

Commissioners:

Chuck Gitzen
Julie Kimble
Michelle Kruzell
Michelle Pribyl
Peter Sparby



Planning Commission

Agenda

Wednesday, August 7, 2019
6:30pm

Address:

2660 Civic Center Dr.
Roseville, MN 55113

Phone:

651-792-7080

Website:

www.cityofroseville.com/pc

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes

Documents:

[JULY 10, 2019 MINUTES.PDF](#)

5. Communications And Recognitions

5.A. From The Public:

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

5.B. From The Commission Or Staff:

Information about assorted business not already on this agenda.

6. Public Hearing

- 6.A. Consider A Preliminary Plat (To Be Known As Rosedale Center Seventh Addition) For Macy's Retail Holdings, Inc. Creating Two Additional Development Lots At 1815 Highway 36 (PF19-014)

Documents:

[6A REPORT AND ATTACHMENTS.PDF](#)

- 6.B. Request For Approval Of A Preliminary Plat To Subdivide The Subject Property Into Two Lots For Development Of A Medical Office Building And An Apartment Facility, And For Approval Of The Proposed Multifamily Structure As A Conditional Use (PF19-016)

Documents:

[6B REPORT AND ATTACHMENTS.PDF](#)

- 6.C. Request By City Of Roseville To Approve Amendments To City Code Title 10 (Zoning) To Regulate Temporary Overnight Shelters (PROJ-017, Amdt 37)

Documents:

[6C REPORT AND ATTACHMENTS.PDF](#)

7. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, July 10, 2019 – 6:30 p.m.**

1. Call to Order

Vice Chair Gitzen called to order the regular meeting of the Planning Commission meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

2. Roll Call

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

Members Present: Vice Chair Chuck Gitzen, and Commissioners Julie Kimble, Michelle Kruzal, Michelle Pribyl, and Peter Sparby

Members Absent: None

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

3. Approve Agenda

City Planner Paschke added an item to elect a Chair and Vice Chair to the Planning Commission. Also add an alternate to the Variance Board and a representative of the seated members for the Ethics Commission.

MOTION

Member Sparby moved, seconded by Member Pribyl, to approve the agenda as amended.

Ayes: 5

Nays: 0

Motion carried.

3a. Election of Chair and Vice Chair to the Variance Board

Vice Chair Gitzen stated the Commission needs to elect a new Chair and Vice Chair. He asked for any nominations for the Chair.

Member Sparby nominated Member Gitzen for Chair of the Planning Commission.

Member Kimble seconded the nomination.

MOTION

Member Sparby moved, seconded by Member Kimble to elect Member Gitzen as Chair of the Planning Commission.

Ayes: 5

Nays: 0

Motion carried.

Member Pribyl nominated Member Sparby as Vice Chair of the Planning Commission.

Member Kimble seconded the nomination.

MOTION

Member Pribyl moved, seconded by Member Kimble to elect Member Sparby as Vice Chair of the Planning Commission.

Ayes: 5

Nays: 0

Motion carried.

Chair Gitzen volunteered to serve as alternate on the Variance Board.

Member Kruzel volunteered to serve as representative on the Ethics Commission.

4. Review of Minutes

a. June 5, 2019 Planning Commission Regular Meeting

Member Kimble noted the section from line 142 to line 165 is a little mixed up in as such that the math is a little upside down. Rather than go through it she could explain it and then edit it after. She noted if there is more square footage per person there is lower densities, all of the language through this section is reversed, and it is really that the chart showed low densities for office because each person had more square footage. If that is acceptable, she could give the edits to staff.

Chair Gitzen thought that was appropriate. He noted another correction on line 6, City Planner Thomas Paschke was not at the meeting, it was Senior Planner Bryan Lloyd.

Mr. Paschke indicated he was at that meeting.

Member Pribyl stated on line 115, she asked “if the floor area ratio on the forecast is expressed as a percentage”. She also noted on lines 282 to 283, the playback was muffled but she thought Member Gitzen was talking about the City Council was thinking low density residential and not just residential.

MOTION

Member Kruzel moved, seconded by Member Pribyl, to approve the June 5, 2019 meeting minutes as amended.

Ayes: 5
Nays: 0
Motion carried.

5. Communications and Recognitions:

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

None.

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

Chair Gitzen wanted to recognize Commissioners Bull and Daire for their years of service on the Commission.

6. Public Hearing

a. Consideration of a Proposed Amendment to Section 1009.02.D.12, Drive Through Facilities (PROJ0017-Amdt 36)

Chair Gitzen opened the public hearing for PROJ0017-Amdt 36 at approximately 6:41 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council on July 22, 2019.

City Planner Paschke summarized the request as detailed in the staff report dated July 10, 2019.

Member Pribyl asked in the research staff did of other Metro Area cities, did most of them also have a requirement for a circulation plan that might be amended.

Mr. Paschke stated not all of them did. He thought there may have been two related to that. He would have to say that out of all of the community's staff looked at that had requirements, Roseville's was either as consistent or had more criteria or conditions to be reviewed to better protect the adjacent property owners. This one was something staff gleaned from just one community in particular.

Member Pribyl stated specifically what she was wondering about was the phrase "need to be amended from time to time", she wondered if other jurisdictions had more specifics on when that would be triggered. As a business owner she would like to know what would trigger this amendment.

