



Planning Commission Agenda

Wednesday, December 4, 2024

6:30 PM

City Council Chambers

(Any times listed are approximate – please note that items may be earlier or later than listed on the agenda)

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Review of Minutes**
 - a. Review November 6, 2024 Minutes
5. **Communications and Recognitions**
6. **Public Hearing**
 - a. A request by BFA, Inc. on behalf of Wal-Mart, for a Conditional Use for the pre-existing building and site, the proposed improvements to the parking lot, and the construction of a 2,500 square foot online pickup and delivery addition at 1960 Twin Lakes Parkway
7. **Business**
 - a. Approve 2025 Variance Board & Planning Commission Meeting Calendar
8. **Commission Direction on Commission Member Initiated Agenda Items**
9. **Adjourn**


REQUEST FOR COMMISSION ACTION

Date: **12/4/2024**
Item No.: **4.a.**

Department Approval

Agenda Section
Review of Minutes

Item Description: Review November 6, 2024 Minutes

- 1
 - 2 **Application Information**
 - 3 N/A
 - 4
 - 5 **Background**
 - 6 N/A
 - 7
 - 8 **Staff Recommendation**
 - 9 N/A
 - 10
 - 11 **Requested Planning Commission Action**
 - 12 Review the November 6, 2024 minutes and make a motion to approve subject
 - 13 to requested corrections.
 - 14
 - 15 **Alternative Actions**
 - 16 N/A
 - 17
 - 18
- Prepared by:**
- Attachments:** 1. November 6, 2024 Minutes



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, November 6, 2024 – 6:30 p.m.**

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1. Call to Order

Chair Pribyl called to order the regular meeting of the Planning Commission at approximately 6:30 p.m. and reviewed the commission's role and purpose.

2. Roll Call

At the request of Chair Pribyl, City Planner Thomas Paschke called the Roll.

Members Present: Chair Michelle Pribyl, Vice-Chair Karen Schaffhausen, Commissioners Michelle Kruzel, Tammy McGehee, Pamela Aspnes, Matthew Bauer, and Erik Bjorum.

Members Absent: None.

Staff Present: City Planner Thomas Paschke and Community Development Director Janice Gundlach

3. Approve Agenda

MOTION

Member McGehee moved, seconded by Member Bjorum, to approve the agenda as presented.

Ayes: 7

Nays: 0

Motion carried.

4. Review of Minutes

a. October 2, 2024, Planning Commission Regular Meeting

MOTION

Member McGehee moved, seconded by Member Bjorum, to approve the October 2, 2024, meeting minutes.

Ayes: 7

Nays: 0

Motion carried.

5. Communications and Recognitions:

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

43
44 None.

45
46 b. **From the Commission or Staff:** *Information about assorted businesses not already*
47 *on this agenda, including a brief update on the 2040 Comprehensive Plan Update*
48 *process.*

49
50 Member McGehee recognized Commissioner Matthew Bauer, who had just been
51 elected to the City Council.

52
53 The Commission congratulated Member Bauer.

54
55 **6. Public Hearing**

56
57 a. **A Request by Clear Channel Outdoor MSP for a City Code Amendment to Title**
58 **10, Chapter 1010, Sign Regulations, to Allow Two (2) Lawful Pre-Existing Non-**
59 **Conforming Off-Site Billboards to be Converted to Dynamic/Digital (LED)**
60 **Displays, as well as Additional Modifications to §1010.10 Dynamic Displays in**
61 **Support of Changing the Duration from 25 Seconds to 8 Seconds and a**
62 **Modification to the Maximum Daytime Illumination from 5,000 Nits to 6,500**
63 **Nits (PF24-016)**

64
65 Chair Pribyl opened the public hearing for PF24-016 at approximately 6:35 p.m. and
66 reported on the purpose and process of a public hearing. She advised this item will be
67 before the City Council on November 25, 2024.

68
69 City Planner Paschke summarized the request as detailed in the staff report dated
70 November 6, 2024.

71
72 Member McGehee indicated she did not understand the dynamic signs. She asked for
73 clarification.

74
75 Mr. Paschke explained what a dynamic display sign was and the difference between
76 that and other signs.

77
78 Member McGehee indicated that since the dynamic display billboard was illegal and
79 now the City is designing an entirely new classification for them, will that take them
80 out of the category?

81
82 Mr. Paschke indicated it would not.

83
84 Member McGehee asked if the City does a redevelopment involving these signs and
85 if these will disappear.

86

87 Mr. Paschke explained that they could potentially, but most of these are around
88 private property, and others are by right-of-way, so he did not know if the City would
89 be the ones to get rid of them or if anybody else would.

90
91 Member McGehee asked what happens if, because of redevelopment, an apartment
92 building is built across from the site, so the sign is a problem for people in the
93 apartment. Would the City have anything to allow for that?

94
95 Mr. Paschke thought that, from a staffing perspective, they would try to work with
96 Brown Wilbert to remedy that problem. The staff has done that with other signs in the
97 City.

