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**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 June 2020, at 5:30 p.m.

The following Members were present: Member Michelle Kruzel, Alternate Member Karen Schaffhausen, and Chair Peter Sparby; and none was absent.

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

**VARIANCE BOARD RESOLUTION NO. 146**

**A RESOLUTION APPROVING VARIANCES TO THE LANDSCAPE REQUIREMENTS OF  
§1011.03.A.3.E.II AND §1011.03.A.3.E.V. AT 3011 – 3033 RICE STREET AND 165 SOUTH  
OWASSO BOULEVARD (PF20-011)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Numbers 01-29-23-11-0057, -0017, -0016, and -0019 and is legally described as:

Lots 18 – 20, Woodlynn Park, Ramsey County, Minnesota.

WHEREAS, City Code §1011.03.A.3.e.ii requires the Owasso Gardens landscape plan to include 60 canopy or evergreen trees for the proposed 60-unit multifamily residential development; and

WHEREAS, City Code §1011.03.A.3.e.v requires the Owasso Garden landscape plan to include 378 shrubs for the proposed 63,000 square-foot multifamily residential building; and

WHEREAS, CB Owasso Gardens Limited Partnership, in conjunction with Mary and James Krautbauer, owners of the subject property, has requested a variance to §1011.03.A.3.e.ii to allow a landscape plan that includes 48 canopy and evergreen trees; and

WHEREAS, CB Owasso Gardens Limited Partnership, in conjunction with Mary and James Krautbauer, owners of the subject property, has requested a variance to §1011.03.A.3.e.v to allow a landscape plan that includes 110 shrubs; 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 conflicting purposes among the regulations applicable to the proposed development represent a practical difficulty which the variance process is intended to relieve.
- b. The proposal is generally consistent with the Comprehensive Plan because it represents the sort of continued investment promoted by the Comprehensive Plan's goals and policies while not compromising the policies intended to protect the

sensitive residential properties adjacent to those commercial areas in addition to contributing the following strategies:

- 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.
  - 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.
  - 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.
  - Employ flexible zoning for property redevelopment to meet broader housing goals such as density, open space, and lot size.
  - Promote and support the redevelopment of physically and economically obsolete or underutilized property.
  - Reduce overall community housing cost burden, particularly by supporting those projects that provide affordability for households in the lowest income categories.
  - Meet increased demand for senior housing and opportunities for residents to age in place.
  - Encourage and facilitate the development of a broad range of workforce housing choices including both multifamily and single-family formats.
- c. The proposal is consistent with the intent of the zoning ordinances because the Owasso Gardens landscape plan maximizes the required green space with installation of 48 trees that can properly grow to maturity and reserve space for outdoor recreation, and 110 shrubs selected to take advantage of their location and complement the development and the proposed landscape plan was developed to properly landscape the proposed development, whereas the Code standard is predicated on providing trees based upon solely the number of residential dwelling units.
- d. The proposal makes reasonable use of the subject property because simply crowding the required number of trees and shrubs into the site is in conflict with the purpose of the landscaping requirements.
- e. The circumstances on the site of the proposed Owasso Gardens development are not necessarily unique, but the current slate of variance applications has exposed an imbalance of landscaping requirements between commercial and multifamily residential developments.
- f. The multifamily residential development itself represents a significant change to the use of the subject property, but with a thoughtful landscape plan implemented on this

property, approval of the requested variances would not negatively alter the character of the locality.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variances to §1011.03.A.3.e.ii and §1011.03.A.3.e.v of the City Code to allow a landscape plan that includes 48 canopy and evergreen trees and 110 shrubs, based on the proposed plans, the testimony offered at the public hearing, and the above findings.

The motion for the adoption of the foregoing resolution was duly seconded by Variance Board Member Kruzel and upon vote being taken thereon, the following voted in favor: Members Kruzel, Schaffhausen, and Sparby; and none voted against;

WHEREUPON said resolution was declared duly passed and adopted.

*Variance Board Resolution No. 146 – Owasso Gardens (PF20-011)*

STATE OF MINNESOTA    )  
  ) ss  
COUNTY OF RAMSEY    )

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said Roseville Variance Board held on the 3rd day of June 2020.

WITNESS MY HAND officially as such Manager this 3rd day of June 2020.



  
Patrick Trudgeon, City Manager