

**Commissioners:**

James Bull  
James Daire  
Chuck Gitzen  
Wayne Groff  
Julie Kimble  
Robert Murphy  
Peter Sparby



**Planning Commission  
Agenda**  
Wednesday, June 6, 2018  
6:30pm

**Address:**  
2660 Civic Center Dr.  
Roseville, MN 55113

**Phone:**  
651-792-7080

**Website:**  
[www.cityofroseville.com/pc](http://www.cityofroseville.com/pc)

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes
- 4.A. April 4, 2018 Minutes

Documents:

[APRIL 4, 2018 MINUTES.PDF](#)

5. Communications And Recognitions
- 5.A. From The Public:  
Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update
- 5.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
6. Public Hearing
- 6.A. Consider A Request By Roseville Centre Lodging, LLC To Amend Planned Unit Development 1177 (Centre Pointe Business Park) To Include A Fourth Hotel At 3015 Centre Pointe Drive (PF18-006)

Documents:

[6A REPORT AND ATTACHMENTS \(CENTRE POINTE PUD AMENDMENT\).PDF](#)

- 6.B. Request By Kulturwerks Brewing, LLC And The Community Development Department For Zoning Code Text Amendments To Section 1001.10 (Definitions) And Table 1005-1, Table 1005-5 And Table 1006-1 To Allow As A Permitted Or Conditional Use Taproom, Brewery And Brewpub (PF18-008)

Documents:

[6B REPORT AND ATTACHMENTS \(ZONING TEXT AMENDMENT\).PDF](#)

- 6.C. Request By Community Development Department And Public Works Department To Amend Section 1017.25 Grading, Filling, And Land Alteration By Deleting In Its Entirety These Requirements-- Revised Requirements To Be Amended Into Title 8, Public Works

(PROJ0017-Amdt 34)

Documents:

[6C REPORT \(GRADING AND FILLING REQUIREMENTS\).PDF](#)

7. Adjourn



**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, April 4, 2018 – 6:30 p.m.**

- 1 **1. Call to Order**  
2 Chair Murphy called to order the regular meeting of the Planning Commission meeting at  
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.  
4
- 5 **2. Roll Call**  
6 At the request of Chair Murphy, Community Development Director Collins called the  
7 Roll.  
8
- 9 **Members Present:** Chair Robert Murphy; Vice-Chair Bull; and Commissioners James  
10 Daire, Chuck Gitzen, Wayne Groff, and Peter Sparby  
11
- 12 **Members Absent:** Commissioner Julie Kimble  
13
- 14 **Staff/Consultants Present:** Community Development Director Kari Collins, and Senior  
15 Planner Bryan Lloyd; Erin Perdu, WSB Consultant  
16
- 17 **3. Approve Agenda**  
18
- 19 **MOTION**  
20 **Chair Murphy moved, seconded by Member Bull to have item 6(b) come before**  
21 **6(a).**  
22
- 23 **Ayes: 6**  
24 **Nays: 0**  
25 **Motion carried.**  
26
- 27 Member Daire inquired how they will be discussing item No. 7. He noted item Nos. 7(g),  
28 7(h), 7(j), 7(k), and 7(l) are handled by other agencies. He suggested they adopt these  
29 items first and then discuss the remaining items.  
30
- 31 Chair Murphy proposed they discuss the 2040 Comprehensive Plan as a whole and then  
32 address each chapter separately for public comment before commissioner deliberations.  
33 He noted each chapter can be downloaded separately.  
34
- 35 **MOTION**  
36 **Member Kimble Sparby, seconded by Member Gitzen to approve the agenda as**  
37 **amended.**  
38
- 39 **Ayes: 6**  
40 **Nays: 0**  
41 **Motion carried.**  
42

43 **4. Organizational Business**

44  
45 **a. Swear-In New Commissioner, Wayne Groff**

46  
47 Chair Murphy administered the Oath of Office to Commissioner Groff.

48  
49 **b. Elect Planning Commission Chair and Vice-Chair**

50  
51 **MOTION**

52 **Member Daire moved, seconded by Member Gitzen to recommend to the City**  
53 **Council that Chair Murphy continue to serve as Chair.**

54  
55 **Ayes: 6**

56 **Nays: 0**

57 **Motion carried.**

58  
59 **MOTION**

60 **Member Bull moved, seconded by Member Sparby to recommend to the City**  
61 **Council that Vice-Chair Bull continue to serve as Vice-Chair.**

62  
63 **Ayes: 6**

64 **Nays: 0**

65 **Motion carried.**

66  
67 **c. Appoint Variance Board Members**

68  
69 Chair Murphy noted that Member Kimble expressed interest via email in continuing  
70 to serve on the Variance Board. Members Gitzen and Daire, along with Member  
71 Sparby as an alternate, also expressed interest in continuing to serve on the Variance  
72 Board.

73  
74 **MOTION**

75 **Chair Murphy moved, seconded by Member Groff to appoint Members Daire,**  
76 **Gitzen and Kimble, with alternate Member Sparby, to serve on the Variance**  
77 **Board effective May of 2018, pending ratification by the City Council.**

78  
79 **Ayes: 6**

80 **Nays: 0**

81 **Motion carried.**

82  
83 **d. Appoint Ethics Commission Representative**

84  
85 Member Bull expressed interest in continuing to serve in this role. He stated the  
86 Ethics Commission met one time last year.