98
99 Community Development Director Gundlach explained how the Dynamic Display
100 signs work and their intensity, along with an agreement that the City will have with
101 the applicant.

102
103 Member McGehee asked if the City would have any direction in deciding what could
104 be displayed on the billboard.

105
106 Ms. Gundlach thought that would involve some First Amendment issues, and the
107 agreement that Clear Channel would enter into with the City would only relate to the
108 community and public services messaging that the City would get for free.

109
110 Member Bauer asked for a quick recap of the history of billboards in the city.

111
112 Mr. Paschke reviewed the history of his work in Roseville.

113
114 Mr. Matthew Wyland, Clear Channel Outdoor, thanked staff and addressed the
115 Commission.

116
117 **Public Comment**

118
119 No one came forward to speak for or against this request.

120
121 **Commission Deliberation**

122
123 Member Bauer thought it would be nice to have more public feedback on this. He
124 wondered if this should be tabled to allow more public comment. He was also
125 interested in what the Commission thought regarding limiting this to just the
126 particular signs that Clear Channel Outdoor is thinking about doing rather than
127 allowing all of the signs.

128
129 Chair Pribyl asked staff who received notification of the public hearing because these
130 signs are in multiple locations.

131
132 Mr. Paschke explained that under a text amendment, there is no specific notification
133 to the public other than what is published in the paper. Regarding tabling this item,

134 typically, tabling is done for additional information and other things and not
135 necessarily for supporting or allowing for more public input because there is no way
136 for the City to notice the public and try to get them at the meeting. He thought it
137 would be more information related to text changes and those things that the
138 Commission felt they would need before making a decision or recommendation to the
139 City Council.

140
141 The Commission and staff discussed changes to be made to the City Code.

142
143 **MOTION**

144 **Member Schaffhausen moved, seconded by Member Kruzel, to recommend to**
145 **the City Council approval of the proposed Zoning Code Text Amendment to**
146 **Sections 1010.10.A.1 and 1010.01.A.3, and the Planning Division’s Proposed**
147 **Text Amendment to Section 1010.03.C.8, 1010.03.D, and 1010.10.A.8 (PF24-016).**

148
149 **Ayes: 7**

150 **Nays: 0**

151 **Motion carried.**

- 152
153 **b. Consider an Ordinance Amending Title 10, Chapters 1001, 1005, 1006, 1009,**
154 **and 1011 of the Roseville City Code to Incorporate Cannabis and Hemp Uses**

155
156 Chair Pribyl opened the public hearing at approximately 7:22 p.m. and reported on its
157 purpose and process. She advised that this item will be before the City Council on
158 November 25, 2024.

159
160 Community Development Director Gundlach summarized the request as detailed in
161 the staff report dated November 6, 2024.

162
163 Member Schaffhausen asked how this ordinance compares to other communities.

164
165 Ms. Gundlach indicated that was hard to explain because many other communities are
166 reviewing their policies and creating ordinances simultaneously. She reviewed what
167 Minneapolis has recently approved.

168
169 **Public Comment**

170
171 No one came forward to speak for or against this request.

172
173 **MOTION**

174 **Member Bauer moved, seconded by Member Bjorum, to recommend to the City**
175 **Council adoption of the Ordinance Amending Title 10, Chapters 1001, 1005,**
176 **1006, 1009, and 1011 of the Roseville City Code to Incorporate Cannabis and**
177 **Hemp Uses.**

178
179 **Ayes: 7**

180 **Nays: 0**

181 **Motion carried.**

182

183 **7. Other Business**

184

185 **8. Commission Direction on Commission Member Initiated Agenda Items**

186

187 **9. Adjourn**

188

189 **MOTION**

190 **Member McGehee, seconded by Member Aspnes, to adjourn the meeting at 7:33**
191 **p.m.**

192

193 **Ayes: 7**

194 **Nays: 0**

195 **Motion carried.**

196



REQUEST FOR COMMISSION ACTION

Date: **12/4/2024**

Item No.: **6.a.**

Department Approval

Agenda Section

Janice Gundlach

Public Hearing

Item Description: A request by BFA, Inc. on behalf of Wal-Mart, for a Conditional Use for the pre-existing building and site, the proposed improvements to the parking lot, and the construction of a 2,500 square foot online pickup and delivery addition at 1960 Twin Lakes Parkway

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Application Information

Applicant: BFA Engineering
Location: 1960 Twin Lakes Parkway
Application Submission: November 5, 2024
City Action Deadline: January 4, 2025
Zoning: Community Mixed-Use (MU-2B)

Background

The subject of the request is the Walmart store located at 1960 Twin Lakes Parkway, which lies within the 280+ acre Twin Lakes Redevelopment Area. Prior to 2010, the subject property had a zoning classification of General Industrial (I2) and Retail Office Service (B4) district.

In December 2010 the City of Roseville adopted major updates to the zoning code and the official zoning map. Specific to the Twin Lakes Redevelopment Area, these changes included the creation of the Community Mixed-Use (CMU) district and a regulating plan, along with design standards to govern site development, building placement, and other building design elements. The CMU zoning district permitted retail with few restrictions. The Roseville Walmart was the first site and structure to be reviewed under the new development standards adopted in 2010. That process began in November 2011 and culminated with approval of the site and building permit in July 2012.