Mr. Paschke thought this was an unknown and there are times that projects have conditions on them that leave certain things to the discretion of the City. It is going out and inspecting the site to determine whether or not the traffic flow for instance, more through a drive through or the stacking isn't being achieved because of the use or maybe the demand on parking is such that there needs to be additional parking

134 installed. This is a way to get at that and from time to time staff might have to review
135 a site because of calls or see an issue and then decide afterwards. It gives staff
136 flexibility to not have to put in an emphatic type of determination as to when
137 something might occur. It gives staff some discretion to work with property owners.

138
139 Member Kimble asked if there were any known drive throughs where there is not a
140 circulation and that have been problematic. She wondered if that was part of the
141 background for bringing this forward.

142
143 Mr. Paschke stated he did not know of one in particular, specifically.

144
145 Member Sparby stated he was a little unclear from the staff report just exactly what
146 outcome the City gets by adding this specific language.

147
148 Mr. Paschke thought the outcome the City gets is that the person going through the
149 process understands that if the business is super successful there might be problems in
150 the future and that will need to be remedied somehow because the business may not
151 achieve compliance with this condition. Those are things that nobody can determine
152 at this point in time, how success a business might be. This allows the City to deal
153 with that and also allows the City to work with sites that staff determines might be
154 having an issue.

155
156 Member Sparby asked if this will allow for a permitted use of just updating the
157 language for a Conditional Use.

158
159 Mr. Paschke stated this will be across the board and not just for neighborhood
160 business. This is for every District that would be allowed a drive through. The
161 moratorium was specific for Neighborhood Business, but this condition is unilateral
162 to every drive through. The conditions are not just for District specific.

163
164 Member Sparby asked if this is giving the City more authority to come in and make
165 amendments to circulation plans.

166
167 Mr. Paschke stated this will allow the City to work with individuals on making the
168 drive through flow and work better, whatever that might be.

169
170 Member Kimble thought the practical outcome is a little bit interesting because a
171 person would assume for the most part if it is being paid attention to going in that
172 there would be circulation in the plan and if there is a problem, she questioned how
173 much would be able to be fixed. How much land is left, etc. because there usually is
174 not a lot of excess land left on these kinds of sites. She thought it seemed odd to her.

175
176 Member Sparby stated he was trying to get more clarity as to how this is going to
177 help the City staff work with an applicant that wants to have a drive through. What
178 benefit does the City get for adding this language.

179

Mr. Paschke thought the City staff gets awareness and everyone will have to pay attention to circulation, the drive through in particular because those are two different things. The drive through is separate from site circulation and there should not be too many conflicts.

Member Sparby asked if this gives the City a better avenue for staff to go in and work on an ongoing basis on the circulation plan.

Mr. Paschke stated it is tied to the drive through but circulation of vehicles on the site.

Community Development Director Gundlach stated a point to make and which has not been made yet is when staff discussed this issue with the City Council and one of the Council's concerns was the drive through that was in question there was not necessarily a concern, it was once those Conditional Uses were approved for that initial business that asked for it and that business left and some other business came in and picked up under that same Conditional Use would that drive through work for the new business even if the new business was so much different than the business that originally got the Conditional Use.

Ms. Gundlach stated the idea behind the research was how could staff tweak the language to better be able to work with the people who maybe were not the original applicants for those Conditional Uses and then bring them back to the table to make some tweaks to that site to comply with the intent of the Ordinance. That is where the "Sufficient to Accommodate Demand" came in and where some of that more specific language about "primary driving entrance/exit, pedestrian walkways" and the second two sentences she thought Mr. Paschke already alluded to is that it is already kind of engrained in a Conditional Use so why does the City have to have it as language in the Condition,

Ms. Gundlach thought the Council's concern was for those people who are coming in and picking up on a Conditional Use that was already granted, those new owners are already aware that this is the expectation, regardless of this site already having a Conditional Use.

Member Sparby indicated the clarification helped a lot.

Chair Gitzen indicated the Conditional Use goes with the property so this will alert the new owners that there are some things that will needed to be looked at. He thought the intent was to make it clear on how the City can control it with the new owner.

Public Comment

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

MOTION

Member Kimble moved, seconded by Member Kruzel, to recommend to the City Council approval of the proposed Amendment to Section 1009.02.D.12, Drive Through Facilities (PROJ0017-Amdt36).

Ayes: 5

Nays: 0

Motion carried.

7. Other Business

a. Consider Agenda For Upcoming Joint City Council Meeting

City Planner Paschke noted due to the removal of Commissioner Bull and resignation of Commissioner Daire, until such time as those two seats have been selected by the City Council, the joint meeting will not be held because the City Council prefers a full Planning Commission. That will probably not occur until sometime in early October. He noted if the Commission has some things to add to the list staff would add those items.

Member Kimble did not understand how the Planning Commission met 14 times in 2018 because she thought the Commission met almost twice a month for a while so 14 times did not seem like enough meetings.

Ms. Gundlach indicated she went back through the 2018 agendas and noted the Commission met several months twice but she did believe there were one or two months where the Commission did not meet. She stated staff would go back and verify that number.

Ms. Gundlach stated at Monday, July 8, 2019 City Council meeting the Council did authorize staff to seek applicants for the two vacancies on the Planning Commission. The schedule the Council is trying to stick to is interviewing applicants on August 26, 2019 and appointing them on September 9, 2019. Hopefully the Commission will be up to a full seven-person Commission for the meeting in October. She would not expect this joint meeting to be held until late October, maybe even November. There is lots of time for the Commission to review the list and add to it if needed.