88 **MOTION**

89 **Chair Murphy moved, seconded by Member Sparby to designate Member Bull**  
90 **to serve as the Planning Commission representative to the Ethics Commission.**

91  
92 **Ayes: 6**

93 **Nays: 0**

94 **Motion carried.**

95  
96 **5. Review of Minutes**

97  
98 **a. February 28, 2018 Comprehensive Plan Update Meeting Minutes**

99  
100 **MOTION**

101 **Member Sparby moved, seconded by Member Gitzen to approve the February**  
102 **28, 2018 Comprehensive Plan Update meeting minutes.**

103  
104 **Ayes: 5**

105 **Nays: 0**

106 **Abstain: 1 (Groff)**

107 **Motion carried.**

108  
109 **b. March 7, 2018 Regular Meeting Minutes**

110  
111 **MOTION**

112 **Member Sparby moved, seconded by Member Bull to approve the March 7,**  
113 **2018 Regular meeting minutes.**

114  
115 **Ayes: 5**

116 **Nays: 0**

117 **Abstain: 1 (Groff)**

118 **Motion carried.**

119  
120 **6. Communications and Recognitions:**

121  
122 **b. From the Commission or Staff:** *Information about assorted business not already on*  
123 *this agenda, including a brief update on the 2040 Comprehensive Plan Update*  
124 *process.*

125  
126 Member Bull reminded the Commission of the required Ethics Training that will take  
127 place on April 11 at 6:30 p.m. The New Commissioner Training will take place on  
128 the same day at 5:30 p.m.

129  
130 Chair Murphy inquired what the next steps were for the Rice Street/Larpenteur  
131 Avenue Gateway visioning project as it relates to the City of Roseville.

132  
133 Ms. Collins responded St. Paul, Maplewood, and Roseville have had a lot of good  
134 discussion about the best way to incorporate the Visioning Plan of this area into the

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Comprehensive Plan. These are two distinct documents and the Visioning Plan is referenced in the Economic Development Chapter of the Comprehensive Plan. The Visioning Plan is meant to grow and evolve as policies and priorities shift with the three communities and the Comprehensive Plan is a firm document. It is meant to complement the Comprehensive Plan and is available for people to refer to it.

Chair Murphy noted he read in the paper that staff recommended including the visioning document into the 2040 Comprehensive Plan.

Ms. Collins explained there may be different interpretations of what incorporate means. The visioning document is mentioned in various chapters throughout the Comprehensive Plan and it will be included as an appendix item. They anticipate having a celebratory event in May where people can come and review the Comprehensive Plan, discuss potential projects, and brainstorm funding opportunities.

Chair Murphy stated he looked at the Gateway Plan on the Ramsey County website and compared it with the City's 2040 Comprehensive Plan. He did not find any short or long-term recommendations in the Gateway Plan that were not congruent with the Comprehensive Plan.

Ms. Collins noted that was the intent. There is nothing in the short and long-term recommendations that conflicts with the goals and policies of the 2040 Comprehensive Plan and Future Land Use Map.

Member Daire noted there are three study areas identified in the Comprehensive Plan and he assumes it will look like the Rice/Larpenteur Visioning Plan. He inquired what status these smaller area plans have.

Ms. Collins responded these study areas are called out through the land use section of the Comprehensive Plan. It is almost as if Rice Larpenteur is identified as a priority area and the visioning plan drills down onto that corridor. Then there is another underlying visioning plan that looks at municipal borders and considers the corridor as a whole.

Member Daire summarized it is a finer grained assessment of a particular area with an idea for applying specific tools.

Member Bull inquired if Roseville will have any involvement in the Rice/694 redevelopment and redesign.

Ms. Collins responded she is unsure. However, with the current Rice Street project and traffic study, the County has done a significant amount of outreach.

Chair Murphy inquired how the comments on the 2040 Comprehensive Plan Update will be passed along to the City Council.

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Ms. Collins responded they will receive public input tonight at the public hearing and until it is adopted. They will package up all the feedback and minutes from this meeting and give them to the City Council. At the April 16 City Council meeting they will look at the feedback from this meeting and receive additional feedback. In May, the City Council will make the recommendation to adopt the draft 2040 Comprehensive Plan.

Chair Murphy noted the plan will receive final approval in November or December 2018 after it has been reviewed by surrounding communities.

Member Daire inquired if the comments received from surrounding communities will be incorporated into the draft 2040 Comprehensive Plan and then presented to the City Council for final adoption.

Erin Perdu, WSB consultant, stated the feedback received from adjacent municipalities is advisory. It will be brought back to the City for consideration and it is up to them if they want to amend the Comprehensive Plan. The comments from the Metropolitan Council will need to be considered more seriously and some of them may be required changes.

Member Daire inquired if a negotiation between cities or a decision by the Metropolitan Council would preside in the instance of incompatible land uses with a neighboring municipality.

Ms. Collins responded it would be up to the Planning Division to look at the boundaries and make sure there is not a proposed project that could have a negative impact. She has already received plans from other municipalities that staff will review. The City shares borders with 13 municipalities.

Chair Murphy requested staff provide the Commission with an updated set of land use and zoning maps.

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

Janna King complimented the Planning Commission on the Comprehensive Plan. She noted the Land Use and Economic Development Chapters were very well done and encouraged the Commission to do small area plans over time.

Member Daire inquired if Ms. King had a particular study area in mind.

Ms. King responded HarMar presents tremendous opportunities and putting bridges over County Road B2 is a good idea. She was glad to see that Brixmor was not interested in residential on the Lexington/Larpenteur site. Edina is on their third year of a 50-year vision for Southdale and she suggested they look at what they are doing.

228 **7. Public Hearing: Request by the City of Roseville to Approve the 2040**  
229 **Comprehensive Plan Update (PROJ-0037)**

230  
231 Chair Murphy opened the public hearing for PROJ-0037 at approximately 7:05 p.m. and  
232 reported on the purpose and process of a public hearing.

233  
234 Chair Daire requested clarification on if they are approving the draft 2040  
235 Comprehensive Plan update or the actual 2040 Comprehensive Plan update.

236  
237 Senior Planner Lloyd explained they are making a recommendation regarding the draft  
238 2040 Comprehensive Plan.

239  
240 Ms. Perdu reported on the following changes made to the draft 2040 Comprehensive Plan  
241 since the meeting on February 28 and review by the City Council on March 19:

242  
243 Changes Made for Readability

- 244 • Color blocks incorporated at the top of each chapter.
- 245 • Aligned bullets with text columns.
- 246 • New color palette for all charts and graphs.
- 247 • Removed unnecessary color from all tables.
- 248 • Reformatted housing matrix.

