developer indicated that any questions could be emailed to him directly at [mlmoore@yahoo.com](mailto:mlmoore@yahoo.com).
31. A question was raised regarding the next steps that would be taken and it was confirmed that the preliminary plat application would take place in February 2021. Public requested more information regarding notices of those meetings and information regarding the engineering packages for the development. Developer confirmed that information would all be provided to the city and would be available at normal meetings through the city or directly from the city.

**Bryan Lloyd**

---

**From:** BRUCE Nelson [REDACTED] >  
**Sent:** Monday, March 29, 2021 11:02 AM  
**To:** RV Planning  
**Subject:** George Reiling estate property and development

**Caution:** This email originated outside our organization; please use caution.

Greetings Mr. Thomas Paschke and Roseville Planning Commission;  
I am writing today as a owner of a residential home at the corner of W Owasso Blvd and Victoria Street N. I attended the first neighborhood Electronic Meeting on this subject. I also brought forth at that meeting the following information. I have lived here since August of 1979 and would like to share information about the Reiling property that the current Planning Commission may not be aware of. I do not remember the exact year, but George Reiling was still alive. Mr. Reiling decided to build on the property in question and started bringing in dump trucks of soil to fill in low areas along Lake Owasso and increase the size of the lots. After a day of hauling fill, the Minnesota Department of Natural Resources arrived and put a halt to the process. I believe they sighted reasons as changing the natural area in regards to the high water level of Lake Owasso. Mr. Reiling attended the next available City of Roseville Council Meeting and the topic of the plot and fill was on the agenda. I attended that meeting as a curious resident. Once the topic came up, words were exchanged and Mr. Reiling left yelling something to the effect - "I will never build anything again in Roseville." (please note, this is not an exact quote -- it was much more 'colorful' than that.) Mr. Reiling was forced to remove the fill and return the land to the previous state. If the proposed housing will not fit the area without additional fill being brought in, I was wondering if the MN DNR had been contacted with regards to this proposed development?

I hope to attend the Electronic Meeting.

Bruce Nelson  
2887 W Owasso Blvd  
Roseville, MN 55113-2123

Roseville City Council/DNR/Ramsey County - we have heard the property on RPCA Attachment D  
Victoria by West Owasso Blvd on Lake Owasso is going to be developed with

houses . We have some concerns.....how can they even build on that land without bringing fill in , which we have been told they can't do ? Please rethink this ! Many Wildlife species live in there ..deer , raccoons, Fox, bunnies, squirrels, birds, owls and in the spring and summer ...turtles, frogs, ducks, loons ,herons, egrets and even the eagle has a nest nearby ! Once these homes are okayed to develop they rip down trees ..always at the wrong time of the year ...please don't let them do this in the spring when all the animals are nesting ! Our other concern is once these homes are developed the families in them want " lakeshore " so they remove all the cat tails, reeds , lillypads ..etc. This has been done before on that end of the lake . Several of us have lived on this lake for over 40 years and sure seems strange that the biggest fish kill ( , other then the carp one many years ago ) was right after the owner on the corner of west Owasso and Victoria dumped gallons of commercial killer in the lake on that end so he could have a beach . You can tell where the natural shoreline has been killed and pulled . When these residents do this they change the lake quality so much and hurt the wildlife .

We are sure they will be granted a permit....more money on taxes for the city and county to collect ....we are taking all our beautiful wildlife areas and destroying them . What has happened to Roseville ? We are squeezing all the wildlife out of here . Please please watch the time of year this begins , if they try to bring fill in and do not let them develop the shoreline .

Sincerely ...very concerned neighbors of the lake and wildlife

1-30-21

**INTEROFFICE MEMORANDUM**

---

**Date:** March 30, 2021

**To:** Thomas Paschke, City Planner  
Bryan Lloyd, Senior Planner

**From:** Jesse Freihammer, Roseville Public Works

**RE:** Victoria Shores

---

The Public Works Department reviewed the proposed plans for the project noted above and offer the following comments with regard to the project's impact on City services and/or infrastructure:

1. Site Plan

- Due to the minimal amount of lots created, the development did not meet the threshold per City policy to conduct a traffic study. A traffic study was not conducted but some minor increase to traffic on Victoria Street and other nearby roads is expected but will not create any significant issues.
- Pathway improvements on the east side of Victoria are shown. A public improvement contract will be required for these improvements.
- The City and the County are still evaluating if pathway improvements on the west side of Victoria should also be required. Additional pathway easements may be required.

2. Utilities

- Water
  - Watermain is available for connections
- Sanitary
  - Sanitary sewer main is available for connections.
  - Some of the connections are to a Met Council interceptor. A Met Council Permit will be required.
- Storm Sewer
  - Storm sewer would be private.
  - Ramsey Washington Metro Watershed Permit Required
  - NPDES Permit Required
  - Site plan meets watershed district and city wetland buffer setbacks. Wetland buffer signs will be required.
  - Additional information is required from the developer on temporary and permanent wetland and wetland buffer impacts due to the 5 proposed docks to serve the houses on the east side of Victoria St.

3. Ramsey County
  - A County ROW permit will be required.
  - The proposed plans meet the County requirements.
  - The County recommends that no parking be posted on this stretch of Victoria Street. Because Victoria Street is a County State Aid Highway, per State Aid requirements, to enact a no parking zone the City Council would need to adopt a resolution formally establishing the parking restriction.
4. General
  - A public improvement plan will be required for the pathway improvements

Thank you for the opportunity to provide feedback and on this project at this time. As the project advances, Public Works Department staff will continue to review any forthcoming plans and provide additional reviews and feedback as necessary. Please contact me should there be questions or concerns regarding any of the information contained herein.



1                                   **ROSEVILLE PARKS AND RECREATION COMMISSION**  
2                                   **MEETING MINUTES FOR**  
3                                   **MARCH 2, 2021 6:30 p.m.**  
4

5 **PRESENT:**                   Arneson, Baggenstoss, Brown, Carlson, Dahlstrom, Heikkila, Hoag, Kim,  
6                                   Lenhart, O'Brien, Stoner

7 **ABSENT:**

8 **STAFF:**                    Anderson, Brokke, Christensen, Johnson  
9

10 1) **INTRODUCTIONS**

11     Chair Hoag introduced the virtual Zoom format for the meeting due to the COVID-19 pandemic.  
12     State Law allows for an exception to in-person public meetings during pandemics to ensure the  
13     safety of commissioners, staff and the public. The public was still encouraged to participate in the  
14     meeting using the Zoom platform.  
15

16 2) **ROLL CALL/PUBLIC COMMENT**

17 **Roll Call Commissioners:** Arneson, Baggenstoss, Brown, Carlson, Dahlstrom, Kim, O'Brien,  
18 Hoag, and Stoner.  
19

20     Chair Hoag called for public comment by members of the audience.  
21

22     J. Doerfler, Speaking on behalf of Roseville Fastpitch Association; Commented that the field  
23     assignments and availability for Roseville Fastpitch over the last four years have been decreasing.  
24     This decrease has caused the Association to go to surrounding communities to ask for fields in order  
25     to support their 18 teams. Renting fields from surrounding communities was not a cost that the  
26     Association had anticipated. Ms. Doerfler acknowledged the many opportunities that the Association  
27     and city have to work together in order to solve the problem, including potentially looking at grant  
28     opportunities.  
29

30     Commissioner Arneson offered full disclosure to the Commission that his daughter plays for  
31     Roseville Fastpitch. He added that as a "non-Commission member" but rather as a tax-payer it is  
32     hard to see so many adult teams using the fields and knowing that not many of the players are  
33     Roseville residents. He suggested that this be looked into as residents are paying taxes to support  
34     Parks and Recreation but are not having a strong voice that allows residents the ability to play on the  
35     fields that their taxes paid to support. He also added that he is not aware of Roseville Youth Baseball  
36     having the same issues. In conclusion, he noted that he is passionate about supporting women and  
37     youth sports and he supports looking into this.  
38

39     Staff responded that there may have been a communication misunderstanding between the  
40     Association and staff. Staff also noted that they encourage all Associations to search for and utilize

41 fields from outside Roseville based upon numbers of Roseville residents and nonresidents playing in  
42 the program. There are finite resources for fields in Roseville and it is a balance to get field space for  
43 all of the teams who utilize them during the summer. Staff is committed to working through the  
44 situation with the Association.

45  
46 Chair Hoag asked for the makeup of the Roseville Fastpitch Association. Ms. Doefler responded that  
47 it is all of School District 623. She added that the Association has reached out to the additional  
48 District 623 cities (Little Canada, Shoreview, Lauderdale, and Falcon Heights) for fields. However,  
49 the cities all want to charge money for field use while Roseville provides them free of charge.

50  
51 Vice-Chair Dahlstrom disclosed that he is on the board of the Fastpitch Association. He shared that  
52 as the Association is relatively small they have moved away from renting fields from the  
53 surrounding cities to keep the costs down. In addition, he noted that the Association has concerns  
54 with some of the conditions of the fields in Roseville (balls making odd jumps, etc.).

55  
56 If necessary, staff offered to follow up with surrounding cities that the Association has kids  
57 participating from to explain why Roseville provides fields free of charge and encourage them to  
58 provide resources to the Association as appropriate.

59  
60 **3) APPROVAL OF MINUTES – FEBRUARY 2, 2021 MEETING**

61  
62 Vice-Chair Dahlstrom moved to approve the minutes. Commissioner Baggenstoss seconds.

63  
64 **Roll Call**

65 **Ayes:** Arneson, Baggenstoss, Brown, Dahlstrom, Hoag, Lenhart, O'Brien and Stoner.

66 **Nays:** None.

67 **Abstain:** None.

68  
69 **4) PARK DEDICATION – VICTORIA ST. N. AND ORCHARD LN./CO. RD. C2**

70 Staff provided a review of the Park Dedication process and options for the Commission. Staff next  
71 presented details on the specific proposal for a subdivision adjacent to Lake Owasso on Victoria St.  
72 N. at Orchard Ln. and Co. Rd. C2. The proposal includes 8 lots (5 new lots) on 9.13 acres.

73  
74 This project would qualify for Park Dedication. The cash amount for the 5 additional lots/units  
75 would be (\$4,250 per additional lot). The land amount would be 10% of 9.13 acres or .913 acre. The  
76 developer has suggested that cash be accepted in lieu of land. A map was displayed that showed the  
77 lot locations relative to Lake Owasso and Victoria Street. This area is located in constellation D.  
78 There are no specific plans identified in the Parks and Recreation System Master Plan for parkland  
79 in this area.

81 The Development Team joined the call with the Commission. Eric Luth spoke for the developer  
82 stating that they did not envision the location having any park use as it is a tight area for the houses  
83 and they would prefer to pay cash in lieu of land. Duane noted that a bituminous trail will be added  
84 outside of the requirements for the development. As the Development Team has been working with  
85 Community Development it was relayed to them that the sidewalk would be added in the future so  
86 they have opted to locate the segment during the build.

