


<p>Commissioners: Julie Kimble Michelle Kruzal Tammy McGehee Michelle Pribyl Karen Schaffhausen Erik Bjorum Pamela Aspnes</p>	<div style="text-align: center;">  <p>Planning Commission Agenda Wednesday, January 4, 2023 6:30pm</p> <p>Members of the public who wish to speak during public comment or on an agenda item may do so in person during this meeting or virtually by registering at www.cityofroseville.com/attendmeeting.</p> </div>	<p>Address: 2660 Civic Center Dr. Roseville, MN 55113</p> <p>Phone: 651-792-7080</p> <p>Website: www.cityofroseville.com/pc</p>
---	--	--

1. Call To Order

2. Roll Call

3. Approval Of Agenda

4. Review Of Minutes

Documents:

[DECEMBER 7, 2022 MINUTES.PDF](#)

5. Communications And Recognitions

5.A. From The Public:

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

5.B. From The Commission Or Staff:

Information about assorted business not already on this agenda.

6. Public Hearing

6.A. Consider A Request By AUNI Holdings In Coordination With FedEx For A Conditional Use To Allow A Parking Lot As A Principal Use At 2373 And 2395 County Road C2 (PF22-015)

Documents:

[6A REPORT.PDF](#)
[ATTACHMENT A.PDF](#)
[ATTACHMENT B.PDF](#)
[ATTACHMENT C.PDF](#)
[6A BENCH HANDOUT.PDF](#)

7. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, December 7, 2022 – 6:30 p.m.**

- 1 **1. Call to Order**
2 Chair Kimble called to order the regular meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.
4
- 5 **2. Roll Call**
6 At the request of Chair Kimble, City Planner Thomas Paschke called the Roll.
7
- 8 **Members Present:** Chair Julie Kimble, and Commissioners Tammy McGehee, Karen
9 Schaffhausen, Pamela Aspnes and Erik Bjorum.
10
- 11 **Members Absent:** Vice Chair Michelle Pribyl and Commissioner Michelle Kruzel
12
- 13 **Staff Present:** City Planner Thomas Paschke, Community Development Director
14 Janice Gundlach and Senior Planner Bryan Lloyd.
15
- 16 **3. Approve Agenda**
17
- 18 **MOTION**
19 **Member McGehee moved, seconded by Member Schaffhausen, to approve the**
20 **agenda as presented.**
21
- 22 **Ayes: 5**
23 **Nays: 0**
24 **Motion carried.**
25
- 26 **4. Review of Minutes**
27
- 28 **a. November 2, 2022 Planning Commission Regular Meeting**
29
- 30 Chair Kimble indicated there were some changes made that were sent to staff as well
31 as her name was misspelled in a few places.
32
- 33 **MOTION**
34 **Member McGehee moved, seconded by Member Bjorum, to approve the**
35 **November 2, 2022 meeting minutes.**
36
- 37 **Ayes: 5**
38 **Nays: 0**
39 **Motion carried.**
40
- 41 **5. Communications and Recognitions:**

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
86
87

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

None.

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

None.

6. Public Hearing

a. Hold a Public Hearing and Make A Recommendation Regarding Phase Two Zoning Code Amendments

Chair Kimble opened the public hearing for Phase Two Zoning Code Amendments at approximately 6:34 p.m. and reported on the purpose and process of a public hearing. She advised this item will be before the City Council January 30, 2023.

Community Development Director Gundlach summarized the request as detailed in the staff report dated December 7, 2022. She introduced the Jeff Miller and Rita Trapp from HKGI Consulting.

Mr. Miller and Ms. Trapp highlighted the Phase Two Zoning Code Amendments with the Commission.

Chair Kimble thanked staff, the Commission, and the consultants for everything that has been done and discussed.

Member McGehee wondered if there could be an addition made to impervious surface because there was a huge issue a while ago that swimming pools are impervious surface, and they are impervious surface and the DNR agreed but it was not in the list of three items. She asked if anything was done with wetlands or was it something separate from this shoreland. She did not see anything regarding DNR regulated wetlands.

Ms. Gundlach knew there were some wetland regulations in the existing Shoreland Ordinance which is being pulled out and putting into a different section of City Code which is not under the purview of the Planning Commission, which is why it is not being seen in this information.

Ms. Trapp explained in the Public Works area where all of the ponding and stormwater management is listed there will be a new section added. The best practices from the Watershed District were taken and will continue to be a part of it.

88 Member McGehee explained she did not know if the gross square footage of a
89 building was the amount of first floor coverage, or it based on how many floors. She
90 wondered how gross square footage for a building was computed.
91

92 Chair Kimble explained gross square footage is everything and is specific to where it
93 is measured on the exterior of the wall. She indicated there are very specific
94 calculations done to figure it out.
95

96 Member McGehee indicated she would like an example of a building that is built to
97 the current requirements of Roseville, how much open square footage there typically
98 is.
99

100 Ms. Gundlach indicated staff would have to go back to one of the first meetings to get
101 that information because Mr. Paschke did go and do some examples of what the City
102 actually did recently with some of the newer apartment-built sites to see if that made
103 sense based on what was actually happening. This information was previously
104 provided to the Commission.
105

106 Member McGehee explained one other thing was in the table of points, the Shoreland
107 Ordinance, restoring the shoreland only gets one point and it seemed fairly important
108 to her in terms of public waters, unless staff feels it is sufficiently covered in the
109 materials being put in Code. She thought it seemed a little low unless staff felt it is
110 unnecessary because it is so heavily done but if nobody asks for a permit or variance
111 then there is no particular reason for restoration.
112

113 Chair Kimble felt like where the City landed on the chart and points was that because
114 this can be changed, she thought everyone agreed to leave the points as they are and
115 test it. She thought quite a few changes were made prior to what is being presented
116 for approval now.
117

118 Ms. Gundlach explained the number of points assigned; staff tried to correlate to the
119 actual cost that the developer would incur in order to do that. The shoreland
120 restoration, depending on how it is done might not be as costly, but in addition to cost
121 is the ease of being able to do it, and these reasons deserved larger points. She noted
122 that is what she recalled the Commission discussion being surrounding the point
123 values. Obviously, the Planning Commission can make a decision of what that
124 number should be but that was the decision that was made at previous discussions.
125

126 The Commission discussed with staff the definition of swimming pools and thought
127 the definition should include “in ground swimming pools”.
128

129 Member McGehee asked what the City wanted to do as a sustainability effort because
130 a tree has a big definition. There is everything from a Columnar Oak to an actual
131 Savannah Tree and what is it that the City is really aiming for.
132

133 Ms. Gundlach thought what the City was aiming for is a good balance between how
134 many trees are suitable to be planted on a site based on how the Zoning Code allows

135 that site to be developed. If the Zoning Code allows a multi-family property of a
136 certain number of units and a certain amount of parking stalls once it is put on a site,
137 there is only so much space left to plant trees. Staff was trying to come up with a
138 reasonable standard for how many trees could fit in that space left to be planted. That
139 is where staff came up with what is in the amendment based on review of what other
140 cities had done, based on what the City Forester felt was reasonable, and then just to
141 make sure Mr. Paschke went and looked at some multi-family properties that the City
142 recently developed to see if things were sort of in line and she thought what Mr.
143 Paschke was saying is those sites generally shoved more trees than probably will be
144 able to thrive just because the development needed a variance and were trying to get
145 them as close to compliance as possible so the standard staff came up with was kind
146 of striking the right balance.

147
148 Member McGehee wondered if staff wanted to look at the broader sustainability
149 picture, the shade, the canopy of the City and so on and how much impervious
150 surface the City Code actually allows for commercial and multi-family. Apart from
151 this, that is a separate question that she was simply raising as the City moves toward
152 sustainability and environmental issues.