249  
250 Member Bull noted the reformatting creates very wide left and right margins and this  
251 results in more pages.

252  
253 Ms. Perdu responded the margins are considered mirror margins. If a person were to  
254 open it up in a binder and it is printed double sided, the widest margin is where the  
255 binding would be. The wider margins are also intended to make it easier on the eyes.  
256 This was also discussed at the City Council and they recommended to leave it as is.  
257 Formatting changes can be made depending on how they want it to look.

258  
259 Structural Changes

- 260 • Scrubbed the document for repetitive language.
- 261 • Included a mini “table of contents” in each chapter.
- 262 • Goals and Strategies in same format/structure in each chapter.

263  
264 Equity

- 265 • Revised language to broaden discussion of equity.
- 266 • Included a new icon to call out goals and strategies.

267  
268 Member Daire referred to Chapter 1, page 5, first paragraph, second to last sentence. He  
269 inquired if the sentence should be changed to, “This image represents the “equity”  
270 approach.”

271  
272 Chair Murphy suggested they handle these types of changes in a detailed email to Mr.  
273 Lloyd.



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Member Sparby inquired if the inclusion of the icon originated in the discussion with the City Council.

Ms. Perdu responded she had suggested it to the City Council and there was consensus for this approach.

Member Gitzen suggested they decrease the size of the icon.

Member Sparby stated the use of an icon makes it feel gimmicky and he wants to keep it as clean and readable as possible.

Chair Murphy stated the idea was proposed as a way to string things together throughout the document. The document the City Council sees will have this icon incorporated into it and it can always be pulled out.

Ms. Collins commented every chapter may need some additional equity planning. It was important for the City Council to acknowledge where other equity language can be found throughout the document. If it is found to be too distracting, it can be removed.

Member Sparby noted if someone wants to see where all the equity themes are, they will have to page through the entire document.

Member Bull commented it is helpful to have a single icon that is highlighting a key point through the document. A person could do a word search on the word “equity” to find out all the references to it in the document.

Chair Murphy suggested they use a searchable icon.

Public Engagement and What We Heard Changes

- Expanded discussion in Chapter 2 to explain the public engagement methodology.
- Shortened “What We Heard” section in each chapter.

Other Changes

- Chapter 3: historic census data and local Dakota community information was added.
- Housing: additional language added about single family housing stock and existing affordability.
- Economic Development: expanded discussion on workforce development programs.
- Transportation: additional strategies were added related to East/West transit and railroad quiet zones.
- Parks: additional editing redlines from the Parks director.

Member Gitzen referred to Chapter 2, page 9. He stated the goals are in bold and the objectives are under it. However, in the other chapters, the objectives are called goals. He

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**Minutes – Wednesday, April 4, 2018**

**Page 8**

320 inquired why they did not just keep them as objectives and strategies. In Chapter 4, page  
321 25, the objectives are called goals.

322  
323 Ms. Perdu explained Chapter 2 included very general, overall goals for the City. She  
324 suggested they just refer to them as Goals in Chapter 2.

325  
326 Member Gitzen referred to Chapter 4, page 25 and suggested they change the phrase  
327 “citywide objectives” to “citywide goals” for consistency.

328  
329 Ms. Perdu noted she will make this change.

330  
331 Member Bull stated all the goals are referred to in present tense and a goal should be  
332 future tense.

333  
334 Ms. Perdu noted she has seen them written both ways and it is up to the Commission how  
335 it is to be written.

336  
337 Mr. Lloyd noted the goals are from Imagine Roseville 2025.

338  
339 Member Bull suggested it be written as an action they will carry forward to the future.

340  
341 As an example, Member Gitzen referred to the first goal in Chapter 2, page 9, and  
342 suggested it be changed to, “Roseville will continue to be a welcoming community...”

343  
344 Chair Murphy and Member Gitzen agreed it would be fine to leave it as is in present  
345 tense.

346  
347 Member Sparby commented there was discussion on the goals of the Comprehensive  
348 Plan and Imagine Roseville. He inquired how to distinguish between them since they are  
349 separate documents.

350  
351 Ms. Collins responded the confusion was between the Imagine Roseville visioning effort  
352 that took place prior the previous Comprehensive Plan update and the more recent  
353 Imagine Roseville workshop series that has been going on over the last year. Referencing  
354 both of these may cause confusion due to their similar name. It was concluded that the  
355 more recent workshop series should be taken out.

356  
357 Member Sparby commented it is best to keep this document clean and remove references  
358 to the old Imagine Roseville project. He agreed to provide more specifics via email to  
359 Mr. Lloyd.

360  
361 Chair Murphy recalled the recent workshop effort was never launched from the City  
362 Council, but the visioning process was.

363  
364 Member Gitzen inquired if there was a place for people to access the referenced  
365 documents.

366

367 Ms. Perdu noted the appendix has not been incorporated into the document yet and she  
368 will provide a list of them. These will also be put on the website and will include the  
369 results of all the public engagement, the Gateway Vision Plan, and detailed Surface  
370 Water Plan, Water Supply Plan, and Sanitary Sewer Plan. Others can be added as well.

371  
372 Chair Murphy suggested the include electronic links on the City’s website.

373  
374 Ms. Collins noted most people will be viewing the Comprehensive Plan online and the  
375 links will be included in the margins of the document.

376  
377 Member Sparby stated people are not going to read all the appendices of the document  
378 and it can be confusing.

379  
380 Mr. Lloyd explained the Imagine Roseville 2025 was a yearlong intensive community  
381 visioning effort and resulted in an updated Comprehensive Plan. The purpose of this  
382 current update is an update to the planning that was done a decade ago. All of the goal  
383 statements in Chapter 2 come from the Roseville 20205 visioning effort and remains a  
384 fundamental part of the current plan.

385  
386 Member Daire referred to Chapter 9, Resilience. They refer to greenhouse gas emissions  
387 of 2005 and use it as a benchmark. He suggested they include a reference to this  
388 benchmark in a footnote in order to have measurables and the ability to chart  
389 accomplishment toward that goal.