Member Kimble indicated if appropriate, she would like to add discussion of the proposed changes at Rosedale.

Member Pribyl stated she would like to add the review of tree preservation requirements to the list in light of the two variances approved at the Variance Board.

8. Adjourn

MOTION

272 **Member Sparby, seconded by Member Kruzel, to adjourn the meeting at 7:05**
273 **p.m.**
274
275 **Ayes: 5**
276 **Nays: 0**
277 **Motion carried.**
278
279

Prepared By

Department Approval


*Janice Gundlach*Agenda Section
Public Hearings

Item Description: Consider a Preliminary Plat to be known as Rosedale Center Seventh Addition for Macy's Retail Holdings, Inc. creating two additional development lots at 1815 Highway 36 West (PF19-014).

APPLICATION INFORMATION

Applicant: Macy's Retail Holdings, Inc.
Location: 1815 Highway 36 West
Application Submission: 06/12/19; deemed complete 6/20/19
City Action Deadline: 10/91/19
Planning File History: None

LEVEL OF DISCRETION IN DECISION MAKING: Actions taken on a Preliminary Plat request are **quasi-judicial**; the City's role is to determine the facts associated with the request, and weigh those facts against the legal standards contained in State Statute and City Code.

BACKGROUND

Macy's Retail Holdings, Inc., in cooperation with Jones Lang LaSalle, Inc. (see Applicant Narrative in Attachment D), seeks consideration of a preliminary plat, named Rosedale Center Seventh Addition, subdividing the existing 12.49 acre parcel into three lots, as follows:

Lot 1, Block 1, Rosedale Center Seventh Addition: 10.02 acres (remnant Macy's parcel)

Lot 2, Block 1, Rosedale Center Seventh Addition: 1.61 acres

Lot 3, Block 1, Rosedale Center Seventh Addition: 0.86 acres

Proposed Lot 2 and Lot 3 would accommodate future commercial development. The two proposed lots are situated on the west side of the existing vehicle ring road adjacent to Fairview Avenue, the Highway 36 exit/entrance ramp, and the Fairview access to Rosedale.

When exercising the "quasi-judicial" authority on a plat request, the role of the City is to determine the facts associated with a particular request and apply those facts to the legal standards contained in the ordinance and relevant state law. In general, if the facts indicate the application meets the relevant legal standards and will not compromise the public health, safety, and general welfare, then the applicant is likely entitled to the approval. The City is, however, able to add conditions to a plat approval to ensure that the likely impacts to parks, schools, roads, storm sewers, and other public infrastructure on and around the subject property are adequately addressed. Proposals may also be modified to promote the public health, safety, and general welfare; to provide for the orderly, economic, and safe development of land, and to promote housing affordability for all levels.

29 **STAFF REVIEW OF PRELIMINARY PLAT**

30 The proposed preliminary plat seeks to create three overall lots from the existing 12.491 acre tract of
31 land. Lot 1, Block 1, Rosedale Center Seventh Addition, is a 37,445 square foot (.860 acre) lot
32 located in the northwest corner of the property, directly adjacent to Fairview Avenue and the
33 Fairview Avenue access to Rosedale. Lot 2, Block 1, Rosedale Center Seventh Addition, is a
34 69,978.5 square foot (1.606 acre) lot located in the southwest corner of the property directly adjacent
35 to the High 36 exit/entrance ramp, Fairview Avenue, and the Fairview Avenue access to Rosedale.
36 Lot 3, Block 1, Rosedale Center Seventh Addition, will encompass the remnant square footage from
37 the existing Macy's property.

38 Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots meet the
39 minimum size requirements of the zoning code, adequate streets and other public infrastructure are
40 in place or identified and constructed, and that storm water is addressed to prevent problems either
41 on nearby property or within the storm water system. As a PRELIMINARY PLAT of a regional business-
42 zoned property, neither the zoning nor subdivision codes establish minimum requirements for area or
43 width of lots, but the proposal is subject other requirements established in Title 11, Subdivision, of
44 the City Code. Specifically, the proposal triggers Major Plat status as it is required to provide its fair
45 share of park dedication because it is creating a new buildable lot. This code language is as follows:

46 *D. Major Plat*

47 *1. Purpose: The Major Plat process shall apply when any of the following criteria are*
48 *present:*

49 *a. The proposed subdivision qualifies for park dedication under the requirements*
50 *established in Section 1103.06 of this Title.*

51 Title 11 also includes the following items (code language noted below) that need to be addressed
52 with the preliminary plat. The proposed PRELIMINARY PLAT documentation is included with this
53 report as Attachment C.

54 *1103.03: Easements*

55 *A. Easements at least a total of 10 feet wide, centered on interior lot lines, and abutting rights-*
56 *of-way or roadway easements, shall be provided for drainage and utilities, where the City*
57 *Engineer determines they are necessary.*

58 *B. All drainage easements shall be so identified on the plat and soils therein shall be graded and*
59 *stabilized in accordance with applicable standards.*

60 The proposed plat will be considered by the Park and Recreation Commission on August 1, 2019,
61 with the park dedication requirement based on the proposed net increase of two lots. The Planning
62 Division will convey the Park and Recreation Commission's recommendation to the Planning
63 Commission at the meeting. It is staff's understanding a payment in-lieu of land dedication in the
64 amount of \$128,908 has been proposed by the applicant versus land dedication.