In 2015, the Community Development Department introduced the Twin Lakes Re-Envisioning Process, which, after public input meetings and City Council discussions concerning the Twin Lakes Redevelopment Area, the Planning Division was directed to initiate the formal process of amending the comprehensive plan's future land use map, the official zoning map, and amend the zoning code to effect change to the Twin Lakes Redevelopment Area that came out of public input sessions and subsequent Council discussions.

The outcome of this process included splitting the Community Mixed-Use district into four (4) separate and slightly unique mixed-use districts (CMU-1, CMU-2, CMU-3, and CMU-4); the creation of a new table of uses; amendments to the dimensional standards specific to "big box retail"; and the creation of a definition for "Retail, Large Format" and its allowance only in the CMU-4 district as a conditional use. The requirement of a CU for large format retail imposed restrictions on what improvements could be made to the site and/or building without requiring a Planning Commission and City Council review. The previously adopted regulating plan remained in place as a guiding development document with a few slight amendments.

In 2021, the City completed a zoning code update process, an outcome of the 2040 comprehensive plan

39 update, whereby the CMU district names were changed, and some of the uses in the Mixed-Use table
40 were broadened, eliminated, and/or clarified. The Walmart site (and adjacent property) was rezoned to
41 Community Mixed-Use (MU-2B) and large format retail continued as a CU, working in conjunction with
42 the existing regulating plan.
43

44 Over the past several months, Walmart has been working with the Community Development Department
45 regarding their desire to construct a 2,500 square foot online pickup and delivery addition to the west
46 side of the building, adjacent to the garden center, as well as minor parking lot and access
47 improvements (see Attachment 3). Table 1005-1 allows Retail, Large Format as a Conditional
48 Use. Therefore, the existing site and the proposed improvements are required to obtain an approved
49 Conditional Use prior to the City's issuance of permits.
50

51 Zoning Code sections §1009.02.C establishes the general criteria for reviewing a conditional use. There
52 are no specific criteria to be reviewed for a large format retail use. The Planning Division has reviewed
53 the general criteria regarding the proposed addition and improvements and offers the below analysis:
54

55 **Conditional Use Analysis**

56 Review of General Conditional Use Criteria: §1009.02.C of the Zoning Code establishes standards and
57 criteria for all conditional uses, which the Planning Commission and City Council must determine
58 compliance with those stated findings.
59

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

- 61 a. *The proposed use is not in conflict with the Comprehensive Plan.* While a retail store's addition
62 does not appreciably advance the goals of the Comprehensive Plan aside from facilitating
63 continued investment in a property, Planning Division staff believe it also does not conflict with
64 the Comprehensive Plan. More specifically, the General and Commercial Area Goals and
65 Policies sections of the Comprehensive Plan include several policies related to reinvestment,
66 redevelopment, and quality development.
- 67 b. *The proposed use is not in conflict with a Regulating Map or other adopted plan.* The proposed
68 building addition has been reviewed by the Planning Division and determined to comply with the
69 required standards of the Regulating Plan and Section 1005.02A Non-Residential Design
70 Standards. Similarly, the existing building and site conform to these same requirements, as they
71 were in effect in 2012 when the site development plans were approved.
- 72 c. *The proposed use is not in conflict with any City Code requirements.* The Planning Division
73 concludes the proposed addition does not conflict with any other City Code requirements.
74 Similarly, the Planning Division is not aware of any conflicts the existing site or building has with
75 the Zoning Code. The 2,500 sq. ft. building addition is minor when compared against the
76 existing site improvements.
- 77 d. *The proposed use will not create an excessive burden on parks, streets, and other public
78 facilities.* The Planning Division finds this criterion to be met. The proposed western 2,500 sq. ft.
79 expansion intends to create a more efficient space for online pick-up and delivery on the
80 premises. The associated site modifications are designed to create less confusion at the
81 roundabout exit and within this area of the parking lot. These improvements, coupled with the
82 existing site and building, will not create an excessive burden on parks, streets, or other public
83 facilities. Further, the Public Works/Engineering staff have reviewed the plans and find them
84 acceptable.
- 85 e. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively
86 impact traffic or property values, and will not otherwise harm the public health, safety, and
87 general welfare.* The Planning Division finds this criterion to be met. The existing Walmart
88 business has been in operation since 2013 and has not been injurious to the surrounding
89 neighborhood, has not negatively impacted traffic or property values, and has not harmed the
90 public health, safety, and general welfare of the area. The Roseville Police Department and
91 Walmart have a yearly agreement for off-duty officers and work closely with one another to
92 address ongoing operational issues. Regarding the proposed 2,500 sq. ft. addition and parking

93 lot modifications, these improvements will only improve upon public health, safety and general
94 welfare given they intend to create a more harmonious and safe relationship between
95 pedestrians and vehicles.