390  
391 **Public Comment**

392  
393 Chair Murphy closed the public hearing at 7:43 p.m.; none spoke for or against.

394  
395 **Commission Deliberation**

396  
397 Member Gitzen thanked Ms. Perdu and Mr. Lloyd for their work and he supports moving  
398 the document forward to the City Council.

399  
400 **MOTION**  
401 **Member Bull moved, seconded by Member Gitzen to recommend to the City**  
402 **Council approval of the proposed 2040 Comprehensive Plan update, based on the**  
403 **information in the report, the input offered at the public hearing, and the Planning**  
404 **Commission’s review of the updated comprehensive plan.**

405  
406 Member Bull noted there was nothing in the updates from the City Council that he  
407 objected to. There are some opportunities for minor wording changes that can be  
408 addressed, but it is a well put together document.

409  
410 Member Gitzen agreed with Member Bull. This has been discussed thoroughly and the  
411 plan is readable.

412

413 Mr. Lloyd requested the Commission provide any additional comments or corrections to  
414 him by Monday, April 9. He reminded them they do have until the end of 2018 to submit  
415 revisions before it is officially adopted.

416  
417 Member Groff noted he is new to the Commission and did not participate with them in  
418 these discussions. However, as a member of the Roseville community, he has followed  
419 the changes that were made. The document has been considerably improved and he  
420 supports the document.

421  
422 Member Sparby commented he has been very impressed with the Commission and staff  
423 during this process. He noted that Chapter 1 can still use work with clarity on what the  
424 goals and objectives are of the 2040 Comprehensive Plan.

425  
426 Member Daire referred to previous discussion on equity. He commented he heard from a  
427 colleague in Minneapolis who is going through a comprehensive plan process and found  
428 similar language that he referred to as “needlessly inflammatory.”

429  
430 Chair Murphy referred to a memo they received dated April 4, 2018 from Mr. Ken  
431 Erickson and noted it will be incorporated into their public comments. He thanked staff  
432 for their work and fellow Commissioners for their attention to detail. He requested a roll  
433 call vote.

434  
435 **Ayes: 6**  
436 **Nays: 0**  
437 **Motion carried.**

438  
439 Member Bull acknowledged Ms. Perdu for her patience in working with them.

440  
441 Ms. Perdu commented she appreciated the spirited debate and input they provided on all  
442 the chapters. It resulted in a robust document.

443  
444 Ms. Collins noted the Planning Commission is welcome to attend the City Council work  
445 session on this item on April 16.

446  
447 **8. Adjourn**

448  
449 **MOTION**  
450 **Member Daire moved, seconded by Member Sparby to adjourn the meeting at 7:58**  
451 **p.m.**

452  
453 Mr. Lloyd noted the next Planning Commission meeting will take place on May 2, 2018.

454  
455 **Ayes: 6**  
456 **Nays: 0**  
457 **Motion carried.**

458



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 06/06/18

Agenda Item: 6A

Prepared By

Agenda Section  
Public Hearings

Department Approval

Item Description: Consider a Request by Roseville Centre Lodging, LLC to Amend Planned Unit Development 1177 (Centre Pointe Business Park) to Include a Fourth Hotel at 3015 Centre Pointe Drive (PF18-006)

1 APPLICATION INFORMATION

2 Applicant: Roseville Centre Lodging, LLC  
3 Location: 3015 Centre Pointe Drive  
4 Property Owner: Center Point Solutions, LLC  
5 Application Submission: May 11, 2018  
6 City Action Deadline: July 10, 2018  
7 Planning File History: PF2880 and PUD #1117, PF3338, PF17-010

8 Level of Discretion in Decision Making:

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

12 BRIEF INTRODUCTION

13 Roseville Centre Lodging, LLC in cooperation with Centre Point Solutions, LLC seeks an  
14 amendment to Planned Unit Development (PUD) Agreement 1177 to change the allowable use  
15 on property at 3015 Center Pointe Drive from a 21,240 square foot office building with  
16 underground parking to a four story hotel with surface parking.

17 Contained on the next page is an aerial snap-shot of 3015 Centre Pointe Drive and the premises.

18 CENTRE POINT PUD ANALYSIS

19 The Planning Division’s research concludes that the desire back in 1996/1997 was to create a  
20 professional office/jobs-based redevelopment area that offered supportive services like hotels  
21 and restaurants, as well as light manufacturing. This is evidenced by the three hotels (Courtyard  
22 by Marriott, Marriott Residence Inn, and Fairfield Inn) that currently reside within the PUD area.

23 The subject property (3015 Centre Pointe Drive) was originally designated for restaurant use  
24 within the CPPUD, however, in 2001 the property was reassigned to an office use with the  
25 proposed Solutia Consulting proposal (attachment C). Prior to that amendment, the City  
26 Council, in 2000, approved a third hotel, the Courtyard by Marriott at 2905 Centre Pointe Drive,  
27 which was originally designated for office use (Attachment D).



28 **REVIEW OF REQUEST**

29 Similar to the actions taken in 2000 and 2001, the applicant is seeking a change in use on a  
 30 specific lot to develop a hotel. The general development plan is to construct a four-story hotel  
 31 towards the front of the lot near Centre Pointe Drive and meeting all of the stipulated standards  
 32 within the PUD agreement. Attachment E includes the proposed site plan and an illustration of  
 33 the exterior of the hotel.

34 One slight change to the site would be the storm water management pond. The applicant has  
 35 discussed with the City Engineer the filling of the storm water management pond on the property  
 36 to convert the area to parking and take the ponds storage and the projects required storage, and  
 37 place them underground.

38 As staff has stated in the past, this property is unique with its specific use allowance of a 21,240  
 39 sq. ft. office with underground parking, and as such has been difficult to market, sell and  
 40 develop. This proposal is the second development proposal for the property (Iron Point's storage  
 41 facility was denied in 2017) to come forward in many years due to the constraints identified in  
 42 the PUD around design and use. That said, the Planning Division believes that such a use is  
 43 consistent with the use goals of the Centre Pointe PUD.