153
154 Ms. Gundlach noted on the Phase One amendments the City decreased the amount of
155 improvement area for E-1 zoned properties and one could argue there is a
156 sustainability element to that because they decreased how much a site could be
157 covered. This was done to address the intensity across the commercial/industrial
158 uses.

159
160 Member Schaffhausen indicated regarding equitability, she wondered that because
161 this is innovative with not a lot of a benchmark with regard to how the City is going
162 to apply this, how can the City create some sort of a rubric or because it is not
163 included in the Zoning Code, how does the City make sure that the rules are applied
164 equitably and that the changes are made in a way so that if the City decides to change
165 the points available and what sits in the points, that it is clear and there is some degree
166 of consistency to the people that are applying and asking for this. She thought it is an
167 imperfect approach because this is new and she thought it was appropriate to keep it
168 out of the Zoning Code for that exact reason, which means the City needs to be able
169 to be flexible with it and both being flexible as well as equitable. She did not know if
170 there was thought regarding how to apply this so that for each person that shows up it
171 is fair.

172
173 Chair Kimble indicated staff has noted that any changes made will come back to the
174 Planning Commission.

175
176 Ms. Gundlach indicated if staff were to make changes in the worksheet, because the
177 worksheet is referenced in the Zoning Code the Planning Commission would get to
178 weigh in and the Planning Commission cannot make any decision on its own so the
179 City Council would be involved as well. She thought she understood the concern
180 about making sure the standards are applied equitably across various projects, but
181 every project is unique and almost impossible to achieve. She noted that this is also a

182 voluntary process, and the developer understands going into it that this is a little bit of
183 a negotiation based on the specific characteristics of their project. What the
184 developer is proposing to do and the incentives that the developer will be unlocking.
185 The other thing she thought was important is the City Manager and City Council
186 funded a full-time sustainability specialist beginning in 2023 and that person will
187 have the primary responsibility, working with the planners, to review what is being
188 proposed to make sure that the City is maximizing whatever it can, and the decisions
189 being made are reasonable based on the specific characteristics of the project, but it is
190 not a perfect system.

191
192 Chair Kimble noted when she looked at this it is very quantitative and is not a very
193 subjective list so she did not know how it could be applied inequitably.

194
195 Commissioner Aspnes asked how the City will know this is worthwhile or whether it
196 is achieving its purpose. Is there a process in place for this.

197
198 Ms. Gundlach explained it is going to take a project or two to see if it is worth their
199 while and if people are not using it then there is no harm in it being in the Code. If
200 people are using it, theoretically the sustainability specialist and the City planners, in
201 working through the worksheet have found value otherwise the worksheet will not be
202 approved.

203
204 **Public Comment**

205
206 No one came forward to speak for or against this request.

207
208 **MOTION**

209 **Member McGehee moved, seconded by Member Aspnes, to recommend to the**
210 **City Council approval of the Shoreland Overlay District, Repeal Chapter 1017**
211 **and replace into Chapter 1012, EV Charging Standards, amend Section 1019.04,**
212 **new and revised definitions. Amend Section 1001.10, revise landscaping**
213 **standards. Amend Section 1011.03, and add an amendment to create the**
214 **sustainability incentives, Section 1001.13.**

215
216 **Ayes: 5**

217 **Nays: 0**

218 **Motion carried.**

219
220 **7. Other Business**

221
222 **a. Consider 2023 Variance Board and Planning Commission Meeting Calendar**
223 Community Development Director Janice Gundlach presented the 2023 Variance
224 Board and Planning Commission meeting calendar.

225
226 The Commission reviewed the meeting dates.

227
228 **8. Adjourn**

229
230
231
232
233
234
235
236
237
238

MOTION

Member McGehee, seconded by Member Bjorum, to adjourn the meeting at 7:26 p.m.

Ayes: 5

Nays: 0

Motion carried.



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 01/04/23
Agenda Item: 6a

Department Approval
Janice Gundlach

Agenda Section
Public Hearings

Item Description: Consider a Request by AUNI Holdings in coordination with FedEx for a Conditional Use to allow a parking lot as a principal use at 2373 and 2395 County Road C2 (PF22-015)

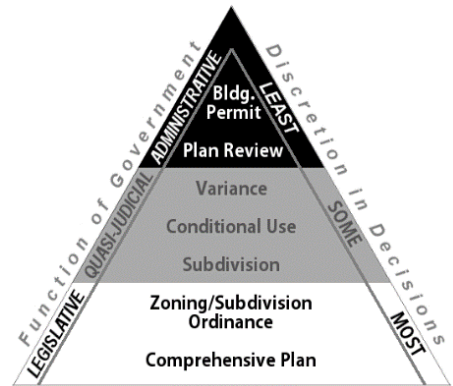
1 APPLICATION INFORMATION

- 2 Applicant: AUNI Holdings
3 Location: 2373 & 2395 County Road C2
4 Application Submission: 11/28/22; deemed complete 12/08/22
5 City Action Deadline: January 26, 2023
6 Zoning: Corridor Mixed-Use (MU-3) District

7 LEVEL OF DISCRETION IN DECISION MAKING: Action taken on a conditional use proposal is
8 quasi-judicial; the City's role is to determine the facts associated with the request, and apply
9 those facts to the legal standards contained in State Statute and City Code.

10 BACKGROUND

11 AUNI Holding, owner of 2929 Long Lake Road, recently
12 executed a lease with FedEx to occupy and make substantial
13 improvements to the existing building located at 2929 Long
14 Lake Road. This lease also includes a commitment to improve
15 the parcels immediately west of 2929 Long Lake Road along
16 County Road C2 with surface parking facilities. FedEx's
17 proposed use and employment needs at 2929 Long Lake Road
18 necessitates the need to create additional employee parking and
19 parking for FedEx delivery vans at 2373 and 2395 County Road
20 C2.



21 Table 1005-1 for the Mixed-Use Districts includes parking as a principal use and requires an
22 approved Conditional Use (CU) that complies with City Code requirements, including
23 §1009.02.C. The applicant has entered into a purchase agreement with Robert Beugen, owner of
24 the two adjacent residentially-used properties at 2373 and 2395 County Road C2, and seeks
25 approval of a CU to facilitate construction of surface parking lots on these two parcels.

26 The proposed site plan illustrates two distinct parking areas lying on each of the parcels located
27 at 2373 and 2395 County Road C2. The storm water management facility serving the proposed
28 surface parking areas lies within the unaddressed parcel located between 2929 Long Lake Road
29 and 2373 County Road C2. The 2395 County Road C2 lot includes the secure van parking and
30 the 2373 County Road C2 includes an employee parking lot. As currently proposed, the
31 employee parking lot crosses over the shared lot line between 2395 and 2373 County Road C2.

32 In order to maintain this design, the property owner must combine 2373 and 2395 County Road
33 C2 into a single property as the MU-3 zoning district requires a minimum 15-foot side yard
34 parking setback. Alternatively, the property owner may elect to revise the proposed site plan to
35 meet the minimum setback requirement.

36 While the Zoning Code provides little guidance for a parking lot as a principal use, aside from
37 the general criteria found in §1009.02.C, Planning Division staff relies on other specific sections
38 of the Zoning Code to determine overall compliance with other Zoning Code standards. These
39 sections include 1011.03.B, *Buffer Area Screening*, 1011.03.C, *Parking Lot Landscaping*, and
40 1011.12.E.9, *Outdoor storage, fleet vehicles*. This report, and the associated site plan, only
41 reviews the conditional use for the parking lots and otherwise assumes the project can or will
42 comply with required City and Zoning Code standards prior to release of any necessary building
43 permits, including rectifying the side yard parking lot setback issue.

44 **CONDITIONAL USE ANALYSIS**

45 REVIEW OF GENERAL CONDITIONAL USE CRITERIA: Section 1009.02.C of the Zoning Code
46 establishes general standards and criteria for all conditional uses. When deciding on whether to
47 approve or deny a conditional use, the Planning Commission (and City Council) must review the
48 proposal and determine if compliance can be achieved with the stated findings.