In review of the above standards, the Development Review Committee met on July 25, 2019, to discuss the Major Plat and concluded there are no issues with the proposed plat. It should be noted that traffic impacts were discussed in regards to the future development of these commercial lots. The applicant prepared a Traffic Study based upon development of the proposed lots with 20,000 SF of retail uses. The analysis determined the future development of the proposed lots would not generate need for improvements as the study intersections would continue to operate at acceptable levels of service (LOS). Although not a requirement of the proposed plat review, said Traffic Study is provided as Attachment D.

STAFF RECOMMENDATION

The Planning Division and Development Review Committee recommend approval of the preliminary plat of Rosedale Center Seventh Addition as this subdivision plat is seen as a simple lot split, does not require any public infrastructure, and looks to add a net increase of only two future developable lots of nominal retail square footage.

PUBLIC COMMENT

As of the printing of this report the Planning Division had not received any questions or comments regarding the preliminary plat.

SUGGESTED PLANNING COMMISSION ACTION

By motion, recommend approval of the Preliminary Plat for Rosedale Center Seventh Addition, based on the comments and findings stated in this report and the preliminary plat documents contained herein.

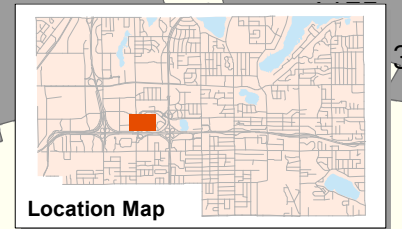
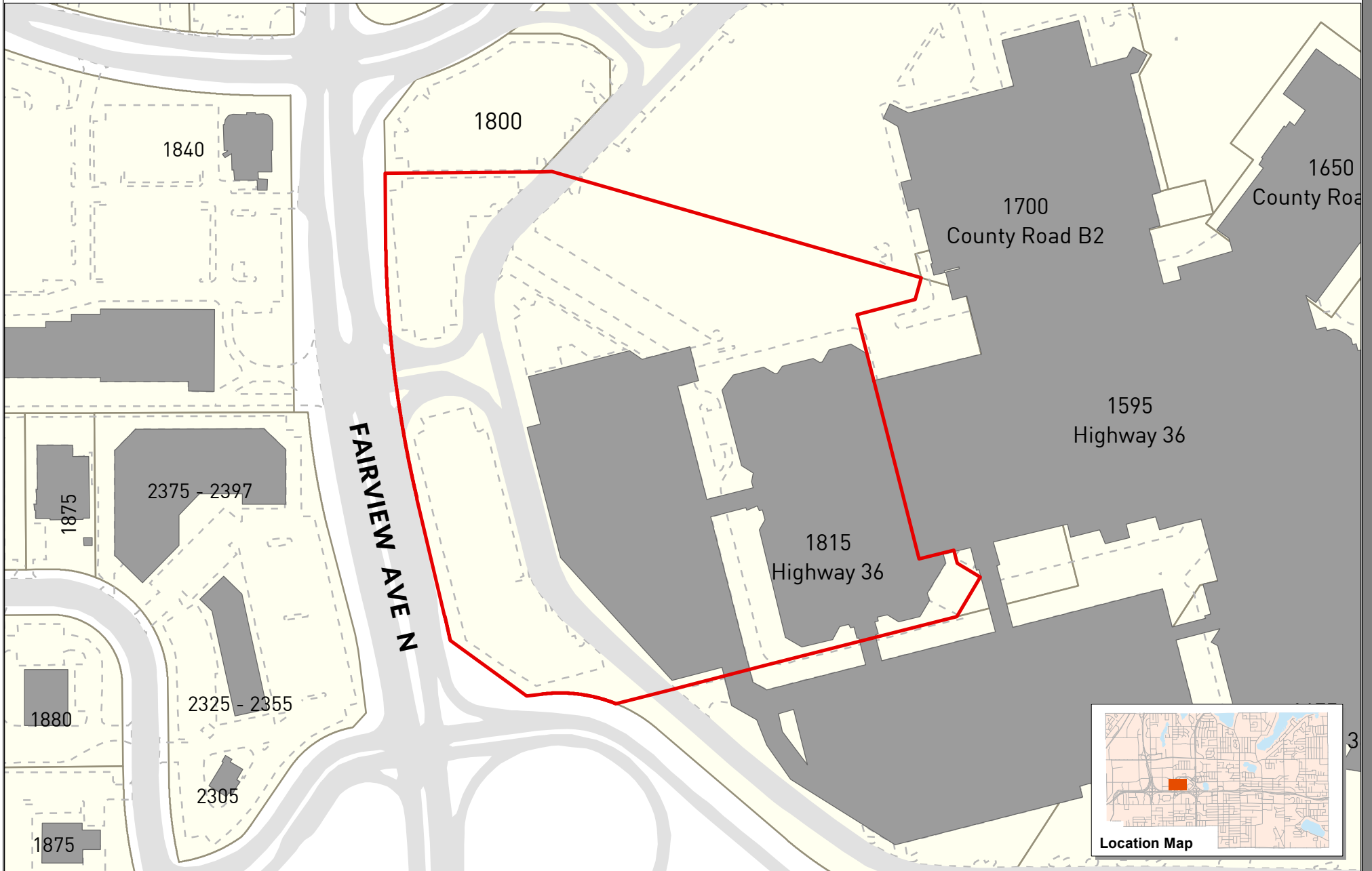
ALTERNATIVE ACTIONS

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

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

Attachments: A. Base map B. Aerial photo
 C. Proposed plat D. Traffic Study
 E. Applicant Narrative F. Fire Department comments

Planning File 19-014



Prepared by:
Community Development Department
Printed: July 23, 2019



Data Sources

* Ramsey County GIS Base Map (7/3/2019)
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.