87  
88 Commissioner Stoner asked what the current public lake access is for Lake Owasso. Staff responded  
89 that there is access via Central Park North via Heinel Drive as well as the County entrances.

90  
91 Commissioner Baggenstoss asked if the dock area will be a private park for the homeowners. The  
92 Developer confirmed and responded that it is a pad with a picnic table. The developer added that the  
93 majority of the area seen on the map by the dock is for storm water management and the remaining  
94 area is for trees that they are trying to save.

95  
96 Commissioner Stoner remarked that the Developer is adding the bituminous trail and working to  
97 save trees which are both above what is required. He noted that the only land that may be beneficial  
98 would be an option for lake access. However, as there is one via Central Park North, Commissioner  
99 Stoner stated he would opt for cash in lieu of land.

100  
101 Commissioner Lenhart motioned to recommend the acceptance of cash (\$21,250) to the City  
102 Council to satisfy the Park Dedication for Victoria St. N. and Orchard Ln./Co. Rd. C2. Seconded  
103 by Commissioner Arneson.

104  
105 **Roll Call**

106 **Ayes:** Arneson, Baggenstoss, Brown, Dahlstrom, Hoag, Lenhart, O'Brien and Stoner.

107 **Nays:** None.

108 **Abstain:** Heikkila.

109  
110 **5) POCAHONTAS PARK NAME CONVERSATION**

111 Chair Hoag relayed to the group that he feels it may be time to move to the next step of "what and  
112 how" to change the name of the park.

113  
114 Commissioner Arneson posed the question of if the name should be changed to honor the Indigenous  
115 People as others appear to move to more generic names for product and places.

116  
117 Commissioner Baggenstoss stated that this is an opportunity to change the narrative for a forgotten  
118 voice. He continued that this is an opportunity for the Commission to be allies by utilizing the  
119 guidance that is laid out in the Narrative Framework document that was provided by staff and that he  
120 does not think the Commission should adopt a generic name.

## Bryan Lloyd

---

**From:** Cindy Walz [REDACTED]  
**Sent:** Monday, April 5, 2021 9:32 AM  
**To:** RV Planning  
**Subject:** Victoria Shores development

Caution: This email originated outside our organization; please use caution.

Dear Roseville Planning Commission,

Recently we learned of the Proposed Victoria Shores development. We are concerned for the loss of wetland, loss of valuable trees for the environment, wildlife destruction and how this development could effect the quality of Lake Owasso. We grew up in Roseville. After 29 years away we chose to move back to Lake Owasso. In our 6 years here we have seen too many beautiful patches of woods destroyed for housing developments and senior housing. We have also seen very questionable lakeshore landscaping and boathouse construction that is detrimental to lake quality.

Please consider the impact this development will have on lake quality and the environment. It is very concerning and must be addressed.

Thank you very much.  
Sincerely,

Cynthia and Michael Walz  
389 S. Owasso Blvd W.  
Roseville MN 55113  
[REDACTED]

Sent from my iPhone

## Bryan Lloyd

---

**From:** Ashley MacGregor [REDACTED]  
**Sent:** Monday, April 5, 2021 12:35 PM  
**To:** RV Planning  
**Subject:** Victoria Shores Development

**Caution:** This email originated outside our organization; please use caution.

Hi - as nearby residents, I am writing to oppose the proposed Victoria Shores Development. The impact to the delicate south end of Lake Owasso is too much. We need to ensure we are sustaining the unique assets of our community and not putting more strain on a fragile ecosystem.

Please do not allow this land to be developed.

Thanks,

Ashley and Hal MacGregor

## Bryan Lloyd

---

**From:** Heidi Walz [REDACTED]  
**Sent:** Monday, April 5, 2021 2:00 PM  
**To:** RV Planning  
**Cc:** Bryan Lloyd  
**Subject:** concern regarding development on the south end of Lake Owasso

**Caution:** This email originated outside our organization; please use caution.

Mr Paschke,

I am writing with serious concerns regarding the proposed development on the south end of Lake Owasso. I was stunned to recently learn of this proposed development because this is wetland and does not seem suitable for development!

I have raised concerns in the past regarding the amount of development and tearing down of trees around Roseville. I have learned that Mr Reiling's estate put a large amount of land for sale abruptly a couple of years ago, but is there no grand plan for Roseville to balance development and maintaining green spaces? If there were better communication of land for sale and proposed development, perhaps you would hear what the residents of Roseville value. If it is purely revenue driven, then also provide an opportunity for a philanthropist to buy the land and donate it back to the city, or a city fundraiser to buy the land for the city to maintain it as green spaces.

Back to the issue at hand of the land on/around Lake Owasso and Victoria. Not only would many mature trees need to be taken down for development, the lakeshore is wetland so fill would have to be brought in which surely would erode slowly into the lake. Not to mention future fertilizer/lawn treatments. The real estate listing is "5 homes to be built on the lake and 3 with lake access" with a steep price tag of \$1.3 million dollars -- surely people will buy these homes with the notion that they can have docks and boats. I have lived on Lake Owasso for 14 years. We all have a responsibility to keep our lakes and parks clean and healthy. I can tell you that no one is leading the charge right now on this, not the DNR or the Watershed District. It is as if no one knows where the responsibility lies. Even though this developer says he'll follow the rules, there could be 8 different builders who would also have to follow suit. Then of course homeowners move in and proceed to cut more trees, landscape the shoreline, drive large boats in/out stirring up vegetation, fish, and nesting areas. We've seen residents plant the requisite rain garden due to their impervious coverage overage, and then tear it out a few years later. In the plan it states that the "consulting forester continues to review the tree preservation plan and he has recognized that many of the trees on the site are *protected from removal* by virtue of being with existing wetland areas adjacent to the lake". If these trees are protected from removal, how is this development even possible? Two years ago I was told that Roseville was trying to get more stringent tree preservation in place so developers couldn't just clear cut and then pay the fines. Yet this continues to happen. And with this particular large 10+ acre parcel, it should have a requisite preserved park space, but it is obvious that the developer will pay the mere \$21,250 in lieu of keeping a park space. Again, what is the vision for the city of Roseville? Which used to be rich in parks, large mature trees, and green spaces.

Signed a disheartened and concerned resident, Heidi Walz  
1 3097 Sandy Hook Drive  
Roseville MN 55113

## Bryan Lloyd

---

**From:** June Rott [REDACTED]  
**Sent:** Monday, April 5, 2021 4:53 PM  
**To:** RV Planning  
**Subject:** Victoria Shores Development

Caution: This email originated outside our organization; please use caution.

We wish to register our opposition to the planned subject development, It appears that building 5 homes in that area would require bringing in landfill and removing many trees, both are detrimental to the quality of Lake Owasso water, and illegal. We also know that a previous owner of this property had attempted to do the same and had not been allowed to do so. The present owner of this property is already attempting to sell homesites there and we assume he is doing it without approval by Roseville, and illegally\ We own a home on Sandy Hook Drive and have lived there for fifty years. Please stop this development from harming the quality of Lake Owasso.

June and Don Rott  
3115 Sandy Hook Drive  
Roseville, MN 55113

## Bryan Lloyd

---

**From:** Jean Eide [REDACTED]  
**Sent:** Tuesday, April 6, 2021 3:21 PM  
**To:** RV Planning  
**Subject:** Victoria Shores

**Caution:** This email originated outside our organization; please use caution.

I am a homeowner on Lake Owasso. I am writing to express my concern regarding the proposed development along Victoria that will be discussed at the Planning Commission Meeting on Wednesday night. I ask that the Planning Commission put the health and water quality of Lake Owasso first, as they consider the proposed plat. Lake Owasso is a City asset and the health of the lake is therefore a concern for all residents of Roseville.

My concern about this development is the potential for negative impacts on the lake and the entire watershed district. I am concerned that there no reports from the watershed district or DNR included in the Planning Commission Packet. Lakeshore improvements, even modest ones, are regulated by these authorities. Rebuilding shoreline riprap, weed removal, boathouses, sheds, patios, etc., are all closely monitored. The impact of most of these property improvements would have significantly less impact on the lake and water quality than the development proposed here. These natural wetlands should not be disturbed.

While I agree that the property owner should have the right to develop their property, they should do so within the confines of the existing zoning and lot delineation, and in accordance with all rules and regulations that apply to lakeshore development in Minnesota, Ramsey County and the Watershed District. The existing lakeshore lots appear to all be buildable without modification. There is no need to modify the plat to allow for additional homes, or access to the lake through the wetland for homes on the west side of Victoria. Public access to the lake is readily available.

Water quality in Lake Owasso has been an ongoing concern for the over 20 years that I have lived on the lake. The wetlands on this end of the lake contribute significantly to water filtration and quality. It appears that all 6 of the new docks would extend at least 100 feet through the delineated wetland to the reach ordinary high water mark. To be useable, the docks would have to extend well beyond that, disturbing even more plant life. These wetlands impact the water quality of Lake Owasso, Lake Wabasso and beyond. Plant life, that impacts water quality will almost certainly be disturbed by these docks and their installation and removal. Plant life will be further eroded as boats are operated through the area.

I urge you to deny the plat request. The parcels can be developed without the re-plat.

Thank you for your consideration.

Jean Eide



## Bryan Lloyd

---

**From:** Harriet Flashinski [REDACTED]  
**Sent:** Tuesday, April 6, 2021 6:31 PM  
**To:** RV Planning  
**Subject:** 10 acre development on Lake Owasso

Caution: This email originated outside our organization; please use caution.

Hello, I am very concerned about the amount of green space that has been developed in the last 5 years in the city of Roseville. In my neighborhood alone, two buildings on the Lexington from Woodhill to the corner of Lexington and C have displaced trees and wildlife. Also the new development on the corner of C2 and Lexington has taken a large green space out of the neighborhood. There has been a large loss of green space due to building along Dale Street both north and south of C. These are a small fraction of the land lost forever to buildings rather than preserving green space in the Roseville area in a short period of time.

The proposed development on Lake Owasso is of even greater concern because it directly effects the wetlands that help preserve the quality of the lake. It also brings a question of traffic safety on Victoria with having so many homes in such a small section of that narrow road.

I believe one of the reasons that people move to Roseville is the amount of green space and lakes that are clean enough to support water recreation. The livability of Roseville is being jeopardized by the usurping of green space for building sites. Please do not approve the building of the homes in this plan. Help keep Roseville great.

Harriet Flashinski  
2730 Oxford St N  
Roseville MN

Sent from my iPad

## Bryan Lloyd

---

**From:** Kristi Youngquist [REDACTED]  
**Sent:** Tuesday, April 6, 2021 8:45 PM  
**To:** RV Planning  
**Subject:** Victoria Shores development

**Caution:** This email originated outside our organization; please use caution.

Dear Planning Commission,

Thank you for your commitment to Roseville and its citizens and resources.