49 The general code standards of §1009.02.C are as follows:

- 50 **a.** *The proposed use is not in conflict with the Comprehensive Plan.* While a parking lot doesn't
51 appreciably advance the goals of the Comprehensive Plan aside from facilitating continued
52 investment in a property, Planning Division staff believes it does not conflict with the
53 Comprehensive Plan either. More specifically, the General and Commercial Area Goals and
54 Policies sections of the Comprehensive Plan include a number of policies related to
55 reinvestment, redevelopment, quality development, and scale. The proposed parking lot is
56 one component of a larger investment, which would align with the related goals and polices
57 of the Comprehensive Plan.
- 58 **b.** *The proposed use is not in conflict with a Regulating Map or other adopted plan.* The
59 proposed use is not in conflict with such plans because none apply to the property.
- 60 **c.** *The proposed use is not in conflict with any City Code requirements.* Planning Division staff
61 finds the proposed parking can and will meet all applicable City Code requirements;
62 moreover, a CONDITIONAL USE approval can be rescinded if the approved use fails to comply
63 with all applicable Code requirements or any conditions of the approval.
- 64 **d.** *The proposed use will not create an excessive burden on parks, streets, and other public*
65 *facilities.* City staff has determined the proposed parking lot improvement will not create an
66 excessive burden on parks, streets, or other public facilities. Specifically, these parking lots
67 are associated with a major package delivery service (FedEx), whereby many employees do
68 not work on-site as they are delivering packages. For those that do work on-site, it is not
69 anticipated their use of the park and/or trail system would result in a burden, nor have City
70 Parks Department staff expressed concerns to Planning Division staff. In fact,
71 implementation of a condition of approval requiring installation of a trail will only improve
72 upon the City's trail amenities.

73 The City Engineer has also determined there will be no significant traffic issues associated
74 with the parking lot. A formal traffic study is not required. Existing traffic on County Road
75 C2 is 3,300 vehicles per day and has adequate capacity for any increase in traffic. A

76 conservative estimate of new traffic generated from the parking lot is 752 new trips per day.
77 The existing three-lane design of County Road C2 can accommodate the increased vehicle
78 use.

79 e. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively*
80 *impact traffic or property values, and will not otherwise harm the public health, safety, and*
81 *general welfare.* Planning Division staff have determined the proposed parking lot(s) will not
82 be injurious to the surrounding neighborhood; negatively impact traffic or property values;
83 and will not otherwise harm the public health, safety, and general welfare given the existing
84 impact of commercial uses already present and utilizing this corridor of County Road C2.
85 Specifically, the 2040 Roseville Comprehensive Plan guides these parcels and those in direct
86 proximity for Mixed-Use, and a rezoning to Corridor Mixed-Use was accomplished in
87 November of 2021 to ensure consistency between the City's official Zoning Map and
88 Comprehensive Plan. Prior to this change, the 2030 Comprehensive Plan and official City
89 Zoning Map designated these parcels for High Density Residential. This change was made in
90 anticipation of the residential parcels along County Road C2 to someday be redeveloped
91 under more flexible zoning standards than the high-density residential designation offered.
92 County Road C2, with existing traffic of 3,300 vehicles per day and a conservative increase
93 of roughly 752 new vehicle trips, is adequately designed to accommodate this increase in
94 traffic given the three-lane roadway design. Further, County Road C2 is already utilized by
95 numerous industrial uses in the area with no issues. Lastly, although this parking lot will
96 generate new trips within the general area, this use is less impactful than a number of
97 permitted uses that could be redeveloped on the subject parcels.

98 **PLANNING DIVISION RECOMMENDATION**

99 On December 8 the Roseville Development Review Committee (DRC) met to review and
100 consider the submitted parking lot proposal for 2373 & 2395 County Road C2. Although noting
101 specific permit processes are required prior to receiving final approval, the DRC did not have
102 any concerns with the application. The Planning Division recommends approval of the CU
103 request to allow surface parking facilities as a principle use at 2373 & 2395 County Road C2,
104 subject to the following conditions:

- 105 1. The installation of an 8-foot wide trail with 5-foot boulevard being installed along County
106 Road C2 the length of the three parcels, per the Roseville Pathway Master Plan.
- 107 2. The property owner dedicates a pathway easement to the City for the 8-foot wide pathway
108 prior to release of any permits.
- 109 3. Storm water management will be required per watershed and City requirements.
- 110 4. The wetland present at 2395 County Road C2 is delineated and the property owner/applicant
111 meet RCWD's requirements to replace any permissible wetland loss either onsite or offsite
112 through credits.
- 113 5. The improvements meet all applicable requirements of § 1011.03.B, Buffer Area Screening,
114 §1011.03.C, Parking Lot Landscaping, and §1011.12.E.9, Outdoor storage, fleet vehicles, to
115 the satisfaction of the City Planner, prior to submittal of a building permit.
- 116 6. The site plan is modified such that the employee parking includes a minimum 15-foot
117 setback from the west property line or the property owner shall legally combine 2395 and
118 2373 County Road C2 into a single lot negating the need to meet the side yard setback
119 requirement.

120 **SUGGESTED PLANNING COMMISSION ACTION**

121 **By motion, recommend approval of a CONDITIONAL USE** for 2373 & 2395 County Road C2,
122 allowing surface parking as a principle use on the subject properties based on the comments,
123 findings, and six conditions stated in this report.

