



PLANNING COMMISSION
Regular Meeting Agenda

Wednesday, July 12, 2017 at 6:30 p.m.

Roseville City Hall Council Chambers, 2660 Civic Center Drive

1. **Call to Order**
2. **Roll Call**
3. **Review of Minutes**
 - a. June 7, 2017, regular meeting minutes
4. **Communications and Recognitions**
 - a. **From the public:** Public comment pertaining to land use issues **not** on this agenda, including the 2040 Comprehensive Plan Update
 - 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
5. **Public Hearing**
 - a. **Planning File 17-009:** Request by Rose of Sharon, Inc. to change the Comprehensive Plan (Land Use) designation and Zoning classification on the property located at 2315 Chatsworth Avenue, and to subdivide the property into six townhome lots and a common outlet. Existing Land Use designation would change from High Density Residential (HR) to Low Density Residential (LR) and the Zoning classification would change from High Density Residential-1 district (HDR-1) to Low Density Residential-2 district (LDR-2).
 - b. **Planning File 17-010:** Request by Center Point Solutions, LLC in cooperation with IPREP Acquisitions, LLC, to amend Centre Pointe Planned Unit Development (PUD) Agreement 1177 to expand the permitted uses within the PUD to include multi-story climate controlled self-storage and uses identified in the Office/Business Park zoning district.
6. **Adjourn**

Upcoming Planning Commission Comprehensive Plan Update Meetings: July 26 & August 23

For up to date information on the comprehensive planning process, go to www.cityofroseville.com/CompPlan

Future Meetings: **Planning Commission & Variance Board (tentative):** August 2 & September 8
City Council (tentative): July 10, 17, 24 & August 14, 28

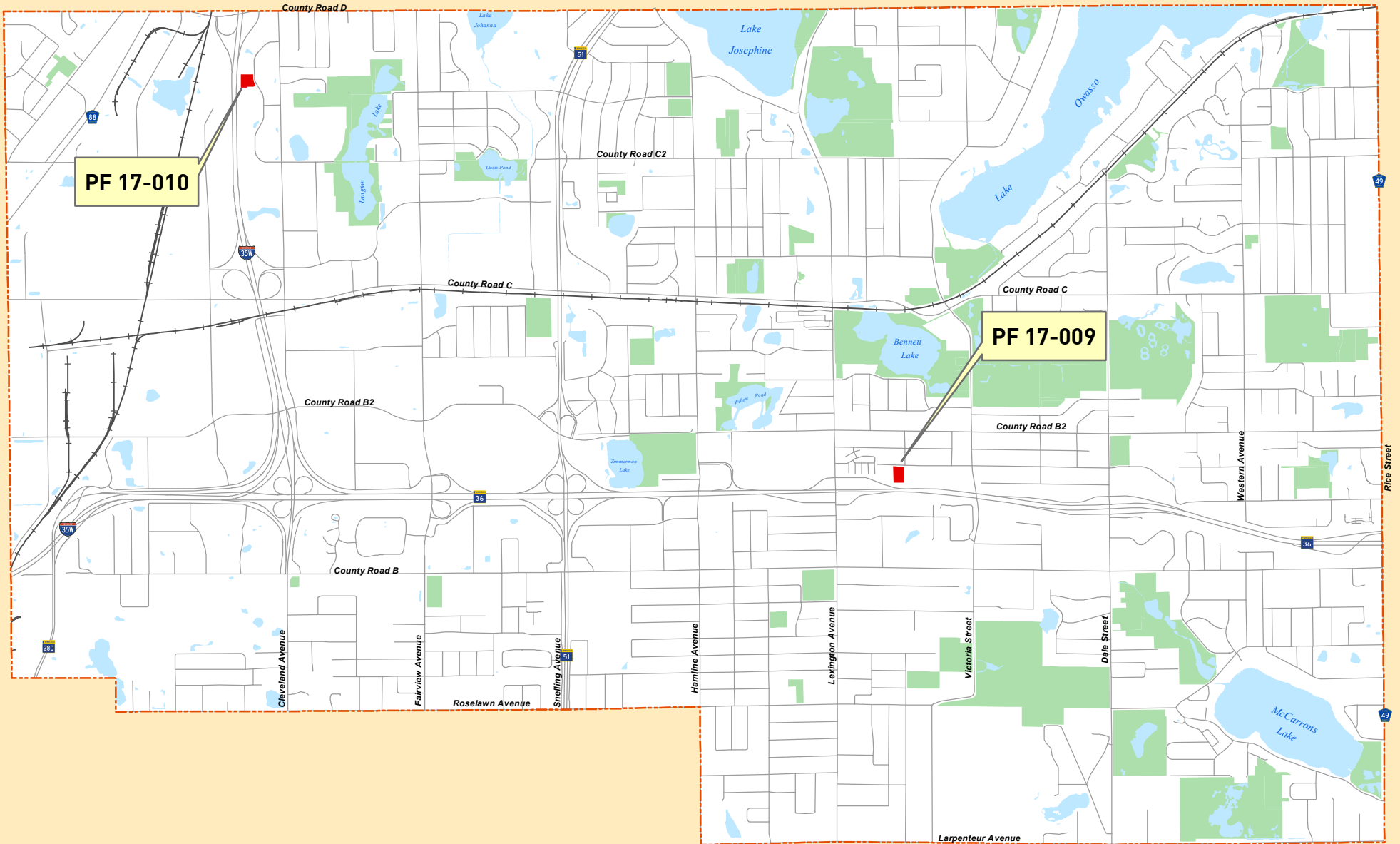
Be a part of the picture....get involved with your City....Volunteer.

For more information, contact Kelly at kelly.obrien@cityofroseville.com or 651-792-7028.

Volunteering, a Great Way to Get Involved.

City of Roseville Planning Commission Meeting

July 12, 2017



Prepared by:
Community Development Department
Printed: July 6, 2017



**Location of
Planning Case**

Data Sources

- Ramsey County GIS Base Map (6/4/2017)
- City of Roseville Community Development

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.

0 1,000 2,000 Feet



37 Ms. Collins requested Chair Murphy identify each motioner, and that Commissioners
38 speak clearly into the microphone.

39 **4. Communications and Recognitions:**

40 **a. From the Public: Public Comment to land use on issues not on this agenda,**
41 **including the 2040 Comprehensive Plan Update**

42 None.

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

46 In response to Chair Murphy, City Planner Paschke confirmed he sent out an update
47 and review on the hazardous waste site via email. He commented the files that he
48 gathered the information from was gathered from Laserfiche and is accessible from
49 the website. He advised other things can be researched this way in the future, or they
50 can contact Community Development Director Collins, Senior Planner Lloyd, or
51 himself for additional help.

52 Senior Planner Lloyd highlighted the following Walkabouts:

- 53 ▪ Oasis Park: Thursday, June 8, at 6:00 p.m.
- 54 ▪ Evergreen Park: Thursday, June 8, at 6:00 p.m.
- 55 ▪ Lexington Park: Thursday, June 22 at 6:00 p.m.
- 56 ▪ Marion Street Playlot: Thursday, June 27 at 6:00 p.m. Meet at 5:00 p.m. for
57 popsicles and to imagine the future of the playlot.

58 Mr. Lloyd advised Meeting in a Box kits are still available, and the online survey is
59 still live.

60 Member Bull commented he has heard from people who appreciate the survey and
61 plan to participate.

62 Chair Murphy inquired about previous discussion on a private road where the
63 consensus was that 24 feet wide was agreeable, but then learned the Public Works
64 standard was 20 feet wide. Since then, he heard the developer say he received
65 direction to construct the road 24 feet wide.

66 Mr. Paschke responded the confusion may be in determining the differences between
67 a private roadway and a private drive. A development may have a 20-foot-wide
68 driveway that accesses a couple of townhomes. A private roadway would be more of
69 a street design, which has curb, gutter, and paving that has to meet a different
70 standard of a 24-foot or 26-foot minimum.

71 Ms. Collins stated there may be some confusion in interpreting the design standards
72 manual as well, and they will look more into it.

73 **5. Public Hearing**

74 **a. PROJ0042: Request by the City of Roseville to approve a comprehensive**
75 **technical update to the requirements and procedures for processing subdivision**
76 **proposals as regulated in the City Code Title 11 (Subdivision) and revision of the**

lot size standards established in City Code Chapter 1004 (Residential Districts)

Chair Murphy continued the public hearing for Project File 0042 at approximately 6:47 p.m. held over from the May 3, 2017 meeting.

Mr. Lloyd reported the Planning Commission has been reviewing and commenting on iterations of updated subdivision code content, and the current document being presented does not show what has changed along the way because it would be very difficult to comprehend in some places. He proceeded with his report on the consolidated changes made in the proposed document.

Pages 1 and 2, Definitions

Mr. Lloyd inquired if there were any comments regarding the definition of parcel, and stated it was brought to his attention by Member Gitzen that they may want to refer to a parcel as a partial lot. He plans to get rid of the word “parcel” where it has been used as a direct synonym with the word “lot”. This will ensure that a property will only be referred to as a lot. However, there are some instances where the word parcel refers to part of a piece of property, and the definition should reflect that.

Member Gitzen referred to Page 3, Section (B)(1)(b), Recombination. He explained parcel should be “all or part of a lot, or multiple lots,” so that it still brings the lot definition in to the parcel.

Mr. Lloyd agreed that “all or part of a lot” would still make sense in a recombination scenario, because it could be a large lot with more than just a small piece of one lot.

Chair Murphy confirmed this is a continuation of the Public Hearing from the meeting on May 3. He will reopen Public Comments, and after discussion, he will be looking for a motion to forward this document to the Council.

Page 2, Requirements Governing Approval of a Subdivision, Building Permit.

Mr. Lloyd explained the document states a person will not be able to get building permits or use existing buildings until the whole platting process is completed. Instead of it saying “...has been approved for platting...”, he suggested it read “...until the plat has been filed...”

Member Gitzen clarified his suggestion was to have the sentence include the word “replatting” so that it would be consistent with the paragraph below it regarding Occupancy Permit. He suggested it read “...has been approved for platting or replatting...”

Mr. Lloyd agreed and withdrew his previous suggestion.

Member Sparby commented there are no periods at the end of the definitions on Page 1, and it is not consistent with the rest of the City Code.

Mr. Lloyd explained it is because they are not sentences, but will look further into it.