It has come to our attention that there is a proposed development on the south end of Lake Owasso, and that the approval for this development is on the agenda for tomorrow's meeting.

As home owners on Lake Owasso for 30 years, (one of us also grew up on the lake in the 1970s), we are concerned about the impact on the wetlands and wild life habitat on that part of the lake. It is the last of the undeveloped shore, and between the trees, water and the cattails it houses a magnitude of waterfowl and wildlife.

The area appears in need of fill before building, which also concerns us.

The trees are precious – and it seems as if trees in the City of Roseville are disappearing at an alarming rate with all the development in the past several years.

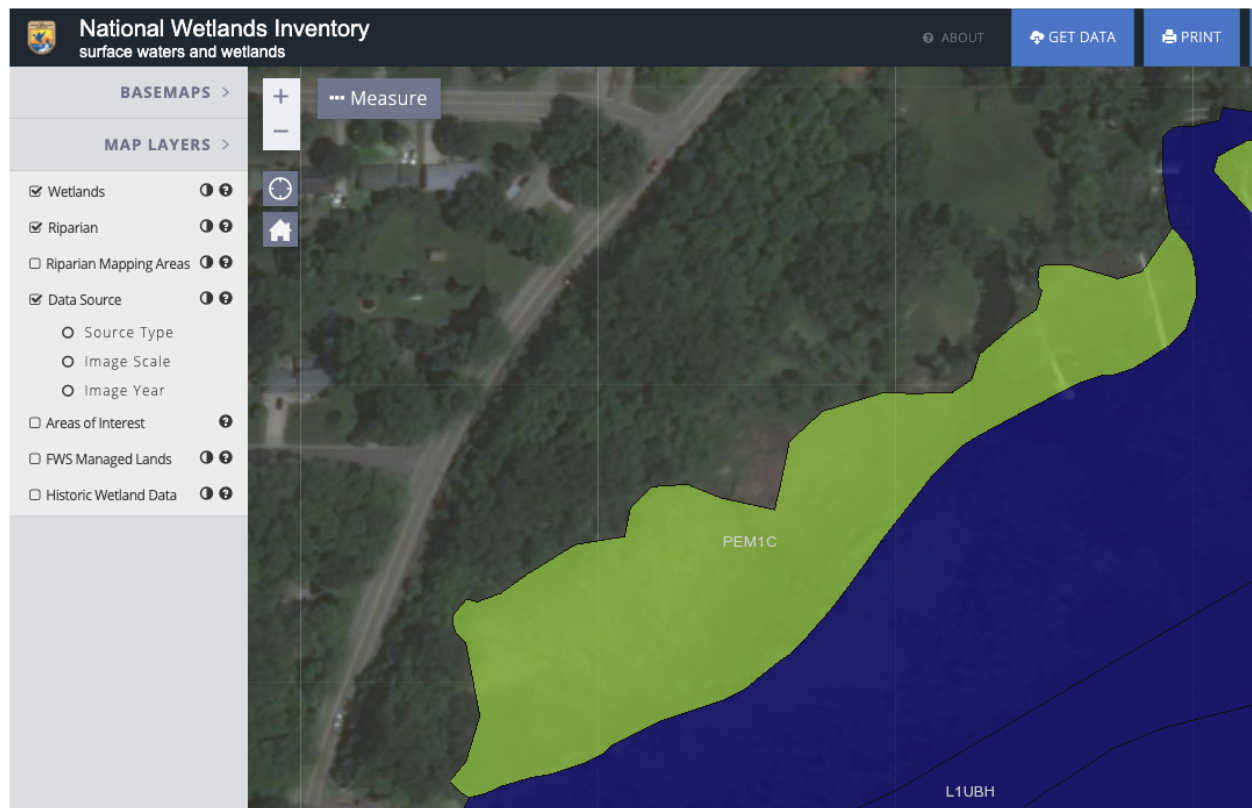
Please take these thoughts into consideration as you discuss this conditional use permit – especially as you consider things like board walks to boat moorings in the cattails. Adding fill, lawns and additional fertilizers along with fewer trees can have a significant impact on the wildlife of Lake Owasso, and could impact the quality of the water as well. Roseville is a gem of a first ring suburb, and Lake Owasso is a treasure. Please be careful as you grant permissions and accesses in this wetland area.

Kristi and Steve Youngquist  
391 South Owasso Blvd W

Sent from [Mail](#) for Windows 10

Dear Roseville Planning Commission, City Planners, and Developers:

I recently learned about the proposed Victoria Shores development through a real estate advertisement marketing five \$1.35 million dollar homes on Lake Owasso as if they were a done deal (see: <https://www.redfin.com/MN/St-Paul/xxx3-Victoria-St-N-55113/home/174770058> ). As a Lake Owasso resident and avid user of the lake for almost 40 years, the idea of building five million dollar homes (with lake access) and easement right on top of a PEM1C Freshwater Emergent Wetland habitat is deeply concerning. The impact it would have on the South End, as well as lake wide water quality, water levels/flooding, wildlife habitat, aesthetics of the area and safety of residents will be far more significant than what is captured in the current report. **I strongly encourage the Planning Commission to reject this plan as proposed or at minimum delay approval until further impact study and input from affected parties beyond just neighbors within 500 feet can be considered.**



Since I was a child I've been paddling to the South End of Lake Owasso. Over time I've come to appreciate its incredibly diverse flora and fauna and its importance to the overall health of the lake. In this area we regularly spot turtles, bald eagles, hawks, loons, egrets, herrons, a variety of duck species, muskrat and of course fish. During migration seasons we've occasionally seen swans and even sandhill cranes rest here. Loons regularly nest in the area and successfully raise young. Water lilies abound. Dense native aquatic plants and shoreland trees and shrubs provide much needed filtration for the entire lake improving water quality for all. Especially given it's metro location this wetland is an essential, increasingly scarce habitat that simply must be preserved.

After reading the [7A REPORT AND ATTACHMENTS.PDF](#) I have the following specific questions and concerns.

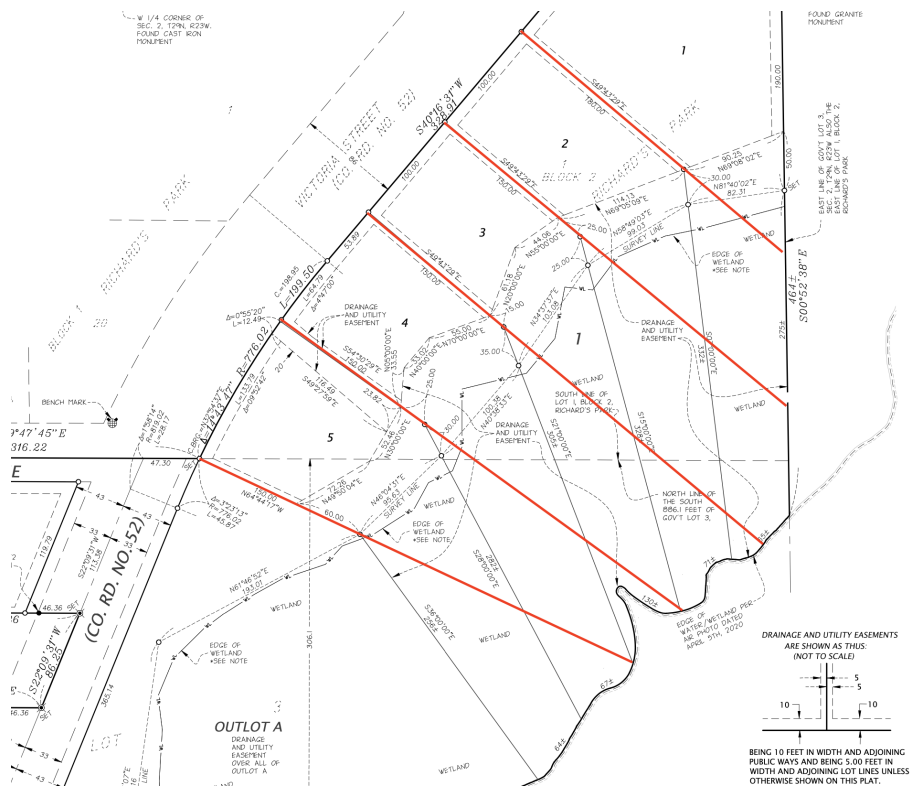
### Can we vs Should we?

For starters it seems like most of the report focuses on whether or not the proposal is legal and complies with city code and ordinances. Is anyone considering the bigger picture? In other words just because we could legally develop this area, does it mean we should? Every time a request comes in to split up a parcel, if all boxes are checked, do we just allow it? What about overcrowding? What will our city look like in 50 or a 100 years from now when every parcel is split up to the nth degree?

### Lot Shape

I specifically disagree with the Planning Division finding that the proposed lot shapes are acceptable. Lots are supposed to be “simple, regular shapes” and these are not. The proposed lots are shaped like hockey sticks in order to divide up a small amount of lakefront with too many lots. If these lots were even somewhat regular (i.e. rectangular) shaped several would not even touch the lake. The primary exterior boundary is Victoria Ave which is straight and regular therefore the standard’s exception does not apply. This matters because there are many regulations such as weed treatment and channel cutting that apply per lot. If this remains one lake lot then at most one 15’ foot boat channel can be cut and 100’ can be treated. But as drawn five 15’ channels could be cut...in this area, this is a lot of square footage! Accepting these hockey stick shaped lots as drawn will contribute to the demise of this wetland. Please consider reducing the number of lots, designating the northern lots as lake view (not lakeshore with lake access), and making them simple shapes as illustrated at right.

Furthermore, please consider changing the misleading name of this development from Victoria Shores to Victoria Marsh.



## **Tree Removal/Flooding Mitigation**

You don't need to be an arborist to know that trees suck up water. Even trees that are "exempt" from your inventory drink water and in case you are not aware in recent years Lake Owasso and the rest of our watershed has been pretty full. We can only push so much water downstream. As our planet warms and rain events become more severe this problem will only worsen. There are many low lying homes on Heinel Dr and Sandy Hook and elsewhere downstream where flooding is a real concern that we must work to prevent. Removal of trees now with no obligation to replace them is unacceptable. This is a unique situation especially given the clear cutting that happened by a previous owner on the adjacent lot to the West that to this day remains unmitigated. We need to connect the dots here and consider the bigger picture not just what will occur within the boundaries of this site. I am concerned that even if this developer is well intended their intentions may be lost as the lots are sold to builders and eventually to homeowners who may have different ideas when it comes to trees as well as deep pockets to pay any fines that may be assessed as additional trees "disappear".

The report states Roseville's consulting forester has recognized that many of the trees on the site are protected from removal by virtue of being within existing wetland areas adjacent to the lake...do none of these trees grow where building is planned? Or does this plan somehow manage to work around these trees? This is not clear.