96
97

98 **Staff Recommendation**

99 The Planning Division recommends approval of the Conditional Use in support of the large format retail
100 use and the proposed 2,500 sq. ft building addition and parking lot improvements based on the
101 comments, findings, and plans submitted, attached, and contained within this Request for Planning
102 Commission Action dated December 4, 2024.

103

104 **Requested Planning Commission Action**

105 **By motion, recommend approval of a Conditional use** for Walmart, 1960 Twin Lakes Parkway, as a
106 large format retail use and the proposed 2,500 sq. ft. building addition and parking lot improvements
107 based on the comments, findings, and plans submitted, attached, and contained within this Request for
108 Planning Commission Action dated December 4, 2024.

109

110 **Alternative Actions**

- 111 1. Pass a motion to table the item for future action. An action to table must be tied to the need for
112 clarity, analysis, and/or information necessary to make a recommendation on the request.
- 113 2. Pass a motion recommending denial of the proposal. A motion to deny must include findings of
114 fact germane to the request.

115

116

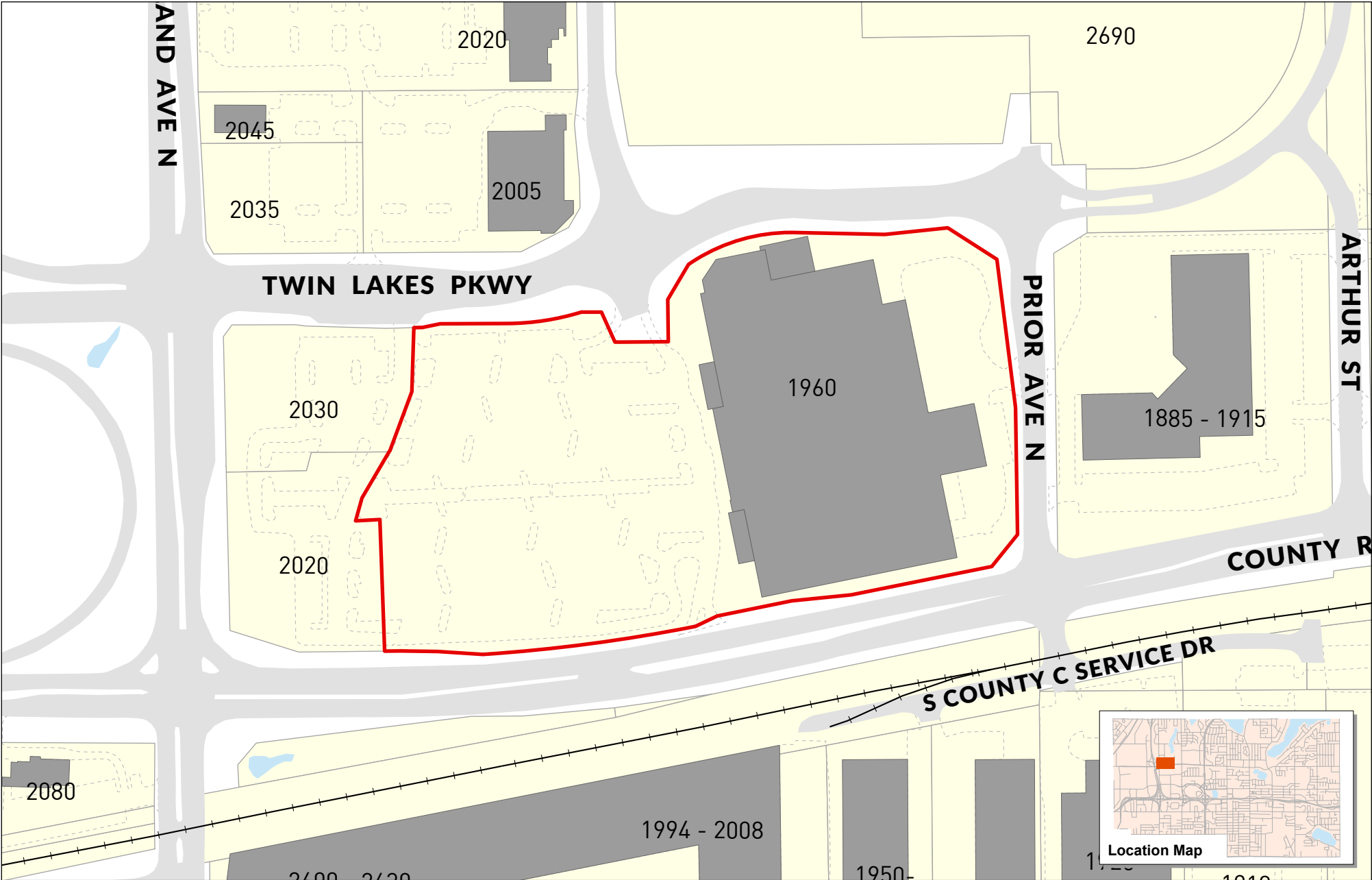
Prepared by: Thomas Paschke, City Planner

Attachments:

1. Base Map
2. Aerial Photo
3. Applicant Narrative and Plans

117

Attachment 1: Planning File 24-018

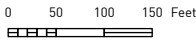


ROSEVILLE
 Prepared by:
 Community Development Department
 Printed: November 21, 2024


Site Location

Data Sources
 * Ramsey County GIS Base Map (11/4/2024)
 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 2: Planning File 24-018



RE: Conditional Use Permit Written Narrative
Wal-Mart Supercenter
1960 Twin Lakes Pkwy
Roseville, MN 55113

November 5, 2024

Legal Description: **TWIN LAKES 2ND ADDITION LOT 1 BLK 1**

Parcel Identification Number: **042923330027**

To Whom it May Concern,

Walmart is proposing improvements to their parking lot, such as adjusting crosswalk striping, adding stop conditions, refreshing existing linework, and replacing existing signs and adding new signs to promote safety and efficiency for customers. There will be an addition of an Online Pickup and Delivery (OPD) expansion, as well as pickup stalls, OPD designation stall signs, and directional signs. There is also a proposal to adjust the entrance near the roundabout on the north side of the site to make the traffic flow more efficiently and promote safety for customers, pedestrians, and associates. These improvements will expand this store's current online grocery pickup operations, will enable the store to better meet customer's shopping options who use the OPD services, and increase the efficiency of this store to serve those customers, thus enhancing the overall OPD shopping experience.

The proposed parking lot improvements will increase safety for pedestrians around the building and provide clearer traffic flow in the improved parking areas. The Online Pickup Delivery (OPD) expansion will expand pickup operations and give associates more space for storage to provide customers quicker and more efficient service, which effectively improves the overall shopping experience for customers.

The OPD expansion and parking lot improvements will not conflict with the Comprehensive Plan, any Regulation Maps, or other plans as the Walmart Supercenter exists today. City Staff comments have been incorporated into the plans per the initial review, adhering to City Codes. The improvements will not create an excessive burden on parks, streets, or other surrounding public facilities. The expansion of the OPD services, and reconfiguration of the entrance at Twin Lakes Parkway, will not be injurious to the surrounding neighborhood or negatively impact traffic or property values, as they are improvements to an already existing Walmart Supercenter.

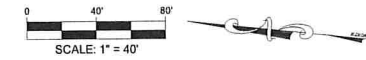
Sincerely,



Rick Rohlfing
Project Engineer for BFA, Inc.

OVERALL SITE PLAN

(IMAGE BASED ON GOOGLE MAPS AERIAL)



NOTES:
 BFA ENGINEERING'S SCOPE OF WORK FOR REVISED SITE PLAN INCLUDES DESIGN AND IMPROVEMENTS WHICH ARE LIMITED ONLY TO HIGHLIGHTED AREAS. ORIGINAL PROVIDED SITE PLAN WAS DESIGNED BY OTHERS AND/OR AERIAL PHOTO TAKEN FROM GOOGLE.

PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO SCALE.

ACTUAL SITE FEATURES MAY BE DIFFERENT THAN THOSE SHOWN ON THIS AERIAL PHOTO, INCLUDING BUT NOT LIMITED TO PARKING, UTILITIES, LANDSCAPING, LIGHTING, SIDEWALKS, ETC.

PICKUP DIRECTIONAL SIGNAGE HAS ALREADY BEEN INSTALLED ON THIS SITE. CONTRACTOR SHALL REMOVE EXISTING ORANGE PICKUP SIGNAGE AND REPLACE THEM WITH NEW WALMART BLUE DIRECTIONAL SIGNAGE AS SHOWN.

THE CONTRACTOR SHALL PRUNE EXISTING LANDSCAPING BUSHES AND TREES AS NEEDED THROUGHOUT THE SITE FOR CLEAR VISIBILITY OF EXISTING AND PROPOSED SIGNS, AND TO IMPROVE SIGHT TRIANGLE DISTANCES AT INTERSECTIONS AND DRIVES WITHIN THE PARKING LOT.

REVISIONS

NO.	DESCRIPTION	DATE
1	PROJ#1	
2	By: C.M.W. 08-28-24 App: R.G.R.	
3	By: _____ App: _____	
4	By: _____ App: _____	



TELEPHONE: (634) 235-7251
 WASHINGTON, MICHIGAN 49300
 103 ELM STREET
 BENTONVILLE, AR 72716

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Signature: Rick Gilbert
Printed Name: Rick Gilbert
P.E. #: FB5856
Date: 08/28/2024
License No.:

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE STORE MANAGER AND WALMART CONSTRUCTION MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PREPARE, INSTALL, MAINTAIN, AND REMOVE TEMPORARY CONSTRUCTION FENCES, BARRIERS, TRAFFIC CONTROL SIGNAGE, ETC. CONTRACTOR SHALL MAINTAIN SAFE DELIVERY TRUCK ROUTES, CUSTOMER PARKING AND DRIVES, AS WELL AS PEDESTRIAN WALKWAYS.

DEWATERING NOTE: WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER PROVIDE ADEQUATE DRAINAGE, DRAINAGE, AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFIC SPECIFICATIONS.

