


ROSEVILLE
VARIANCE BOARD
REGULAR MEETING AGENDA

Wednesday, March 3, 2021 at 5:30 p.m.

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

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

1. **Call to Order**
2. **Roll Call & Introductions**
3. **Approval of Agenda**
4. **Review of Minutes:** December 2, 2020
5. **Public Hearing**
 - a. Consider a **variance** to allow a reduction in the number of required trees and shrubs to be planted on the Twin Lakes Senior residential project site at 2730 Herschel Street (PF21-002).
6. **Adjourn**



**Variance Board Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, December 2, 2020 – 5:30 p.m.**

Pursuant to Minn. Stat. 13.D.021, Variance Board 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 Sparby called to order the regular meeting of the Variance Board meeting at
3 approximately 5:30 p.m. and reviewed the role and purpose of the Variance Board.
4
- 5 **2. Roll Call & Introductions**
6 At the request of Chair Sparby, City Planner Thomas Paschke called the Roll.
7
8 **Members Present:** Chair Peter Sparby; Vice Chair Michelle Pribyl; and Member
9 Michelle Kruzel.
10
11 **Members Absent:** None
12
13 **Staff Present:** City Planner Thomas Paschke, Senior Planner Bryan Lloyd,
14 Community Development Director Janice Gundlach and
15 Community Development Department Assistant Staci Johnson.
16
- 17 **3. Approval of Agenda**
18
19 **MOTION**
20 **Member Pribyl moved, seconded by Member Kruzel to approve the agenda as**
21 **presented.**
22
23 **Ayes: 3**
24 **Nays: 0**
25 **Motion carried.**
26
- 27 **4. Review of Minutes: November 4, 2020**
28 **MOTION**
29 **Member Kruzel moved, seconded by Member Pribyl to approve the November 4,**
30 **2020 meeting minutes.**
31
32 **Ayes: 3**
33 **Nays: 0**
34 **Motion carried.**
35
- 36 **5. Public Hearing**
37 Chair Sparby reviewed protocol for Public Hearings and public comment and opened the
38 Public Hearing at approximately 5:36 p.m.

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

a. Consider a Variance to City Code §1004.08.B (Structure Setbacks) to allow a proposed garage addition to encroach into a required side yard setback at 1114 Autumn Street (PF20-033).

Senior Planner Lloyd reviewed the variance request for this property, as detailed in the staff report dated December 2, 2020.

Member Pribyl asked in regard to the drainage, two feet is pretty narrow and wondered if there was any concession about potential for doing some regrading between the two properties.

Mr. Lloyd explained looking at Ramsey County’s contours and looking at the elevation lines on the online maps, it does appear to be fairly flat for this area. For that reason, it could be a challenge to change the grade too much. In his conversations with the neighboring homeowner, she perceives the ground between the two garages to be somewhat lower recently than what it has been in past years. Building more structure in that area takes care of the problem of ground being low but as a part of the permit review process staff would look to see that drainage is maintained.

Chair Sparby thought this seemed a little outside the scope of the variance. In looking at the garage, the City is getting into where the water is going, and he would like to almost leave it up to the homeowner. He would not want to put too much restriction on where the water is run. He asked if staff felt it was necessary or just a recommendation.

Mr. Lloyd explained if there are drainage issues today with less roof space and more infiltrating area, increasing the amount of roof space and decreasing the amount of potential infiltration area hastens the progress of any water headed in that direction. It may not make a huge difference but making sure water is not taken directly from the roof and putting some velocity out of a downspout extension across that property, it may not make a tremendous difference but might help some. This is not a one-of-a-kind condition.

Mr. Jordan Cabak, applicant, 1114 Autumn Street, addressed the Commission.

Chair Sparby asked if Mr. Cabak saw it as an issue, where the potential condition regarding where the downspout goes and is there enough area to run it in a different location.

Mr. Cabak indicated currently the downspout runs toward the street in the front yard and part of the issue with that is that the lower area between the garages does not necessarily make its way into the street and stays in the low area. With some additional grading that issue can be addressed. He noted he would not want to point the downspout towards the rear property line due to being so close to the property line already.

86 Member Pribyl thanked Mr. Cabak for his thoughtfulness. Looking at the downspout
87 orientation and looking for a solution on grading between the garages.
88

89 No one wished to address the Commission.
90

91 Chair Sparby closed the public hearing at 5:51 p.m.
92

93 **MOTION**

94 **Member Pribyl moved, seconded by Member Kruzel, adoption of Variance**
95 **Board Resolution No. 153 (Attachment D), entitled “A Resolution Approving a**
96 **Variance to Roseville City Code §1004.08.B, Residential Setbacks, at 1114**
97 **Autumn Street (PF20-033).”**
98

99 **Ayes: 3**

100 **Nays: 0**

101 **Motion carried.**
102

103 **6. Adjourn**
104

105 **MOTION**

106 **Member Kruzel, seconded by Member Pribyl, to adjourn the meeting at 5:55**
107 **p.m.**
108

109 **Ayes: 3**

110 **Nays: 0**

111 **Motion carried.**
112

Prepared By



Agenda Section
Public Hearings

Janice Gundlach

Item Description: Consider a Variance pursuant to §1011.03.A.3.e.ii and §1011.03.A.3.e.v of the City Code to allow a reduction in the number of required trees and shrubs to be planted on the Twin Lakes Senior residential project site (PF21-002)

1 APPLICATION INFORMATION

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

9 **LEVEL OF DISCRETION IN DECISION MAKING:** Actions taken on a Variance request is quasi-
10 judicial; the City’s role is to determine the facts associated with the request and weigh those facts
11 against the legal standards in State Statutes and City Code.

12 REVIEW OF REQUEST

13 Roseville Leased Housing Associates II, LLP, a subsidiary of Dominion, Incorporated, in
14 cooperation with the property owner, Roseville Investment Partners LLC, also known as Launch
15 Properties, is seeking a variance for Twin Lakes Senior from the required landscaping standards
16 for multi-family residential developments or §1011.03.A.3.e.ii and §1011.03.A.3.e.v which
17 requires the following:

- 18 *ii. Multi-Family residential dwellings shall require 1 canopy or evergreen tree per dwelling*
- 19 *unit.*
- 20 *v. Except for one and two-family dwellings, shrubs shall be required at the greater of the*
- 21 *following:*
- 22
 - *6 shrubs per 1000 square feet of gross building floor area; or*
 - 23 *6 shrubs per 50 lineal feet of site perimeter.*

24 The Planning Division has completed an assessment of these standards as they apply to the
25 proposed Twin Lakes Senior project and conclude the following would be required:

- 26 • The proposed 277 units of housing requires 277 canopy or evergreen trees;
- 27 • The building’s gross floor area is 306,475, requiring 1,840 shrubs;
- 28 • The lot perimeter encompasses 1,982.03 lineal feet requiring 278 shrubs.

29 Twin Lakes Senior apartments will be constructed on the northeastern-most lot, known as Lot 2,
30 Block 1, Twin Lakes 3rd Addition. The preliminary landscape plan currently includes 124 trees –
31 69 canopy/evergreen trees and 55 ornamental trees and 543 shrubs (Attachment C). BKV Group
32 has developed this landscape plan to maximize the number of trees and shrubs that can be
33 properly planted according to generally-acceptable industry standards for tree and shrubbery
34 spacing. BKV Group has also developed an illustration of 277 trees required for their Twin
35 Lakes Senior development. This illustration (Attachment D) indicates tree plantings well beyond
36 the lot boundaries and encroaching into the neighboring Oasis development site.