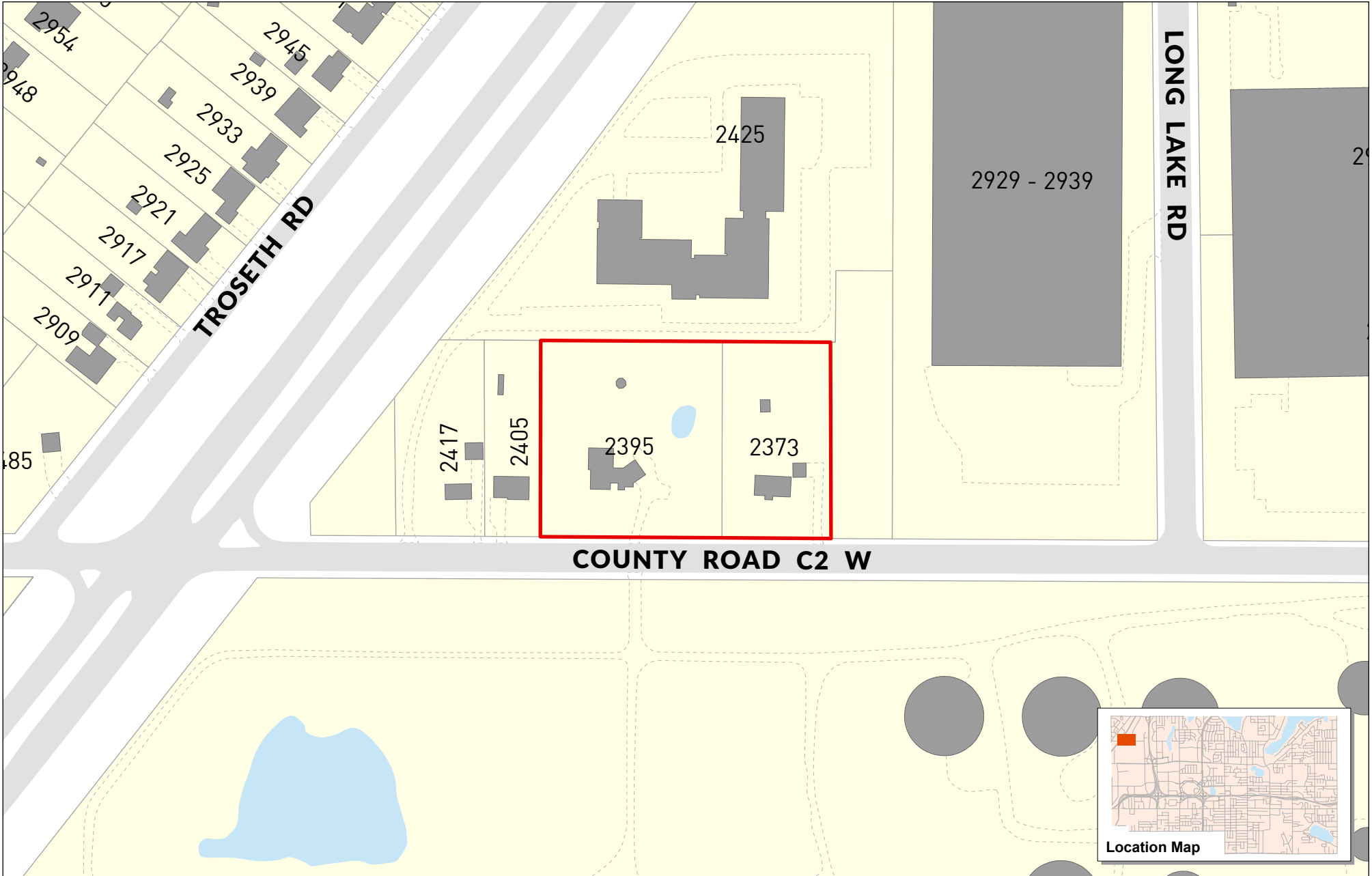
124 **ALTERNATIVE ACTIONS**

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

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

Attachments: A. Location Map B. Aerial photo
 C. Narrative/plans

Attachment A: Planning File 22-015

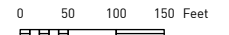


Prepared by:
Community Development Department
Printed: December 15, 2022



Data Sources
 * Ramsey County GIS Base Map [11/29/2022]
 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: Planning File 22-015



COUNTY ROAD C2 W



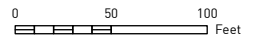
Location Map



Prepared by:
Community Development Department
Printed: December 15, 2022

Data Sources
* Ramsey County GIS Base Map (11/29/2022)
* Aerial Data: EagleView (4/2022)
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.



November 22nd, 2022

City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

RE: Conditional Use Application for:

PID: 052923240015

**SECTION 5 TOWN 29 RANGE 23 FORMER LOTS 9 AND 10 OF BLK 4 VAC
...TO RD) IN SEC 5 TN 29 RN 23**

PID: 052923240014

**SECTION 5 TOWN 29 RANGE 23 SUBJ TO CO RD C 2 AND WITH ESMTS OF
RECORD ...OF NW 1/4 OF SEC 5 TN 29 RN 23**

PID: 052923240016

**SECTION 5 TOWN 29 RANGE 23 SUBJ TO RD, THE E 279 FT OF THE W 1820
FT ...THE NW 1/4 OF SEC 5 TN 29 RN 23**

Introduction:

We are writing to request the City of Roseville to consider a conditional use for the properties neighboring 2929 Long Lake Road.

Background:

2929 Long Lake Road (Parcel ID: 052923240007) is a 172,000 SF industrial facility owned by Scott Pieper in Roseville's industrial park. FedEx recently executed a 5-year lease with 2 3-year renewals effective October 1st, 2022. As part of this new lease, FedEx plans to invest heavily into the building and tap into the employment base of Roseville by hiring additional staff to serve the facility.

As such, the parking for the property is not adequate for their employees and FedEx and the owner of 2929 Long Lake Road have been looking for additional options to help FedEx's long term needs for the property.

In fall of 2022, we approached Robert Beugen who owns 3.91 acres to the west of 2929 Long Lake Road (PIDs: 052923240015, 052923240014, 052923240016) consisting of two single-family dwellings and a retention pond. Robert is interested in selling the properties to Scott Pieper so that FedEx can improve the site and have adequate employee parking adjacent to the 2929 Long Lake Road facility.

The sale of the parcels is contingent upon FedEx being able to use the site for parking, which is why we are making our request to the city for a conditional use.

Please see below explanation for the General Standards and Criteria to make your findings:

1. The proposed use is not in conflict with the Comprehensive Plan;

After review of the Comprehensive Plan, we do not believe the conditional use conflicts with Roseville's Comprehensive Plan. According to Roseville's Comprehensive Plan, "Roseville has high-quality employment opportunities that meet the needs of current and future residents." We believe the addition of this parking lot will allow FedEx to meet their employment needs and be able to draw and retain employees from Roseville and the surrounding areas. Currently, FedEx is running 51 delivery vans from the facility with plan to increase that number to 112 vans. The parking lot will serve to accommodate the additional employees needed as the number of vans in service increases.

The 2040 plan has zoning of Industrial and Utility with a small pocket of MU-3, Corridor Mixed-Use on the south end adjacent to Country Road C. We believe that the parking lot would be an ancillary use to the industrial zoning designation and not negatively impact the other zoning in place.

The Comprehensive plan also involves planning for people and jobs that are not yet here which is another contributing factor to increasing the employment base by making it easier for FedEx to use the property to its highest ability.

2. The proposed use is not in conflict with any Regulating Maps or other adopted plans;

Not applicable.

3. The proposed use is not in conflict with any City Code requirements;

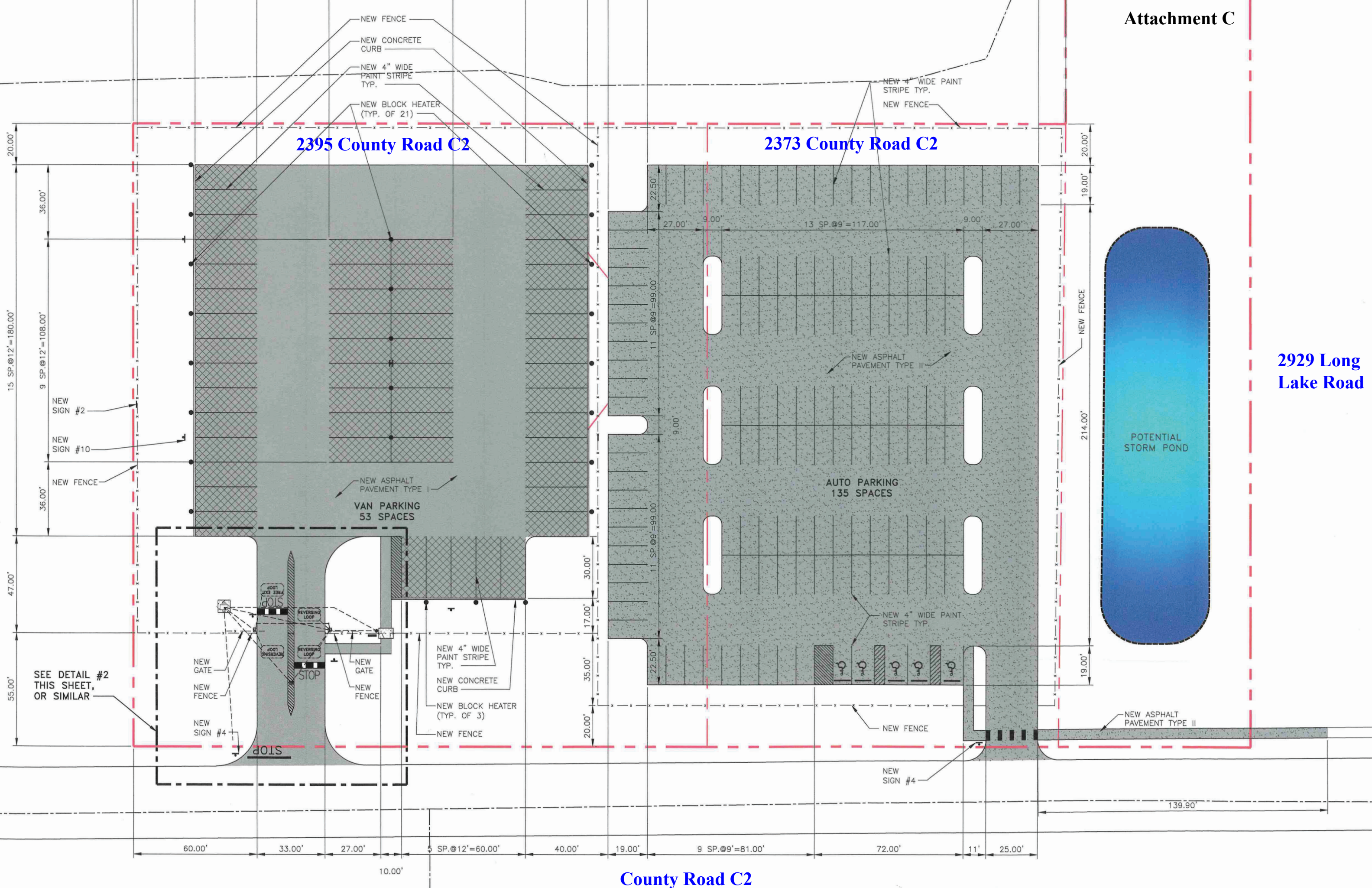
We will work with the City and all government agencies to ensure the parking lot is not in conflict with any City Code requirements.