0 100 200 Feet



Attachment B for Planning File 19-014



Prepared by:
Community Development Department
Printed: July 23, 2019



Site Location

Data Sources

- * Ramsey County GIS Base Map (7/3/2019)
- * Aerial Data: Sanborn (4/2017)

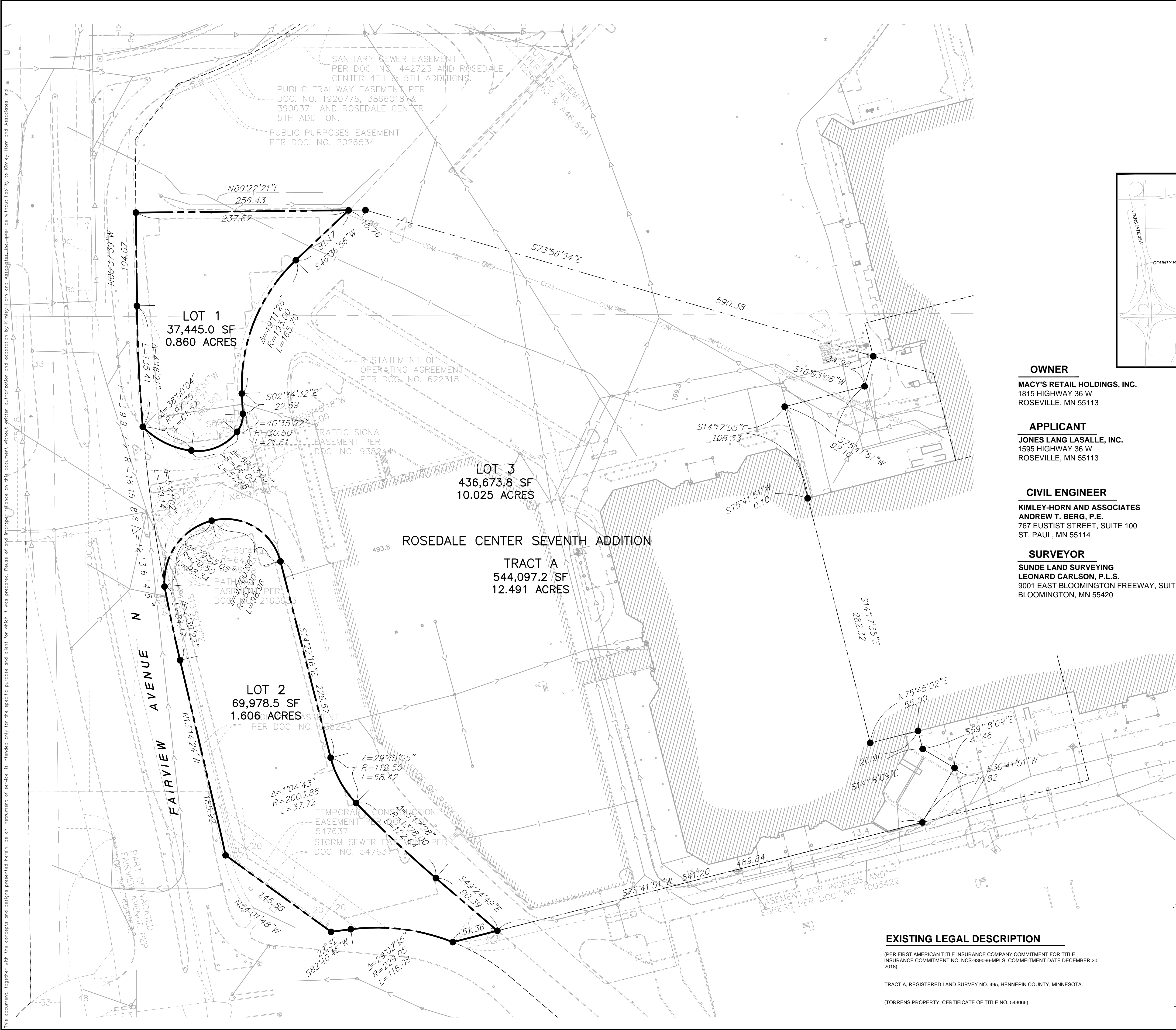
For further information regarding the contents of this map contact:
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Disclaimer