37 BKV Group provides the following tree planting strategy regarding the Twin Lakes Senior site
38 (Also see Attachment E):

39 Our proposed project has 277 units so the required number of trees would be 277. We do not
40 believe the site will support the required number of trees for multiple reasons.

- 41 • The average canopy size of a tree at 15 years of growth is approximately 30 feet
42 diameter, occupying a space of 706 sf. The area of canopy and root zone for 277 trees
43 would be 195,700 sf, or approximately 4.5 acres of land. Our site has 1.96 acres of
44 pervious area that can support tree growth.
- 45 • We are proposing 124 trees at this time and we feel that is the right number for plant
46 health, solar access and the desire for shade, pollution control and the rest of the benefits
47 that trees provide. At 706 sf per tree this quantity will provide complete coverage of the
48 site's 1.96 acres of open space at 15 years of growth.

49 BKV Group provides the following shrub and perennial planting strategy regarding the Twin
50 Lakes Senior site (Also see Attachment E):

- 51 • Our intent is to provide shrub and perennial plantings in mass planting beds around the
52 entire building foundation and at select areas where accent plantings will occur, such as
53 primary entries and amenity spaces. The proposed shrub count for foundation and accent
54 planting is 543 shrubs which provides space for shrubs to grow to their mature size while
55 allowing for healthy air circulation, watering and care. When mature this shrub mix will
56 provide nearly complete coverage of the building foundation and screening where planted
57 for such intent. Perennial plantings will also be provided where space permits and
58 additional accent plantings are desired.

59 **PLANNING DIVISION COMMENTS**

60 Over the past year the City has approved three variances for similar reasons, all for multi-family
61 projects that could not accommodate the required number of trees and shrubs prescribed by the
62 Code. Staff would note, if the site were redeveloped with a commercial/office building, it would
63 be required to install the greater of the length of the site's perimeter or the overall building
64 square footage. The perimeter of the adjacent, yet to be built, Twin Lakes Station commercial
65 lot equals 2,696 feet, which when divided by 50, equating to a requirement for 54 trees.
66 Similarly, the commercial development proposed consists of 55,000 square feet of retail, which
67 is divided by 1,000, equating to 55 trees. For shrubbery the calculations would be 324 shrubs
68 based on site perimeter and 330 shrubs based on building gross floor area. This comparison is

69 relevant in that the retail component of the project is comparable in land area, yet demands far
70 fewer requirements for trees and shrubs.

71 As for the requirement of §1011.03.A.3.e.ii, and §1011.03.A.3.e.v, Planning Division staff has
72 determined the requirement for multifamily housing to be incompatible when other zoning
73 factors are taken into account. More specifically, this is evident when a site develops at its
74 maximum allowed density. When this occurs, green space is limited to that which is required
75 under the code or slightly more, which doesn't allow enough planting space to meet the high
76 standard of one tree per dwelling unit. Further, it may not be appropriate to apply the same tree
77 standard to a multifamily residential project located in the Community Mixed-Use district as is
78 applied to single family homes or commercial developments. Planning Division staff believes
79 the above noted factors, when reviewed against the standard of one tree per dwelling unit, may
80 be excessive.

81 VARIANCE ANALYSIS

82 Section 1009.04C of the City Code establishes a mandate that the Variance Board make five
83 specific findings about a variance request as a prerequisite for approving the variance. Planning
84 Division staff has reviewed the application and offer the following draft findings:

85 a. *The proposal is consistent with the Comprehensive Plan.* Planning Division staff find the
86 proposed development is consistent with the 2040 Comprehensive Plan's Goals and
87 Strategies as Twin Lakes Senior achieves compliance with the following Plan Strategies:

- 88 • Create flexible development standards for new residential developments that allow
89 innovative development patterns and more efficient densities that protect and enhance the
90 character, stability, and vitality of residential neighborhoods.
- 91 • Develop zoning regulations and policies to provide for a variety of housing types and
92 densities to support a wide range of housing alternatives for current and future residents.
93 This includes housing types that are sensitive to the cultural diversity of the city.
- 94 • Establish public-private partnerships to ensure life-cycle housing throughout that city to
95 attract and retain a diverse mix of people, family types, economic statuses, ages, etc.
- 96 • Encourage improvements to the connectivity and walkability between and within the
97 community's neighborhoods, gathering places, and commercial areas through new
98 development, redevelopment, and infrastructure projects.
- 99 • Promote and support the redevelopment of physically and economically obsolete or
100 underutilized property.
- 101 • Revise the commercial zoning districts to reflect the mixed-use development priorities
102 expressed in this Plan.

103 b. *The proposal is in harmony with the purposes and intent of the zoning ordinances.* As
104 preliminarily proposed, the landscape planting plan for Twin Lakes Senior is in harmony
105 with the purpose and intent of the zoning ordinance. Specifically, the landscape plan
106 maximizes the sites green space with the installation of 124 trees that can properly grow to
107 maturity based on national tree planting standards, and thus puts forth an equitable number of
108 trees for the subject lot. Similarly, a minimum of 543 shrubs and perennials will be designed
109 to take advantage of their location and compliment aspects of the development site. Staff
110 would further note the proposed tree planting plan was developed based upon the remaining
111 green space suitable for trees, whereas the Code standard is predicated on providing trees
112 based upon the number of residential dwelling units only. Likewise, the Code only considers

113 the building’s overall square footage as a standard for requiring shrubs and perennials to be
114 planted on the Twin Lakes Senior site, and does not consider more germane factors like
115 remaining green space and planting standards. For these reasons, Planning Division staff
116 believes the proposal is consistent with the intent of the zoning ordinances and a variance is
117 warranted as the applicant has demonstrated a practical difficulty from complying with the
118 tree installation standard.

119 **c.** *The proposal puts the subject property to use in a reasonable manner.* Planning Division
120 staff believes a landscape plan maximizing the remaining green space with a minimum of
121 124 trees and 543 shrubs that can properly grow to maturity puts the property to use in a
122 reasonable manner.

123 **d.** *There are unique circumstances to the property which were not created by the landowner.*
124 The lot on which Twin Lakes Senior will be constructed is not necessarily unique, however
125 the Planning Division staff would contend the Code requirement of §1011.03.A.3.e.ii and
126 §1011.03.A.3.e.v are the unique circumstance driving this variance. To this point, a
127 commercial/office development on a larger lot directly south of the subject development
128 would be required to install a maximum of 55 trees and 325 shrubs per the Code stipulations.
129 The requirements in §1011.03.A.3.e.ii and §1011.03.A.3.e.v result in a much greater standard
130 for tree and shrub installation, due to the residential use, that does not appear to take into
131 account limiting factors of a site development or redevelopment such as easements, available
132 green space, and tree planting standards, all of which impact the amount of trees and shrubs a
133 lot can sustain.

134 **e.** *The variance, if granted, will not alter the essential character of the locality.* Although this
135 variance seeks a maximum deviation from §1011.03.A.3.e.ii of 103 trees and from
136 §1011.03.A.3.e.v of 1,296 shrubs, the proposed landscape plan provides the maximum
137 number of trees at maturity and will provide for the maximum number of shrubs and
138 perennials based on spacing standards, yet exceeds its counterpart commercial/office
139 development on a larger lot to the south by 77 trees and 135 shrubs and perennials. The
140 proposed landscape plan accounts for other Code requirements intending to enhance or
141 beautify the site development. Based on these items, the Planning Division staff has
142 determined the variance, if granted, will not alter or significantly change the character of the
143 property or the adjacent neighborhood.