124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168

Pages 2 and 3, Platting Alternatives

Mr. Lloyd described the three types of platting alternatives. He explained that these would all be reviewed by the Development Review Committee which has multi-departmental staff that has professional perspectives from different departments and can review something, identify potential problems, and impose specific conditions of approval. They would also approve anything that was reviewed by the City Manager, but the intent was to remove the City Manager as a specific part of the process.

Chair Murphy stated this deals with property lines and inquired how they notify the impacted party.

In response to Chair Murphy, Mr. Lloyd explained under current code requirements, there would not be a notification, but it would require the signatures of property owners that are involved in the moving of a property line boundary.

Member Gitzen referred to Section (B)(1)(c), and inquired if the sentence, “The proposed corrective subdivision may be approved by the City Manager upon recommendation of the Community Development Department” should be removed. The two paragraphs above it are more general and the approval process could be outline under Applications or Validations and Expiration. Also, he recalled the Council wanted a certificate of survey on all platting alternatives.

Mr. Lloyd agreed and noted the submission requirements and approval process are the same for all three platting alternatives, and will be described under Applications or Validation and Expiration.

Member Daire commented they also should be a way to distinguish between parcels and lots in the definition section. He also inquired if the Corrections section was meant to correct something that was already on file.

Mr. Lloyd cited his previous comments regarding changes to parcel and lot definitions, and confirmed Member Daire’s question regarding Corrections to be true.

Pages 3 and 4, Minor Plat

Mr. Lloyd reminded the Commission the intent of this section is to have all the information for a plat application and the result would be filing with Ramsey County. While the outcome is different than a minor subdivision process, the path of review and action is meant to be similar. This includes a public hearing at the City Council and potential action at that same meeting.

He pointed out the words “comprehensive land use plan” need to be capitalized, and they need to decide whether to state it that way, or “comprehensive plan.”

Member Daire suggested they replace the word “utilized” with “used.”

169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215

Mr. Lloyd stated he is supportive of Member Daire’s suggestion. He will also make sure internal references to another part of the subdivision code are correctly referenced.

He referred to Section 2(a), pointed out “minor plat” should be capitalized, and suggested it read, “...requests of approval of substantially the same subdivision and consolidation on the same property...” He requested direction as to whether it should also be included in Section 2(b).

Member Gitzen inquired if there was any objection to serial consolidation, and commented the same wording should be used throughout this section.

Mr. Lloyd stated he will check with the City Attorney, and it may be best to included it for consistency.

Member Daire inquired if there is a potential for someone trying to avoid an open house over the subdivision of properties, and to not have to confront their neighbors regarding serial consolidation or subdivision.

Mr. Lloyd stated if there is a simpler process, there may be some incentive to do that, but not because someone is trying to get out of an open house.

Member Gitzen referred to Section 3, and stated it talks about filing an approved plat, but it sounded like a disconnect because it had not been talked about before then.

Mr. Lloyd pointed out the definition of plat includes the filing of record pursuant to Minnesota Statutes Chapter 505, but it should be referenced more clearly under Minor Plat since it is a change from the current code.

Pages 4 and 5, Major Plat

Mr. Lloyd reported under Section 2(b)(ii), they have not requested changes to the Chapter 314 Fee Schedule because the language is consistent with what is in the zoning code.

Member Gitzen commented the words “Payment of fee and escrow” sounded to general, and suggested the fee be defined.

Mr. Paschke suggested it state, “Payment of application fee and escrow.” He explained the escrow is for large mailings since they are responsible for creating notices for the open house and public hearing. If the money is not needed, it is returned to the applicant. There are standard escrow amounts depending on the process.

Member Gitzen referred to Section 1(c), and pointed out “comprehensive land use plan” needs to be capitalized. Under Section 1(e), the reference to another section of the code needs to be changed.

Regular Planning Commission Meeting

Minutes – Wednesday, June 7, 2017

Page 6

216 Mr. Lloyd showed the Commission an example of an application, highlighted the
217 layout, and advised he will be updating the application forms to reflect the approved
218 changes.

219
220 Member Gitzen inquired if the applications are available online so that he could learn
221 more about the requirements and process.

222
223 Mr. Lloyd confirmed the final applications will be available online and he may be
224 able to bring them back to a Planning Commission meeting for approval.

225
226 Page 6, Variances
227 Mr. Lloyd inquired if there were additional specific grounds for approval that should
228 be included.

229
230 In reference to Section C(4), Member Brown inquired what an unusual hardship on
231 the land would be.

232
233 Mr. Lloyd commented there is no statutory classification on what unusual hardship
234 means. He provided an example where a property has odd property lines due to a
235 curved road and created a hardship in allowing a garage to be built.

236
237 Member Bull inquired if a “subdivision variance” was a category of a variance, as
238 referenced in Sections B and C. He recommended just using “variance” for
239 consistency.

240
241 Mr. Lloyd explained they are all variances, but they are specified in this way because
242 there are also zoning variances.

243
244 Member Daire referred to Section C, and inquired if the phrase “the City Council
245 shall adopt findings...” means they are required findings for approval or denial of a
246 variance.

247
248 Mr. Lloyd stated with any City Council action about a variance, there needs to be
249 findings regarding the specific grounds for approval or denial.

250
251 Member Gitzen referred to Section A, and suggested the phrase “...as defined by
252 Minnesota Statute...” be changed to “...by Minnesota Statute.” He also referred to
253 Section C(4), and inquired if it should state, “The variance, if granted, will be in
254 harmony with, and not alter essential character of the neighborhood.” He believes
255 there is case law on what this means.

256
257 Mr. Lloyd commented he is unsure since the State is unclear on what specific grounds
258 they should be looking for.

259
260 Page 7, Acceptance of Roadways

261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305

Mr. Lloyd advised this section is a contingency for a plot of land that may not be in Roseville today, but incorporated into the City if subdivided lots and right of ways are incorporated. Physical streets are only accepted under formal action.

Pages 7 and 8, Required Improvements

Member Gitzen referred to Section D(2), and requested clarification.

Mr. Lloyd explained a pathway will be required along the whole street if it is a Collector street or greater.

Member Gitzen referred to Section F(1), and stated the second to last paragraph could read, “Such lines, conduits or cables shall be placed within easements or dedicated public right of ways.” He also suggested the last line be removed if there are no requirements pertaining to it.

Member Sparby pointed out there are multiple defined terms that are capitalized in this section, such as owner, subdivision, right of ways, boulevard, and median. If terms are capitalized, they are defined; if they are not capitalized, they are used as a general term.

Mr. Lloyd advised he will look at other sections of the code to see how these words are displayed and make it consistent. He will also ask the City Attorney about this item.

Ms. Collins stated the rest of the City Code does not capitalize with defined terms.

Pages 8 and 9, Arrangements for Improvements

Mr. Lloyd referred to Section C, and stated the when and how a maintenance bond is released is specific to the terms of the development agreement.

Member Gitzen referred to Section B, and stated it should read, “...specifications prepared by a Minnesota licensed engineer and approved by...”

Pages 9, 10, and 11, Rights of Way

Mr. Lloyd requested feedback as to whether illustrations need to be required. The intention is to include more illustrations to the design standards document, but not as a requirement for a subdivision code.

Member Gitzen referred to Section B, and suggested they add the word “radius” in a couple of places. It would read, “Collector: 300-foot radius”, “Local: 150-foot radius” and “Marginal Access: 150-foot radius.”

Page 11, Easements

Member Gitzen inquired who determines where easements are needed.

306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350

Mr. Lloyd explained the Public Works staff generally determines it. It is routine to have the easements determined when the newly created property boundaries are created, but not on the exterior existing boundaries.

Member Sparby referred to Section A, and inquired if “where necessary” is giving direction to the developer rather than putting the obligation on the City to approve.

Mr. Lloyd commented traditionally the City determines where easements are needed.

Page 11, Block Standards

Member Gitzen referred to Section D, and suggested it read, “...may be required to provide access to abutting properties and to allow for appropriate screening...”

Pages 11 and 12, Lot Standards

Member Brown referred to Section B, and stated the wording in the first paragraph describing the shapes of lots seems redundant.

Mr. Lloyd responded having predictable and regular shaped lots are encouraged. The intent is to make sure the lots are easy to fit a house on, meet the minimum standards, and require people to understand where the property boundaries are.

Mr. Lloyd sketched out a flag lot for members of the Commission. He stated the problem with these types of lots is there is a narrow frontage at the street and it puts one house in front of another house. However, if the front part of a subdivided flag lot meets the minimum requirement of 85 feet, there is no reason to prohibit it.

He stated they have been removing the size requirements with minimums from the subdivision code to zoning districts. The one requirement that remains in the subdivision code is the minimum rear lot line length of 30 feet. It prohibits a lot from going back to a point or short line at the back of a property. He inquired whether this requirement needs to remain in the subdivision code.

Chair Murphy stated he finds it to be useful for clarity by keeping it in there.

Member Gitzen referred to flag lots, and inquired if more clarity should be included regarding the minimum required lot width. He suggested it say, “...that fails to conform to the minimum required lot width at the setback line that passes...”

Mr. Lloyd advised he will include whatever verbiage they use to measure lots.

Pages 12 and 13, Park Dedication

Mr. Lloyd reported they have included simpler language in Sections A and B. The City Attorney recommended it also include references to Parks and Recreation Master Plan, Pathways Master Plan, and Comprehensive Plan.

351 Member Gitzen referred to Section C, and suggested it be reworded to show the
352 portion of land to be dedicated in residentially zoned areas shall be 10 percent, and 5
353 percent of what in all other areas.
354

355 Mr. Lloyd commented the figures were talked about last time, but they found it did
356 not correspond with the updated fee schedule. The Parks and Recreation Department
357 is working on a more updated fee schedule to make them better correlate, so the
358 numbers may change in the future.
359

360 Member Daire commented the need for park land dedication is related to the
361 projected increase in demand for park facilities predominately by residential land uses
362 or subdivisions. It would be wise to define the relationship between requirements for
363 additional land and/or money in lieu of land, and whether commercial subdivision
364 really increases the need for park property.
365

366 Mr. Lloyd advised they have included information in the meeting packet from the
367 League of Minnesota Cities that talks about subdivision and provides
368 recommendations for how a City might approach addressing the need for park
369 property in a formalized way.
370

371 Member Daire commented they should try to correlate the City's desired standard
372 rather than use a general standard. They have a unique park system with standards
373 unique to Roseville, and people who want to develop here should buy into those
374 standards. He suggested they make sure there is a relationship between the
375 subdivisions increase in demand on existing facilities and Roseville's standards that
376 they want to achieve.
377

378 Mr. Lloyd stated they have formal plans for the robust system that Roseville intends
379 to have and they have outlined the need to contribute to that with future subdivisions.
380

381 Mr. Lloyd advised the existing subdivision code does have a Chapter 1104. The entire
382 subdivision code is three chapters long instead of four. The fourth chapter has been
383 redistributed throughout the remaining three chapters as processes. He recommended
384 approval of the proposed subdivision code update, subject to the changes discussed.
385

386 Member Gitzen referred to Section C, and pointed out the section referenced at the
387 end of the paragraph should be Section 1102.05.
388

389 Chair Murphy closed the public hearing at 8:07 p.m.; none spoke for or against.
390

391 **MOTION**
392 **Member Bull moved, seconded by Member Gitzen to recommend approval to**
393 **the City Council the revised subdivision proposal as regulated in City Code Title**
394 **11 (Subdivision) and revised lot size standards established in City Code Chapter**
395 **1004 (Residential Districts), based on the comments and findings the report**
396 **input offered at this public hearing.**

Regular Planning Commission Meeting

Minutes – Wednesday, June 7, 2017

Page 10

397 Member Gitzen thanked the staff for their work on this project.

398 Ms. Collins agreed, and stated Mr. Lloyd took the lead on this project and is also the
399 project manager on the Comprehensive Plan. She thanked him for navigating all the
400 comments and feedback, and doing a great job.