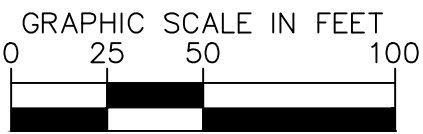
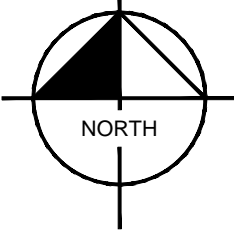
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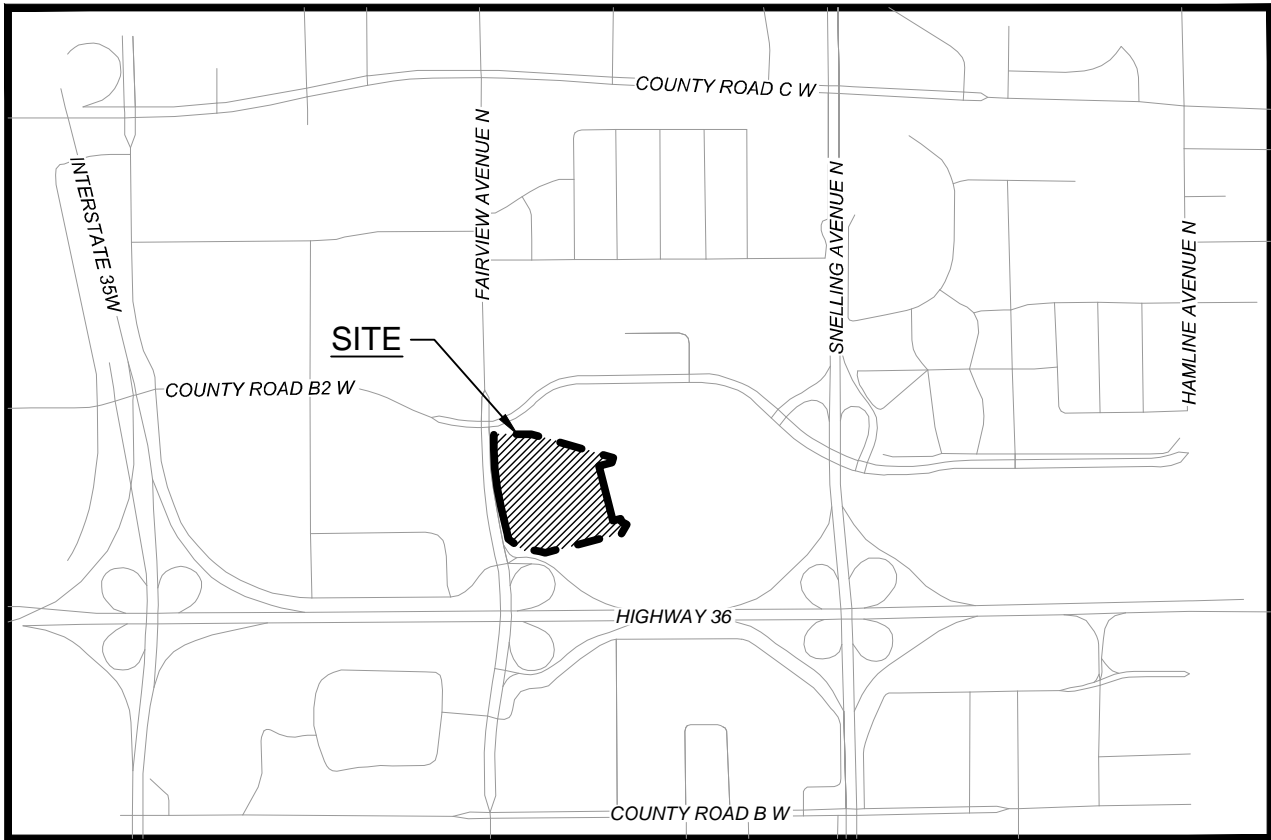




Attachment C



VICINITY MAP (NTS)



OWNER

MACY'S RETAIL HOLDINGS, INC.
1815 HIGHWAY 36 W
ROSEVILLE, MN 55113

APPLICANT

JONES LANG LASALLE, INC.
1595 HIGHWAY 36 W
ROSEVILLE, MN 55113

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES
ANDREW T. BERG, P.E.
767 EUSTIST STREET, SUITE 100
ST. PAUL, MN 55114

SURVEYOR

SUNDE LAND SURVEYING
LEONARD CARLSON, P.L.S.
9001 EAST BLOOMINGTON FREEWAY, SUITE 118
BLOOMINGTON, MN 55420

PRELIMINARY PLAT DATA TABLE

ROSEDALE CENTER SEVENTH ADDITION	544,097.2 SF (12.491 AC)
LOT 1:	37,445.0 SF (0.860 AC)
LOT 2:	69,978.5 SF (1.606 AC)
LOT 3:	436,673.8 SF (10.025 AC)
PLAN LAND USE DESIGNATION	CORE MIXED USE
EXISTING ZONING	REGIONAL BUSINESS
PROPOSED ZONING	REGIONAL BUSINESS

LEGEND

- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING SECTION LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BUILDING LINE
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING TELEPHONE MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE

EXISTING LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. NCS-939096-MPLS. COMMITMENT DATE DECEMBER 20, 2018)

TRACT A, REGISTERED LAND SURVEY NO. 495, HENNEPIN COUNTY, MINNESOTA.

(TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 543066)

PRELIMINARY PLAT
ROSEDALE CENTER SEVENTH ADDITION
TOWNSHIP 29, RAINGE 23, SECTION 09
ROSEVILLE, RAMSEY COUNTY, MINNESOTA

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ANDREW T. BERG, P.E.

DATE: 06/07/2019 LIC. NO. 47980

KHA PROJECT	160796003
DATE	06/07/2019
SCALE	AS SHOWN
DESIGNED BY	ACL
DRAWN BY	ACL
CHECKED BY	ATB

PRELIMINARY PLAT
ROSEDALE CENTER
SEVENTH ADDITION

ROSEDALE - MACYS
CITY OF ROSEVILLE, MN

SHEET NUMBER
EX-1

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIST STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM



Date: June 7, 2019

To: Jessie Freihammer, P.E.
City Engineer/Assistant Public Works Director
City of Roseville, MN

From: Douglas Arnold, P.E.
Morgan Hoxsie, E.I.T.