144 **f.** Section 1009.04 (Variances) of the City Code also explains that the purpose of a variance is
145 “to permit adjustment to the zoning regulations where there are practical difficulties
146 applying to a parcel of land or building that prevent the property from being used to the
147 extent intended by the zoning.” The Twin Lakes Senior proposal appears to compare
148 favorably with all of the above requirements essential for approving this variance.
149 Specifically, upon achieving proper tree spacing requirements, it appears only 124 trees and
150 543 shrubs can be planted before crowding each other and potentially damaging the
151 remaining required landscaping over time. The number of trees, shrubs, and perennials a site
152 can support directly relates to the land area remaining after meeting Design Standards and
153 Regulating Plan requirements of the Commercial and Mixed-Use District. Further, the Code
154 requirement for multifamily seems excessive when compared to what is required for
155 commercial/office development on a similarly sized lot or even compared to what is required
156 for single family development.

157 Lastly, it's worth noting the Scope of Work related to the Zoning Code update included revising
158 the landscaping standards in recognition several variances of this type have been previously
159 approved. Unfortunately, it will be several more months before that can be accomplished, so a
160 variance is the only legislative means to proceed at this time.

161 **VARIANCE BOARD ACTION**

162 **By Motion, Adopt a Variance Board Resolution** (Attachment F) approving a variance to
163 §1011.03.A.3.e.ii, multi-family tree requirements and §1011.03.A.3.e.v shrub installation
164 requirements of the Roseville Zoning Code to allow Twin Lakes Senior (Lot 2, Block 1, Twin
165 Lakes 3rd Addition) to install a minimum of 124 trees when 277 trees are required, and a
166 minimum of 543 shrubs when 1,840 shrubs are quired, subject to the following condition:

- 167 **a.** The final landscape plan for Twin Lakes Senior shall include a minimum of 124 trees; a
168 minimum of 543 shrubs; and be substantially similar to the preliminary landscape plan
169 attached to the RPCA dated March 3, 2021.

170 **ALTERNATIVE ACTIONS**

- 171 **a.** Pass a motion to table the item for future action. An action to table must be tied to the need
172 of clarity, analysis and/or information necessary to make a recommendation on the request.
- 173 **b.** Pass a motion denying the proposal. An action to deny must include findings of fact
174 germane to the request.

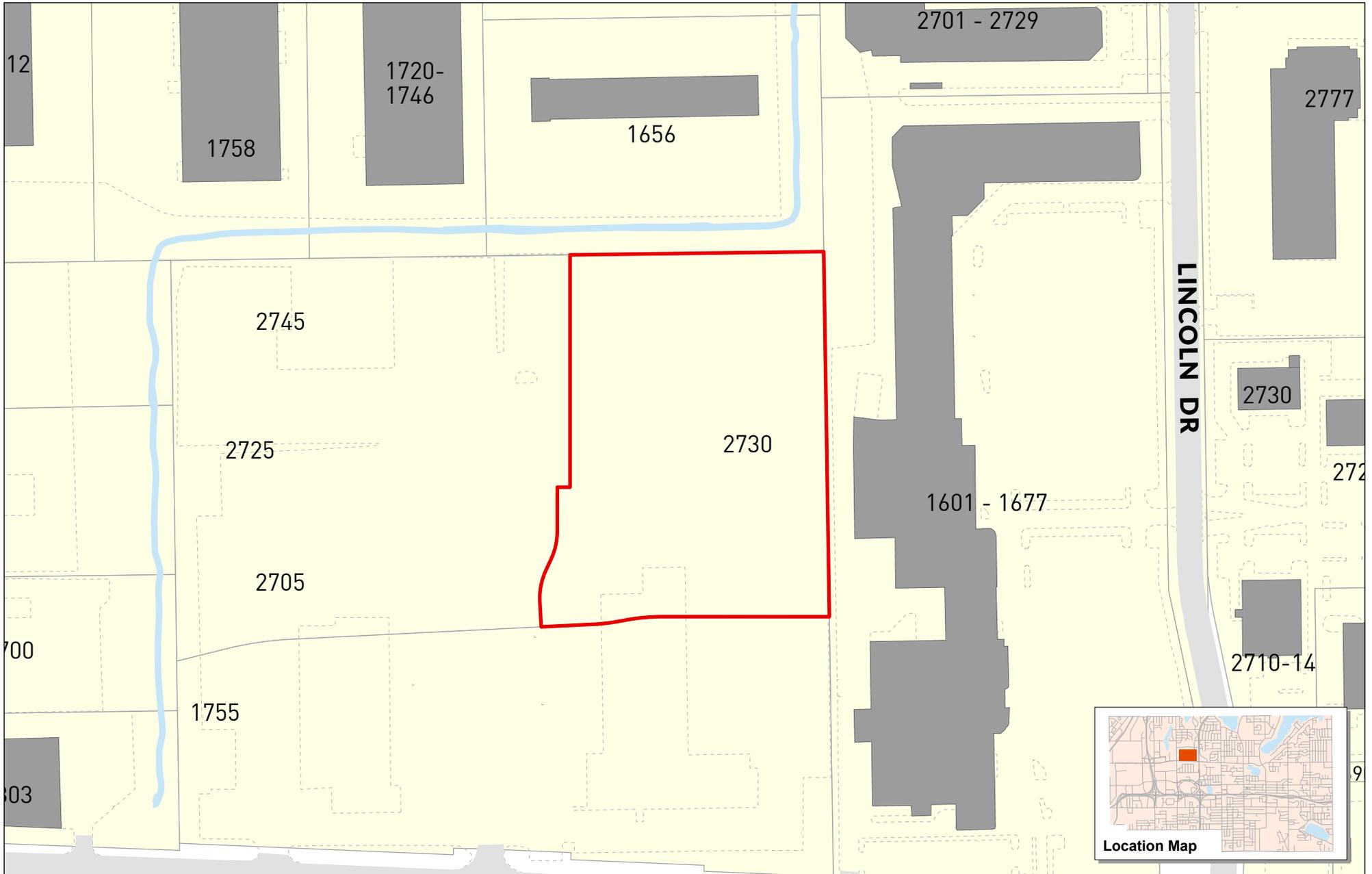
175 **NEXT STEPS**

176 The decision of the Variance Board is final unless an appeal is filed. The appeal period remains
177 open for 10 days from the date of the decision, and an appeal may be made either by the
178 applicant or by another Roseville property owner. An appeal must be submitted in writing to the
179 City Manager by noon on March 15, 2021, for a hearing before the Board of Adjustments and
180 Appeals.