4. The proposed use will not create an excessive burden on parks, streets, and other public facilities; and

The proposed use will not have any effect on parks, streets, or other public facilities.

5. The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.

The proposed use calls for 183 parking stalls which we do not see as a burden on County Road C. Most traffic will flow at different times of the day and will not cause any congestion to the neighborhood or streets.



2929 Long Lake Road

County Road C2

TO: Thomas Paschke, Roseville City Planner
Roseville, Minnesota

DATE: January 3, 2023

RE: Planning Committee Action 1/4/23 Agenda Item 6a
Consideration of a conditional use to allow a parking lot as a principal use at
2373 and 2395 County Road C2

Mr. Paschke;

I am a member of the Ownership Committee and the Chief Operating Officer of the Trego Limited Partnership, owners of Aquarius Apartments (99 units) directly to the north of the parcels of land that will be considered for a conditional use permit on Wednesday, January 4th, 2023. We also own two of the three parcels of land directly to the west of the subject properties, one that includes a single family home. I plan to attend the Wednesday Planning Commission Public Hearing but, in the event the predicted weather conditions for that day prevent my attendance, I would like to present our concerns regarding the creation of a parking lot on the subject parcels.

Aquarius Apartments was built on a beautiful wooded lot. It has provided our residents with a friendly neighborhood atmosphere. We have worked hard for over fifty years to provide and maintain amenities that make our residents comfortable when they are home.

It appears obvious that the existing industrial area to the east of our property will not be able to provide the additional parking necessary to meet the needs of the applicant's new tenant and that the suggested parcels on C-2 could help fulfill their Tenants needs.

BUT, we do not feel local residents should have to lose their comfortable residential setting to accommodate the needs of an industrial entity that has run out of parking.

We therefore believe that the use should not be approved without enforceable promises that the applicant will provide:

1. Adequate set backs from the adjoining parcels;
2. Excavate the parcel(s) to assure a berm between the residential lots and the parking surface.;
3. Level the site to promote the proper drainage of water from the lot to the holding pond they create in a manner so as not to affect adjoining properties;
4. Install Buffer Area Screening/fencing to assure the local residents do not have to look at a parking lot with a chain link fence around it rather than a quality privacy fence that matches the wooded residential area it is replacing.

5. Proper landscaping that replaces some of the many trees that they will remove to create the parking lot; and,
6. If lighting is added any time in the future, it will be directional Lighting not to affect the quiet enjoyment of the residents of the surrounding properties.

Respectfully Submitted by

Donald D. Broman CPM
Member, Ownership Committee
Chief Operating Officer/Asset Manager
Trego Limited Partnership d/b/a Aquarius Apartments
11180 Otchipwe Avenue North
Stillwater, Minnesota 55082



From: [FRANK YAQUINTO](#)
To: [Thomas Paschke](#)
Subject: RE: Parking Lot CU
Date: Thursday, December 29, 2022 9:22:57 PM
Attachments: [image001.jpg](#)

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

Thomas,

Thanks for getting back to me so quickly. I have many concerns about how this is going to affect my living and in particular my health. As a asthmatic I have a lot of seasonal impacts on my breathing and I do believe that an increase in truck traffic will impact my health. I have lived in this house as an owner occupant for over 50 years. For the City of Roseville to spring this on me along with my neighbor Mr. Beugen's dealings with AUNI Holdings is reprehensible as a neighbor to me and my Mother who has passed away a while ago. I'm shocked.

So if I understand what Mr. Beugen and the proposed new owners are attempting to do is ask for either or both a conditional use permit or a variance to the zoning code. All of these single family homes are 1A/1B/4BB. The current taxable value for Mr. Beugen is over \$850,000.00, a good deal for him. However, if I understand the application which you haven't provided me, the request is to change the 50 plus year designation of the properties from 1A/1B/4BB to an Industrial use (I). Is that correct? I would like the documentation that the City is using to justify this change based on a legal interpretation from the City of Roseville Attorney. The consequence of this decision will not only impact my health as a retired senior citizen but also the value of my house.

The plan doesn't show the setback of the proposed parking lots from my property. I would like that.

The plan doesn't show the type of lighting that will be shining into my home forever, I would like the details of the lighting proposed. The plan shows an ingress and egress with a concrete separation with controlled gates. Are these access points available to be used 24 hours a day seven days a week? I would like a written response to that question. The plan shows that the lot closest to me is for parking of vans. Do you have a written agreement with the proposed owners as to what will happen if they violate the van scenario and start parking Semi's? I would like an opinion from the City attorney as to how that requirement is going to be enforced and what financial cost they will have to pay if they don't adhere to the original request. The fence proposal along my property gives no specifics. How high is it, will it be concrete, wood, allow air to pass through etc. I request the written plan with elevations.

There is no description as to use other than vans park. Well, are they coming and going each day? Have you done a traffic study as to how much of an increase there is going to be on county road C2 and how that will affect my right to live in my residential home peacefully? I request a written response from the City Attorney to direct staff to do a traffic study. If you don't think it's necessary, have the attorney give me the statutes that allow you to permit a change of use to commercial, resulting in significant increase in commercial traffic and not consider the impact on the only single owner occupied home left. That would be me, the retired senior citizen. What rights do I have as a veteran serving during the Vietnam war? If you don't know I can write to Congresswoman Amy Kloubecher, I'm sure she will let us know.

As you know County Road C2 was redone just in the last few years. I've had trouble since then with my sewer discharge, to the tune of \$4,000.00 so far. My plumber says it is because the contractor broke it during construction and they said he wasn't responsible for it. Isn't that the same contractor you hired to do sewer work in other parts of the City? That would be the ones that Channel 4 did an expose on for flooding a Roseville single home property owners house that Roseville has left in limbo while her home is wrecked. If you haven't seen it, you should. The road has already began to sink where my sewer enters the system, further compromising my sewer system and in all likelihood because of the excessive weight of semi's racing through here all day long. Which is why there should be a traffic study to ensure that if there is continually damage by increased traffic from Mr. Beugen's sale/project I don't get saddled again on assessments to my property taxes.

This area is full of wildlife. This project will impact that severely by taking out all the natural trees and habitat. The Holding pond must be required to offset the effect on the habitat. In addition, that pond could be put on my side of the project, further protecting me from excessive noise, exhaust, lighting and the like. Does this project comply with the City of Roseville's master plan?