## **Park Dedication**

I cannot understand or agree with the PRC recommendation to accept \$21,250 in lieu of land. Clearly the value of half an acre of land--especially lakeshore in a scarce wetland area far exceeds \$21k. Half an acre of land conserved as undeveloped greenspace would be invaluable when it comes to preservation and conservation. We've lost so much forest in Roseville in recent years along County Rd C and elsewhere, these woods along Victoria are some of the last remaining habitat and corridors for deer, coyote, etc. Accepting such a small amount of money relative to the size and value of the proposed development is incredibly short-sighted and further contributes to the wetlands demise.

## **Impervious surface**

What is the total square footage of proposed impervious surface including homes, sidewalks, driveways with turnarounds for? How can the stormwater runoff it will cause possibly be contained? What would such an infiltration system even look like?

The developer wants to maintain a wooded feel but what's to stop homeowners from planting turf, using fertilizers and landscaping unnaturally once they move in? When they find out the swimming is not good on the South End will they be allowed to build swimming pools? All of these things are very common in developments made of homes that exceed one million dollars.

In fact there's one such development near me where the infiltration pond has been drained and used as an access road for pool installers and landscapers to access backyards 3 of the last 5 years rendering it useless for filtration and requiring plants to start over each time they finish. Please consider reducing the number of homes allowed to build here or otherwise restrict the allowed impervious surface.

### **Safety**

Is increased foot traffic across Victoria Ave (technically a Highway, with a speed limit of 40mph that is often exceeded) going to be safe? If no parking zone is enacted where will overflow parking occur when homeowners host grad parties or invite all their friends over on the 4th of July? Will delivery trucks be able to turn around in driveways or will they need to back out onto Victoria?

### **Conditional Use for Easement**

How is a gated three slip dock (with potential to get bigger because no one can enforce this) not going to be injurious to neighboring property values? Who would rather see an unwelcoming, man--made marina with private property signs posted than greenspace every time you pass on Victoria or by water? I encourage planning staff to reconsider their analysis, especially items 4 & 5. There is clear potential for negative impact to traffic, safety, and property values.

### **Wetland Conservation**

Does this project comply with all [Wetland Conservation Act Rules](#)? Does the Army Corp of Engineers have any jurisdiction over this area--is an NWP or ACE Section 401 or 404 permit as necessary? What about MPCA? Has DNR or Watershed district issued any written statements or preliminary reviews? Who advocates for our wetlands if our city isn't going to?

When will the "Additional information [that] is required from the developer on temporary and permanent wetland and wetland buffer impacts due to the proposed docks to serve Lots 1-5" be provided?

### **Developer Credibility**

How credible is this developer? Do you have a history of working together? I find it concerning that they would tell neighbors in January that the homes would cost 750k to 1mil and then post them on MLS in March for \$1,350,000. It also seems unprofessional to use a free yahoo.com email address to accept public questions/comments regarding such high dollar development. Lastly, who profits from this project? Does the city seek to earn significantly more tax revenue per each home that is built or what is the motivation to approve such a split knowing there's risks and environmental consequences?

I will be attending the public hearing and wish I had been invited to the virtual open house meeting on 1/21/2021. Please consider at least notifying the Lake Owasso Association in the future so information can be disseminated to all of us who will be impacted by such significant projects as this.

Again, I encourage the Planning Commission to reject this plan as proposed or at minimum delay approval until further impact study and input from affected parties beyond just neighbors within 500 feet can be considered.

Sincerely,

Andrew Walz

3097 Sandy Hook Dr  
Roseville, MN



P.S. Attached are a few photos of some of the Lake Owasso wildlife I mentioned whose habitat is at stake.



Trumpeter Swans on Owasso.



Painted turtle, South End of Owasso.



Sandhill Crane, South End of Owasso.





Loons and nests of Lake Owasso South End.

## Bryan Lloyd

---

**From:** Camilla Lehr [REDACTED] >  
**Sent:** Wednesday, April 7, 2021 10:24 AM  
**To:** RV Planning  
**Subject:** Victoria Shores Development

**Caution:** This email originated outside our organization; please use caution.

Dear Tom Pashche,  
We have recently become aware that there is a large 10+ acre proposed development on the south end of Lake Owasso. We have strong concerns regarding potential impact on the lake and the diminishing green spaces in our community. We are very worried that it will lead to wetland and wildlife destruction and may decrease the water quality of our lake. We do not agree with this development going forward.  
Cammy & John Lehr  
3135 Sandy Hook Drive  
Roseville, MN 55113

## Bryan Lloyd

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, April 7, 2021 12:30 PM  
**To:** \*RVPlanningCommission  
**Subject:** Online Form Submittal: Contact Planning Commission

**Caution:** This email originated outside our organization; please use caution.

### Contact Planning Commission

Please complete this online form and submit.

---

**Subject:** Plat to subdivide the development site into eight lots for single-family, detached homes and shared access to Lake Owasso

---

#### Contact Information

---

**Name:** Concerned Resident

---

**Address:** Sandy Hook Drive

---

**City:** Roseville

---

**State:** MN

---

**Zip:** 55113

---

**How would you prefer to be contacted? Remember to fill in the corresponding contact information.** No need to contact me

---

**Phone Number:** *Field not completed.*

---

**Email Address:** *Field not completed.*

---

**Please Share Your Comment, Question or Concern** Dear City of Roseville Planning commission, I'm writing with concern over the proposed development on the south end of lake owasso. We've lived on the lake for 15+ years and have had history on the lake for many years prior. This wetland area of the lake is critical to the overall health of the lake and watershed. Each year that goes by we witness additional degradation of this wetland of which much of that impact has been a result of the removal of aquatic plant and native shoreline to create access to the main body of water within the lake. Much of the regulation in place to protect the

integrity of the lake is written on a per lot basis. Some of these items include but are not limited to aquatic weed removal and management, dock space and coverage, shoreline alteration, etc. Unfortunately the intended support to protect the lake with these regulations loses its affect when the shoreline lot size gets divided too small giving impact by more lots that can add up to a large problem.....unfortunately at that point it is too late. The existing easements on the lake are already expanding rapidly putting excessive pressure on the lake with what seems like very little regulation of their use when it comes to dock, mooring area, and respectful use when comes to noise,entertainment, and traffic flow relating to such easements. We need to more fully understand the impacts of such a proposal before moving forward. I ask the planning commission to please not the support to project as proposed until further analysis and impact study to a broader audience has been considered.

Thank you for the opportunity to provide input.

---

Unless restricted by law, all correspondence to and from Roseville City government offices, including information submitted through electronic forms such as this one, may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties.

---

Email not displaying correctly? [View it in your browser.](#)

## Bryan Lloyd

---

**From:** Laura Eder [REDACTED]  
**Sent:** Wednesday, April 7, 2021 3:52 PM  
**To:** RV Planning  
**Subject:** Builders Lot Group- Subdividing Lots on Planning Commission Agenda tonight

**Caution:** This email originated outside our organization; please use caution.

Dear Thomas Pascke,

I have concerns a few concerns regarding the proposal for the Victoria Shores Development.

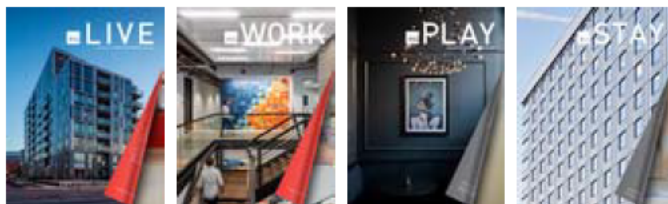
1. Concern of how close the houses are to the wetland, especially lot number 5 and the infiltration basin A is shown to be on their property.
2. Has approval from the DNR be received for this plan including the shared dock area? Currently the amount to boat traffic at this end of the lake is destroying the natural planting. I would not be supportive of any dredging of the lake to allow for a larger shared dock as shown.
3. Concern for safety with a crosswalk on Victoria as shown on the plan. People fly around that blind corner and it seems dangerous to encourage pedestrians to cross at this location.
4. Concern over the amount of trees that will be removed and that the developer is not building the homes. This could result in more trees being removed. How does the city track trees being removed and what are the repercussions?
5. Water quality and preserving the waters edge is critical in keeping our wildlife and Minnesota lakes in great condition for future generations.

My apologies for the delay in my email as I am just hearing about this development. I think in the future the City should recommend, the 500' radius of informing neighbors should also include the homeowners directly across the lake for lake front redevelopment.

My Address: 740 Heinel Drive

**Laura Eder, AIA, LEED AP** Sustainable Design Director | Senior Associate | Architect (TX, MN)  
ESG | Architecture & Design  
500 Washington Avenue South, Suite 1080, Minneapolis, MN 55415

**esg**





# REQUEST FOR PLANNING COMMISSION ACTION

Date: April 7, 2021  
Item No.: 8a

Department Approval

Agenda Section

*Janice Gundlach*

**Other Business**

Item Description: Review and provide feedback on Zoning Code Update materials prepared by HKGi

## 1 BACKGROUND

2 The Planning Commission has been working with the City’s planning consultant, HKGi since January  
3 regarding required and optional updates to the City’s Zoning Code. The required updates aim to ensure  
4 compliance and consistency with the City’s 2040 Comprehensive Plan. The optional updates aim to  
5 address a variety of issues, including staff and City Council items that have arisen over the few years,  
6 technical revisions, and items that could create a more equitable, inclusive, resilient, and sustainable  
7 built environment. The required updates are scheduled to occur first, with the optional updates  
8 scheduled later in 2021. While required and optional updates are on a different timeline, the  
9 community engagement process for these updates is occurring simultaneously.

10 HKGi has provided a packet of information for the Planning Commission’s review in preparation for  
11 a discussion (see Attachment A). The tasks for the Planning Commission are as follows:

- 12 • Discuss input that has been received thus far in the community engagement efforts and provide
- 13 the Planning Commission’s input for racial equity/inclusion and sustainability/resilience issues
- 14 relevant to the City’s zoning regulations
- 15 • Discuss any Planning Commission questions, concerns, and suggestions with the required
- 16 updates

17 Regarding the first bullet point above, within Attachment A HKGi has provided input boards that were  
18 created during the Zoom sessions that captured the input received. Regarding the second bullet point,  
19 HKGi has created tables that outline required changes and additional changes to consider. Areas of  
20 change are noted in red text. HKGi, per the Commission’s request, has also provided photo examples  
21 of the various housing types that were discussed at the March Commission meeting.

22 No formal action is required, rather, HKGi is looking to engage in a discussion and receive feedback  
23 regarding the content provided in Attachment A.

## 24 STAFF RECOMMENDATION

25 Receive presentation from HKGi and engage in a discussion, and offer feedback, in regards to the  
26 content of Attachment A.