Report prepared by: Thomas Paschke, City Planner | 651-792-7074
thomas.paschke@cityofroseville.com

Attachments: A. Area map B. Aerial map C. Preliminary landscape plan
 D. Tree illustration E. Narrative F. Draft Resolution

Attachment A for Planning File 20-009



Location Map

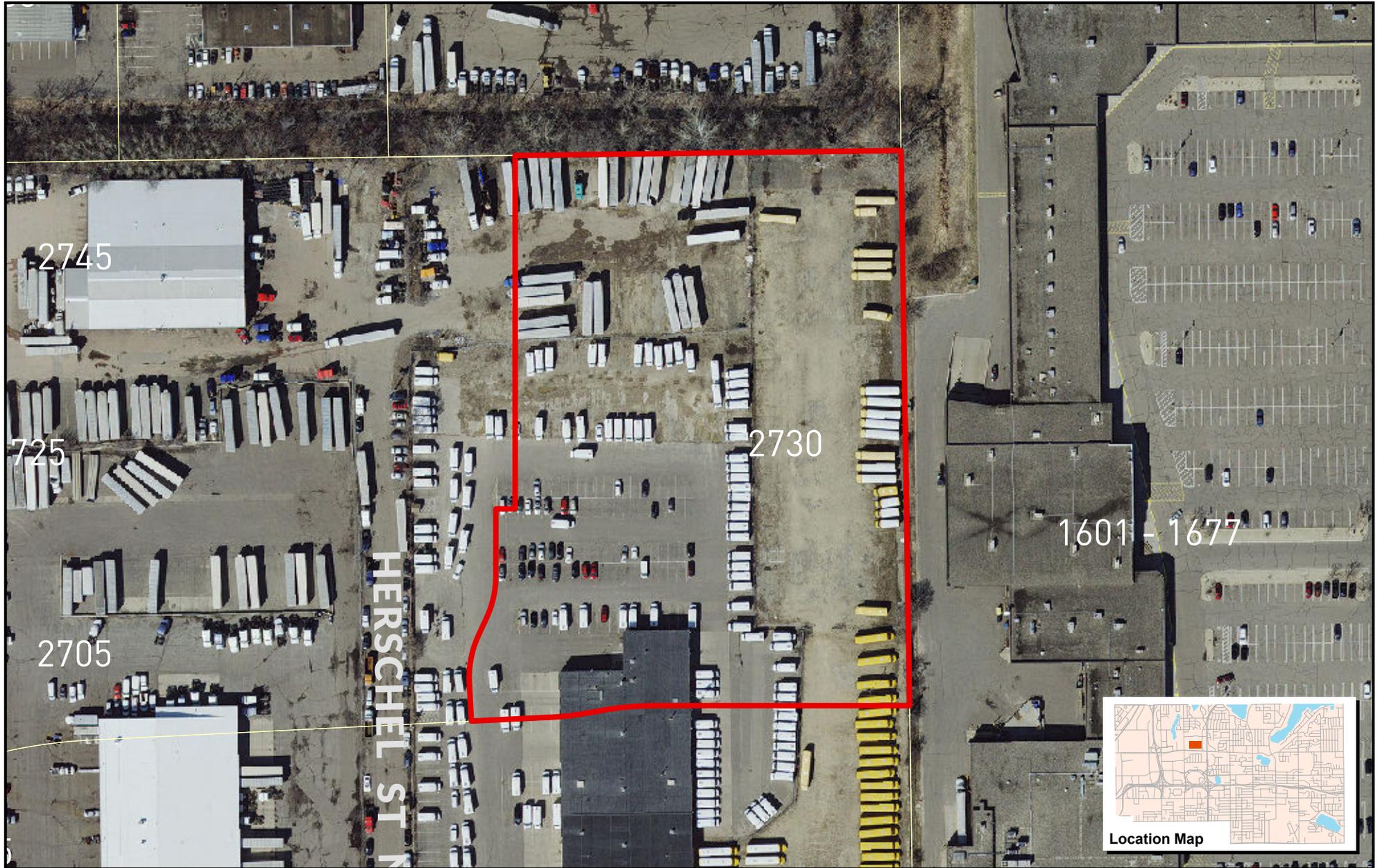


Data Sources
 * Ramsey County GIS Base Map (1/4/2021)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

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 20-009



Disclaimer

Data Sources

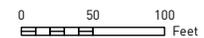
- * Ramsey County GIS Base Map (11/4/2021)
- * Aerial Data: Surdex (4/2020)

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



**ROSEVILLE
SENIOR
APARTMENTS**

ISSUE #	DATE	DESCRIPTION
	02/25/2021	CITY RESUBMITTAL

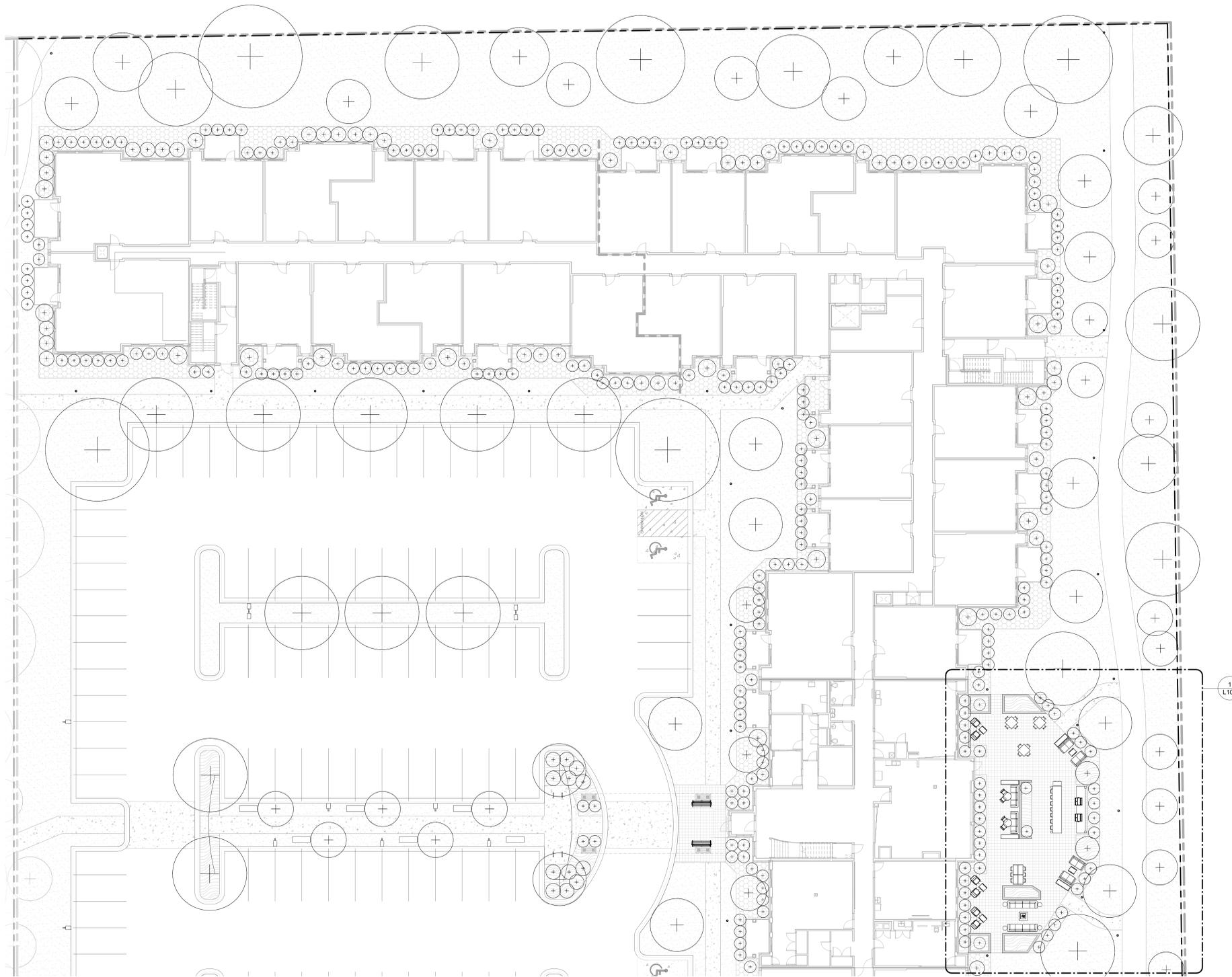
NOT FOR
CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	1393-164