I'm retired, I live on a fixed income and I have nowhere else to go. I don't have any family in the area any more. The adverse impact on the value of my home will affect my quality of life if I have to go to a nursing home. I'm not a wealthy guy like Mr. Beugen, he obviously can go anywhere he wants. I request a market analysis by an independent appraisal paid for by the applicants to evaluate the financial impact on my property.

I believe my neighbor and AUNI holdings negotiated in bad faith on the entire project. When I researched AUNI and their parent company Cauble holdings I came up with they are a foreign investor. Is that correct? Reason I ask is that if FedEx is going to use this, why aren't they buying and building it?. As an international group FedEx would be wasting money leasing from AUNI. What is the real agreement both short term and long

term for these lots?

When AUNI researched this and approached my neighbor, why did you allow them to box in the only remaining owner occupied single family home when they could have just as easily approached me is outrageous. Why is the City not insisting as a condition of the requested change that they make me whole?

Obviously I have many concerns, these are some of the questions I have now and there will probably be more once you provide me with the answer to my questions.

Sincerely,

Frank Yaquinto

On 12/28/2022 1:45 PM Thomas Paschke
<thomas.paschke@cityofroseville.com> wrote:

Frank,

Attached please find the proposed parking lot plan for 2395 and 2373 County Road C2. Review and let me know if you have any questions in advance of the Planning Commission hearing.

Thomas Paschke

City Planner

651.792.7074

thomas.paschke@cityofroseville.com



2660 Civic Center Drive

Roseville, MN 55113

From: FRANK YAQUINTO [REDACTED]
Sent: Wednesday, December 28, 2022 1:05 PM
To: Thomas Paschke <Thomas.Paschke@cityofroseville.com>
Subject: Re: Parking Lot CU

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

Thomas,

I don't have any initial questions at this time just need the provision of the site plan.

Thank you,

Frank

On 12/28/2022 9:59 AM Thomas Paschke
<thomas.paschke@cityofroseville.com> wrote:

Frank,

Do you have any initial questions regarding the proposed parking lot that I can also respond to along with the provision of the site plan?

Thomas Paschke

City Planner

651.792.7074

thomas.paschke@cityofroseville.com



2660 Civic Center Drive

Roseville, MN 55113

From: [Thomas Paschke](#)
To: [Staci Johnson](#)
Subject: FW: Parking Lot CU
Date: Tuesday, January 3, 2023 2:46:16 PM

fyi

Thomas Paschke
City Planner
651.792.7074
thomas.paschke@cityofroseville.com



*2660 Civic Center Drive
Roseville, MN 55113*

From: FRANK YAQUINTO [REDACTED]
Sent: Monday, January 2, 2023 8:31 PM
To: Thomas Paschke <Thomas.Paschke@cityofroseville.com>
Cc: Dan Roe <Dan.Roe@cityofroseville.com>; Jason Etten <jason.etten@gmail.com>; Julie Strahan <Julie.Strahan@cityofroseville.com>; Robert Willmus <rwillmus@msn.com>; Wayne Groff <Wayne.Groff@cityofroseville.com>
Subject: RE: Parking Lot CU

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

Thomas,

Thanks again for your prompt response and clarification of some of my questions.

Regarding your email dated 12/30/2022. You stated that there is some confusion about what 1A/2B/4BB means or where it came from. It came from the Ramsey County property tax record for purposes of taxing all the residential properties along County C2. I'm sure if you took the time to research the history of these properties at the time of construction, tax values were based on current rules in place at the time of construction. You also state that I'm not residential but commercial. You state that it is now a MU-3. I agree with that, however it is not what this property was zoned when these homes were built as stated, which is what I'm trying to drive this conversation to. What are my rights as a residential property owner for over 50 years regardless of the changes Roseville has done over these 50 years? As I see it, Roseville has every right to amend its zoning code. But zoning codes are arbitrary and capricious in nature. They are changed by the current political regime for the entire city, to meet the needs of an expanding City. I get it.

Roseville bases change to building construction based on the most recent adoption of the State of Minnesota of the International Building Code, International Fire code, and International residential code with amendments. However, the City can't be more

restrictive on existing buildings than at the time of their construction and the code the City of Roseville was using at the time, except in those areas that are Life safety. This is an important distinction regarding changes to the Zoning code. In other words I'm looking at the application as a whole and the history leading up to the changes to the MU-3. But rather from you or your boss, I want a legal reference based on State Law from the City attorney where he/she shows that the City has a legal right to devalue and essentially make my home over 50 years unsellable. This is essentially what Mr. Beugen and FedEx being represented by AUNI are doing.

So, under your interpretation of the new MU-3 I can if I choose;

Live with your approval of this proposal, wait it out and see what it does to my property value, quality of living etc.

I could demo my house or change it to some of the uses in your chart of MU-3 that are permitted, such as Animal Boarding, Limited Warehouse and Distribution, Motor Vehicle Repair/Body Shop, Pawn Shop, Micro Brewery, Distillery, Manufactured Trailer park, Residential facility, Nursing Home, Outdoor Storage inoperable/out of service vehicles or equipment, Telecommunication Tower. REALLY !

First off I'm a retiree on a fixed modest pension. I could neither afford nor have the energy to go through any of the aforementioned changes. Further, because my lot is roughly 1/2 acre, not one of the permitted uses I listed in the new MU-3 chart would be allowed here by your planning staff because I couldn't meet multiple challenges to any of those uses. Right?

And that gets me back to the arbitrary nature of the zoning code and why I want a legal opinion from the City Attorney that he/she can quote State law where a City like Roseville can arbitrarily change their zoning code to effectively cancel out my home's value.

Chapter 1005 Mixed Use Districts where this request is based, I want the language/evidence by year where the City of Roseville made these changes in their zoning code that affect my property today and the hearings of said changes and documents that you sent to me to let me know.

1005.06A appears to have been amended, again when did that happen and what are the names of those involved in that decision and their qualification to review and know what now has happened to my home.

I understand the zoning code and a Cities right to change it. I believe the years that have led up to what MU-3 says now from the date of the construction of my home are critical for the Committee's deciding the fate of my home as well as the elected officials of this City forcing a retiree into such abominable living conditions.

Paragraph (6) of your email states, The City Engineer doesn't think a Traffic study is necessary. OK, based on what he states only pertains to the load C2 was built to, the ability to control flow of traffic with controlled traffic lights. What he isn't stating is that there is a 25% increase of automotive traffic for the workers of FedEx. He doesn't

really know because you have not provided any evidence as to what schedules are going to be at work after the expansion is completed by AUNI to secure their five year lease with FedEx. Three shifts? Holiday parcel pickup distribution ? How can you state a traffic review isn't necessary when you don't have all the operational facts?

Paragraph (7) of your email. I disagree with your assessment. You are recommending approval of converting three residential properties (At the time of their construction, zoning allowed) to a MU-3. The conversion will allow two parking lots as described by the applicants. These lot conversions are for expansion and remodeling of the current building right? FedEx's offer to Mr. Beugen is conditional based on the approval of these lots, right? Then how do you interpret the codes to conclude this is simply a change of use/expansion of a current building's use? I think this application simply a tactic by the applicants to circumvent an environmental assessment? Quick analysis here, the City of Roseville in their 2040 Plan states they are stewards of the environment. Great! The Beugen home, his other home with an extended family resident, covers what percentage of the almost 4 acres of land? This proposal of hard surfaces covers what percentage of the 4 acres. I would surmise that the hard covered surface is increasing by at least 400%. Why no environmental assessment to the affect this additional hard surface runoff into man made systems, rather comparing it to the grass and woods which it is now?

Paragraph (8) of your email. Isn't the 135 parking spots over what is allowed (100), if so why are you allowing that? Does that go away if by your recommendation the parcels are all combined? Isn't this another way for the applicant to get around certain obstacles of their application?

Conditional Use analysis.

A. While the analysis of the application may be consistent with current Policies stated by staff, it is not in compliance with the intent and spirit of Chapter five of the 2040 Plan. There is a lot of analysis in that chapter which would lead the reader to believe that the City of Roseville at all costs wants to preserve its single family homes.