Subject: Traffic Impact Analysis
Rosedale Center Macy's Outparcels

Project Introduction

Jones Lang LaSalle (JLL) is proposing to plat two outparcels at the existing Rosedale Center in Roseville, Minnesota (see **Exhibit 1**). Rosedale Center is located between Fairview Avenue and Snelling Avenue (TH 51), north of TH 36 and south of County Road B2 W. The outparcels that are proposed to be developed are located west of the Rosedale Center, east of Fairview Avenue. The outparcels are currently surface parking lots.

Based on the current development plan, the outparcels are proposed to include approximately 20,000 square feet of retail. A traffic study has been requested by the City of Roseville as part of the preliminary platting process.

This traffic impact analysis (TIA) represents a review of the traffic impacts of the project based on the proposed land use and site plan information and is intended to identify any potential traffic issues associated with the project. This TIA documents the existing traffic conditions in the vicinity of the site, estimates the anticipated traffic to be generated by the development, distributes and assigns these trips to the adjacent roadway system, and evaluates the traffic operations of the key intersections near the site. In order to have a basis of comparison, a "no-build" analysis was completed for the future scenario that includes the general background growth on the adjacent roadways.

Based on the analysis, the TIA evaluates roadway and/or traffic control mitigation measures to accommodate future traffic levels in the system and whether these mitigation measures are triggered by background growth or the proposed project.

Traffic Study Assumptions

The project study area includes the intersection of Fairview Avenue & Rosedale Center Driveway and two internal ring road intersections adjacent to the proposed development.

Exhibit 2 provides the locations of the study intersections, and their associated existing lane geometries. Fairview Avenue & Rosedale Center Driveway is a signalized intersection and the internal ring road intersections are stop-controlled intersections.

The proposed development is anticipated to open in 2021. The future analysis will consist of Opening Year (2021) and Opening Year (2021) with proposed two-way conversion. Rosedale Center is in the process of reviewing a proposed two-way conversion to the current one-way ring road.

Due to the minimal growth in historic traffic volumes in this study area (based on MnDOT counts and comparison of turning movement counts to the 2015 traffic study), an areawide annual growth rate of 0.5% per year was applied to the traffic volumes at all the study intersections to obtain background traffic volumes.

Proposed Development Assumptions

The proposed outparcel development plan includes 20,000 square feet of retail. The Rosedale Center is currently served by four signalized access points; one on Fairview Avenue and three on County Road B2 W. With the proposed master plan, there are no new site access points being proposed. However, the master plan includes the conversion of the existing one-way internal ring-road to a two-way internal ring road. The outparcel lots will be accessed by the existing internal ring road.

Trip Generation

Based on the information provided by the developer, it was assumed that there would be a total of 20,000 square feet of retail with 5,000 square feet on the northern parcel and 15,000 square feet on the southern parcel.

The Institute of Transportation Engineers' (ITE) Trip Generation, Tenth Edition, was used to calculate the anticipated project trips for the proposed development. **Table 1** provides the trip generation calculation for the proposed square footage. The weekday AM peak hour was not included in the analysis due to the lower trip generation nature of retail centers during the AM peak hour the adjacent street.

Based on the calculation, the proposed development is anticipated to generate 76 new trips during the weekday PM peak hour (36 entering and 40 exiting) and 91 trips during the Saturday peak hour (47 entering and 44 exiting).

Table 1: Trip Generation

Land Use Description	Intensity	PM Peak Hour			SAT Peak Hour		
		In	Out	Total	In	Out	Total
PROPOSED DEVELOPEMNT							
Retail – North Parcel (ITE 820)	5,000 SF	9	10	19	12	11	23
Retail – South Parcel (ITE 820)	15,000 SF	27	30	57	35	33	68
Proposed Total Traffic		36	40	76	47	44	91

Trip Distribution and Assignment

The project trip distribution is based on the existing traffic counts at the site access driveways and is assumed to be the same distribution used in the 2015 traffic study at the Rosedale Center. The site trip distribution is provided in **Exhibit 3**.

The site traffic was assigned to the surrounding roadway network by applying the trip distribution to the trip generation. **Exhibit 4** provides the project trip assignment for the weekday PM peak hour and Saturday peak hour.

Roadway and Volume Assumptions

Fairview Avenue is a four-lane divided roadway that runs north-south through the City of Roseville. The existing Annual Average Daily Traffic (AADT) is 24,500 vehicles per day south of County Road B2 and 13,800 vehicles per day north of County Road B2. Fairview Avenue is adjacent to the proposed development.

County Road B2 is north of the proposed outparcel development and is a four-lane divided roadway that runs in an east-west direction through the City of Roseville. The existing AADT is 11,000 vehicles per day west of Fairview Avenue and 14,200 vehicles per day east of Fairview Avenue.

Peak period turning movement counts were performed at the study intersections in January 2019 and February 2019, and account for the opening of Portillo's and the closure of Herberger's. **Exhibit 5** summarizes the existing turning movement volumes for the weekday PM peak hour and the Saturday peak hour.