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	
WAITING SPACES RIGHT	18 X 24	
WAITING SPACES AHEAD	18 X 24	
RESERVED WAITING	18 X 24	
PICKUP LEFT PHARMACY RIGHT	18 X 24	
PICKUP RIGHT PHARMACY LEFT	18 X 24	
STOP THANKS FOR ORDERING	18 X 36	
PICKUP HOURS	18 X 36	
RESERVED	18 X 18	
PHONE NUMBER	8 X 18	
VERTICAL PICKUP	18 X 36	
PICKUP LEFT	18 X 24	3
PICKUP AHEAD	18 X 24	1
PICKUP RIGHT	18 X 24	4
PICKUP BANNER AND MOUNTING HARDWARE	24 X 60	1
TEMPORARY PARKING SIGN WITH PYRAMID BASE	24 X 60	

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES
 THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FILE LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, PRIVATE WATER AND SANITARY LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.
 ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

Three working days prior to the start of any excavation on the site the Contractor shall call BFA for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

Walmart #03404-201
 1960 Twin Lakes Parkway
 Roseville, Ramsey County, Minnesota
 Walmart, Inc. 2608 SE J Street
 Bentonville, AR 72716

DRAWN: J.S.G.
CHECKED: R.G.R.
DATE: 07/22/2024
SCALE: 1" = 40'
PROJECT NO.: 0304
SHEET NAME: OVERALL SITE PLAN

OSP-1

P:\V\03404-201 Expansion_Mkt_Art_OPD_Sheets\B100A_Overall_Site_Plan.dwg
 R/29/2024 4:18 PM

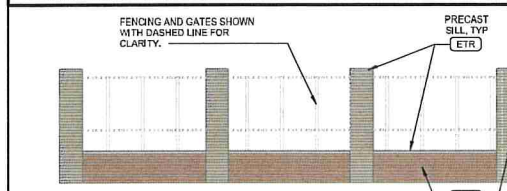


PYLON SIGNAGE		COLOR LEGEND	
P#	COLOR NAME	P#	COLOR NAME
P5E	SAFETY YELLOW	P15E	LIGHT TAN
P21E	SAFETY RED	P124E	MEDIUM BROWN
P35E	BLACK	P83E	DARK BROWN
P217E	DARK DARK BRONZE	AM1	PROMENADE BLEND
P76U	WALMART BLUE (URETHANE-LIKE)		

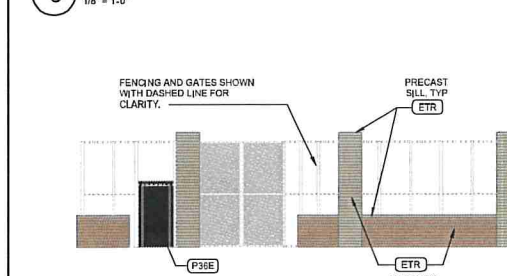
MEASUREMENTS:

- PANT RESTRICTIONS: ALL EXTERIOR WALL FINISHES ON ANY BUILDING MUST BE A COMBINATION OF THE FOLLOWING MATERIALS, NO LESS THAN 60% FACE BRICK, NATURAL OR CULTURED STONNE, PRE-COLORED OR FACTORY STAINED OR STAINED ON SITE TEXTURE PRE-CAST CONCRETE PANELS, TEXTURED CONCRETE BLOCK, STUCCO, GLASS, FIBERGLASS, OR SIMILAR MATERIALS AND NO MORE THAN 40% PRE-FINISHED METAL, CORTEN STEEL, COPPER, PREMIUM GRADE WOOD WITH MITERED OUTSIDE CORNERS, OR FIBER CEMENT BOARD.
- ALLOWED SIGNAGE SF: 1 SQUARE FEET PER LINEAL FOOT OF BUILDING FRONTAGE.
- EXISTING SIGNAGE SF: 815.01
- PROPOSED SIGNAGE SF: 471.26
- VARIANCE / PROCESS: THE PLANNING DIVISION WILL NOT SUPPORT THE BUILDING BEING PAINTED AS WE HAVE DETERMINED SUCH AN ACTION IS PROHIBITED UNDER THE CODE, AS PAINTING AN EXTERIOR OF A BUILDING IS NOT AN APPROVABLE OPTION.

KEYNOTES	HATCH LEGEND	SHEET NOTES
7.06 WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM	EFS AREA TO BE RESURFACED (REF SPECS)	1. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS. TO MATCH ADJACENT AS REQUIRED. REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
		2. RESURFACE EXISTING EFS WHERE SHOWN (HATCHED AREA).
		3. NOT USED.
		4. PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
		5. IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR UND.
		6. PAINT ANTI ROOFTOP GAS PIPING (PFE) WHERE EXTERIOR WALL IS BEING PAINTED. GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING.
		7. DO NOT PAINT METER OR VALVES.
		8. IF PAINTING ADJACENT WALLS PAINT CANOPY/ STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
		9. NOT USED.
		10. PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE.
		11. NOT USED.
		12. DO NOT PAINT LED WALL PACK HOUSINGS.
		13. PAINT GARDEN CENTER STEEL DOORS AND FRAMES (P30E).
		14. NOT USED.
		15. DO NOT PAINT OLM-BRK, STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS.
		16. NOT USED.
		17. PAINT JIB CRANE (P30E) ON JIB BOOM (P2E) ON ADJACENT BUILDING.
		18. PAINT SPRINKLER VALVES (P21E). DO NOT PAINT OVER SIGT GLASS OR FIRE ALARM BELL.