Prepared by: Janice Gundlach, Community Development Director

Attachments: A. Materials from HKGi

## MEMORANDUM

**TO:** Roseville Planning Commission  
**FROM:** Jeff Miller and Rita Trapp, HKGi  
**DATE:** March 31, 2021  
**SUBJECT:** Update on Zoning Code Project

---

### Overview of Meeting Update

At the April meeting HKGi will present to the Planning Commission our progress on the Zoning Code Update project. We are currently working on reaching out to the community as part of Task 2 Diagnosis of Zoning Code Update Needs, as well as beginning to identify the needed required updates as part of Task 3 – Section One Draft Zoning Code Updates. The focus of our presentation will be to present and initiate a discussion with the Planning Commission about the input received as part of the community meetings about Racial Equity & Inclusion and Sustainability and Resilience. We also want to discuss a framework for the Section One Updates required as a result of the adoption of the 2040 Comprehensive Plan.

### Community Engagement Input

On Thursday, March 25<sup>th</sup>, the City held two virtual meetings to discuss Racial Equity & Inclusion and Sustainability & Resilience. After a brief presentation about the Zoning Code Update project, attendees were invited to share their thoughts about barriers and potential ideas to explore on both racial equity & inclusion and sustainability & resilience. Staff was able to summarize attendee thoughts on a whiteboard that all attendees were able to view as part of the meeting. A PDF of each of the boards has been attached to the packet for your review. The City has also received a few comments on these topics on the virtual engagement website. Planning Commissioners are invited to visit the [website](#) to review those comments. At next week's meeting, the Planning Commission will be asked to share their thoughts about the input received to date, as well as their thoughts about barriers and ideas to be explored as part of this project. Please note that the community engagement conducted so far is just the start of our outreach and additional input will be shared as we move through the update process.

### Section One Update Framework

Building off the findings from the analysis and our discussion at the previous Planning Commission meeting, HKGi will present recommendations for changes that have been deemed to be required to be addressed as part of Section One. These changes have been grouped into residential districts and non-residential districts in the attached materials to facilitate review. HKGi will be also be presenting at the meeting an overview of an approach to address the 2040 Comprehensive Plan's 10% minimum requirement for residential in mixed use and the BRT Overlay District.

We are looking forward to discussing the required changes, answering your questions and receiving input on these recommendations at Wednesday's meeting. Thanks!

Racial Equity & Inclusion and Sustainability and Resilience  
 March 25th - 12 p.m. Meeting Input

# RACIAL EQUITY & INCLUSION

## 2a WHAT HAVE BEEN BARRIERS TO RACIAL EQUITY & INCLUSION?

Example

- Require larger lots for homes
- Limited construction of non-single-family homes
- Restricted non-traditional living arrangements
- Require certain exterior building materials
- Lack of trail and sidewalk connections

- Isolating high density areas - have higher impervious surface and less trees.
- Financing issues to be more creative with development
- The expense of permeable pavement could affect affordability/equity
- Barriers to securing financing for mixed income housing developments (e.g. original Garden Station development at Dale St & Hwy 36)
- How is equity included in conversations about development/construction
- How many housing opportunities are there for people that are low income?
- Lack of mixed income housing developments

## 2b WHAT ARE IDEAS THAT SHOULD BE EXPLORED TO SUPPORT RACIAL EQUITY & INCLUSION?

Examples

- Allow smaller residential lots
- Explore diversifying types of housing allowed
- Evaluate and maybe revise family definition
- Add standards and incentives for universal design
- Consider reducing parking requirements

- Increase access to parks
- Shared green space
- Leverage transit corridors to support housing density
- Mixed income housing areas rather than pockets of low-income housing
- Mix of housing types within a project
- More housing for those with limited income
- More trees in development
- Covered parking for heat island reduction
- Can areas be rezoned to prevent proposed development that doesn't meet community goals
- Consideration should be given to the RC equitable development plan
- partner with banks that have strong equity goals for their financing
- Beyond just residents - considerations should be made for how to make visitors/tourists more welcome



Racial Equity & Inclusion and Sustainability and Resilience  
 March 25th - 12 p.m. Meeting Input

# SUSTAINABILITY & RESILIENCE

## 3a WHAT HAVE BEEN BARRIERS TO SUSTAINABILITY & RESILIENCE?

Examples

- Knowledge about strategies
- Cost
- Conflict with other local, state or federal codes

Roseville's city-wide impervious surface coverage higher than the overall Ramsey County %

Insufficient diversity of tree species (Lee Frelich, U of M researcher)

## 3b WHAT ARE IDEAS THAT SHOULD EXPLORED TO SUPPORT SUSTAINABILITY & RESILIENCE?

Examples

- Incentives for Sustainability
- Update electric vehicle charging station requirements
- Remove barriers for solar and wind energy
- Explore BMPs for stormwater & landscaping
- Incentives for green construction

Reduce clear cutting of trees

Amend zoning requirements to align with DNR and Rice Creek Watershed environmental standards

Resilience Zones comes from "Minnesota Options to Increase Climate Resilience in Buildings (2015; link at <https://www.pca.state.mn.us/sites/default/files/tdr-fg15-01.pdf>).

Mix tree canopy

Requiring covered parking spaces could also contribute to reducing heat islands by reducing surface parking lots

Resilience Zones - look at incentives

Potential for city development fees that could be used for increasing the tree canopy

Decrease heat islands

The "Sustainable Development Code" provides best practices for local governments to improve its

Cosider current code restriction on landscaping/vegetative cover that limit more resilient vegetation and/or food production options

Need for providing landscaped islands to break up impervious areas, e.g. surface parking lots

Increase permeab pavement/g spaces

Racial Equity & Inclusion and Sustainability and Resilience  
 March 25th - 6 p.m. Meeting Input

# RACIAL EQUITY & INCLUSION

## 2a) WHAT HAVE BEEN BARRIERS TO RACIAL EQUITY & INCLUSION?

Example

- Require larger lots for homes
- Limited construction of non-single-family homes
- Restricted non-traditional living arrangements
- Require certain exterior building materials
- Lack of trail and sidewalk connections

- Are we considering those that work here but not live here because they cannot find affordable housing in Roseville
- Is there a difference between what happens because of smaller development vs larger development
- Does the fee based system contribute to systemic racism
- Cost of new construction is a huge barrier to meeting families' needs
- tools for housing affordability are too heavily skewed to higher density
- Within walking distance, all residents should have access to larger green space areas, not just parks and playgrounds
- An analysis of the zoning code for racial barriers would be beneficial - Racial Impact Study
- Amount of surrounding tree canopy should support the number of residents living in a high density building

## 2b) WHAT ARE IDEAS THAT SHOULD BE EXPLORED TO SUPPORT RACIAL EQUITY & INCLUSION?

Examples

- Allow smaller residential lots
- Explore diversifying types of housing allowed
- Evaluate and maybe revise family definition
- Add standards and incentives for universal design
- Consider reducing parking requirements

- Encourage rent to own or other methods of wealth building
- simply reducing lot size minimum won't eliminate wealth disparity
- mixed income and mixed use buildings would be valuable
- As residents age out of single family home, is there an opportunity to buy those properties and re-zone for more density?
- disqualify 1-family homes for infill development incentives (to encourage greater density)
- Incentives for upgrading of old housing stock?
- Love the first generation credit
- Affordable housing development should also be energy efficient for people to manage utility costs - new buildings incentivized to be efficient for long term affordability
- Co-housing options that are smaller scale, which are similar to the scale of townhouses rather than apartment buildings
- Need more park areas in close proximity (also open space)
- Trees contribute to environment and quality of life
- Consider promoting non-single family housing on infill sites
- FYI - Enclave - City creating a TIF district to capture increased taxes to help support investment in another NOAH in neighborhood
- Resource - Center of Parntership Studies
- Consider promoting rent-to-own housing options

Racial Equity & Inclusion and Sustainability and Resilience  
 March 25th - 6 p.m. Meeting Input

# SUSTAINABILITY & RESILIENCE

## 3a WHAT HAVE BEEN BARRIERS TO SUSTAINABILITY & RESILIENCE?

Examples

- Knowledge about strategies
- Cost
- Conflict with other local, state or federal codes

Do we need to better understand the loss of tree canopy

The typically large scale of new development seems to function as less of an incentive for owners to invest in environmental building techniques. Owner-occupied buildings typically have more investment in environmental features?

## 3b WHAT ARE IDEAS THAT SHOULD BE EXPLORED TO SUPPORT SUSTAINABILITY & RESILIENCE?

Examples

- Incentives for Sustainability
- Update electric vehicle charging station requirements
- Remove barriers for solar and wind energy
- Explore BMPs for stormwater & landscaping
- Incentives for green construction

- Limit tree removal without reason/need, especially for mature trees
- What's the long term plan for responding to the recent loss of tree canopy through development
- larger tree canopy is positively correlated to lower crime
- Solar panels as canopy for parking/transit stops
- Investments in solar energy development do pay dividends over time
- Solar panels - some want hidden - others want them visible
- No need for solar array screening
- incentives for energy efficient homes
- We have a net zero energy home in Roseville. We burn no gas. It has taken us 10 years of effort to get to this point with minimal incentives. Building code incentives would go a long way for systemic change.
- Consider 85% percent reflective coating for windows for energy efficiency
- You need a \$ incentives for energy improvements and that would be pace financing and grants and any other tax or income incentives regarding lower income housing. Minneapolis 4d program is one example that we participate in
- Explore PACE Financing if it not available in Roseville
- Mitigation of greenhouse gases - rather than adaption
- Way to promote the benefit of long term savings from sustainability efforts in construction

Roseville Zoning Code Update  
Residential District Recommendations

District Structure

The identical nomenclature between the 2040 Comprehensive Plan land use categories and the Zoning Code zoning districts implies that there is a linkage between them and that the land use categories and zoning districts with the same naming should have aligned housing types and densities. To address the potential for perceived inconsistencies, it is recommended that the existing LDR-2 district be renamed the Low Medium Density Residential District (LMDR). The LDR-2 district is currently only applied in a limited number of areas (61 acres or 1.7% of all residential land area) and reflects existing conditions. While the uses allowed in the district provide a transition between the traditional single family residential of the LDR-1 zoning district and the MDR zoning district, the densities allowed are aligned with the Comprehensive Plan’s Medium Density Residential land use category.

The residential district analysis conducted found that there is only one property designated as HDR-2. A comparison of the HDR-1 and HDR-2 districts found that there is no difference between the uses allowed between the two districts. There are some differences between standards, such as density, setbacks, building heights, and improvement area. In an effort to ease implementation of the Zoning Code, it is recommended that the HDR districts be consolidated. As part of the consolidation the differences between the two districts can be evaluated and those that are important to address can be handled through a conditional use permit (CUP) process. The CUP process is a more appropriate tool to address these differences as it can specifically link the increased intensity that was identified in the HDR-2 district to any needed conditions.

Housing Types/Uses

As shown in the table below, there are not a lot of required changes relative to uses in the residential districts. However, there are a number of optional changes the Planning Commission will want to consider in the future as part of the Section Two updates. The included Housing Types/Uses Table that was previously shared has been updated to identify what is being proposed as permitted and conditional uses in each district. For reference, graphic illustrations of housing types have also been included.