D. The plan fails to take into consideration the effect of this proposal on me and my health as an owner occupied resident of over 50 years. No traffic study (Impacts the use of my home), No emissions analysis due to the 25% increase in traffic and that effect on my health (I have severe asthma, emissions will compromise my use of my yard and deck). No study as to what direction and how many times of day cars and vans will be moving through the proposed lots. Meaning, currently there is a large natural tree buffer between Mr. Beugen's property and mine. This has allowed me to enjoy my deck off my kitchen without having to look at cars etc. This proposal will take out all those trees and replace it with a cyclone fence. So, I will have at least 200 vehicles at all hours of the day and night taking multiple trips in and out of the lots, and their Headlights shining directly into my living room and kitchen. My quality of life and right to enjoy my home for over 50 years are severely compromised if approved.

The fact that your boss Janice Gundsach (spelling) signed off on this knowing there had been no communication with me as the severely impacted party is

reprehensible.

AUNI owns 2929 Long lake road, right? They already executed a five year lease with FedEx with an option to extend, right? The signed agreement for pending sale of the parcels in conjunction with expansion of use/remodeling of the 2929 building lease is contingent on this passing. Do you honestly believe the applicant's submission for this that they just said (Hey Mr. Beugen would you be interested in selling just happened in October 2022) ? FedEx is an International Corporation, they don't operate like that. Just the lease with improvements has to be worth north of 10-50 million for AUNI. The acquisition of the parcels, demolition, new infrastructure etc. You got to be kidding me. This has been in the hopper for quite some time. Yet NO Communication of AUNI, FedEx, Mr. Beugen or the City of Roseville with me and the adverse effect it will have on my health and property value. I suspect the FedEx executives would be appalled that they have been engaged in an agreement with AUNI and Mr. Beugen that their representatives have affected the next door neighbor for over 50 years so egregiously.

Planning Division Recommendations;

1. Where is this proposed trail going? If this passes, is the trail going to go past my home? Who is going to pay for that? Is that recommendation the planning division's thought process to encourage developers to take out natural trees and grass lands and replace them with more hard surface?
3. Stormwater management, as stated earlier. Take the 4 acres, remove the current hard surfaces, Homes and the like. What percentage is that of the 4 acres currently? Replace within the 4 acres two new parking lots, trail/bike path and other hard services required for the parking lots, and what percentage of the 4 acres is that? So, the increase in runoff does not affect the stormwater system? Really. How does this fit into the City of Roseville's 2040 Plan regarding protecting natural habitat? At the very least the City should be demanding that onsite remediation of runoff is required. No credits for elsewhere because of the natural impact on nature.
4. If the applicant is not required to be in compliance with all elements of the RCWD, then how does this affect my property?
5. I respectfully disagree with the planners entirely here. There is no written submission from the applicant showing the fence bordering my property, type, elevations, diffusion of light etc. at least I have not seen one. It won't negatively affect me? How do you get to that? You allow removal of all tree's buffering Mr. Beugen's and mine. You allow the two single family homes to be removed. Now I get to look at a parking lot covering 4 acres with no legitimate buffers every evening, Headlights glaring into my kitchen and living room, 7 days a week every night for the rest of my life (I'm 70+) and no one is concerned about my quality of life? That is how you represent an owner of an occupied residential property for over 50 years. Then is there any truth to your 2040 Plan regarding your concerns about the residents of Roseville.

Attachment (C) from applicant

There are no signatures anywhere on this document you provide me. There is reference to "We", throughout the body of the request. Who are we? Is it customary for the staff to accept a proposal such as this without really knowing who is representing who? About their application;

5. This is completely false. The applicant does not know the impact of the surrounding neighborhood for their proposal as required. As far as I know they never talked with anyone other than Mr. Beugen. The applicant states that there is no impact by traffic, again for context only as it is related to weight and use of the road. No traffic study, no emissions analysis etc. By the way, the current IBC requirements for fresh air makeup for residential occupancies requires external makeup air, correct? Then when I or the apartment or the rental next door update or furnaces to a more efficient one, requiring makeup air is drawn from outside, then how does not the additional emissions in the surrounding air not affect me when that air is drawn into my furnace as required by code?

There has not been a market analysis of my property, the only owner occupied residential property left. To suggest that this proposal will not affect my value is untrue and makes the City of Roseville look just stupid. I've already mentioned what I can and can't do with my 1/2 acre if this proposal moves forward. Nothing! Your 2040 Roseville plan in 2018 did an analysis of all residential properties in the City and their taxable value. I've paid taxes on those values for over 50 years. You don't know what today's market value is because you won't do one. Obviously it is significantly higher than 2018. We all know what the market has done in the last two years.

Finally, because the City of Roseville has changed their zoning code to my disadvantage since my home was legally built here as a single owner occupied home, this proposal should be denied and more study taken by the applicant AUNI and FedEx. You don't know what the future will bring, neither do I. But I do know, if this is allowed.

Lastly, since I was first made aware that something may happen with some prospective buyer by JoAnn in early October, I had one conversation with Mr. Beugen and he essentially told me he didn't want me to impact his deal by talking to the person he was dealing with. Neighbors for 50 years, go figure. Since that conversation I've been in constant worry as to what may happen, What did I hear? Nothing. In fact this has impacted my health so severely that I thought I was having a heart attack last October (2022). I was transported to the ER by ambulance. After all the tests, it was surmised that it was anxiety induced. Fear, depression, anxiety. That is what the City of Roseville has left me with.

Regards,

Frank Yaquinto



On 12/30/2022 11:33 AM Thomas Paschke <thomas.paschke@cityofroseville.com> wrote:

Frank,

Thank you for the email indicating your concerns regarding the proposed parking lots at 2395 and 2373 County Road C2. There are a few items in your email I can address and answer now, while others will take a little time.

Regarding this request and application: the notice the Planning Division provided you and all property owners within 500 feet of the subject two properties is the first step in the process for a requested Conditional Use. This request is not for a variance nor a rezoning. The properties zoning allows a parking lot as a principal use with an approved conditional use.

Regarding the Public Hearing Notice: it is an invitation to the Planning Commission's public hearing on the requested conditional use and includes some general information regarding the request and also ways to seek additional information – that is how you connected with me.

There seems to be some confusion regarding this application and its request, which I will attempt to clarify: the property along County Road C2 (2417, 2405, 2395 and 2373) have a Comprehensive Plan Land Use designation of Mixed Use and an Official Zoning Map classification of Corridor Mixed-Use or MU-3. I have attached the Mixed-Use chapter of the zoning code for your information, which includes the table of uses (Table 1005-1) and lists all of the uses that can occupy or be built on property zoned MU-3.

I know there are three single-family residences and the apartment complex in the small triangular area of Highway 88 and County Road C2, however I am unclear on what "1A/2B/4BB" is in reference to or where that reference came. Again, the subject four existing residential properties along County Road C2 all have a zoning classification of MU-3 and not residential.

Regarding traffic and a traffic study: County Road C2 has current (as of 2022) daily traffic of 3,500 trips. The three lane design has a capacity of 15,000 to 18,000 vehicles per day. The question of a traffic study did come up in our initial staff discussions, however the Public Works Director and City Engineer determined the proposed parking lot was not a substantial enough impact to warrant a traffic study.

Regarding the parking lot setback from the west property line: it appears to be 20 feet from said property line.

Regarding parking lot lighting: this is an item I have asked for further clarity on from the applicant, however because the Zoning Code sets specific standards required for all development, a required parking lot plan including photometrics is not required. Lighting is an item the Planning Division reviews and approves with the building-permit. That said, this might be an area where staff and the developer can work to reduce lighting impacts.