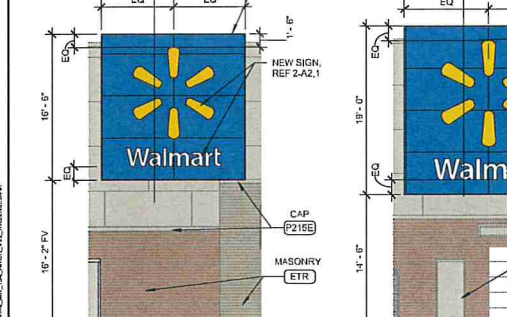
8 GARDEN CENTER FENCING NORTH ELEVATION
1/8" = 1'-0"



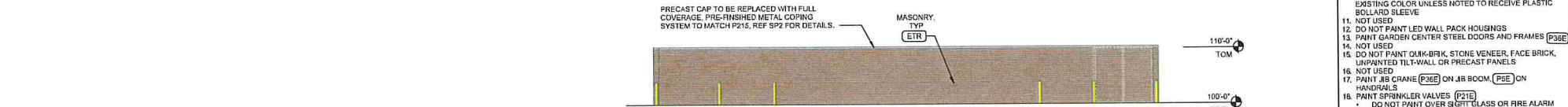
6 GARDEN CENTER FENCING EAST ELEVATION
1/8" = 1'-0"



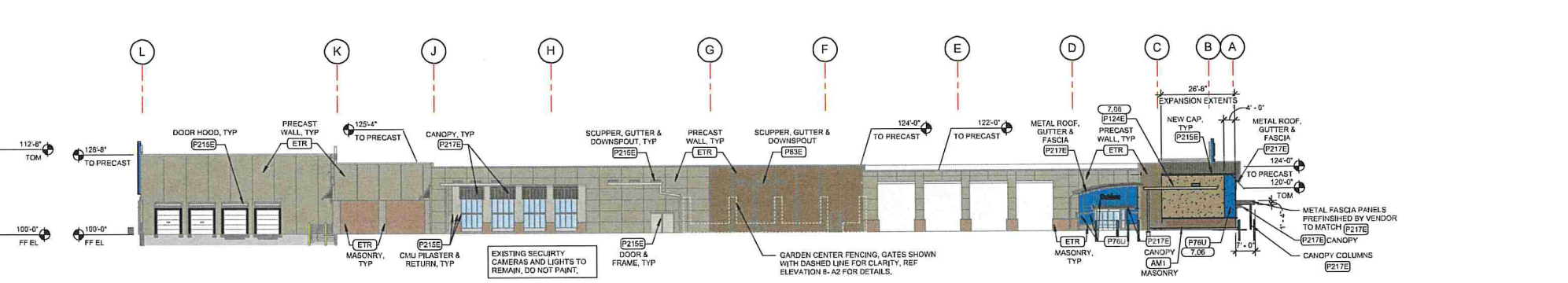
3 ENLARGED WEST ELEVATION
1/8" = 1'-0"



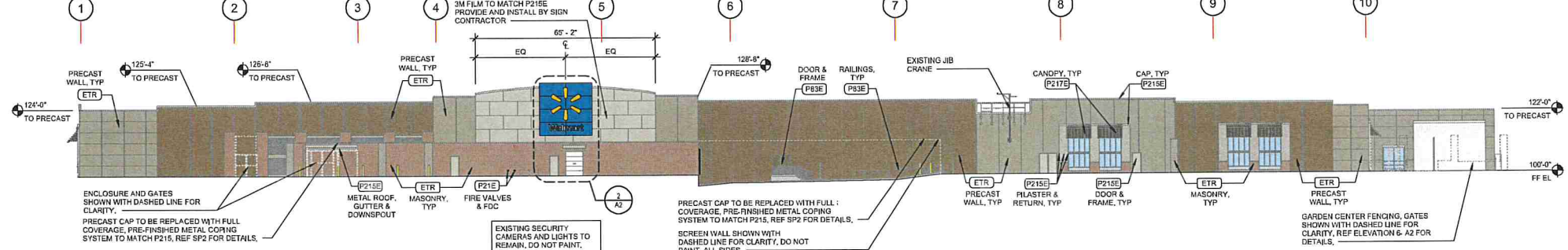
2 ENLARGED EAST ELEVATION
1/8" = 1'-0"