Zoning District	Land Use Category	Required Changes	Optional Changes to Consider
	LDR		
LDR-1			<ul style="list-style-type: none"> <li>• Reduce detached regular lot size (smaller than 11,000 sf min)</li> <li>• Allow small lot detached (6,000 sf min)</li> <li>• Two-family attached (twinhome)</li> <li>• Two-family detached (duplex)</li> </ul>
	MDR		
LDR-2/LMDR			<ul style="list-style-type: none"> <li>• Reduce detached small lot size (smaller than 6,000 sf min)</li> <li>• Allow accessory dwelling unit</li> <li>• Allow triplex and quadruplex</li> </ul>

**Roseville Zoning Code Update  
Residential District Recommendations**

Zoning District	Land Use Category	Required Changes	Optional Changes to Consider
MDR		Clarify in the definition of one-family attached that vertically stacked townhouses is included	<ul style="list-style-type: none"> <li>All accessory dwelling unit</li> </ul>
	<b>HDR</b>		
HDR-1/HDR-2		Clarify in the definition of one-family attached that vertically stacked townhouses is included	

**Residential Density**

A comparison of the densities identified in the 2040 Comprehensive Plan and the current residential zoning districts finds that some changes are needed for consistency. These changes are summarized in the table below in the far right hand column.

Zoning District	Land Use Category	2040 Comp Plan Land Use Density	Current Zoning Density	Current Zoning Minimum Lot Size	Recommended Zoning Density
	<b>LDR</b>	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	<ul style="list-style-type: none"> <li>Add minimum of 1.5</li> <li>Add maximum of 8.0</li> <li>Consider reducing minimum lot size</li> </ul>
	<b>MDR</b>	5.0 – 12.0			
LDR-2/ LMDR			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	<ul style="list-style-type: none"> <li>Add minimum of 5.0</li> <li>Consider reducing minimum lot size for one-family detached</li> <li>Increase minimum lot size for attached dwellings to 3,600 sf</li> </ul>
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	
	<b>HDR</b>	12.0 – 36.0			
HDR-1/ HDR-2			12 – 24** 24 – 36***	None	<ul style="list-style-type: none"> <li>Allow densities higher than 24 by CUP</li> </ul>

\* Averaged across development site

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

## Roseville Zoning Code Update Residential District Recommendations

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

### Scale and Intensity

The final set of recommendations is related to scale and intensity. During the analysis it was determined that the appropriate measure for scale between zoning districts is building height. As can be seen in the table below, currently building height differs not only between zoning district but between individual uses/housing types within the district. It is recommended that the zoning code be modified so that differences between building heights are by zoning district rather than uses/housing types as it allows for a similar scale amongst all the uses within the district.

Zoning District	Scale Based on 2040 Comp Plan Land Use Categories	Current Zoning Building Height Maximum	Recommended Building Height Maximum
LDR-1	Small	1-family 30'	30'
LDR-2/ LMDR	Small	1-family detached 30' 2-family 30' 1-family attached 35'	35'
MDR	Medium	1-family detached 30' 2-family 30' 1-family attached 35' Multi-family 40'	40'
HDR-1/ HDR-2	Medium to large	1-family attached 35' Multi-family 45' Multi-family 65' (CUP)	45'

In addition to scale, the 2040 Comprehensive Plan differentiates between land use categories by intensity. In Roseville’s zoning districts, intensity is generally reflected by the percent of the site that is covered by improvements (structures and paved surfaces) and, relatedly, how much of the site is covered by impervious surface. In the residential districts, changes are not being proposed relative to improvement area or impervious surface coverage.

District	Intensity Based on 2040 Comp Plan Land Use Categories	Current Zoning Improvement Area/ Impervious Surfaces Maximum	Recommended Improvement Area/ Impervious Surfaces Maximum
LDR-1	Low	50% / 30%	50% / 30%
LDR-2/ LMDR	Low	50% / 35%	50% / 35%
MDR	Medium	65%	65%
HDR-1/ HDR-2	Medium to high	75% 85% (CUP)	75%

Roseville Zoning Code Update  
Proposed Housing Types/Uses Table

Zoning District	Land Use Category	Single/one-family detached (11,000 sf minimum)	Accessory dwelling unit	Small lot detached (6,000 sf minimum)	Small lot detached (4,800 sf minimum)	Cottage courtyard houses (Building Arrangement in LDR-2, MDR, HDR)	Two-family attached (twinhome)	Two-family detached (duplex)	Triplex and Quadplex	One-family attached (townhouse/rowhouse), HORIZONTAL	Stacked townhouse, VERTICAL	Live-work unit	Multi-family dwelling, 3-8 units (apartment, loft, flat)	Multi-family dwelling, <b>more than 8</b> <del>or more</del> units (apartment, loft, flat)	Multi-family dwelling, (upper stories in mixed-use building)	Manufactured home park
	LDR	X		X			X	X								
LDR-1		P	P													
	MDR			X				X	X	X	X					
LDR-2/LMDR				P		P	P	P		C	<b>C</b>					<b>C*</b>
MDR					P	P	P	P	P	P	<b>P</b>		P	C		<b>C*</b>
	HDR										X		X	X		
HDR-1/HDR-2										P	<b>P</b>	C	P	P		C

\*Required change due to state statute requirements

**Roseville Zoning Code Update  
Non-Residential District Recommendations**

**Structure of Non-Residential Districts**

In an effort to clearly indicate that the community’s land use categories allow residential uses, the 2040 Comprehensive Plan established that the current business land use categories be renamed to include the term mixed use. The 2040 Comprehensive Plan also renamed the current Office/Business Park land use categories to Employment to be more descriptive of the intended mix of office and industrial uses. In order to align with these 2040 Comprehensive Plan changes, the current business and office/business park zoning districts must be converted to mixed use districts.

As part of the analysis conducted in Task 2, the consulting team found that the community will have ten mixed use districts, including two employment districts. While not required by the 2040 Comprehensive Plan, it is recommended that the City consider consolidating districts, particularly in those areas where the differences between districts are slight and/or where future development/redevelopment is likely limited. Simplifying the non-residential zoning districts will make development/redevelopment easier for property owners, developers, staff, and elected/appointed officials. A review of the districts finds that most of the differences can be addressed through conditional use permits rather than having a completely separate district. More information about the recommended changes to the districts’ structure will be presented at the meeting.

To facilitate discussion about the other types of required changes, the information and tables below will use the current zoning districts. Once the new district framework has been finalized, the required changes outlined below will be translated into the new districts.

**Housing Types/Uses**

As part of the conversion of the community’s business districts to mixed use districts, the 2040 Comprehensive Plan included direction on the types of housing and the density of housing that should be allowed. The analysis completed as part of Task 2 identified a number of zoning district changes that are required to align with the Comprehensive Plan. Those changes are outlined in the table below. There will also be some optional changes that can be considered as part of the Section Two updates.

<b>Zoning District</b>	<b>Land Use Category</b>	<b>Required Changes</b>	<b>Optional Changes to Consider</b>
	<b>Neighborhood Mixed Use</b>		
<b>NB</b>		<ul style="list-style-type: none"> <li>• Small lot detached</li> <li>• Two-family detached (duplex)</li> <li>• Triplex and quadruplex</li> <li>• One-family attached (townhouse/rowhouse)</li> </ul>	<ul style="list-style-type: none"> <li>• Cottage courtyard houses</li> <li>• Live-work unit</li> <li>• Multi-family dwelling, 3-8 units (apartment, loft, flat)</li> </ul>
	<b>Corridor Mixed Use</b>		
<b>CB</b>		<ul style="list-style-type: none"> <li>• One-family attached (townhouse/rowhouse)</li> </ul>	<ul style="list-style-type: none"> <li>• Live-work unit</li> </ul>



**Roseville Zoning Code Update  
Non-Residential District Recommendations**

Zoning District	Land Use Category	Required Changes	Optional Changes to Consider
		<ul style="list-style-type: none"> <li>Multi-family dwelling, 3-8 units (apartment, loft, flat)</li> <li>Multi-family dwelling, 8 or more units (apartment, loft, flat)</li> </ul>	
	<b>Core Mixed Use</b>		
<b>RB-1</b>		<ul style="list-style-type: none"> <li>One-family attached (townhouse/rowhouse)</li> <li>Multi-family dwelling, 3-8 units (apartment, loft, flat)</li> </ul>	<ul style="list-style-type: none"> <li>Live-work unit</li> </ul>
<b>RB-2</b>		<ul style="list-style-type: none"> <li>One-family attached (townhouse/rowhouse)</li> <li>Multi-family dwelling, 3-8 units (apartment, loft, flat)</li> </ul>	<ul style="list-style-type: none"> <li>Live-work unit</li> </ul>
	<b>Community Mixed Use</b>		
<b>CMU-1</b>		<ul style="list-style-type: none"> <li>Two-family detached (duplex)</li> <li>Triplex and quadruplex</li> </ul>	<ul style="list-style-type: none"> <li>Cottage courtyard houses</li> </ul>
<b>CMU-2</b>		<ul style="list-style-type: none"> <li>Two-family detached (duplex)</li> <li>Triplex and quadruplex</li> </ul>	<ul style="list-style-type: none"> <li>Cottage courtyard houses</li> </ul>
<b>CMU-3</b>		<ul style="list-style-type: none"> <li>Two-family detached (duplex)</li> <li>Triplex and quadruplex</li> </ul>	
<b>CMU-4</b>		<ul style="list-style-type: none"> <li>Two-family detached (duplex)</li> <li>Triplex and quadruplex</li> </ul>	

**Residential Density**

The 2040 Comprehensive Plan sets minimum and maximum residential densities for the mixed use land use categories. A comparison of the current zoning district densities finds that there are inconsistencies that need to be addressed. The column at the far right identifies the proposed changes as part of the required updates.

Zoning District	Land Use Category	2040 Comp Plan Land Use Density	Current Zoning Density	Current Zoning Minimum Lot Size	Recommended Zoning Density
	<b>Neighborhood Mixed Use</b>	5.0 – 12.0			
<b>NB</b>			Maximum of 12 No minimum	None	<ul style="list-style-type: none"> <li>Add minimum of 5.0</li> </ul>
	<b>Corridor Mixed Use</b>	13.0 – 36.0			

**Roseville Zoning Code Update  
Non-Residential District Recommendations**

Zoning District	Land Use Category	2040 Comp Plan Land Use Density	Current Zoning Density	Current Zoning Minimum Lot Size	Recommended Zoning Density
CB			Maximum of 24 No minimum	None	<ul style="list-style-type: none"> <li>• Add minimum of 13.0</li> <li>• Increase maximum to 36</li> </ul>
	<b>Core Mixed Use</b>	20.0 – 36.0			
RB-1			24 - 36	None	<ul style="list-style-type: none"> <li>• Consider consolidating RB-1 and RB-2 districts</li> <li>• Reduce minimum to 20.0</li> </ul>
RB-2			24 - 36	None	
	<b>Community Mixed Use</b>	10.0 – 36.0			
CMU-1			No minimum No maximum	None	<ul style="list-style-type: none"> <li>• Add minimum of 10.0</li> <li>• Add maximum of 20.0</li> </ul>
CMU-2			No minimum No maximum	None	<ul style="list-style-type: none"> <li>• Add minimum of 15.0</li> <li>• Add maximum of 30.0</li> </ul>
CMU-3			No minimum No maximum	None	<ul style="list-style-type: none"> <li>• Add minimum of 15.0</li> <li>• Add maximum of 30.0</li> </ul>
CMU-4			No minimum No maximum	None	<ul style="list-style-type: none"> <li>• Add minimum of 20.0</li> <li>• Add maximum of 36.0</li> </ul>

**Scale & Intensity**

The final set of recommendations is related to scale and intensity. As with the residential districts, building height is the measure of scale for the non-residential districts. The recommended changes to building height maximums for each district is provided below.