44 Given the above analysis, the Planning Division recommends the Planning Commission consider  
 45 one of the following three options:

- 46       **a.** Recommend approval of a PUD amendment that would modify the permitted use on the
- 47           subject property from a 21,240 office building with underground parking to a four-story
- 48           hotel with surface parking.
- 49       **b.** Recommend denial of the request as the suggested use as it is deemed inappropriate for
- 50           the Centre Pointe Business Park.

51   **ALTERNATIVE ACTIONS**

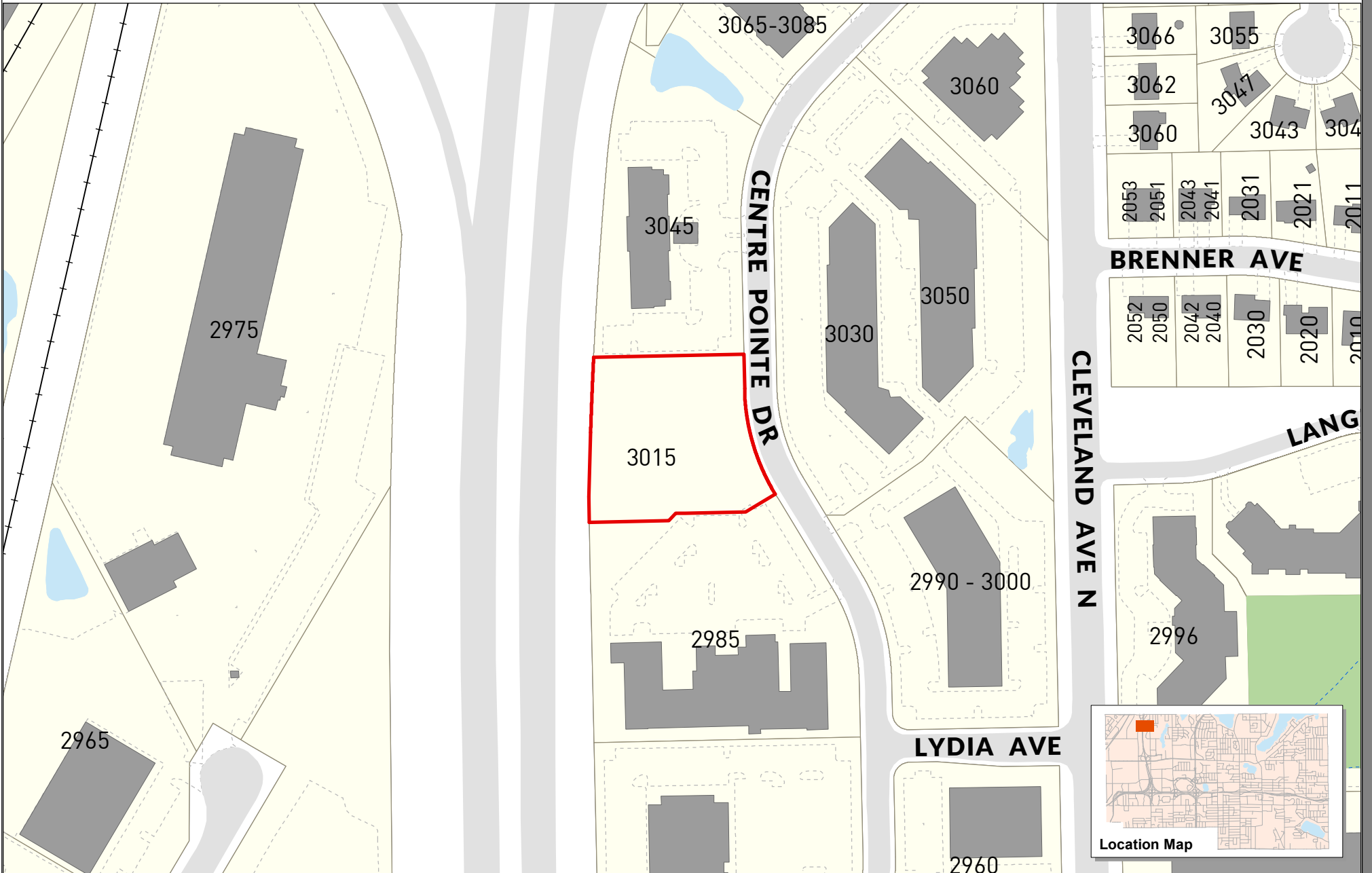
- 52   **a.** Pass a motion to table the item for future action. An action to table must be tied to the need
- 53       for clarity, analysis and/or information necessary to make a recommendation on the request.
- 54   **b.** Pass a motion recommending denial of the proposal. A motion to deny must include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

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

- Attachments:
- A. Location map
  - B. Aerial map
  - C. Solutia amendment
  - D. Third hotel ordinance
  - E. Applicant proposal



# Attachment A for Planning File 18-006



Prepared by:  
Community Development Department  
Printed: May 29, 2018



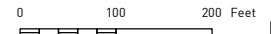
Site Location

**Data Sources**

\* Ramsey County GIS Base Map (5/5/2018)  
For further information regarding the contents of this map contact:  
City of Roseville, Community Development Department,  
2660 Civic Center Drive, Roseville MN

**Disclaimer**

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# Attachment B for Planning File 18-006



Prepared by:  
Community Development Department  
Printed: May 29, 2018



Site Location

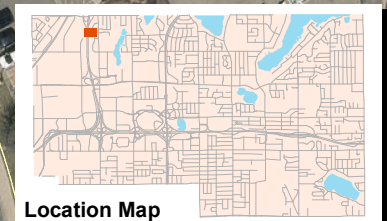
#### Data Sources

- \* Ramsey County GIS Base Map (5/5/2018)
- \* Aerial Data: Sanborn (4/2017)

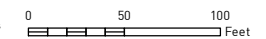
For further information regarding the contents of this map contact:  
City of Roseville, Community Development Department,  
2660 Civic Center Drive, Roseville MN

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Location Map





**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 2<sup>nd</sup> Addition, City of Roseville,  
Ramsey County, Minnesota.*

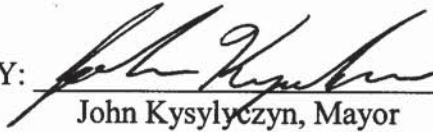
**Section 2.** Effective Date. This ordinance amendment to the City Code shall take effect upon passage by the City Council and publication.