SHEET TITLE

**SITE - PLANTING
PLAN NORTH**

L103



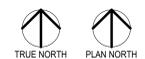
PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
ORNAMENTAL TREES				
9	AG	AUTUMN BRILLIANCE SERVICEBERRY	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	1.5" CAL.
5	BO	IRON WOOD	<i>Betulaaceae Ostrya virginiana</i>	1.5" CAL.
13	BP	WHITESPIRE BIRCH (CLUMP)	<i>Betula populifolia 'Whitespire'</i>	2.5" CAL.
6	FC	EASTERN REDBUD	<i>Fabaceae Cercis canadensis</i>	1.5" CAL.
13	MH	HARVEST GOLD CRABAPPLE	<i>Malus 'Harvestgold'</i>	2" CAL.
4	RC	HAWTHORN	<i>Rosaceae Crataegus spp.</i>	1.5" CAL.
5	SR	IVORY SILK JAPANESE TREE LILAC	<i>Syringa reticulata 'Ivory Silk'</i>	1.5" CAL.
DECIDUOUS TREES				
7	FS	HONEY LOCUST	<i>Fabaceae Glodictya triacanthos</i>	2.5" CAL.
6	GB	PRINCETON SENTRY GINKGO	<i>Ginkgo biloba 'Princeton Sentry'</i>	2.5" CAL.
5	GD	KENTUCKY ESPRESSO COFFEE TREE	<i>Gymnocladus dioica 'Espresso-JFS'</i>	2.5" CAL.
14	NN	BLACK TUPELO	<i>Nyssaceae Nyssa sylvatica</i>	2.5" CAL.
7	FJ	MOUNTAIN SENTINEL ASPEN	<i>Populus tremuloides 'JFS-colum'</i>	#15 CONT.
14	PT	PAIRIE GOLD ASPEN	<i>Populus tremuloides 'NEA0'</i>	#2' B&B
DECIDUOUS SHRUBS				
34	Cb	IVORY HALO DOGWOOD	<i>Cornus alba 'Bailhali'</i>	#5 CONT.
166	Ds	BUTTERFLY BUSH HONEYSUCKLE	<i>Diervilla sessilifolia 'Butterfly'</i>	#5 CONT.
26	Ra	GROW LOW FRAGRANT SUMAC	<i>Rhus aromatica 'Grow Low'</i>	#5 CONT.
45	Sm	DWARF KOREAN LILAC	<i>Syringa meyeri 'Palibin'</i>	#5 CONT.
136	Ss	SEM FALSE SPIREA	<i>Sorbaria sorbifolia 'Sem'(PP16.336)</i>	#2 CONT.
CONIFEROUS TREES				
11	AC	CONCOLOR FIR	<i>Abies concolor</i>	6' B&B
3	CT	NORTHERN WHITE CEDAR	<i>Cupressaceae Thuja occidentalis</i>	2.5" CAL.
2	PA	CUPRESSINA SPRUCE	<i>Picea abies 'Cupressina'</i>	6' B&B
CONIFEROUS SHRUBS				
26	Cp	KING'S GOLD CHAMAECYPARIS	<i>Chamaecyparis pisifera 'King's gold'</i>	#5 CONT.
33	JC	MANEY JUNIPER	<i>Juniperus chinensis 'Maney'</i>	#5 CONT.
32	JA	SKYROCKET JUNIPER	<i>Juniperus scopulorum 'Skyrocket'</i>	6' B&B
17	Tc	TECHNITO ARBORVITAE	<i>Thuja occidentalis 'Ballphr' (PP15, 850)</i>	6' B&B
28	TR	RUSHMORE ARBORVITAE	<i>Thuja occidentalis 'Rushmore'</i>	6' B&B

*PLANT SCHEDULE SHOWN FOR REFERENCE ONLY, FINAL QUANTITIES TBD

GRAPHIC LEGEND:

STANDARD GRAY CONCRETE, ROOM FINISHED, TYP.	CIP COLORED CONCRETE, 2" X 2" TYP. JOINTING, PATTERN BROOM FINISHED, GEMSTONE HARDWAX MIT (CPC-102).	BITUMINOUS PATHWAY, SEE CIVIL.
PLANTING BED, SHREDED HARDWOOD MULCH CONDITION, 3" MIN. DEPTH, TYP.	PLANTING BED, ROCK MULCH CONDITION, 3/8" TRAP ROCK CLEAN, FILTER FABRIC UNDERLAYMENT, TYP.	