401 Commissioner Daire commented Mr. Lloyd has done a phenomenal and professional
402 job.

403 **Ayes: 6**

404 **Nays: 0**

405 **Motion carried.**

406 **6. Adjourn**

407 **MOTION**

408 **Member Gitzen moved, seconded by Member Sparby adjournment of the**
409 **meeting at approximately 8:10 p.m.**

410 **Ayes: 6**

411 **Nays: 0**

412 **Motion carried.**



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 07/12/17
Agenda Item: 5a

Prepared By

[Handwritten signature]

Department Approval

[Handwritten signature: Kai E. Collins]

Agenda Section
Public Hearings

Item Description: Consideration of a Comprehensive Land Use Plan map change and Zoning map change at 2353 Chatsworth Street (PF17-009).

APPLICATION INFORMATION

- 1 Applicant: Rose of Sharon, Inc.
2 Location: 2353 Chatsworth Street
3 Property Owner: Real Life Church
4 Application Submission: June 2, 2017
5 City Action Deadline: August 1, 2017
6 Planning File History: None

LEVEL OF DISCRETION IN DECISION MAKING: Actions taken on a Comprehensive Plan Land Use change and Rezoning request are legislative; the City has broad discretion in making land use decisions based on advancing the health, safety, and general welfare of the community.

BACKGROUND

The subject property (1.41 acres), located in Planning District 7, has a Comprehensive Plan Land Use Designation of High Density Residential (HDR), and a respective zoning classification of High Density Residential-1 (HDR-1).

The applicant, Rose of Sharon, Inc. seeks to change the Comprehensive Plan Land Use designation from the current HDR to Low Density Residential (LDR) to allow the subject single family home site to be redeveloped into six townhomes in groups of two units, served by a private drive. The property would be rezoned to the Low Density Residential-2 (LDR-2) District in order to support the units per acre.

Comp Plan amendments require an Open House Meeting prior to the submittal of an application. For this proposal, the open house was held on May 18 and was attended by six residents in the area and one Planning Commissioner. Most of the concerns raised were regarding the speed of employees leaving the Rose of Sharon facility as well as discussion on no parking signs along street in this area.

26 **COMPREHENSIVE LAND USE PLAN MAP CHANGE**

27 City Code §202.07 (Comprehensive Plan Amendments) allows the City Council to seek,
28 and the Planning Commission to recommend, changes to the Comprehensive Plan. A
29 recommendation by the Planning Commission to approve a change to the
30 Comprehensive Plan must have the affirmative votes of at least 5/7ths of the Planning
31 Commission's total membership.

32 Within the Comprehensive Plan Land Use Section, there is no specific direction
33 regarding the single family parcel that has a current guiding of High Density. It is
34 assumed that back in 2008/2009 the thoughts of the Consultant, Stakeholder Panel,
35 and the City Council, were that an appropriate future use of the site would be for some
36 type of high density multi-family housing, given the Rose of Sharon facility and Riviera
37 apartments directly adjacent to the subject property.

38 Rose of Sharon Manor is a care facility with 85 units located on the west and Riviera
39 Apartments with 96 units is located on the east. A relatively large single family
40 neighborhood lies to the northwest and northeast of the subject site. Real Life Church is
41 directly north and Highway 36 is directly south. Further west are the Grandview
42 Townhomes and Kinderberry Hill daycare.

43 The area is slightly unique as Lovell cul-de-sacs at Grandview Townhomes require
44 access to the subject area from either Lovell via Victoria, Grandview/Chatsworth via
45 Lexington, or Chatsworth via County Road B2.

46 At 4.28 units per acre, a low density residential community is the lowest residential
47 intensification of uses allowed, other than Park/Open Space, and appears to be more
48 consistent with the broader single family neighborhood than its high density
49 designation. Similarly, a medium density development seems slightly out of character
50 with the adjacent single family homes, where such a change in land use designation
51 would require an additional two units in the proposed development.

52 The change from the current land use designation to the proposed Low Density
53 Residential, further promotes the following Residential Area Goals and Policies
54 identified in the Comprehensive Plan:

55 **Goal 1: Maintain and improve Roseville as an attractive place to live, work,**
56 **and play by promoting sustainable land-use patterns, land-use changes, and**
57 **new developments that contribute to the preservation and enhancement of**
58 **the community's vitality and sense of identity.**

59 Policy 1.1: Promote and provide for informed and meaningful citizen participation in
60 planning and review processes.

61 Policy 1.4: Maintain orderly transitions between different land uses in accord with
62 the general land-use guidance of the Comprehensive Plan by establishing or
63 strengthening development design standards.

64 **Goal 5: Create meaningful opportunities for community and neighborhood**
65 **engagement in land-use decisions.**

66 Policy 5.1: Utilize traditional and innovative ways to notify the public, the
67 community, and neighborhoods about upcoming land-use decisions as early as
68 possible in the review process.

69 Policy 5.2: Require meetings between the land-use applicant and affected persons
70 and/or neighborhoods for changes in land-use designations and projects that have
71 significant impacts, prior to submittal of the request to the City.

72 Policy 5.3: Provide for and promote opportunities for informed citizen participation
73 at all levels in the planning and review processes at both the neighborhood and
74 community level.

75 **Goal 6: Preserve and enhance the residential character and livability of**
76 **existing neighborhoods and ensure that adjacent uses are compatible with**
77 **existing neighborhoods.**

78 *Policy 6.1: Promote maintenance and reinvestment in existing residential buildings*
79 *and properties, residential amenities, and infrastructure to enhance the long-term*
80 *desirability of existing neighborhoods and to maintain and improve property*
81 *values.*

82 **Goal 7: Achieve a broad and flexible range of housing choices within the**
83 **community to provide sufficient alternatives to meet the changing housing**
84 **needs of current and future residents throughout all stages of life.**

85 *Policy 7.1: Promote flexible development standards for new residential*
86 *developments to allow innovative development patterns and more efficient*
87 *densities that protect and enhance the character, stability, and vitality of*
88 *residential neighborhoods.*

89 *Policy 7.4: Promote increased housing options within the community that enable*
90 *more people to live closer to community services and amenities such as commercial*
91 *areas, parks, and trails.*

92 **ZONING MAP CHANGE**

93 Assuming that the Comprehensive Plan change is supported and approved, and the
94 proposed six-unit townhome project also obtains support of the Planning Commission
95 and City Council, the requested Zoning Map Change becomes a clerical step to ensure
96 that the zoning map continues to be “consistent with the guidance and intent of the
97 Comprehensive Plan” as required in City Code §1009.04 (Zoning Changes). In this case,
98 the LDR-2 district is being proposed as the zoning classification as it supports a slightly
99 greater density and allows townhomes as a permitted use.

100 **SUBDIVISION PLAT REVIEW**

101 The proposed subdivision plat is a six lot townhome design that includes a common area
102 outlot and a private driveway. The following are the requirements for LDR-2 lots:

103

B. Dimensional Standards:

Table 1004-4	One-Family	Two-Family	Attached
Maximum density	8 Units/net acre - averaged across development site		
Minimum lot area	6,000 Sq. Ft.	4,800 Sq. Ft./Unit	3,000 Sq. Ft./Unit
Minimum lot width	60 Feet	30 Feet/unit	24 Feet/unit
Maximum building height	30 Feet	30 Feet	35 Feet
Minimum front yard building setback			
Street	30 Feet ^{a, b}	30 Feet ^{a, b}	30 Feet ^{a, b}
Interior courtyard	10 Feet ^c	10 Feet ^c	10 Feet ^c
Minimum side yard building setback			
Interior	5 Feet	5 Feet	8 Feet (end unit)
Corner	10 Feet	10 Feet	15 Feet
Reverse corner	Equal to existing front yard of adjacent lot, but not greater than 30 feet		
Minimum rear yard setback	30 Feet	30 Feet	30 Feet

105 Each of the proposed lots meet the minimum standards and building setbacks of Table
 106 1004-4. Lovell Avenue is considered the front and Highway 36 the rear. While the
 107 townhome design is an east/west configuration, only Lot 1, 5 and 6 are required to have
 108 a 30 foot building setback from the property line. That said, all lots adjacent the west
 109 property line (Rose of Sharon) include a minimum 30 foot building setback. Similarly,
 110 each building is to have a minimum 5 foot setback for its townhome lot line, which all
 111 lots meet or exceed.