Passed this 17th day of December, 2001.

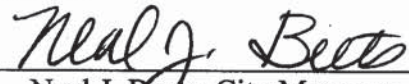
Ordinance – 1257

(SEAL)

CITY OF ROSEVILLE

BY:   
John Kysylyczyn, Mayor

ATTEST:

  
Neal J. Beets, City Manager

AN ORDINANCE AMENDING ORDINANCE #1177, BEING THE  
ORDINANCE CHANGING ZONING OF PROPERTIES WITHIN CENTRE POINTE  
BUSINESS PARK FROM B-4 TO A PLANNED UNIT DEVELOPMENT, BY  
ALLOWING CONSTRUCTION  
OF A THIRD HOTEL BUILDING  
[PF3208]

**The City Council of the City of Roseville does ordain:**

Section 1. Pursuant to Section 1008 (Planned Unit Developments) of the City Zoning Code of the City of Roseville, the Planned Unit Development #1177, being for properties generally located between I-35W and Cleveland Avenue, south of County Road D and north of County Road C, known as Centre Pointe Business Park, is herein amended (from allowing two hotels) to allow as a permitted use, the following facility:

*A third hotel within the Centre Pointe Business Park PUD, consisting of a three-story building with 120 rooms and meeting, dining and bar facilities primarily for guests. The hotel shall meet or exceed all site planning requirements and all hotel requirements within the original PUD ordinance and agreement.*

*The proposed hotel shall be located on property legally described as: Portions of Block 1, Lot 4, Centre Pointe Business Park, PIN: 05293140028.*

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

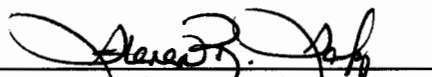
Passed this 22nd day of May, 2000.

CITY OF ROSEVILLE

BY:

  
John Kysylyczyn, Mayor

ATTEST:

  
Steven R. Sarkozy, City Manager

## 3015 Centre Pointe Drive May 3, 2018 Open House Summary

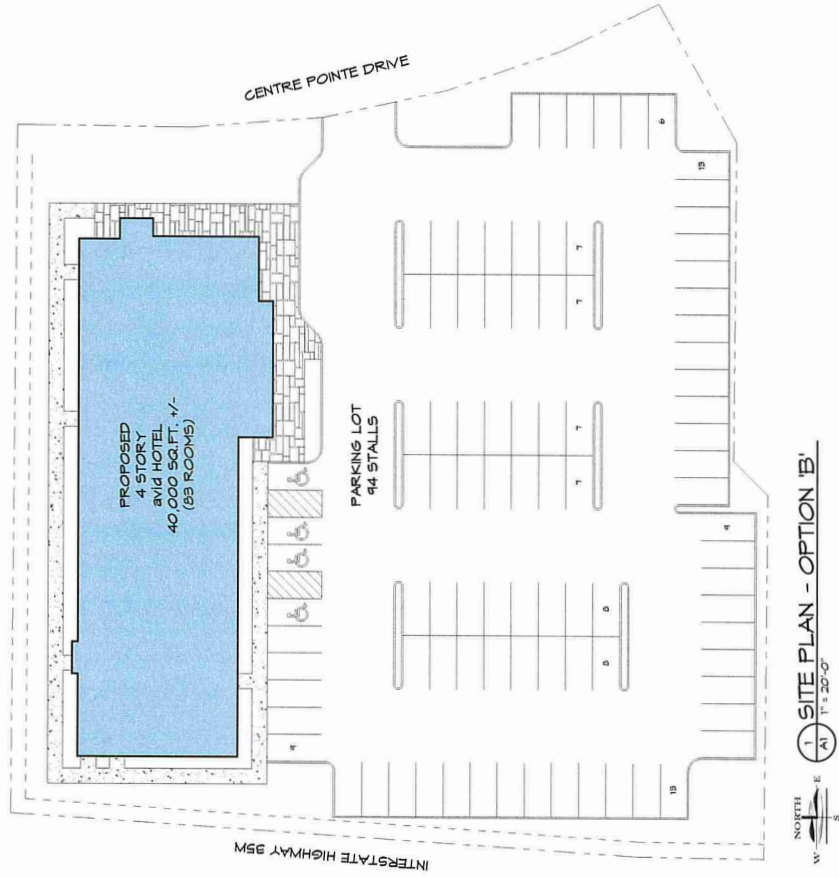
The meeting was hosted in the Burr Oaks room at city hall from 6:30- 8:30pm on Thursday May 3. In attendance for the applicant, Roseville Lodging LLC was Jim Bunkelman with Royal Construction (3653 Greenway St. Eau Claire WI. 54701 phone - (715) 832-1986) and Eric Bjelland with West Development (1660 Highway 100 S. #210 St. Louis Park, MN 55416 phone - (952) 224-2500).

Byron Krueger, Chief Financial Officer for University of Northwestern (3003 Snelling Ave. N. St. Paul, MN (651) 631-5100) was the only person who attended the open house, and, West Development received one email in advance of the meeting from Gina Miller, Director of Sales for the Marriott Residence Inn and Courtyard hotels also located on Centre Pointe Drive. Ms. Millers contact information is listed on the email copy attached.

Mr. Krueger voiced an opinion in support of the project indicating that University of Northwestern parents and alumni would be interested in a new middle market, affordably priced lodging option that focused on core amenities only (i.e. upgraded beds, showers and technology; but, no swimming pool).