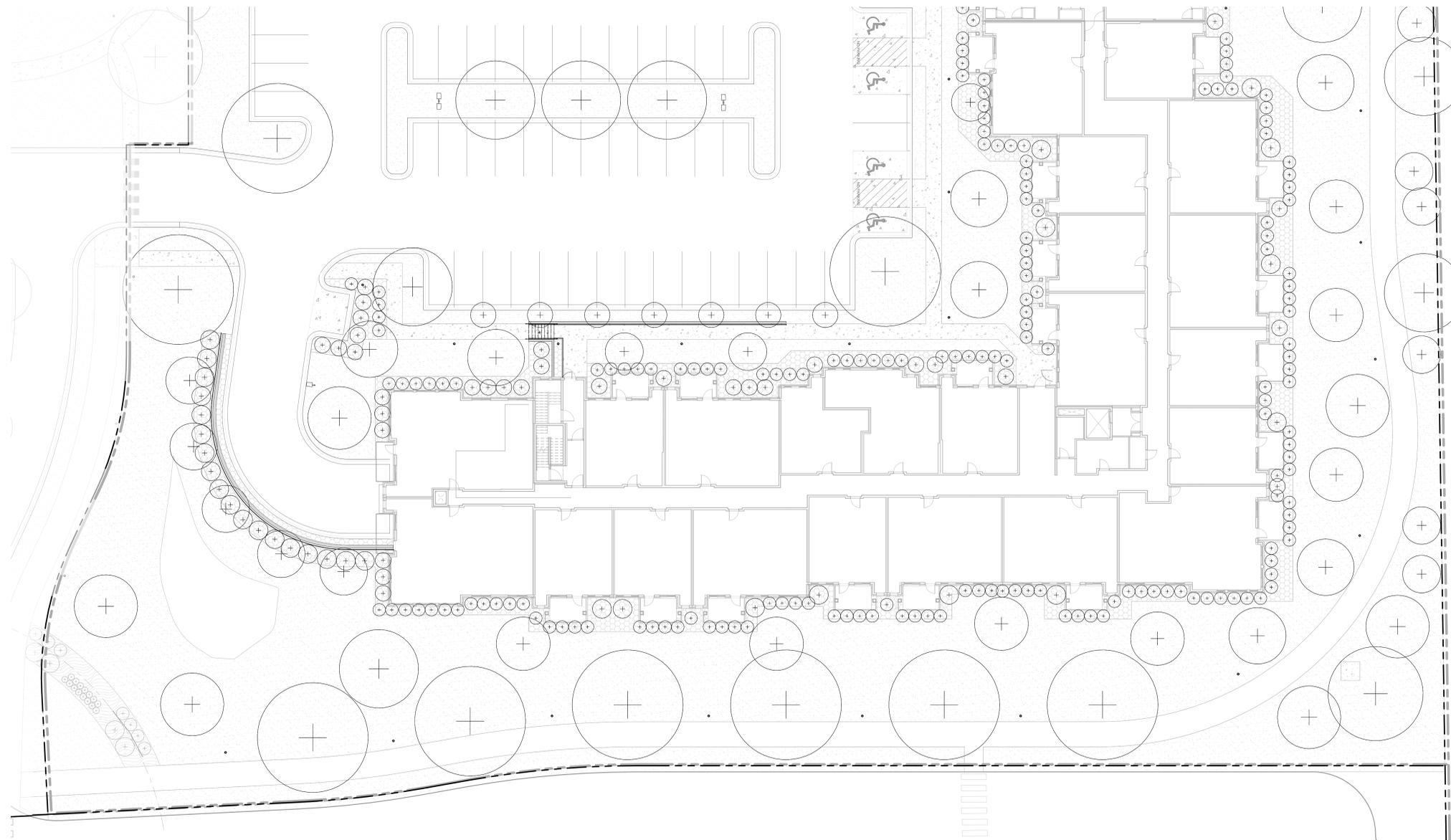
TRUE NORTH PLAN NORTH

1 SITE - PLANTING PLAN NORTH
L103 1/16" = 1'-0"

PROJECT TITLE

**ROSEVILLE
SENIOR
APARTMENTS**

ISSUE #	DATE	DESCRIPTION
	02/25/2021	CITY RESUBMITTAL

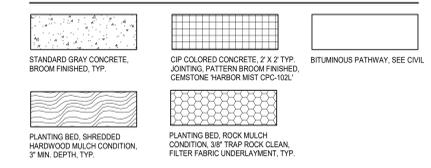


PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
ORNAMENTAL TREES				
9	AD	AUTUMN BRILLIANCE SERVICEBERRY	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	1.5" CAL.
5	BO	IRON WOOD	<i>Betulaaceae Ostrya virginiana</i>	1.5" CAL.
13	BP	WHITESPIRE BIRCH (CLUMP)	<i>Betula populifolia 'Whitespire'</i>	2.5" CAL.
6	FC	EASTERN REDBUD	<i>Fabaceae Cercis canadensis</i>	1.5" CAL.
13	MH	HARVEST GOLD CRABAPPLE	<i>Malus 'Harvest Gold'</i>	2" CAL.
4	RC	HAWTHORN	<i>Rosaceae Crataegus spp.</i>	1.5" CAL.
5	SR	IVORY SILK JAPANESE TREE LILAC	<i>Syringa reticulata 'Ivory Silk'</i>	1.5" CAL.
DECIDUOUS TREES				
7	FG	HONEY LOCUST	<i>Fabaceae Gleditsia triacanthos</i>	2.5" CAL.
6	GB	PRINCETON SENTRY GINKGO	<i>Ginkgo biloba 'Princeton Sentry'</i>	2.5" CAL.
5	GD	KENTUCKY ESPRESSO COFFEE TREE	<i>Gymnocladia dioica 'Espresso-JFS'</i>	2.5" CAL.
14	NN	BLACK TUPELO	<i>Nyssaceae Nyssa sylvatica</i>	2.5" CAL.
7	PJ	MOUNTAIN SENTINEL ASPEN	<i>Populus tremuloides 'JFS-column'</i>	#15 CONT.
14	PT	PRAIRIE GOLD ASPEN	<i>Populus tremuloides 'NEAr'</i>	2" B&B
DECIDUOUS SHRUBS				
34	CD	NORV HALO DOGWOOD	<i>Cornus alba 'Balthaz'</i>	#5 CONT.
166	Ds	BUTTERFLY BUSH HONEYSUCKLE	<i>Diervilla sessilifolia 'Butterfly'</i>	#5 CONT.
26	Ra	GROW-LOW FRAGRANT SUMAC	<i>Rhus aromatica 'Grow-Low'</i>	#5 CONT.
45	Sm	DWARF KOREAN LILAC	<i>Syringa meyeri 'Palbin'</i>	#5 CONT.
136	Ss	SEM FALSE SPIREA	<i>Sorbaria sorbifolia 'Sem'</i> (PP16.336)	#2 CONT.
CONIFEROUS TREES				
11	AC	CONCOLOR FIR	<i>Abies concolor</i>	6" B&B
3	CT	NORTHERN WHITE CEDAR	<i>Cupressaceae Thuja occidentalis</i>	2.5" CAL.
2	PA	CUPRESSINA SPRUCE	<i>Picea abies 'Cupressina'</i>	6" B&B
CONIFEROUS SHRUBS				
26	Cd	KING'S GOLD CHAMAECYPARIS	<i>Chamaecyparis pisifera 'King's gold'</i>	#5 CONT.
33	Jc	MANEY JUNIPER	<i>Juniperus chinensis 'Maney'</i>	#5 CONT.
32	Ja	SKYROCKET JUNIPER	<i>Juniperus scopulorum 'Skyrocket'</i>	6" B&B
17	Tc	TECHNITO ARBORVITAE	<i>Thuja occidentalis 'Ballochri' (PH15, 850)</i>	6" B&B
28	TR	RUSHMORE ARBORVITAE	<i>Thuja occidentalis 'Rushmore'</i>	6" B&B

*PLANT SCHEDULE SHOWN FOR REFERENCE ONLY, FINAL QUANTITIES TBD

GRAPHIC LEGEND:



1 SITE - PLANTING PLAN SOUTH
L104
1/16" = 1'-0"

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	1393-164

**SITE - PLANTING
PLAN SOUTH**

SHEET NUMBER

L104

CONSULTANTS

PROJECT TITLE

ROSEVILLE
SENIOR
APARTMENTS

ISSUE # DATE DESCRIPTION

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY: SB
CHECKED BY: BH
COMMISSION NUMBER: 1393-164

SHEET TITLE
**LANDSCAPE
REFERENCE
PLAN**

SHEET NUMBER

L001

GENERAL NOTES

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE)
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN
- EXISTING CONTOURS, TRAILS, VEGETATION, CURBS/GUTTERS AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNSUITABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SODSEDSED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 10 BRANCHES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 8' ABOVE FINISHED GRADE
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR
- LANDSCAPE CONTRACTOR SHALL WARRANT NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED
- PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

IRRIGATION NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODSEDSED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/ANN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNSUITABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB

SURVEY NOTES

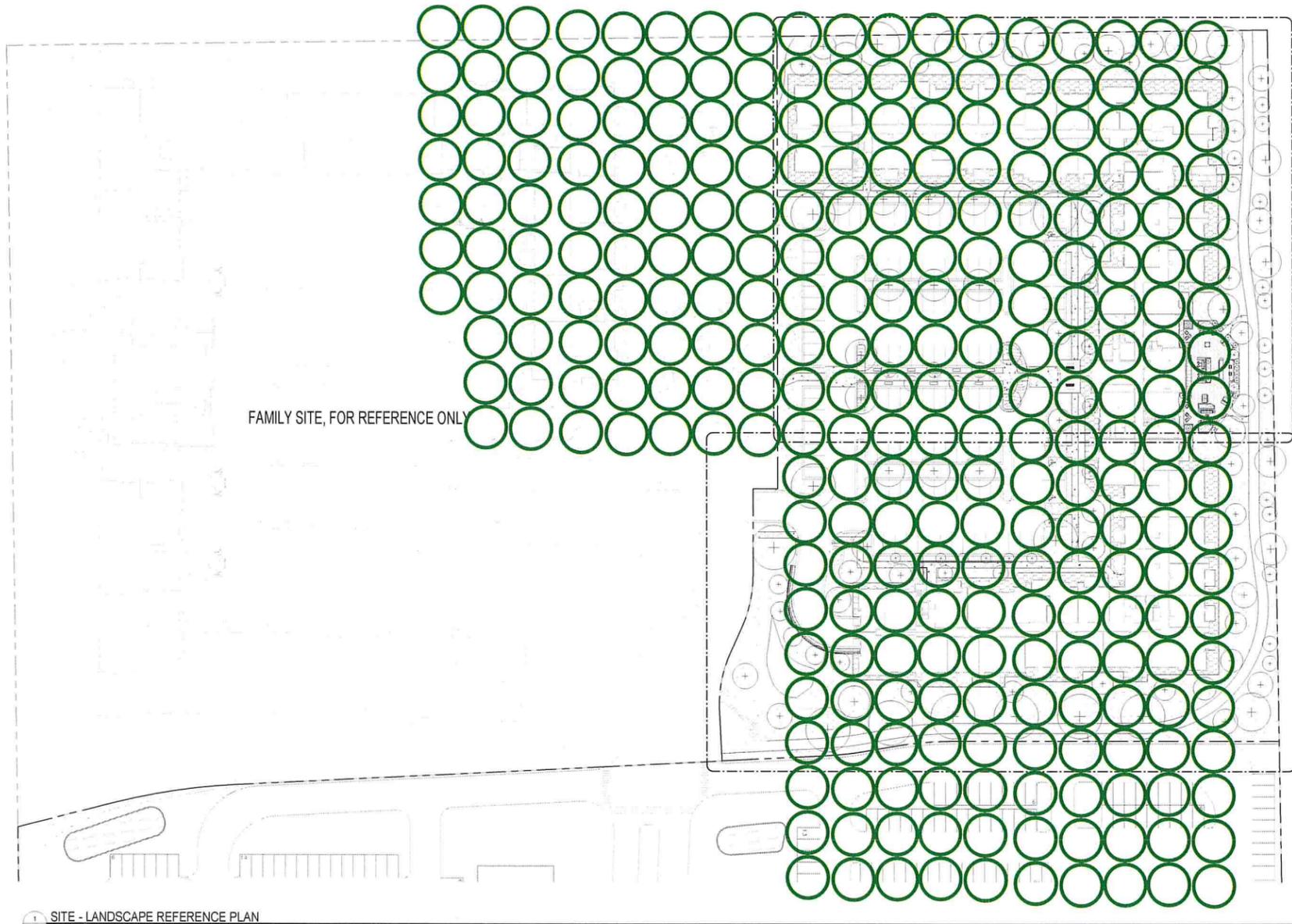
- ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS
- THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS AND EXISTING SITE GRADES PRIOR TO THE START OF WORK
- ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED

SITE PLAN NOTES

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS

SHEET INDEX:

SHEET NUMBER	SHEET NAME	ISSUE 01	ISSUE 02	ISSUE 03	ISSUE 04	ISSUE 05	ISSUE 06
1 - GENERAL INFORMATION							
L001	LANDSCAPE REFERENCE PLAN						
3 - STANDARD SHEETS							
L100	SITE - LANDSCAPE PLAN NORTH						
L101	SITE - LANDSCAPE PLAN SOUTH						
L102	AMENITY COURTYARD - LANDSCAPE PLAN						
L103	SITE - PLANTING PLAN NORTH						
L104	SITE - PLANTING PLAN SOUTH						
L105	AMENITY COURTYARD - PLANTING PLAN						
L300	CONSTRUCTION DETAILS						



1 L001 SITE - LANDSCAPE REFERENCE PLAN
1" = 40'-0"



March 6, 2020

Written Narrative – Twin Lakes Senior Variance

Roseville Leased Housing Associates II, LLLP, the future owner of the proposed Twin Lakes Senior Apartments, is requesting a variance for Section 1011.03 and the required number of trees to be planted from the Roseville City Council. The below narrative is intended to explain the variance request and why the overall project aligns with the City of Roseville's plan for the site.

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

The proposed landscaping plan does not provide enough canopy/evergreen trees as required by City Code. Multifamily residential dwellings are required to plant 1 evergreen or canopy tree per dwelling unit. The project is required to plant 277 canopy trees, which is not practical given the ratio of developed area to open area. For high density multifamily projects in mixed use areas, as the site is, planting one tree per unit is not practical. The project must use a significant portion of the site as surface parking to meet parking requirements, and also must cover a significant portion of the site with the building footprint due to building height restrictions. The remaining open space is being used to provide amenities such as the playground and pool, and open spaces that are desired by residents. In order to meet the tree planting requirements, these open spaces would need to be heavily planted with trees, and would be unusable to tenants.

Although the project will not be able to meet the required amounts, the proposed Landscape Plan will provide 93 total trees which includes deciduous canopy trees, evergreen trees, and ornamental flowering trees and a mix of various plantings, which are further detailed in the landscape plan.

- ii. *Multi-Family residential dwellings shall require 1 canopy or evergreen tree per dwelling unit. 277 required, 124 proposed*
- v. *Except for one and two-family dwellings, shrubs shall be required at the greater of the following:*
 - *6 shrubs per 1000 square feet of gross building floor area; or 1836 required, 543 proposed*
 - *6 shrubs per 50 lineal feet of site perimeter. 226 required, >226 proposed*

Proposed Tree Planting Plan Strategy

Our proposed project has 277 units so the required number of trees would be 277. We do not believe the site will support the required number of trees for multiple reasons.

- The average canopy size of a tree at 15 years of growth is approximately 30 feet diameter, occupying a space of 706 sf. The area of canopy and root zone for 277 trees would be 195,700 sf, or approximately 4.5 acres of land. Our site has 1.96 acres of pervious area that can support tree growth.
- We are proposing 124 trees at this time and we feel that is the right number for plant health, solar access and the desire for shade, pollution control and the rest of the benefits that trees provide. At 706 sf per tree this quantity will provide complete coverage of the site's 1.96 acres of open space at 15 years of growth.

Our proposed project has a gross building floor area of 306,475 sf (61,295 sf x 5 floors), which will require 1836 shrubs.

Our proposed project has a perimeter of approximately 1,890 lf, which will require 226 shrubs.

Proposed Shrub and Perennial Planting Plan Strategy

Our proposed project has a gross building floor area of 306,475 sf (61,295 sf x 5 floors), which will require 1836 shrubs.

Our proposed project has a perimeter of approximately 1,890 lf, which will require 226 shrubs.

Our intent is to provide shrub and perennial plantings in mass planting beds around the entire building foundation and at select areas where accent plantings will occur, such as primary entries and amenity spaces. The proposed shrub count for foundation and accent planting is 543 shrubs which provides space for shrubs to grow to their mature size while allowing for healthy air circulation, watering and care. When mature this shrub mix will provide nearly complete coverage of the building foundation and screening where planted for such intent. Perennial plantings will also be provided where space permits and additional accent plantings are desired.

Exterior Amenities Description

The exterior amenities area of our project will include a combination of fixed and moveable seating, built-in bar with natural gas grills, a natural gas fire pit, and tables and chairs for dining or lounging. It will connect to an internal trail network that allows residents to walk the site's perimeter and connect to the City's local trail network and adjacent retail.