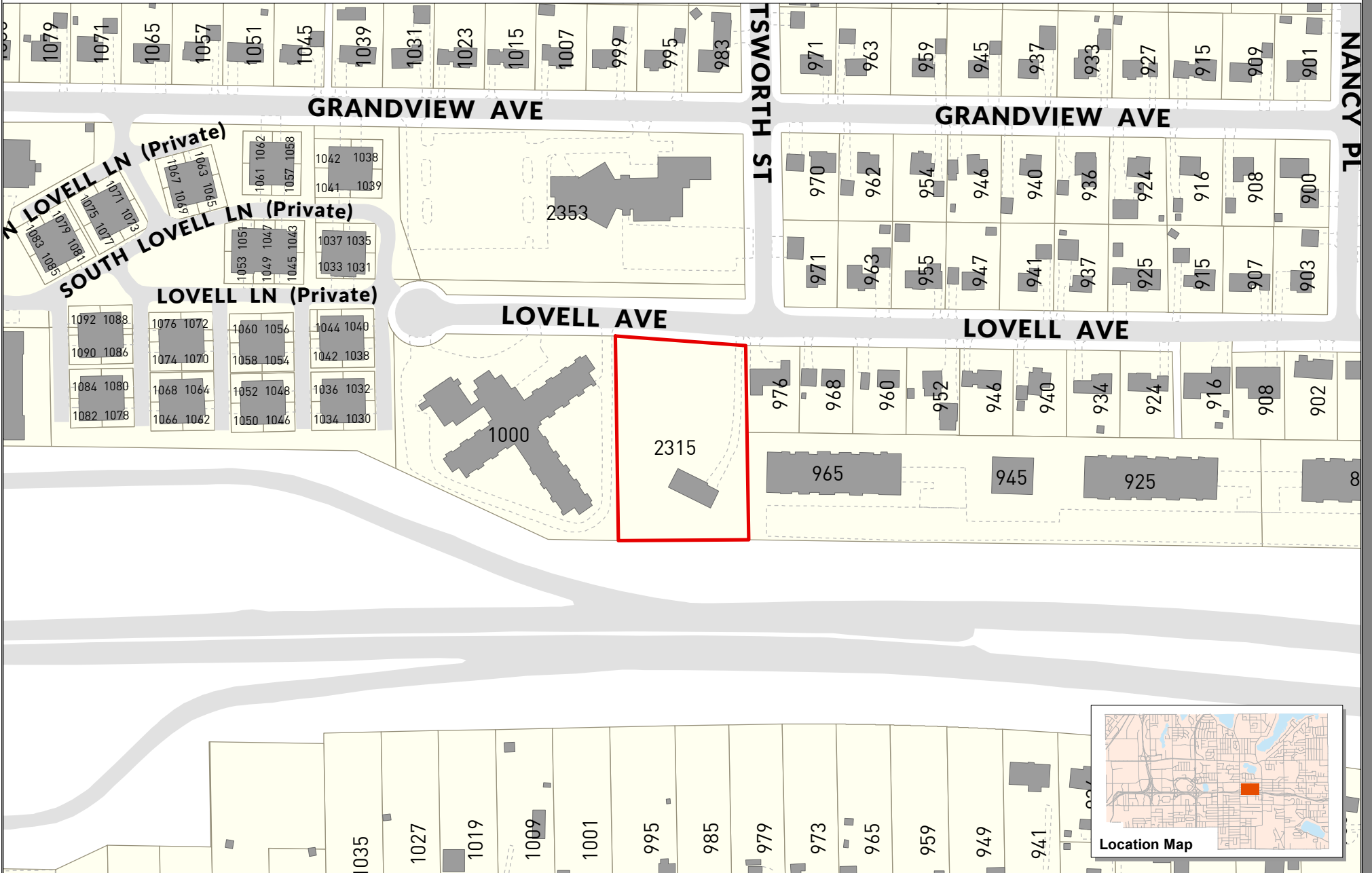
112 The proposed private driveway access to Lovell will need to shift slightly west in order to
 113 accommodate proper stacking at a proposed stop sign at Chatsworth. This will create a
 114 slight angle in the private driveway, but not too great to pose safety issues or concerns.

115 The preliminary tree preservation plan indicates 32 trees on the site of six inches or
 116 greater and of that 22 trees will be preserved and 10 trees will be removed. Most of the
 117 tree removal is in the low area or the lot which will be designed for the developments
 118 storm water management requirement. The attached preliminary plat survey includes
 119 the tree breakdown.

120 Storm water management is currently designed to be located predominantly in the
 121 southwest corner of the property. This corner is where the lot currently drains to and
 122 the developer is currently working with the City Engineer on preliminary design plans.
 123 All storm water drainage must meet the requirements of the City and the Ramsey
 124 Washington Watershed. If drainage is directed to the MnDOT right-of-way, all MnDOT
 125 requirements shall be met, including right of way permits and drainage permits.

126 Other proposed improvements include pine/evergreen trees along portions of the west
 127 and east property to screen the adjacent residential home (east) and the Rose of Sharon
 128 (west). The Planning staff will continue to work with the developer on finalizing the
 129 screening plan, as well as other site landscaping.

Attachment A for Planning File 17-009

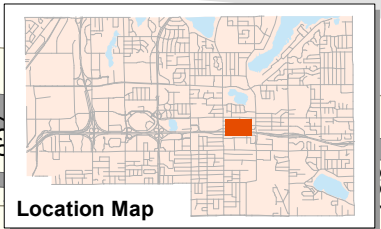
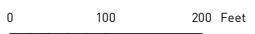


 **Site Location**

ROSEVILLE
 Prepared by:
 Community Development Department
 Printed: July 5, 2017

Data Sources
 * Ramsey County GIS Base Map [6/4/2017]
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

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



Attachment B for Planning File 17-009



ite)

LOVELL AVE

LOV



Location Map



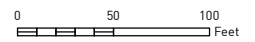
Prepared by:
Community Development Department
Printed: July 5, 2017



Site Location

Data Sources
* Ramsey County GIS Base Map (6/4/2017)
* Aerial Data: Surdex (4/2015)
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 §466.02, 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.



June 2, 2017

To: City of Roseville
Thomas Paschke, City Planner

From: Rose of Sharon/Vanguard Builders
Brent Thompson

RE: Neighborhood Mtg Summary
2315 Chatsworth

An Open House Neighborhood Mtg was held on May 18th, 2017 at the Real Life Church in Roseville, MN And per the attached sign –in sheet are the residents who signed along with church administration who represent the site as sellers of the property.

The findings of the meeting were the usual that neighbors like undeveloped property.

The main reaction received to the proposed development was that the rehabilitation center to the west is the main concern and that employees of this facility simply put drive to fast on Lovell and Chatsworth and ignore signage. The request was if speed bumps and no parking signs could be placed on Lovell.

I did make aware to the neighbors that the application being made was to reduce the zoning from HDR to MDR.

I also had a conversation with the neighbor directly to the east of property that additional trees would be added along this property line and that I would work with him that we come up with screening that benefits both properties.

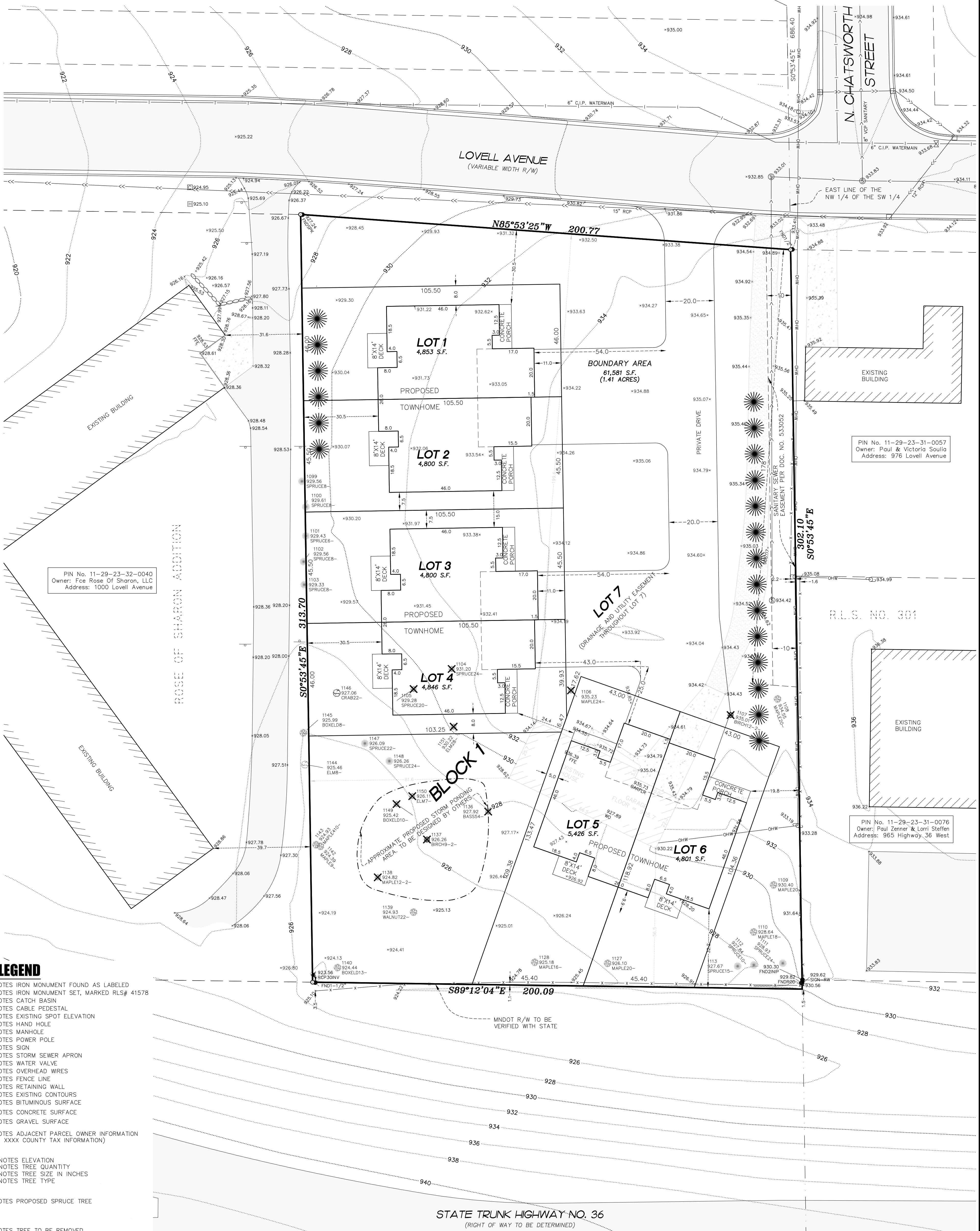
PRELIMINARY PLAT

~for~ ROSE OF SHARON, INC.
~of~ ROSE PLACE TOWNHOMES

BENCHMARK

RAMSEY COUNTY BENCHMARK #9171
ELEVATION: 936.847 (NAVD 88)