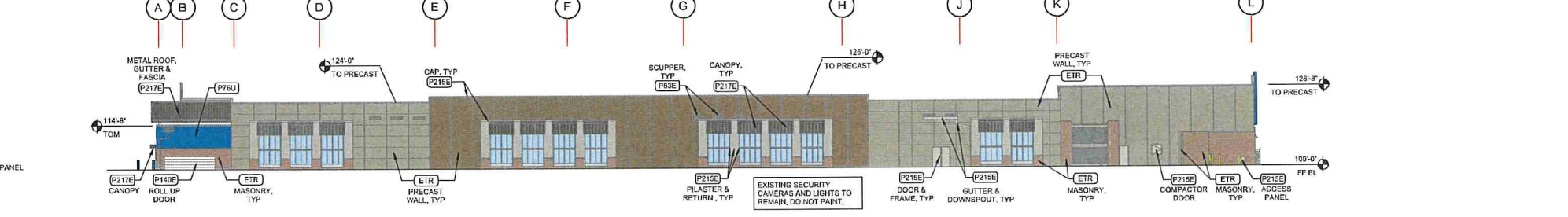
9 BAILER ENCLOSURE
1" = 10'-0"



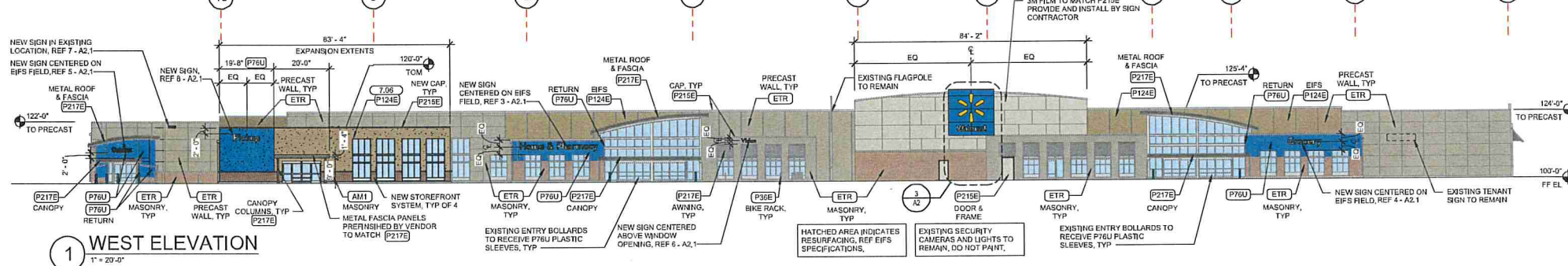
7 NORTH ELEVATION
1" = 20'-0"



5 EAST ELEVATION
1" = 20'-0"



4 SOUTH ELEVATION
1" = 20'-0"



1 WEST ELEVATION
1" = 20'-0"

Federick D. Ostrosky
REGISTERED PROFESSIONAL ARCHITECT
STATE OF MINNESOTA
NO. 101
1950 TWIN LAKES PARKWAY
ROSEVILLE, MN 55112
DESIGNED BY: FDO
DRAWN BY: JLL
DATE: 04/25/24

STIPULATION FOR REUSE:
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CONSULTANTS:

Walmart
ROSEVILLE, MN
1950 TWIN LAKES PARKWAY
STORE NO. 03041201
JOB NUMBER: 308811 PROJNO: 108

ISSUE BLOCK

NO.	DATE	DESCRIPTION

CHECKED BY: LLM
DRAWN BY: RJJ
PROTO CYCLE: 04/25/24
DOCUMENT DATE: 07/22/24

I hereby certify that this plan, specification, or contract document represents my own work or that of my firm, and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.
Print Name: **FREDERICK D. OSTROSKY**
Signature: *Federick D. Ostrosky*
Date: **July 22, 2024** License # **57902**

EXTERIOR ELEVATIONS

SHEET: **A2**


REQUEST FOR COMMISSION ACTION

Date: **12/4/2024**
Item No.: **7.a.**

Department Approval

Agenda Section

Janice Gundlach

Business

Item Description: Approve 2025 Variance Board & Planning Commission Meeting Calendar

1
2 **Application Information**

3 N/A

4
5 **Background**

6 Every year the City Council adopts a meeting calendar. For 2025, the following dates have been
7 identified for Variance Board and/or Planning Commission meetings as needed. As is customary, these
8 dates consist of the first Wednesday of every month except when these dates fall on a holiday. In the
9 event of a holiday, the date is adjusted appropriately. The 2025 meeting dates are as follows:

- 10
11 January 8, 2025
12 February 5, 2025
13 March 5, 2025
14 April 2, 2025
15 May 7, 2025
16 June 4, 2025
17 July 2, 2025
18 August 6, 2025
19 September 3, 2025
20 October 1, 2025
21 November 5, 2025
22 December 3, 2025

23
24 While it is recognized conflicts arise, if possible, please let staff know if you will be unable to attend any
25 of these meeting dates.

26
27 **Staff Recommendation**

28 Approve the 2025 meeting calendar for the Variance Board and Planning Commission.

29
30 **Requested Planning Commission Action**

31 By motion, approve the 2025 meeting calendar for the Variance Board and Planning Commission.

32
33 **Alternative Actions**

34 None

35 **Prepared by:** Community Development

Attachments: None

36