Ms. Miller offered an opinion against the new hotel project indicating that additional hotel rooms will have a negative impact on existing hotels in the Centre Pointe area, and, other Roseville area hotels. A copy of her email is attached.

INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE PROJECT SITE. THE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY ERRORS OR OMISSIONS IN THE EXISTING CONDITIONS SHALL BE FIELD-VERIFIED.



**PROPOSED AVID HOTEL - ROSEVILLE, MN**

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1403 120th STREET - SUITE C  
CHIPPEWA FALLS, WI 54729  
PHONE: 715.833.0975  
FAX: 715.726.1869  
www.rivervalleyarchitects.com







1 FIRST LEVEL FLOOR PLAN  
1/16" = 1'-0"



2 SECOND LEVEL FLOOR PLAN  
1/16" = 1'-0"



3 THIRD LEVEL FLOOR PLAN  
1/16" = 1'-0"



4 FOURTH LEVEL FLOOR PLAN  
1/16" = 1'-0"

ROOM TYPE	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL	FOURTH LEVEL	GRAND TOTAL
GUESTROOM (K)	7	19	19	19	46
GUESTROOM (OO)	4	11	11	11	37
					83

BUILDING AREAS	1/16" = 1'-0"
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1405 125th STREET, SUITE C  
ROSEVILLE, MN 55127  
PHONE: 763.429.0775  
FAX: 763.429.0775  
www.rivervalleyarchitects.com

PLEASE ADVISE US OF ANY  
REVISIONS OR CHANGES TO THE  
DRAWINGS AS SOON AS POSSIBLE.  
PROPOSED PROJECTS ARE SUBJECT TO  
APPROVAL BY THE CITY OF  
ROSEVILLE, MN. 763.429.0775

# PROPOSED AVID HOTEL - ROSEVILLE, MN

SHEET  
**A2**

DATE  
03-01-2018  
JOB NO.  
18-

REVISIONS PERTAINING TO DRAWING CONDITIONS SHOWN  
ON AVAILABLE RECORDS AND/OR VARIATIONS OF THE  
DRAWINGS SHALL BE INDICATED BY A RED CIRCLE  
WITH A NUMBERED CALL-OUT. REVISIONS TO BE MADE  
SHOULD BE INDICATED BY A RED CIRCLE WITH A  
NUMBERED CALL-OUT. REVISIONS TO BE MADE  
SHOULD BE INDICATED BY A RED CIRCLE WITH A  
NUMBERED CALL-OUT.



Exterior Entrance Night View







# REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 06/06/18

Agenda Item: 6B

Prepared By

Department Approval

Agenda Section  
Public Hearings

**Item Description:** Request by Kulturwerks Brewing, LLC and the Community Development Department for Zoning Code Text Amendments to §1001.10 Definitions and Table 1005-1 Table 1005-5, and Table 1006-1 to allow as a permitted or conditional use taproom, brewery and brewpub (PF18-008).

## Background

The owners of Kulturwerks Brewing, LLC, have signed a purchase agreement for the property at 3113 County Road D with the desire to convert the building into a taproom. In discussions with the City Planner about this proposed use, it was determined that identifying the use as Limited Production and Processing, although broad enough to support such a use, was not specific enough and didn't quite align with the intended use of the property. The existing table of uses in the Commercial and Mixed-Use Districts does not include a definition for taproom or similar use. Therefore, in order to permit such a use to be permitted, §1001.10, Definitions, and Table 1005-1 would need to be amended.

In thinking through this request, the Planning Division also believes there is a need for two additional uses/definitions that include "brewery" and "brewpub". The Planning Division, therefore, expanded the proposed text amendment to include the definition of brewery, brewpub, and taproom, amending sections §1001.10, Definitions, and Table 1005-1, 1005-5 and 1006-1.

## Code Amendment Considerations

To begin the consideration of adding these three new uses, the Planning Division considered the current brewing facilities in Roseville (Bent Brewstillery and Granite City) to determine whether the new definition was appropriate or applicable. The Planning Division determined it would be most efficient and clearer to use a definition of brewery or brewpub versus limited production and processing or traditional restaurant. Further, the table of uses should correspond to State Statutes as best as possible in order to avoid confusion when regulating and licensing such uses. State Statute regulates brewpubs and taprooms differently than limited production and processing or sit down restaurants.

Next, the Planning Division researched definitions for the proposed uses to determine whether they fit the City's needs. The Planning Division reviewed a number of definitions and allowances, and the definitions adopted by the City of Wayzata were most aligned with the uses that exist (or could potentially occur) in Roseville. The Wayzata example of definitions is as follows:

**Brewery: A facility that produces for sale beer, ale, malt liquor, or other beverages made from malt by fermentation and containing not less than one-half of one percent alcohol by volume. A brewery may include a taproom.**

31 **Brewpub: A Brewery that operates a restaurant on the same premises as the Brewery,**  
 32 **whose malt liquor production per calendar year may be limited by Minnesota State**  
 33 **Statute.**

34 **Taproom: An area for the on-sale consumption of malt liquor produced by the brewer**  
 35 **for consumption on the premises of a brewery. A taproom may also include sale for off-**  
 36 **premises consumption of malt liquor produced at the brewery location or adjacent**  
 37 **taproom and owned by the brewery for off-premises consumption, packaged subject to**  
 38 **Minnesota Statute 240A.301, subdivision 7(b), or its successor.**

39 Having found appropriate definitions that matched well with existing uses and the proposal by  
 40 Kulturwerks, the Planning Division then reviewed the three use tables and discussed which  
 41 districts were best suited for each use and how such a use should be allowed in the various  
 42 Zoning Districts of Roseville.

43 Our review of taproom concluded that such a use would most typically be a small scale use and  
 44 fit well within the Neighborhood Business zoning. A taproom, therefor, would fit well in all  
 45 other districts, except Industrial. The Planning Division believes the definitions of brewpub and  
 46 brewery can be supported in all districts that currently allow a traditional restaurant and limited  
 47 production and processing facility. However, being able to better regulate a brewery seems  
 48 advantageous and therefore, the Division proposes such a use not be permitted in the NB, CB,  
 49 CMU-1, CMU-2, and O/BP districts, and conditional in all others.