Attachment D

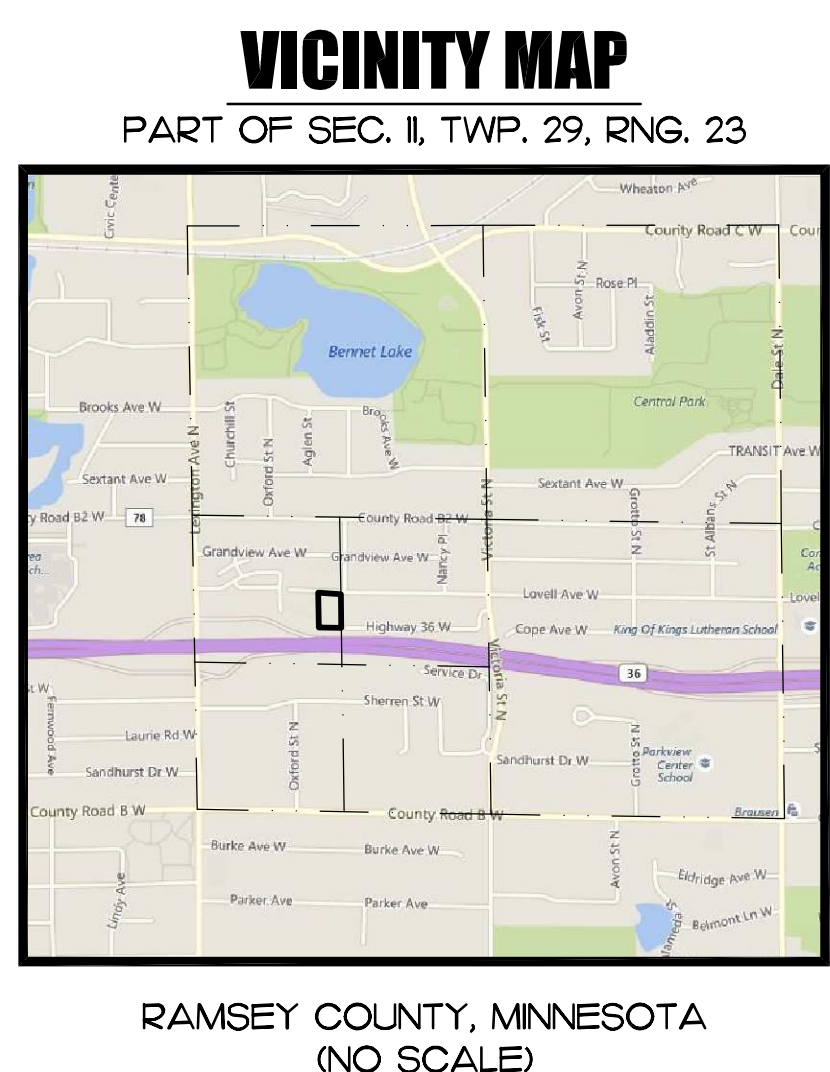


TREE #	DESCRIPTION
1099	SPRUCE8-
1100	SPRUCE8-
1101	SPRUCE6-
1102	SPRUCE8-
1103	SPRUCE8-
1108	MAPLE20-
1109	MAPLE20-
1110	MAPLE18-
1111	SPRUCE24-
1112	SPRUCE10-
1113	SPRUCE15-
1127	MAPLE20-
1128	MAPLE16-
1139	WALNUT22-
1140	BOXELD13-
1142	MAPLE9-
1143	MAPLE410-
1144	ELM8-
1145	BOXELD8-
1146	CRAB22-
1147	SPRUCE22-
1148	SPRUCE24-

TREE #	DESCRIPTION
1104	SPRUCE24-
1105	SPRUCE20-
1106	MAPLE24-
1107	BIRCH12-2-
1136	BASS54-
1137	BIRCH9-2-
1138	MAPLE12-2-
1149	BOXELD10-
1150	ELM7-
1151	ELM28-

- LEGEND**
- DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES IRON MONUMENT SET, MARKED RLS# 41578
 - DENOTES CATCH BASIN
 - DENOTES CABLE PEDESTAL
 - DENOTES EXISTING SPOT ELEVATION
 - DENOTES HAND HOLE
 - DENOTES MANHOLE
 - DENOTES POWER POLE
 - DENOTES SIGN
 - DENOTES STORM SEWER APRON
 - DENOTES WATER VALVE
 - DENOTES OVERHEAD WIRES
 - DENOTES FENCE LINE
 - DENOTES RETAINING WALL
 - DENOTES EXISTING CONTOURS
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE
 - DENOTES GRAVEL SURFACE
 - DENOTES ADJACENT PARCEL OWNER INFORMATION (PER XXXX COUNTY TAX INFORMATION)
 - DENOTES ELEVATION
 - DENOTES TREE QUANTITY
 - DENOTES TREE SIZE IN INCHES
 - DENOTES TREE TYPE
 - DENOTES PROPOSED SPRUCE TREE
 - DENOTES TREE TO BE REMOVED

- NOTES**
- Field survey was completed by E.G. Rud and Sons, Inc. on 5/17/17.
 - Bearings shown are on Ramsey County datum.
 - Curb shots are taken at the top and back of curb.
 - Boundary area of the surveyed premises: 65,581± sq. ft. (1.41 acres).
 - This survey is based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, File No. 55594, dated effective May 5, 2017 at 8:00 A.M.
 - Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community No. 270599 Panel No. 0020 Suffix G by the Federal Emergency Management Agency, effective date June 4, 2010.



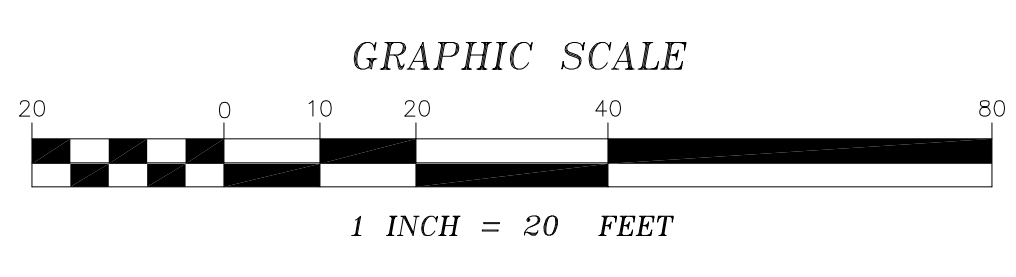
ZONING
Medium Density Residential (MDR) District
Maximum Density: 12 units/net acre
Minimum Density: 5 units/net acre
Minimum lot area: 3,600 sq. ft./unit
Setbacks to project boundary:
Front: 30 feet
Rear: 30 feet
Side: 10 feet
15 feet between buildings

LEGAL DESCRIPTION
That part of the Northwest Quarter of the Southwest Quarter of Section 11, Township 29, Range 23, described as follows:
Commencing at a point in the East line of the Northwest Quarter of the Southwest Quarter distant 686.40 feet South, as measured along said East line, from the Northeast corner thereof; thence North 86 degrees 43 minutes 40 seconds West a distance of 200.77 feet; thence South 1 degree 44 minutes East, parallel to the East line of said Northwest Quarter of the Southwest Quarter, 313.70 feet to the Northerly right of way line of State Trunk Highway No. 36; thence Easterly along said right of way line 200.09 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence north along the East line of said Northwest Quarter, 302.10 feet to the point of beginning, Ramsey County, Minnesota.

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

[Signature]
JASON E. RUD
Date: 7/06/17 License No. 41578

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



NO.	DATE	DESCRIPTION	BY
1	7/6/17	Revised Lot lines Added Pond	JEN
2			
3			



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: **07/12/17**

Agenda Item: **5b**

Prepared By

Agenda Section
Public Hearings

Department Approval

Item Description: Consideration of a request to amend Planned Unit Development 1177 (Centre Pointe Business Park) to include self-storage and other uses supported in Table 1006-1 of the City Code as permitted uses on 3015 Centre Pointe Drive (**PF17-010**).

1 **APPLICATION INFORMATION**

2 Applicant:	Iron Point Real Estate Partners
3 Location:	3015 Centre Pointe Drive
4 Property Owner:	Center Point Solutions, LLC
5 Application Submission:	June 9, 2017
6 City Action Deadline:	August 8, 2017
7 Planning File History:	PF2880 and PUD #1117

8 Level of Discretion in Decision Making:
9 Actions taken on a Planned Unit Development Amendment request are legislative; the
10 City has broad discretion in making land use decisions based on advancing the health,
11 safety, and general welfare of the community.

12 **BRIEF INTRODUCTION**

13 Iron Point Real Estate Partners, LP in cooperation with Centre Point Solutions, LLC
14 seeks an amendment to Planned Unit Development (PUD) Agreement 1177 to allow
15 additional permitted/conditional uses on the property at 3015 Center Pointe Drive, and
16 specifically a multi-story, climate-controlled, self-storage facility. The Centre Pointe
17 Business Park is regulated by PUD 1177 and not the Office/Business Park zoning that is
18 indicated on Roseville's Official Zoning Map. Contained on the next page is an aerial
19 snap-shot of the general vicinity of 3015 Centre Pointe Drive.

20 **CENTRE POINT PUD ANALYSIS**

21 In review of the requested PUD amendment, the Planning Division reviewed the history
22 behind the Centre Pointe PUD in an effort to provide context between the basis for
23 creation of the PUD and what has changed since its adoption.

24 It is clear from our research that the desire back in 1996/1997 was to create a
25 professional office/jobs-based redevelopment area that offered some service industry
26 use (hotels and restaurants) or supportive services, as well as light manufacturing. This
27 is evidenced by the list of permitted uses in the PUD (found in table below) that are
28 somewhat dependent on office as a primary use. Amendments over the years helped to



29 reinforce the office/jobs desire (Veritas and Solutia) but also to support other uses as
30 was the case with the PUD allowance of a third hotel (Ordinance 1242).

31 A recent drive through Centre Pointe finds few businesses that are 100% office type
32 uses. Many, however, are office with customers/clients including Physicians Head &
33 Neck, Eckroth Music, Respirtech, US Bank Home Mortgage, Pillar Title Services, and
34 Summit Investments. The Planning Division is unaware of showroom or manufacturing
35 uses or at least the types identified in the allowable use table of the PUD.

36 Traffic was also a consideration back in 1996/1997 as evidenced by the Environmental
37 Assessment Worksheet (EAW) that assisted with the initial PUD and subsequent
38 Veritas/Solutia amendments. Traffic, however, never materialized to the extent noted
39 in the original EAW which can be directly tied to how Centre Pointe has developed and
40 been used (tenant wise) throughout the years. Specifically, the Veritas Campus has not
41 built out to its approved plan and is currently contemplating a division of land to sell a
42 portion of the undeveloped Campus for another use. Similarly, the three hotels
43 contribute to a reduction in overall as well as peak hour traffic, and again the types of
44 tenants in the various multi-tenant buildings are of a mix that that typically does not
45 generate high volumes or traffic impacts.