District	Scale Based on 2040 Comp Plan Land Use Categories	Current Zoning Building Height Maximum	Recommended Building Height Maximum
NB	Small to medium	35'	35'
CB	Medium	40'	<b>45'</b>
RB-1	Large	Non-residential 65' Residential 100'	65' / 100'
RB-2	Large	Non-residential 65' Residential 100'	65' / 100'
CMU-1	Medium	35'	35'
CMU-2	Medium	65'	<b>50'</b>
CMU-3	Medium	65'	<b>50'</b>
CMU-4	Medium	65'	65'
O/BP	Small to medium	60'	<b>50'</b>
O/BP-1	Medium to large	60'	<b>65'</b>

**Roseville Zoning Code Update**  
**Non-Residential District Recommendations**

In addition to scale, the 2040 Comprehensive Plan differentiates between land use categories by intensity. In Roseville’s zoning districts, intensity is generally reflected by the percent of the site that is covered by improvements (structures and paved surfaces) and, relatedly, how much of the site is covered by impervious surface. As shown in the table below, currently all of the non-residential districts have the same maximum of 85%. Using the intensity differentiation from the 2040 Comprehensive Plan as a guide, it is recommended that those districts intended for low and medium intensity have their improvement area/impervious surface maximum reduced from 85% to 75%.

District	Intensity Based on 2040 Comp Plan Land Use Categories	Current Zoning Improvement Area/ Impervious Surfaces Maximum	Recommended Improvement Area/ Impervious Surfaces Maximum
NB	Low	85%	75%
CB	High	85%	85%
RB-1	High	85%	85%
RB-2	High	85%	85%
CMU-1	Medium	85%	75%
CMU-2	Medium	85%	75%
CMU-3	Medium	85%	75%
CMU-4	Medium	85%	75%
O/BP	Low to medium	85%	75%
O/BP-1	Medium to high	85%	85%

Roseville Zoning Code Update  
Non-Residential Housing Types/Uses

Zoning District	Land Use Category	Single/one-family detached (11,000 sf minimum)	Accessory dwelling unit	Small lot detached (6,000 sf minimum)	Small lot detached (4,800 sf minimum)	Cottage courtyard houses (Building Arrangement in LDR-2, MDR, HDR)	Two-family attached (twinhome)	Two-family detached (duplex)	Triplex and Quadruplex	One-family attached (townhouse/rowhouse), HORIZONTAL	Stacked townhouse, VERTICAL	Live-work unit	Multi-family dwelling, 3-8 units (apartment, loft, flat)	Multi-family dwelling, <b>more than 8</b> <del>or more</del> units (apartment, loft, flat)	Multi-family dwelling, (upper stories in mixed-use building)	Manufactured home park
	MU-1			X				X	X	X						
NB				P				P	P	P	P		P	C	P	C
	MU-3										X		X	X	X	
CB										P	P		P	P	P	C
	MU-4										X		X	X	X	
RB-1										P	P		P	CP	CP	C
RB-2										P	P		P	CP	CP	C
	MU-2			X				X	X	X	X		X	X	X	
CMU-1			P	C				P	P	P	P	P	CP	C	C	C
CMU-2			P	C				P	P	P	P	P	CP	C	C	C
CMU-3								P	P	P	P	P	CP	C	C	C
CMU-4								P	P	P	P	P	CP	C	C	C

# Examples of Housing Types

**Typical one-family detached**



**Small lot detached**



**Cottage courtyard**



**Two-family attached (duplex)**



**Two-family attached (twinhome)**



**Triplex and quadruplex**



**One-family attached, horizontal (townhouse/rowhouse)**



**Stacked townhouse (vertical)**



**Multi-family dwelling, 3 to 8 units**



**Multi-family dwelling, more than 8 units**



**Multi-family (upper stories in mixed use building)**



**Live-work unit**



**Accessory dwelling unit**



**Manufactured home park**



# Roseville

# Zoning Code Update



**Planning Commission Meeting**  
**April 7, 2021**

Hoisington Koegler Group Inc. 

## Overview

### 01 Racial Equity/Inclusion + Sustainability/Resilience

- March 25 Community Engagement Sessions
- PC Discussion

### 02 Review of Recommendations for Required Updates

- Residential Districts
- Non-Residential Districts

### 03 Remaining Required Updates to Explore

### 04 Next Steps

## Community Outreach

- Web-based engagement is ongoing through April
  - Idea Wall
  - Interactive Map
- Two virtual meetings held on March 25<sup>th</sup> - discussion on both Racial Equity & Inclusion and Sustainability & Resilience

Racial Equity & Inclusion and Sustainability and Resilience  
March 25th - 12 p.m. Meeting Input

### RACIAL EQUITY & INCLUSION

**2a) WHAT HAVE BEEN BARRIERS TO RACIAL EQUITY & INCLUSION?**

Examples: **Historical redlining**, **Disparate impact**, **Language barriers**, **Financial literacy**, **Access to capital**

**2b) WHAT ARE IDEAS THAT SHOULD BE EXPLORED TO SUPPORT RACIAL EQUITY & INCLUSION?**

Examples: **Historical redlining**, **Disparate impact**, **Language barriers**, **Financial literacy**, **Access to capital**

**2a) WHAT HAVE BEEN BARRIERS TO RACIAL EQUITY & INCLUSION?**

Examples: **Historical redlining**, **Disparate impact**, **Language barriers**, **Financial literacy**, **Access to capital**

**2b) WHAT ARE IDEAS THAT SHOULD BE EXPLORED TO SUPPORT RACIAL EQUITY & INCLUSION?**

Examples: **Historical redlining**, **Disparate impact**, **Language barriers**, **Financial literacy**, **Access to capital**

Racial Equity & Inclusion and Sustainability and Resilience  
March 25th - 12 p.m. Meeting Input

### SUSTAINABILITY & RESILIENCE

**3a) WHAT HAVE BEEN BARRIERS TO SUSTAINABILITY & RESILIENCE?**

Examples: **Historical redlining**, **Disparate impact**, **Language barriers**, **Financial literacy**, **Access to capital**

**3b) WHAT ARE IDEAS THAT SHOULD BE EXPLORED TO SUPPORT SUSTAINABILITY & RESILIENCE?**

Examples: **Historical redlining**, **Disparate impact**, **Language barriers**, **Financial literacy**, **Access to capital**

**3a) WHAT HAVE BEEN BARRIERS TO SUSTAINABILITY & RESILIENCE?**

Examples: **Historical redlining**, **Disparate impact**, **Language barriers**, **Financial literacy**, **Access to capital**

**3b) WHAT ARE IDEAS THAT SHOULD BE EXPLORED TO SUPPORT SUSTAINABILITY & RESILIENCE?**

Examples: **Historical redlining**, **Disparate impact**, **Language barriers**, **Financial literacy**, **Access to capital**



## Racial Equity and Inclusion

### Barriers

- Limited housing opportunities
- Isolation of higher densities
- Lack of integration of equity in development/construction discussions
- Financing

### Ideas

- Mix of housing types within projects/areas
- Support density around transit
- Explore expansion of ownership opportunities
- Increase access to park/open space/trees

## Sustainability and Resilience

### Barriers

- Tree diversity/canopy
- Impervious surface coverage high
- Development not incentivized to invest in sustainability

### Ideas

- Encourage tree retention and promote resilient vegetation
- Incentives for energy improvements, including solar
- Explore financial options to support investments
- Promote financial and other benefits of sustainability efforts

## 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
- Roseville Business Council

#### ***2. Interactive online engagement on focus areas and mapping***



**Residential Districts**

## Residential Land Use Categories

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.

## Aligning Residential Districts w/ LU Categories

Zoning Districts	Density Maximum	Land Use Categories	Density Maximum
LDR-1	4.0	LDR	8.0
LDR-2 / LMDR	14.5 (12.0)	MDR	12.0
MDR	12.0	MDR	12.0
HDR-1	24.0	HDR	36.0
HDR-2	36.0	HDR	36.0

### Recommended Updates

- Rename LDR-2 to LMDR to reflect its range of density and housing types
- Consolidate HDR-1 and HDR-2 (only one property zoned HDR-2); use of CUP for add'l. density and height

## Housing Types/Uses

Zoning Districts	Required Updates	Optional Changes to Consider
LDR-1		<ul style="list-style-type: none"><li>• Reduce detached regular lot size (smaller than 11,000 sf min)</li><li>• Allow small lot detached (6,000 sf min)</li><li>• Two-family attached (twinhome)</li><li>• Two-family detached (duplex)</li></ul>
LDR-2 / LMDR		<ul style="list-style-type: none"><li>• Reduce detached small lot size (smaller than 6,000 sf min)</li><li>• Allow accessory dwelling unit</li><li>• Allow triplex and quadruplex</li></ul>
MDR		<ul style="list-style-type: none"><li>• Allow accessory dwelling unit</li></ul>
HDR-1 / HDR-2	Add stacked townhouse in one-family attached definition	

## Housing Types/Uses

### Changes identified in the Housing Types/Uses Table:

- **Stacked townhouse** – can be addressed by updating the definition of one-family attached dwelling
- **Manufactured home park** - required change due to state statute requirements

Roseville Zoning Code Update  
Proposed Housing Types/Uses Table

Zoning District	Land Use Category	Single/one-family detached (11,000 sf minimum)	Accessory dwelling unit	Small lot detached (6,000 sf minimum)	Small lot detached (4,800 sf minimum)	Cottage courtyard houses (Building Arrangement in LDR-2, MDR, HDR)	Two-family attached (twinhome)	Two-family detached (duplex)	Triplex and Quadruplex	One-family attached (townhouse/rowhouse), HORIZONTAL	Stacked townhouse, VERTICAL	Live-work unit	Multi-family dwelling, 3-8 units (apartment, loft, flat)	Multi-family dwelling, more than 8 or more units (apartment, loft, flat)	Multi-family dwelling, (upper stories in mixed-use building)	Manufactured home park
LDR-1	LDR	X P	P	X			X	X								
	MDR			X				X	X	X	X					
LDR-2/LMDR				P		P	P	P		C	C					C*
MDR					P	P	P	P	P	P	P		P	C		C*
HDR-1/HDR-2	HDR										X		X	X		
										P	P	C	P	P		C