Parking of semi-trucks or trailers would not be permitted under the Zoning Code. However the City can put a condition on the approval that limits the parking lot to what is proposed - 53 van spaces and 135 employee parking

spaces.

I believe the fence indicated would be of the chain link variety for security purposes. However the Code requires an opaque screen from the adjacent residential properties. This is an area where City staff will work with the developer on an acceptable screen plan as required below:

B. Buffer Area Screening: The setback requirements established for uses in each district are intended to act as buffers between those districts and uses, but heightened screening is appropriate between low-density residential dwellings and more intensive uses. For all new construction in all districts that lie adjacent to or across the street from LDR or LMDR Districts, therefore, additional screening shall be implemented as required herein.

1. Exception: The requirements in this subsection shall be applied in addition to the preceding general landscaping requirements, except that they shall not apply to Low Density Residential, Low to Medium Density Residential, or Park and Recreation Districts.

2. Acceptable Screening: Screening requirements of this Title shall be satisfied through the use of buildings, berms, solid board-on-board fences, walls, planting screens, evergreen trees, hedges, or some combination thereof. If the topography, existing vegetation, permanent structure, or other feature creates a barrier which achieves the standards of this section, they may be substituted.

a. Screen Fences and Walls: Any screen fence or wall shall be constructed of attractive, permanent finished materials, compatible with those used in the construction of the principal structure. Such screens shall be at least 6 feet in height and shall be 100% opaque.

b. Planted Screening: Any planting screens shall consist of healthy plants, shall be at least 6 feet in height, and shall be designed to provide a minimum year round opacity of 80% at the time of installation.

c. Notwithstanding these requirements, screening along street rights-of-way shall be maintained at a height not less than 3 feet nor more than 4 feet.

3. Maintenance: Screen fences and walls which are in disrepair shall be promptly repaired. Planted screens shall be maintained according to the normal landscape maintenance requirement of Section 1011.03A8

I will attempt to answer the remaining questions next Tuesday.

Thomas Paschke
City Planner
651.792.7074
thomas.paschke@cityofroseville.com



*2660 Civic Center Drive
Roseville, MN 55113*

From: FRANK YAQUINTO [REDACTED]
Sent: Thursday, December 29, 2022 9:23 PM
To: Thomas Paschke <Thomas.Paschke@cityofroseville.com>
Subject: RE: Parking Lot CU

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

Thomas,

Thanks for getting back to me so quickly. I have many concerns about how this is going to affect my living and in particular my health. As a asthmatic I have a lot of seasonal impacts on my breathing and I do believe that an increase in truck traffic will impact my health.

I have lived in this house as an owner occupant for over 50 years. For the City of Roseville to spring this on me along with my neighbor Mr. Beugen's dealings with AUNI Holdings is reprehensible as a neighbor to me and my Mother who has passed away a while ago. I'm shocked.

So if I understand what Mr. Beugen and the proposed new owners are attempting to do is ask for either or both a conditional use permit or a variance to the zoning code. All of these single family homes are 1A/1B/4BB. The current taxable value for Mr. Beugen is over \$850,000.00, a good deal for him. However, if I understand the application which you haven't provided me, the request is to change the 50 plus year designation of the properties from 1A/1B/4BB to an Industrial use (I). Is that correct? I would like the documentation that the City is using to justify this change based on a legal interpretation from the City of Roseville Attorney. The consequence of this decision will not only impact my health as a retired senior citizen but also the value of my house.

The plan doesn't show the setback of the proposed parking lots

from my property. I would like that.

The plan doesn't show the type of lighting that will be shining into my home forever, I would like the details of the lighting proposed.

The plan shows an ingress and egress with a concrete separation with controlled gates. Are these access points available to be used 24 hours a day seven days a week? I would like a written response to that question.

The plan shows that the lot closest to me is for parking of vans. Do you have a written agreement with the proposed owners as to what will happen if they violate the van scenario and start parking Semi's? I would like an opinion from the City attorney as to how that requirement is going to be enforced and what financial cost they will have to pay if they don't adhere to the original request. The fence proposal along my property gives no specifics. How high is it, will it be concrete, wood, allow air to pass through etc. I request the written plan with elevations.

There is no description as to use other than vans park. Well, are they coming and going each day? Have you done a traffic study as to how much of an increase there is going to be on county road C2 and how that will affect my right to live in my residential home peacefully? I request a written response from the City Attorney to direct staff to do a traffic study. If you don't think it's necessary, have the attorney give me the statutes that allow you to permit a change of use to commercial, resulting in significant increase in commercial traffic and not consider the impact on the only single owner occupied home left. That would be me, the retired senior citizen. What rights do I have as a veteran serving during the Vietnam war? If you don't know I can write to Congresswoman Amy Kloubecher, I'm sure she will let us know.

As you know County Road C2 was redone just in the last few years. I've had trouble since then with my sewer discharge, to the tune of \$4,000.00 so far. My plumber says it is because the contractor broke it during construction and they said he wasn't responsible for it. Isn't that the same contractor you hired to do sewer work in other parts of the City? That would be the ones that Channel 4 did an expose on for flooding a Roseville single home property owners house that Roseville has left in limbo while her home is wrecked. If you haven't seen it, you should. The road has already began to sink where my sewer enters the system, further compromising my sewer system and in all likelihood because of the excessive weight of semi's racing through here all day long. Which is why there should be a traffic study to ensure that if there is continually

damage by increased traffic from Mr. Beugen's sale/project I don't get saddled again on assessments to my property taxes. This area is full of wildlife. This project will impact that severely by taking out all the natural trees and habitat. The Holding pond must be required to offset the effect on the habitat. In addition, that pond could be put on my side of the project, further protecting me from excessive noise, exhaust, lighting and the like. Does this project comply with the City of Roseville's master plan?

I'm retired, I live on a fixed income and I have nowhere else to go. I don't have any family in the area any more. The adverse impact on the value of my home will affect my quality of life if I have to go to a nursing home. I'm not a wealthy guy like Mr. Beugen, he obviously can go anywhere he wants. I request a market analysis by an independent appraisal paid for by the applicants to evaluate the financial impact on my property.

I believe my neighbor and AUNI holdings negotiated in bad faith on the entire project. When I researched AUNI and their parent company Cauble holdings I came up with they are a foreign investor. Is that correct? Reason I ask is that if FedEx is going to use this, why aren't they buying and building it?. As an international group FedEx would be wasting money leasing from AUNI. What is the real agreement both short term and long term for these lots?

When AUNI researched this and approached my neighbor, why did you allow them to box in the only remaining owner occupied single family home when they could have just as easily approached me is outrageous. Why is the City not insisting as a condition of the requested change that they make me whole?

Obviously I have many concerns, these are some of the questions I have now and there will probably be more once you provide me with the answer to my questions.

Sincerely,

Frank Yaquinto

On 12/28/2022 1:45 PM Thomas Paschke
<thomas.paschke@cityofroseville.com> wrote:

Frank,

Attached please find the proposed parking lot plan for 2395 and

2373 County Road C2. Review and let me know if you have any questions in advance of the Planning Commission hearing.

Thomas Paschke
City Planner
651.792.7074
thomas.paschke@cityofroseville.com



2660 Civic Center Drive
Roseville, MN 55113

From: FRANK YAQUINTO [REDACTED]
Sent: Wednesday, December 28, 2022 1:05 PM
To: Thomas Paschke <Thomas.Paschke@cityofroseville.com>
Subject: Re: Parking Lot CU

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

Thomas,

I don't have any initial questions at this time just need the provision of the site plan.

Thank you,

Frank

On 12/28/2022 9:59 AM Thomas Paschke
<thomas.paschke@cityofroseville.com> wrote:

Frank,

Do you have any initial questions regarding the proposed parking lot that I can also respond to along with the provision of the site plan?

Thomas Paschke
City Planner
651.792.7074
thomas.paschke@cityofroseville.com



2660 Civic Center Drive

Roseville, MN 55113