46 **REVIEW OF REQUEST**

47 Although the 2030 Comprehensive Plan Land Use Map guides the area Office/Business
 48 Park (O/BP) and the Official Zoning Map classifies the area the same, Centre Pointe
 49 Business Park was rezoned from a previous zoning classification of Retail Office Service
 50 District (B-4) to Planned Unit Development Business Zone and is governed by a very
 51 specific Planned Unit Development Agreement (1177) approved in April 1987.

52 Per the Agreement, uses within the PUD area is limited to the following statement and
 53 table:

54 *In the PUD, the intent is to maintain at least 50% of each building as office uses,*
 55 *except for the hotel and restaurant buildings. Permitted "office" uses shall be*
 56 *defined as listed in Exhibit E- 2. The uses shall be restricted to those two specified in*
 57 *the site plans and supporting documents including office, office/showroom, office/*
 58 *manufacturing, two hotels and one restaurant within the Centre Pointe Business*
 59 *Park Plan. If either of the hotels or the restaurant are not built, the lots/ sites*
 60 *designated for those uses on the approved land use/site plans shall be used for*
 61 *office, office/showroom, or office manufacturing uses as per Exhibit E- 2. Accessory*
 62 *structures or exterior trash collection areas shall be prohibited. Where not*
 63 *superseded by more restrictive requirements of this PUD, the standards of the B-4*
 64 *zoning district and the City Zoning Code shall apply.*

B-4 Uses Permitted Within Each Building Type		
OFFICE (minimum 50% of each bldg.)	SHOWROOM	MANUFACTURING
MEDICAL & DENTAL	BLUE PRINTING/PHOTO COPYING ESTAB.	ELECTRONIC & MEDICAL DEVICE MFG.
BUSINESS & PROFESSIONAL OFFICES	OFFICE SERVICE BUILDING EXCEPT RETAIL	BLUE PRINTING/PHOTO COPYING ESTAB.
BANKS & FINANCIAL INSTITUTIONS	PRINTING UTILIZING OFFSET PRESSES	OFFICE SERVICE BUILDING EXCEPT RETAIL
RESEARCH, DESIGN, DEVELOPMENT LABORATORY AND CLEAN ROOM	ELECTRONIC & MEDICAL DEVICE MFG.	PRINTING UTILIZING OFFSET PRESSES
OFFICE SERVICE BUILDING EXCEPT RETAIL		
RECORDING STUDIOS		
PRINTING UTILIZING COMPUTERS AND LASER PRINTERS OR SIMILAR TECHNOLOGY		
DELI		

65 In March of 2000 the City granted Ryan Companies an administrative amendment to
 66 the Centre Pointe PUD in support of a revised Veritas Campus (Attachment C).

67 In December 2001, Solutia Consulting sought and received a formal amendment to PUD
 68 1177 in support of changing the "planned" use of the property at 3015 Centre Pointe
 69 Drive from a 6,000 sq. ft. restaurant site to a 21,240 sq. ft. office with underground
 70 parking and other site improvements (Attachment D). This amendment, and not the
 71 allowable use table above, became the specific use for the subject parcel. A use different
 72 than the 21,240 office building and its design plans requires an amended PUD.

73 In December 2010, the City adopted a new zoning code which created the O/BP zoning
 74 district and a number of design standards to regulate development. It is these standards
 75 that the applicant and property owner have drawn upon to shape this amendment
 76 request. Specifically, Table 1006-1 includes a few additional uses that they would like
 77 considered as permitted uses, including a restaurant, hotel, health/fitness center, and
 78 day care center. The applicant has specifically requested a multi-story climate-
 79 controlled self-storage facility as a permitted use.

80 The applicant views their self-storage facility much differently than the mini-storage
81 referred to in the Table 1006-1, and which is not permitted in the O/BP district.
82 Specifically, mini-storage is more synonymous with mini-warehousing of multiple
83 garage storage units on a single level that are not climate controlled, while self-storage
84 facilities are typically multiple stories contained within an upgraded structure that is
85 climate controlled and usually has a number of unit size options. Attachment E
86 provides additional information regarding the proposed self-storage facility.

87 At the heart of this request is whether self-storage is an appropriate use within Centre
88 Pointe Business Park. A central theme of the approved PUD appears to suggest office
89 and job uses. It should also be considered whether the PUD has lived out its useful life
90 and should be terminated in favor of the requirements of the O/BP district.

91 The proposed self- storage facility would further reduce traffic and parking demand, add
92 another use that further expands the multitude of uses other than office based, and
93 allow for the sale and development of a property that has been on the market for many
94 years. Although not given much weight in the recommendation to support or deny, the
95 design of the self-storage facility is purposefully done to fit into the surroundings of
96 office building and hotels, and would be the second tallest structure in Centre Pointe.

97 While the Planning Division is not opposed to the proposal, it does desire changes to the
98 PUD to better support on-going activities and future use approvals within Centre Pointe
99 Business Park. To this point, the Planning Division has had difficulty implementing the
100 PUD and has experienced conflict and confusion over what the property is zoned and
101 what uses are permitted, conditional, or not permitted for the area.

102 In review of the current PUD use table, the Planning Division is challenged to come up
103 with a firm interpretation of the office column as it seems that many of the uses could be
104 different depending on interpretation. The Division interprets office as being a room or
105 cubical where an employee works, therefore medical and dental are not clinic based
106 uses, as a clinic includes treatment rooms, lobby area, and other spaces that are
107 normally vastly larger by percentage than any offices.

108 The other concern that has been around since December 2010, is how the
109 Comprehensive Plan Land Use Map and the Official Zoning Map identify the Centre
110 Pointe Business Park (and others) and O/BP.

111 As one can see from the above review there is much confusion over interpretation, use,
112 and zoning. This becomes particularly confusing and difficult for the subject parcel
113 where the allowable use on the property can only be a 21,000+ office use with
114 underground parking.

115 Given all this and the requested change desired by Iron Point Real Estate Partners, the
116 Planning Division Recommends the Planning Commission consider one of the following
117 three options:

- 118 **a.** Recommend approval of a PUD amendment that would modify the permitted
119 uses on the subject property to include a multi-story climate-controlled self-
120 storage facility, restaurant, hotel, health/fitness center, and day care center.
- 121 **b.** Recommend denial of the request as the suggested uses are deemed not
122 appropriate for the Centre Pointe Business Park.

- 123 **c.** Recommend that the Center Point PUD Agreement 1177 be cancelled and direct
124 the Planning Division to undertake a review and modification of the design
125 standards and use table of Chapter 1006 Employment Districts to better support
126 office and business park uses/ design

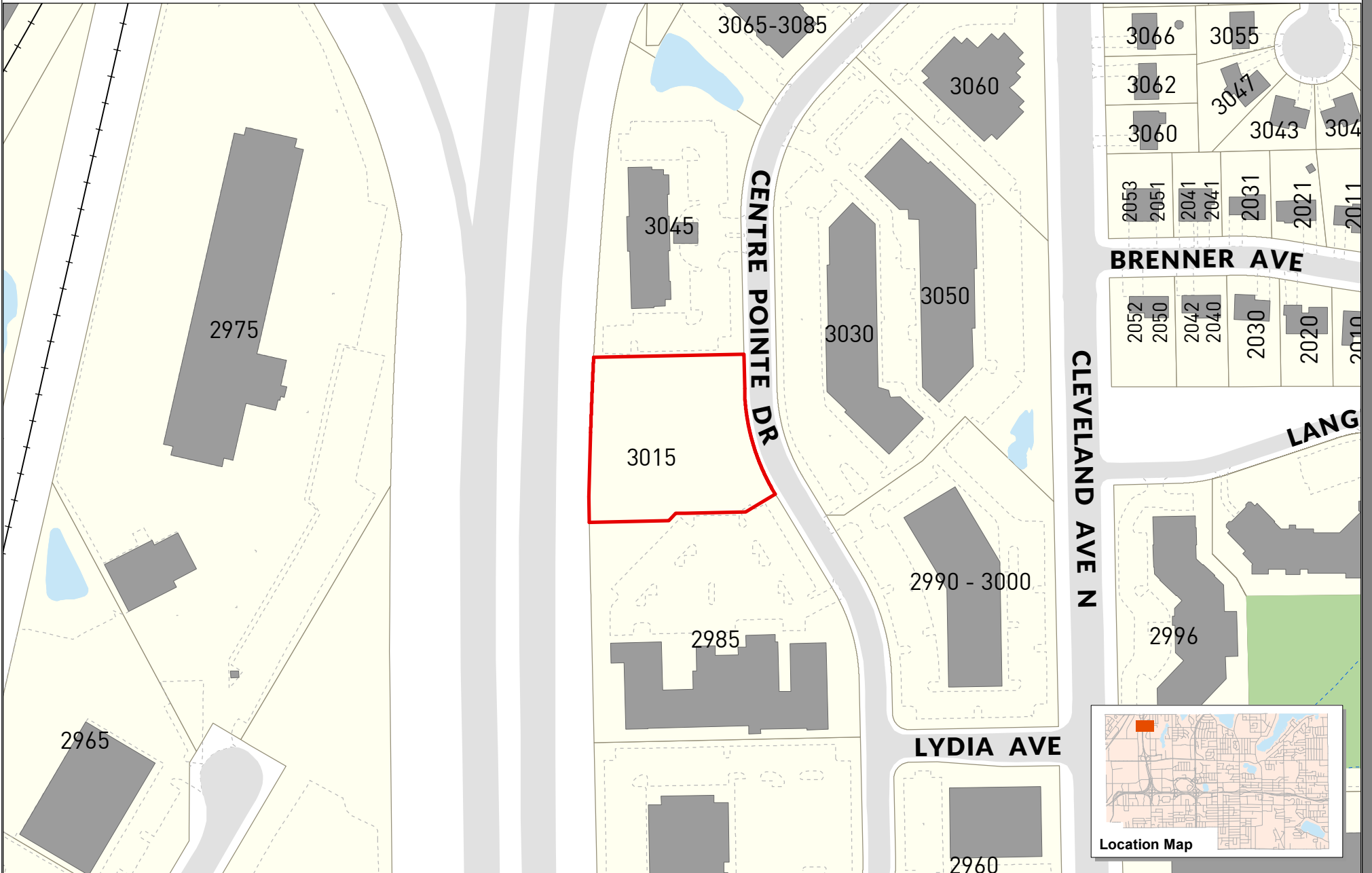
127 **ALTERNATIVE ACTIONS**

- 128 **a.** Pass a motion to table the item for future action. An action to table must be tied to
129 the need for clarity, analysis and/or information necessary to make a
130 recommendation on the request.
- 131 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include
132 findings 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 map
 C. Veritas amendment D. Solutia amendment

Attachment A for Planning File 17-010



Prepared by:
Community Development Department
Printed: July 5, 2017



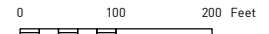
Site Location

Data Sources

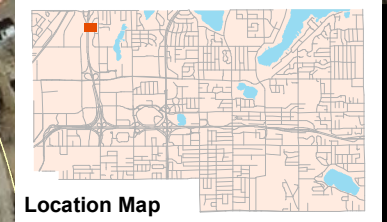
* Ramsey County GIS Base Map (6/4/2017)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

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



Attachment B for Planning File 17-010



Location Map



Prepared by:
Community Development Department
Printed: July 5, 2017



Site Location

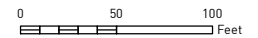
Data Sources

- * Ramsey County GIS Base Map (6/4/2017)
- * Aerial Data: Surdex (4/2015)

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 §466.02, 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.