\*Required change due to state statute requirements



## Residential Density

Zoning Districts	Current Density Standards	Required Updates
LDR-1	No maximum No minimum	<ul style="list-style-type: none"><li>• Add maximum of 8.0</li><li>• Add minimum of 1.5</li><li>• Address density gap with reduced min. lot size or adding two-family dwelling</li></ul>
LDR-2 / LMDR	Maximum of 8* No minimum	<ul style="list-style-type: none"><li>• Add minimum of 5.0</li><li>• Increase density to 12.0</li><li>• Increase minimum lot size for attached dwellings from 3,000 sf to 3,600 sf to be consistent with max. density</li></ul>
MDR	5 – 12*	
HDR-1 / HDR-2	12 – 24** 24 – 36***	<ul style="list-style-type: none"><li>• Allow densities higher than 24 by CUP</li><li>• Allow densities higher than 36 by CUP</li></ul>

## Development Scale / Building Heights

Zoning Districts	Scale Based on 2040 Comp Plan Land Use Categories	Current Zoning Building Height Maximum	Recommended Building Height Maximum
LDR-1	Small	1-family 30'	30'
LDR-2 / LMDR	Small	1-family detached 30' 2-family 30' 1-family attached 35'	<b>35'</b>
MDR	Medium	1-family detached 30' 2-family 30' 1-family attached 35' Multi-family 40'	<b>40'</b>
HDR-1 / HDR-2	Medium to large	1-family attached 35' Multi-family 45' Multi-family 65' (CUP)	<b>45'</b>

## Development Intensity / Improvement Area

**No changes recommended.**

Zoning Districts	Intensity Based on 2040 Comp Plan Land Use Categories	Current Zoning Improvement Area / Impervious Surfaces Maximum	Current Zoning Improvement Area / Impervious Surfaces Maximum
LDR-1	Low	50% / 30%	50% / 30%
LDR-2 / LMDR	Low	50% / 35%	50% / 35%
MDR	Medium	65%	65%
HDR-1 / HDR-2	Medium to high	75% 85% (CUP)	75% 85% (CUP)



**Non-Residential / Mixed Use Districts**

## Mixed Use Land Use Categories

- MU-1 Neighborhood Mixed Use (previously Neighborhood Business)
- MU-2 Community Mixed Use (previously CMU)
- MU-3 Corridor Mixed Use (previously Community Business)
- MU-4 Core Mixed Use (previously Regional Business)

## Employment Land Use Categories

- E-1 Employment (previously Office)
- E-2 Employment Center (previously Business Park)



## Housing Types/Uses in Mixed Use Districts

Zoning Districts	Required Updates	Optional Changes to Consider
MU-1 (NB)	<ul style="list-style-type: none"><li>• Small lot detached</li><li>• Two-family detached (duplex)</li><li>• Triplex and quadruplex</li><li>• One-family attached (townhouse/rowhouse)</li></ul>	<ul style="list-style-type: none"><li>• Cottage courtyard houses</li><li>• Live-work unit</li><li>• Multi-family dwelling, 3-8 units (apartment, loft, flat)</li></ul>
MU-3 (CB)	<ul style="list-style-type: none"><li>• One-family attached (townhouse/rowhouse)</li><li>• Multi-family dwelling, 3-8 units (apartment, loft, flat)</li><li>• Multi-family dwelling, 8 or more units (apartment, loft, flat)</li></ul>	<ul style="list-style-type: none"><li>• Live-work unit</li></ul>
MU-4 (RB)	<ul style="list-style-type: none"><li>• One-family attached (townhouse/rowhouse)</li><li>• Multi-family dwelling, 3-8 units (apartment, loft, flat)</li></ul>	<ul style="list-style-type: none"><li>• Live-work unit</li></ul>

## Housing Types/Uses in Mixed Use Districts

Zoning Districts	Required Updates	Optional Changes to Consider
MU-2 (CMU-1)	<ul style="list-style-type: none"><li>• Two-family detached (duplex)</li><li>• Triplex and quadruplex</li></ul>	<ul style="list-style-type: none"><li>• Cottage courtyard houses</li></ul>
MU-2 (CMU-2)	<ul style="list-style-type: none"><li>• Two-family detached (duplex)</li><li>• Triplex and quadruplex</li></ul>	<ul style="list-style-type: none"><li>• Cottage courtyard houses</li></ul>
MU-2 (CMU-3)	<ul style="list-style-type: none"><li>• Two-family detached (duplex)</li><li>• Triplex and quadruplex</li></ul>	
MU-2 (CMU-4)	<ul style="list-style-type: none"><li>• Two-family detached (duplex)</li><li>• Triplex and quadruplex</li></ul>	



## Housing Types/Uses in Mixed Use Districts

### Changes identified in the Housing Types/Uses Table

- Substantial changes for all mixed use districts

Roseville Zoning Code Update  
Non-Residential Housing Types/Uses

Zoning District	Land Use Category	Single/one-family detached (11,000 sf minimum)	Accessory dwelling unit	Small lot detached (6,000 sf minimum)	Small lot detached (4,800 sf minimum)	Cottage courtyard houses (Building Arrangement in LDR-2, MDR, HDR)	Two-family attached (twinhome)	Two-family detached (duplex)	Triplex and Quadruplex	One-family attached (townhouse/rowhouse), HORIZONTAL	Stacked townhouse, VERTICAL	Live-work unit	Multi-family dwelling, 3-8 units (apartment, loft, flat)	Multi-family dwelling, <del>more than 8 or more</del> units (apartment, loft, flat)	Multi-family dwelling, (upper stories in mixed-use building)	Manufactured home park
	MU-1			X				X	X	X						
NB				P				P	P	P	P		P	C	P	C
	MU-3										X		X	X	X	
CB										P	P		P	P	P	C
	MU-4										X		X	X	X	
RB-1										P	P		P	CP	CP	C
RB-2										P	P		P	CP	CP	C
	MU-2			X				X	X	X	X		X	X	X	
CMU-1			P	C				P	P	P	P	P	CP	C	C	C
CMU-2			P	C				P	P	P	P	P	CP	C	C	C
CMU-3								P	P	P	P	P	CP	C	C	C
CMU-4								P	P	P	P	P	CP	C	C	C

## Residential Density in Mixed Use Districts

Zoning Districts	Current Density Standards	Required Updates
MU-1 (NB)	Maximum of 12 No minimum	<ul style="list-style-type: none"><li>• Add minimum of 5.0</li></ul>
MU-3 (CB)	Maximum of 24 No minimum	<ul style="list-style-type: none"><li>• Increase maximum to 36.0</li><li>• Add minimum of 13.0</li></ul>
MU-4 (RB)	Maximum of 36 Minimum of 24	<ul style="list-style-type: none"><li>• Reduce minimum to 20.0</li><li>• Consider consolidating RB-1 and RB-2 districts</li></ul>

## Residential Density in Mixed Use Districts

Zoning Districts	Current Density Standards	Required Updates
MU-2 (CMU-1)	No maximum No minimum	<ul style="list-style-type: none"><li>• Add maximum of 20.0</li><li>• Add minimum of 10.0</li></ul>
MU-2 (CMU-2)	No maximum No minimum	<ul style="list-style-type: none"><li>• Add maximum of 30.0</li><li>• Add minimum of 15.0</li></ul>
MU-2 (CMU-3)	No maximum No minimum	<ul style="list-style-type: none"><li>• Add maximum of 30.0</li><li>• Add minimum of 15.0</li></ul>
MU-2 (CMU-4)	No maximum No minimum	<ul style="list-style-type: none"><li>• Add maximum of 36.0</li><li>• Add minimum of 20.0</li></ul>

## Development Scale / Building Heights

Zoning Districts	Scale Based on 2040 Comp Plan Land Use Categories	Current Zoning Building Height Maximum	Recommended Building Height Maximum
MU-1 (NB)	Small to medium	35'	35'
MU-3 (CB)	Medium	40'	<b>45'</b>
MU-4 (RB)	Large	Non-residential 65' Residential 100'	Non-residential 65' Residential 100'
MU-2 (CMU-1)	Medium	35'	35'
MU-2 (CMU-2)	Medium	65'	<b>50'</b>
MU-2 (CMU-3)	Medium	65'	<b>50'</b>
MU-2 (CMU-4)	Medium	65'	65'

## Development Scale / Building Heights

Zoning Districts	Scale Based on 2040 Comp Plan Land Use Categories	Current Zoning Building Height Maximum	Recommended Building Height Maximum
E-1 (O/BP)	Small to medium	60'	<b>50'</b>
E-2 (O/BP-1)	Medium to large	60'	<b>65'</b>



## Development Intensity / Improvement Area

Zoning Districts	Intensity Based on 2040 Comp Plan Land Use Categories	Current Zoning Improvement Area / Impervious Surfaces Maximum	Current Zoning Improvement Area / Impervious Surfaces Maximum
MU-1 (NB)	Low	85%	<b>75%</b>
MU-3 (CB)	High	85%	85%
MU-4 (RB)	High	85%	85%
MU-2 (CMU-1)	Medium	85%	<b>75%</b>
MU-2 (CMU-2)	Medium	85%	<b>75%</b>
MU-2 (CMU-3)	Medium	85%	<b>75%</b>
MU-2 (CMU-4)	Medium	85%	<b>75%</b>

## Development Intensity / Improvement Area

Zoning Districts	Intensity Based on 2040 Comp Plan Land Use Categories	Current Zoning Improvement Area / Impervious Surfaces Maximum	Current Zoning Improvement Area / Impervious Surfaces Maximum
E-1 (O/BP)	Low to medium	85%	<b>75%</b>
E-2 (O/BP-1)	Medium to high	85%	85%



## Remaining Required Updates to Explore

- Minimum 10% Residential Requirement in Mixed Use Districts
- BRT Overlay District – minimum density overlay
- Restructuring of Non-Residential Districts
- Green space requirements for MDR and HDR
- CUP for allowing increased density in MDR
- Allowing more housing types in LDR and MDR
- Reducing lot sizes
- Changing CMU CUP requirement for 3+ units/building



## 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

# Roseville

# Zoning Code Update

## Examples of Housing Types

Typical one-family detached



Small lot detached



Cottage courtyard



Multi-family dwelling, more than 8 units



Multi-family (upper stories in mixed use building)



Live-work unit



Two-family attached (duplex)



Two-family attached (twinhome)



Triplex and quadruplex



Accessory dwelling unit



Manufactured home park



One-family attached, horizontal (townhouse/rowhouse)



Stacked townhouse (vertical)



Multi-family dwelling, 3 to 8 units