50 The following are the proposed/recommended use changes proposed to Table 1005-1:

<b>Table 1005-1</b>	<b>NB</b>	<b>CB</b>	<b>RB-1</b>	<b>RB-2</b>	<b>Standards</b>
<b>Retail Uses</b>					
Parking	C	C	C	C	
Restaurant, fast-food	NP	P	P	P	
Restaurant, traditional	P	P	P	P	
<b><u>Brewpub</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	
<b><u>Brewery</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	
<b><u>Taproom</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	

51 The following are the proposed/recommended use changes proposed to Table 1005-5:

<b>Table 1005-5</b>	<b>CMU-1</b>	<b>CMU-2</b>	<b>CMU-3</b>	<b>CMU-4</b>	<b>Standards</b>
<b>Commercial Uses</b>					
Retail, general and personal service*	P	P	P	P	
Retail, large format	NP	NP	NP	C	
Vertical mixed use	NP	C	P	P	
<b><u>Brewpub</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	
<b><u>Taproom</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	
<b>Industrial Uses</b>					
Limited production/processing	C	P	P	P	
Limited warehousing/distribution	C	C	C	C	
Manufacturing	NP	NP	NP	NP	
Warehouse	NP	NP	NP	NP	Y
<b><u>Brewery</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	

52 The following are the proposed/recommended use changes proposed to Table 1006-1:

<b>Table 1006-1</b>	<b>O/BP</b>	<b>I</b>	<b>Standards</b>
<b>Manufacturing, Research, and Wholesale Uses</b>			
Wholesale establishment	P	P	
Wood treatment plant	NP	NP	
<b><u>Brewery</u></b>	<b><u>NP</u></b>	<b><u>P</u></b>	
<b>Commercial Uses, Personal</b>			
Restaurant, fast-food	P	NP	Y
Restaurant, traditional	P	NP	
<b><u>Brewpub</u></b>	<b><u>P</u></b>	<b><u>NP</u></b>	
<b><u>Taproom</u></b>	<b><u>P</u></b>	<b><u>NP</u></b>	

53 **SUGGESTED PLANNING COMMISSION ACTION**

54 Based on the project report, public comments, and Planning Commissioner input, consider  
 55 approval of the amendments to §1001.10 (Definitions), Table 1005-1, 1005-5, and 1006-1 in  
 56 support of definitions and allowance within specific zoning districts for taproom, brewpub, and  
 57 brewery.

58        **ALTERNATIVE ACTIONS**

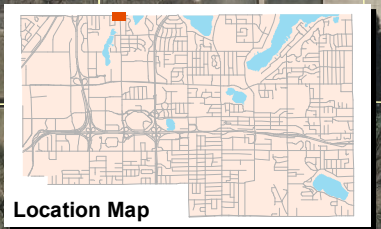
- 59        **a.** Pass a motion to table the item for future action. An action to table must be tied to the need  
60        for clarity, analysis, and/or information necessary to make a recommendation on the request.
- 61        **b.** Pass a motion recommending denial of the proposal. A motion to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

**Report prepared by:**    **Thomas Paschke, City Planner**  
                                  **651-792-7074**  
                                  [thomas.paschke@cityofroseville.com](mailto:thomas.paschke@cityofroseville.com)





# Attachment B for Planning File 18-008



Location Map



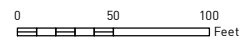
Prepared by:  
Community Development Department  
Printed: May 29, 2018



Site Location

**Data Sources**  
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**REQUEST FOR PLANNING COMMISSION ACTION**

Agenda Date: **06/06/18**

Agenda Item: **6C**

Prepared By

Agenda Section

Department Approval

**Public Hearings**

*Kari E. Collins*

Item Description: Request by the Community Development and Public Works Departments to Amend §1017.25 Grading, Filling, and Land Alteration by deleting in its entirety these requirements – revised requirements to be amended into Title 8, Public Works (**PROJ0017-Amdt34**).

**1 BACKGROUND**

2 Over the past year the Community Development and Public Works Departments have been  
3 discussing changes to the City Code to better account for grading, drainage, and storm water  
4 management. Specifically, the City Code regulates these items in the following manner:

- 5 a. Chapter 705 regulates grading on public property
- 6 b. Chapter 803 regulates storm water drainage
- 7 c. §1017.24 regulates grading, filling and land alteration of private property

8 For staff, having three separate areas within the Code regulating the same or similar items dealing  
9 with grading, drainage, and storm water management is confusing and can get complicated.  
10 Therefore, the two Departments determined that such requirements should be located in a single  
11 chapter of the City Code, and that such regulations should be updated as deemed necessary.

12 Specifically, the Engineering staff is proposing to revise/amend the existing requirements and then  
13 incorporate all within §803.04. By moving the new regulations to this section, it will tie grading  
14 permits with the current erosion control permit already established. Since grading and erosion  
15 control are also linked together, the proposed amendment will make regulating both these practices  
16 much easier.

17 The Planning Commission charge in this request, which is different than most text amendment  
18 requests, is to support the elimination of §1017.25 Grading, Filling, and Land Alteration from the  
19 City Code. By doing so, the requirements can be updated and placed within §803.04, where it was  
20 determined to be a better location for such requirements.

**21 SUGGESTED PLANNING COMMISSION ACTION**

22 Based on public comments and Planning Commissioner input, recommend approval of the request  
23 to delete in its entirety §1017.25 Grading, Filling, and Land Alteration, and support their inclusion  
24 into a revised Chapter 803 of the Roseville City Code.

25 **ALTERNATIVE ACTIONS**

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

**Report prepared by:** **Thomas Paschke, City Planner**  
**651-792-7074**  
**[thomas.paschke@cityofroseville.com](mailto:thomas.paschke@cityofroseville.com)**