March 2, 2000

Mr. Kent Carlson
 Ryan Companies US, Inc.
 700 International Centre
 900 Second Avenue South
 Minneapolis, Mn. 55404-3387

Post-It® Fax Note	7671	Date	3/30	# of pages	14
To	Sharon Frisell	From	Dennis W. Sch		
Co./Dept.	Grease Spel	Co.	Roseville		
Phone #		Phone #	651-490-2232		
Fax #	612.373.0929	Fax #			

Dear Kent:

The City of Roseville Development Review Committee (DRC) and I have completed the review of your request proposing changes to Centre Pointe Planned Unit Development (#1177) and have concluded the following:

1.0 Administrative Review for proposed Veritas expansion.

From the information you submitted, I understand the proposed changes to include: 1) a decrease of 8,100 s.f. of restaurant space from 14,100 s.f. to 6,000 s.f., 2) an increase of 5,791 s.f. of business hotel space from 106,613 s.f. to 112,404 s.f., 3) an increase of 377,399 s.f. of office space from 185,757 s.f. to 563,156 s.f., 4) a decrease of 313,130 s.f. of office/showroom space to 0 s.f., and 5) a decrease of 60 parking spaces from 2,800 to 2,740 spaces.

The Veritas Master Site Plan dated March, 2000 consists of three buildings totaling approximately 260,000 s.f.. The original PUD projected two - 1 story, Office/Showroom buildings in excess of 100,000 s.f. each, but did allow for flexibility and more density on the site in the areas south of Centre Pointe Drive.

Pursuant to Roseville City Code §1008.09.B.1., minor extensions, alterations or modifications of existing or proposed buildings or structures may be authorized by the DRC if they are consistent with the purposes and intent of the final plan. Paragraph 6 of the PUD also specifies that minor variations from the final plans may be approved by the DRC under the direction of the Community Development Director. Pursuant to Roseville City Code §1008.07.A., minor changes in the location, placement and height of structures may be authorized by the Development Review Committee.

The current completed buildings on the Centre Pointe site are as follows:

Centre Pointe Development	Developer	Year Built	Square Footage
Residence Inn	CSM	1998	75,391
Fairfield Inn	Torkelson	1998	37,013
CSM Office Building	CSM	1999	12,015
Ehlers & Associates	Ryan	1998	13,425
Centre Pointe - Phase I	Ryan	1998	25,445
Centre Pointe - Phase II	Ryan	1998	101,886
Builders Association	Ryan	1997	15,120
Veritas Software - Phase I	Ryan	1999	62,420
Square footage to-date		Total SF	342,715 SF
Total allowable PUD S.F.		Total SF	619,600 SF
Remaining new construction available based on PUD		Total SF	276,885 SF (Jan. 2000)
Requested addition to PUD	Ryan	10% of Total SF	61,960 SF
Modified Total Allowable PUD S.F.			681,560
Total S.F. Remaining to Develop		110% of Total	338,845 SF

In addition to the previous 1988 building construction of 110,000 s.f., the allowable new building area under the March 1997 EAW and the approved PUD is a total of 619,600 square feet. Construction is on schedule to reach those totals in the next three to four years (2003 to 2004), if not sooner. The Year 2000 Veritas Master Site Plan, dated March, 2000, includes more general office space and a reduction or elimination of Office/Showroom/Warehouse structures.

Ryan has proposed development that would increase the total allowable building area (or building cube) on the site by 10 percent (61,690 s.f.) more than the previously approved total of 619,600 s.f. for a total of 681,560 s.f.. This proposed modification is consistent with the approved plan, constitutes a minor modification from paragraph 38 of the original Planned Unit Development # 1177, is authorized under City Code §1008.09.B.1. and is hereby approved.

With this modification, there is a total of 338,845 s.f. remaining to be developed. As now proposed and approved, the development will be divided among the following parcels:

1. Lot 3, Block 1 Centre Pointe Business Park 2nd Addition will be developed as a 6,000 s.f. restaurant.
2. The southerly remainder of Lot 4, Block 1, Centre Pointe Business Park and the northerly portion of Lot 5, Block 1, Centre Pointe Business Park as described in attachment "A" may be developed for up to 72,500 s.f. of office space.

3. The southerly remainder of Lot 5, Block 1, Centre Point Business Park as described in attachment "B", and all of Lots 6 and 7 of Block 1, Centre Point Business Park will be developed for up to 260,345 s.f. of office space.

Ryan has also proposed a change in location, placement and height of the structures. These changes are shown on the Veritas Software Second Addition Master Site Plan dated March, 2000 (the "Site Plan"). Based on the determination by the DRC that the changes are not major or significant, the changes in location, placement and height of the structures proposed by Ryan in the Site Plan are approved by the DRC. Additionally, building set back requirements are waived for Veritas Building No. 2, located at 2825 Cleveland Avenue, as shown on the Site Plan.

2.0 Traffic, Indirect Source Permit (MnPCA), and Environmental Assessment Worksheet (EAW) Review

The city engineering staff has reviewed the projected traffic on the site based on the revised building configuration and found that the level of service along Cleveland Avenue from County Road C to County Road D will not deteriorate.

The Minnesota Pollution Control Agency has also reviewed the Indirect Source Permit (ISP) and found no significant change based on the amended plan and by letter dated February 11, 2000 has granted approval of the minor modification to the ISP to allow the construction of the proposed changes.

City staff has also analyzed the proposed modifications with regard to the Environmental Assessment Worksheet (EAW) prepared for the original PUD, including the analysis prepared by RLK Kuusisto, Ltd. Dated January 25, 2000, and has determined that the proposed modifications do not constitute a substantial change that affects the potential for significant adverse environmental effects as contemplated by Minnesota Rule 4410.1100, Subp. 5. Consequently, the City has determined that a new or supplemental EAW is not required. However, the applicant should be aware that future increases in square footage or changes in proposed uses will likely require the preparation of a new EAW for the project, or may exceed the mandatory Environmental Impact Statement thresholds.

3.0 Administrative Reviews

Ryan must comply with City Code administrative requirements on the following issues:

Tax parcel combination of lots for identification of Veritas project - survey required - administrative work City Manager, Community Development Director must approve. Ryan must record.

Grading Plan review for Veritas Building 1 – administrative work, plan submitted.

Utility Plan review for Veritas Building Phases – administrative work, plan submitted.

Building and Landscape Plans - administrative work, plans being completed.

Pond renovation – administrative work with City, Rice Creek, MnDot, and MnDNR.

In conclusion, the City through its DRC and the Community Development Director has determined that the proposed project modifications are consistent with the terms and conditions of PUD #1177 and the City Code and are hereby approved. All other provisions of the Planned Unit Development #1177 will remain in full force and effect.

Sincerely,



Dennis P. Welsch
Community Development Director

Attachments: MnPCA Letter dated February 11, 2000
Parcel Descriptions
Site plan dated March, 2000
RLK Correspondence dated January 25, 2000

Xc: Steven Sarkozy, City Manager
Joel Jamnik, City Attorney

Q:\Special Projects\Centre Pointe\Centre Pointe Veritas Expansion4(RR)_3.2.00.doc

ORDINANCE NO. 1257

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT #1177,
BEING THE CENTRE POINTE BUSINESS PARK PLANNED UNIT
DEVELOPMENT, TO ALLOW AND ADDITIONAL 15,240 SQUARE FEET OF
OFFICE DEVELOPMENT (PF3338)**

The City Council of the City of Roseville does ordain:

Section 1. Pursuant to Section 1008 (Planned Unit Developments) of the City Code of the City of Roseville, Planned Unit Development 1177, for property generally located at 3015 Centre Pointe Drive, within the Centre Pointe Business Park, is herein amended to allow the following:

Within the 47-acre Centre Pointe Business Park Planned Unit Development, on the vacant 61,000 square foot lot (as described below), an additional 15,240 square feet in total building area, to allow Solutia Consulting to construct a two-story, 21,240 square foot office building, which shall meet all other criteria and required permits of the original PUD#1177 as well as implement the Solutia EAW state agency comments. The previous Master Site Plan indicated a 1 story, 6,000 square feet restaurant building.

The vacant parcel addressed as 3015 Centre Pointe Drive is legally described as:

*Lot 3, Block 1, Centre Pointe Business Park 2nd Addition, City of Roseville,
Ramsey County, Minnesota.*

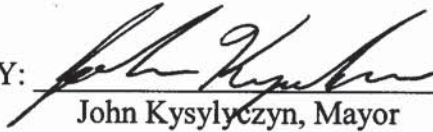
Section 2. Effective Date. This ordinance amendment to the City Code shall take effect upon passage by the City Council and publication.

Passed this 17th day of December, 2001.

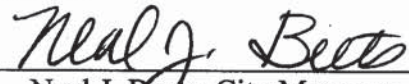
Ordinance – 1257

(SEAL)

CITY OF ROSEVILLE

BY: 
John Kysylyczyn, Mayor

ATTEST:


Neal J. Beets, City Manager

June 15th, 2017

Thomas Paschke
City Planner
2660 Civic Center Drive
Roseville, MN 55113

Dear Tom,

In response to your request for further information on how our modern self-storage product differs from the mini-storage product called out in the current code, please find attached the following exhibits:

1. Self Storage 101's comparative description of the different "generations" of self-storage product and types of storage. Please note that we believe the current code addresses 1st and 2nd generation drive-up style storage, whereas we plan to develop a state-of-the-art, multi-story, climate-controlled storage facility
2. Sample Photos

Please let me know if you have any further questions or if I can provide any additional color.