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

Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota, was held on the 3rd day of March 2021, at 5:30 p.m.

The following Members were present: Members _____;
and _____ was absent.

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

VARIANCE BOARD RESOLUTION NO. _____

**A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1011.03.A.3.e.ii,
PERTAINING TO MULTI-FAMILY TREE INSTALLATION REQUIREMENTS AND §1011.03.A.3.e.v
PERTAINING TO SHRUB INSTALLATION FOR TWIN LAKES SENIOR (PF21-002)**

WHEREAS, the subject property is legally described as:

Lot 2, Block 1, Twin Lakes 3rd Addition

WHEREAS, City Code §1011.03.A.3.e.ii requires multi-family residential projects to install one canopy or evergreen tree per residential dwelling unit; and

WHEREAS, City Code §1011.03.A.3.e.v requires the greater of the following:

- 6 shrubs per 1000 square feet of gross building floor area; or
- 6 shrubs per 50 lineal feet of site perimeter.

WHEREAS, the site, based upon all landscaping requirements would be required to install 277 trees and 1,829 shrubs; and

WHEREAS, Roseville Leased Housing Associates II*, LLP a subsidiary of Dominion, Incorporated, has hired a landscape architect (BKV Group) to design the landscape plan for Twin Lakes Senior, which is capable of supporting 124 trees and 543 shrubs and perennials when basing tree and shrubbery location and spacing on generally-accepted industry standards to ensure healthy, long-term growth and maturity of all planted trees and shrubs; and

WHEREAS, Roseville Leased Housing Associates II, LLP, owner of Twin Lakes Senior, requests a variance to §1011.03.A.3.e.ii and §1011.03.A.3.e.ii to allow planting of 124 trees and 543 shrubs and perennials when 277 trees and 1,840 shrubs and perennials would normally be required, the reduction requested to ensure long-term health and sustainable landscaping practices on the site without compromising tree and shrub growth potential and ensuring mature-sized trees develop in the long-term; and

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

WHEREAS, the Variance Board has made the following findings:

- a. *The proposal is consistent with the Comprehensive Plan.* The Variance Board finds the proposed development is consistent with the 2040 Comprehensive Plan's Goals and Strategies as Twin Lakes Senior achieves compliance with the following Plan Strategies:
 1. Create flexible development standards for new residential developments that allow innovative development patterns and more efficient densities that protect and enhance the character, stability, and vitality of residential neighborhoods.
 2. Develop zoning regulations and policies to provide for a variety of housing types and densities to support a wide range of housing alternatives for current and future residents. This includes housing types that are sensitive to the cultural diversity of the city.
 3. Establish public-private partnerships to ensure life-cycle housing throughout that city to attract and retain a diverse mix of people, family types, economic statuses, ages, etc.
 4. Encourage improvements to the connectivity and walkability between and within the community's neighborhoods, gathering places, and commercial areas through new development, redevelopment, and infrastructure projects.
 5. Promote and support the redevelopment of physically and economically obsolete or underutilized property.
 6. Revise the commercial zoning districts to reflect the mixed-use development priorities expressed in this Plan.
- b. *The proposal is in harmony with the purposes and intent of the zoning ordinances.* The Variance Board has determined the proposed landscape plan for Twin Lakes Senior is in harmony with the purpose and intent of the zoning ordinance. Specifically, the landscape plan maximizes the sites green space with the installation of 124 trees that can properly grow to maturity based on national tree planting standards, and thus puts forth an equitable number of trees for the subject lot. Similarly, a minimum of 543 shrubs and perennials will be designed to take advantage of their location and compliment aspects of the development site. Staff would further note the proposed tree planting plan was developed based upon the remaining green space suitable for trees, whereas the Code standard is predicated on providing trees based upon the number of residential dwelling units only. Likewise, the Code only considers the building's overall square footage as a standard for requiring shrubs and perennials to be planted on the Twin Lakes Senior site, and does not consider more germane factors like remaining green space and planting standards. For these reasons, the Variance Board finds this proposal is consistent with the intent of the zoning ordinances and a variance is warranted as the applicant has demonstrated a practical difficulty from complying with the tree installation standard
- c. *The proposal puts the subject property to use in a reasonable manner.* The Variance Board has determined a landscape plan maximizing required green space with a minimum of 124 trees and 543 shrubs and perennials, allows the trees and shrubbery/perennials to properly grow without compromising each other as growth gets closer to mature-sized trees constitutes reasonable use of the property.

- d. *There are unique circumstances to the property which were not created by the landowner.* The lot on which Twin Lakes Senior will be constructed is not necessarily unique, however the Planning Division staff would contend the Code requirement of §1011.03.A.3.e.ii and §1011.03.A.3.e.v are the unique circumstance driving this variance. To this point, a commercial/office development on a larger lot directly south of the subject development would be required to install a maximum of 55 trees and 325 shrubs per the Code stipulations. The requirements in §1011.03.A.3.e.ii and §1011.03.A.3.e.v result in a much greater standard for tree and shrub installation, due to the residential use, that does not appear to take into account limiting factors of a site development or redevelopment such as easements, available green space, and tree planting standards, all of which impact the amount of trees and shrubs a lot can sustain.
- e. *The variance, if granted, will not alter the essential character of the locality.* The Variance Board has determined, although this variance seeks a maximum deviation from §1011.03.A.3.e.ii of 103 trees and from §1011.03.A.3.e.v of 1,296 shrubs, the proposed landscape plan provides the maximum number of trees at maturity and will provide for the maximum number of shrubs and perennials based on spacing standards, yet exceeds its counterpart commercial/office development on a larger lot to the south by 77 trees and 135 shrubs and perennials. The proposed landscape plan accounts for other Code requirements intending to enhance or beautify the site development. Based on these items, the Variance Board has determined the variance, if granted, will not alter or significantly change the character of the property or the adjacent neighborhood.
- f. Section 1009.04 (Variances) of the City Code also explains that the purpose of a variance is *“to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning.”* The Twin Lakes Senior proposal appears to compare favorably with all of the above requirements essential for approving this variance. Specifically, upon achieving proper tree spacing requirements, it appears only 124 trees and 543 shrubs can be planted before crowding each other and potentially damaging the remaining required landscaping over time. The number of trees, shrubs, and perennials a site can support directly relates to the land area remaining after meeting Design Standards and Regulating Plan requirements of the Commercial and Mixed-Use District. Further, the Code requirement for multifamily seems excessive when compared to what is required for commercial/office development on a similarly sized lot or even compared to what is required for single family development.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variance to §1011.03.A.3.e.ii, multi-family tree requirements and §1011.03.A.3.e.v shrub installation requirements of the Roseville Zoning Code to allow the installation of 124 trees when 277 trees would be required, or a variance of 153 trees, and to allow installation of 543 shrubs/perennials when 1,840 would be required, or a variance of 1,297 shrubs/perennials, based on the proposed plans, the testimony offered at the public hearing, the above findings, and subject to the following condition:

- a. The final landscape plan for Twin Lakes Senior shall include a minimum of 124 trees; a minimum of 543 shrubs; and be substantially similar to the preliminary landscape plan attached to the RPCA dated March 3, 2021.

The motion for the adoption of the foregoing resolution was duly seconded by Variance Board Member _____ and upon vote being taken thereon, the following voted in favor: Members _____; and _____ voted against;

WHEREUPON said resolution was declared duly passed and adopted.