Best,

Chris Puchalla
(301) 613-1336

Exhibit 1

In comparative terms, the “overall” rating at the bottom of the scale (C) is typically a Generation 1 property with low visibility, poor access locations, with unattractive metal or wood buildings. The market would be an area of low density and incomes would be lower than US averages. Management would be inattentive, not sales oriented, and present themselves and the property poorly. Visibility would be poor and access would require more than one turn off the street.

At the top of the scale (A) would be a state-of-the-art property with a combination of climate controlled and direct access space. The location would be on or near “main” street, would be highly visible and access would be multi-directional. The offices would be bright and cheerful, staffed with helpful, knowledgeable, salespersons. Per capita and median household incomes would be above US averages.

Self Storage 101 also provides a notation as to the ‘generation’ of the self-storage competitor facilities. We note the facilities utilizing the following criteria:

- We would consider a facility ‘1st Generation’:
 - More than likely built in the 1970’s or 1980’s
 - Very little, if any security in place
 - Would likely have only non-climate controlled storage space
 - May or may not have an onsite manager’s apartment
 - Has a small office that does not have a ‘retail’ look or design
 - Most likely does not have a sales counter but instead has a manager’s desk
 - Storage buildings most likely block with wood or sheet rock partitions
 - Most likely located in industrial type setting
 - A single story design
- We would consider a facility ‘2nd Generation’:
 - More than likely built in the late 1980’s or 1990’s
 - Basic security in place, such as some cameras and a computer controlled gated access
 - May or may not have an onsite manager’s apartment
 - Has a moderately sized office with a counter and some retail sales merchandise display
 - Can have non-climate space, climate space, or both
 - Most likely located in a commercial area with other retail/service oriented businesses in close proximity
 - Probably a one story design but may be multi story
 - Storage buildings probably metal with metal partitions

- We would consider a facility '3rd Generation':
 - More than likely built in the late 1990s' or 2000's
 - Security in place, including cameras, computer controlled keypad and gate access
 - Likely does not have an onsite manager's apartment
 - Has a large office with a sales counter and retail sales display
 - Most likely has climate controlled storage space with some non-climate drive up space
 - Probably a multi-story design
 - Most likely located in a retail/service commercial area with a high traffic count roadway and easy access and good visibility
 - Storage buildings probably metal with some architectural treatment such as EFIS or split faced block
- We would consider a facility 'state of the art':
 - More than likely built in the 2000's
 - Security in place, including a large number of cameras, large video display monitor in the office, computer controlled gated keypad access or entry door keypad access, and possibly individual door alarms
 - Most likely does not have an onsite manager's apartment
 - Has a large sales and business office with a counter and large merchandise display, has a retail look and design
 - Facility may be 100% climate controlled and more than likely is multi-story
 - May have wine storage
 - If most likely located in a retail area with high traffic and very good visibility and access
 - Facility most likely has split faced block or other high end architectural treatments

STORAGE TYPES

There are a variety of storage types that are available for customers needing storage. The perceived needs of the customer typically dictate the type of storage that they choose. It is common to see properties offering a combination of the following storage types:

SINGLE OR GROUND LEVEL STORAGE



Single-story, ground level access buildings create the most convenient type of storage space for customers. This type of building offers drive-up and interior accessed storage spaces. The buildings are built upon slabs and generally do not require complicated foundations. The nature of the building design prevents the need for any heavy structural members. Demand for this type of space is generally greater thus creating the opportunity to charge higher prices. Typically, the cost to construct such buildings is relatively inexpensive.

MULTI-STORY STORAGE

Multi-story facilities are advantageous for sites on expensive land or that are limited in size. However, the savings in land cost is somewhat offset by higher construction costs. Multi-story buildings may make the facility more visible if the building rises above other buildings in the area.



Multiple story buildings typically require the establishment of a passenger/freight elevator to provide access to the upper level spaces. Some make use of a less expensive lift to transport items to upper floors. In this case, customers load their items onto the lift and send it unmanned to the desired floor. The customer then uses a stairwell to meet and retrieve their items. In some cases, customers are required to simply carry their items on a stairwell to load or unload their space. Most modern, multi-story storage facilities utilize a passenger/freight elevator based on it being the easiest for the customers.

EXTERIOR DRIVE-UP STORAGE



Exterior access spaces are by far the most convenient type of space access. Customers simply drive up to the space and then load or unload. The space layout is typically established where units are back-to-back, thus creating somewhat narrow buildings that can be of any length. It is also common to see buildings containing a single row of exterior access space forming a perimeter around the property. These buildings create a fortress type of perimeter that lends to higher security. Exterior access spaces are rarely temperature controlled due to the inability to effectively insulate the exterior door and wall.

INTERIOR ACCESSED STORAGE

Interior accessed spaces are those that require a customer to enter the building through a common access point and navigate down hallway corridors to arrive at his or her space.



Generally, interior accessed spaces are less accessible than exterior spaces. Therefore the rates that are commanded are usually less. To make these spaces more attractive, modern facilities use hallway systems that create comfortable, well-lit corridors. Motion sensors control the lighting and some hallways have an intercom system for customers to use to communicate with office personnel. Some facilities pipe music into the hallway areas to create an appealing atmosphere. Oftentimes handcarts are made available to assist customers with the moving of their items down the hallways. The inclusion of hallways reduces the leasable area of the overall building. Buildings containing interior access spaces typically have exterior accessed spaces around the perimeter. These buildings can generally be wider and also be of any length.

NON-TEMPERATURE CONTROLLED STORAGE



Non-Temperature Controlled Storage is simply enclosed storage space that is similar to a typical residential garage. These spaces are ideal in moderate temperature climates or for use by customers who are unconcerned about the temperature of their stored items. Most facilities offer some, if not all, non-temperature controlled storage space.

TEMPERATURE CONTROLLED STORAGE



Temperature Controlled Storage utilizes HVAC (heating, ventilation, and air conditioners) to control the temperature of the storage space. In most cases, thermostats are utilized to prevent temperatures within the building from temperature extremes that can be harmful for some stored items. Temperature settings normally cool the building to 75 degrees in the summer and heat to 60 degrees during winter.

Controlling the temperature also makes customer visits to their storage spaces more enjoyable on particularly hot or cold days. Although there are additional costs for establishing and maintaining HVAC systems, most storage operators find that they can price temperature-controlled spaces anywhere from 30% to 100% higher than non-temperature controlled spaces.



A bi-level building design allows buildings to be constructed upon land that has significant changes in elevation. Two story buildings are constructed so that the upper level is accessed at street level on one side of the building and access to the lower level is accessed at street level on the other. This translates to more drive-up storage units which are often in greater demand and maximizes the net rentable area for the building.

OFFICE-WAREHOUSE STORAGE

Office-warehouse space typically offers customers a small (usually 150 square feet), tiled or carpeted office with electricity and a phone line that is attached to a medium to larger storage space (150 – 300 square feet). This type of space is ideal for a small business, sales representative, or local delivery service business.

LOCKER STORAGE / WINE STORAGE

Locker Storage typically represents small storage spaces (4H X 4W X 4D) that are stacked one on top of the other. Customers with small quantities of items needed to store prefer these small spaces that prevent them from having to pay for a space that is too large.



Climate controlled Wine Storage is becoming increasingly popular. Similar to Locker Storage, facilities offer smaller storage spaces sizes, but with Wine Storage, temperature and humidity are kept in ideal ranges for storing wines. Facilities typically offer varying sizes to accommodate big collectors and wine enthusiasts of all sizes, as well as wine merchants and restaurants.

FULLY ENCLOSED STORAGE

Fully Enclosed boat and RV storage is similar to traditional storage, the exception being the eave height and door size requirement. Larger RVs require a minimum 14-foot eave and door height clearance and a 10-foot door width. Although most enclosed spaces have concrete or asphalt floors, some customers do not mind parking in an enclosed space with a gravel floor. Most customers prefer some type of electricity service in their space to assist them with keeping batteries charged while their RV or boat is in storage. Facilities often charge an extra fee to customers who use electricity.

COVERED STORAGE

Boat and RV owners commonly demand Covered Storage. Where this is not as secure or private as enclosed storage, it does provide the stored contents protection from the sun and precipitation. Although most covered spaces have concrete or asphalt floors, some customers do not mind parking in a covered space with a gravel floor. Most customers prefer some type of electricity service in their space to assist them with keeping batteries charged while their vehicle or boat is in storage. Facilities often charge an extra fee to customers who use electricity.

OPEN STORAGE

Open Storage is similar to an uncovered parking lot and is typically used by customers needing storage for boats, RVs, trailers, campers, etc. These customers either utilize their own covers or are not concerned with the elements and are typically seeking a low cost solution to their storage needs.



Exhibit 2

Classic Mini Storage:



State-of-the-Art Storage:



St. Louis Park, MN



Eden Prairie, MN



3015 Center Pointe Drive Self-Storage Development

Project Overview

Iron Point Partners, LLC executed a Purchase and Sale Agreement to acquire the 1.42 acre site located at 3015 Center Pointe Drive in Roseville MN with the intent to develop a 4 story 115,200 square foot climate controlled self-storage facility. The property will feature an interior loading/unloading, controlled secure access and a reception/ business center to purchase supplies and rent a unit. The demographics of the 3 mile area the facility will serve support the need for more storage. There are 84,000 people and only 3 existing storage facilities in the market representing only 1.8 square feet of inventory which is over 95% occupied. The national average for an “adequately” inventory of self-storage is 7 square feet per capita. The existing facilities are old having been built over 35 years ago. The facility will support surrounding business users and office tenants with a valuable amenity. The modern facility will fit right in with its neighbors looking more like an office building with high end exterior finishes including glass, EFIS and other accent materials.

Market Demographics

Comps (3-mi)

Total SF per Capita	1.8
Number of Comps	3
Average Age	1982

Population

2010	80,102
2016	84,247
2021P	88,198
Proj. Growth (2010-2016)	5.2%
Proj. Growth (2016-2021)	4.7%

Housing

Owner Occupied %	67.6%
Renter Occupied %	32.4%

Households

2010	33,331
2016	35,005
2021P	36,685
Proj. Growth (2010-2016)	5.0%
Proj. Growth (2016-2021)	4.8%
Median Household Income	\$61,444
Average Household Income	\$82,303