Opening Year Background (2021) traffic volumes were calculated by applying a 0.5% annual growth for two years to the existing traffic volumes and are shown in **Exhibit 6** for the weekday PM and Saturday peak hours.

Opening Year (2021) traffic volumes were calculated by adding the project traffic volumes provided in Exhibit 4 to the Opening Year Background (2021) traffic volumes in Exhibit 6. **Exhibit 7** provides the Opening Year (2021) traffic volumes and **Exhibit 8** provides the Opening Year (2021) traffic volumes with the proposed two-way conversion.

Level of Service Summary

Intersection level of service (LOS) analysis was performed for each of the study intersections using Trafficware's Synchro/SimTraffic version 10. Each intersection was analyzed for the weekday PM and Saturday peak hour for the following scenarios:

- Existing (2019) Conditions;
- Opening Year Background (2021) Conditions (without project trips);
- Opening Year (2021) Conditions (with project trips, without improvements);
- Opening Year (2021) Conditions with Proposed Two-way Conversion (with project trips, with two-way conversion).

Existing (2019) Conditions

Table 2 provides Existing (2019) delay and LOS for both the weekday PM and Saturday peak hours. The SimTraffic reports, included in the attachments, provide the delay and LOS for each individual movement for the weekday PM and Saturday peak hours. All study intersections operate at LOS B or better in the existing conditions.

Table 2: Existing (2019) Conditions Level of Service Summary

Intersection	Control	Weekday PM Peak		Saturday Peak	
		Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Fairview Avenue at Rosedale Center Driveway	Signal	12.4	B	16.7	B
Internal Ring Road & Rosedale Center Driveway	Stop Control	1.8	A	3.1	A
Internal Ring Road Intersection	Stop Control	2.0	A	2.4	A

Opening Year Background (2021) Conditions

Table 3 provides Opening Year Background (2021) delay and LOS for both the weekday PM and Saturday peak hours. The synchro reports, included in the attachments, provide the delay and LOS for each individual movement for the weekday PM and Saturday peak hours. All study intersections are anticipated to operate at LOS B or better in Opening Year Background (2021) Conditions.

Table 3: Opening Year Background (2021) Conditions Level of Service Summary

Intersection	Control	Weekday PM Peak		Saturday Peak	
		Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Fairview Avenue at Rosedale Center Driveway	Signal	12.7	B	16.8	B
Internal Ring Road & Rosedale Center Driveway	Stop Control	1.8	A	2.9	A
Internal Ring Road Intersection	Stop Control	1.7	A	2.1	A

Opening Year (2021) Conditions

Table 4 provides the delay and LOS for both the weekday PM and Saturday peak hours for the Opening Year (2021) Conditions with existing geometry. The synchro reports, included in the attachments, provide the delay and LOS for each individual movement for the weekday PM and Saturday peak hours. All study intersections are anticipated to operate at LOS B or better in Opening Year (2021) Conditions.

Table 4: Opening Year (2021) Conditions Level of Service Summary

Intersection	Control	Weekday PM Peak		Saturday Peak	
		Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Fairview Avenue at Rosedale Center Driveway	Signal	13.8	B	16.4	B
Internal Ring Road & Rosedale Center Driveway	Stop Control	1.8	A	3.0	A
Internal Ring Road Intersection	Stop Control	1.9	A	2.5	A

Opening Year (2021) Conditions with Proposed Two-way Conversion

Table 5 provides the delay and LOS for both the weekday PM and Saturday peak hours for the Opening Year (2021) Conditions with the proposed two-way conversion. The synchro reports, included in the attachments, provide the delay and LOS for each individual movement for the weekday PM and Saturday peak hours. All study intersections are anticipated to operate at LOS B or better in Opening Year Background (2021) Conditions with the proposed two-way conversion.

Table 5: Opening Year (2021) Conditions with Proposed Two-way Conversion Level of Service Summary

Intersection	Control	Weekday PM Peak		Saturday Peak	
		Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Fairview Avenue at Rosedale Center Driveway	Signal	13.0	B	17.2	B
Internal Ring Road & Rosedale Center Driveway	Stop Control	1.8	A	2.8	A
Internal Ring Road Intersection	Stop Control	2.7	A	4.3	A

Conclusion and Recommendations

Jones Lang LaSalle (JLL) is proposing to develop the outparcels at the existing Rosedale Center in Roseville, Minnesota. The proposed outparcel development plan includes approximately 20,000 square feet of retail with 5,000 square feet on the northern parcel and 15,000 square feet on the southern parcel.

The Rosedale Center is currently served by four signalized access points; one on Fairview Avenue and three on County Road B2W. The outparcel lots will be accessed by the existing ring road. The proposed development is anticipated to generate 76 new trips during the weekday PM peak hour (36 entering and 40 exiting) and 91 trips during the Saturday peak hour (47 entering and 44 exiting).

The traffic study consisted of an analysis of Existing (2019), Opening Year Background (2021), Opening Year (2021) and Opening Year (2021) with the proposed two-way conversion during the weekday PM and Saturday peak hours at the following intersections:

- Fairview Avenue & Rosedale Center Driveway
- Internal Ring Road & Rosedale Center Driveway
- Internal Ring Road Intersection

With the proposed development traffic, the study intersections are anticipated to operate at an acceptable LOS in the Opening Year (2021) Conditions as well as the Opening Year (2021) Conditions with Proposed Two-way Conversion. Therefore, there are no improvements recommended to provide an acceptable LOS at the study intersections.



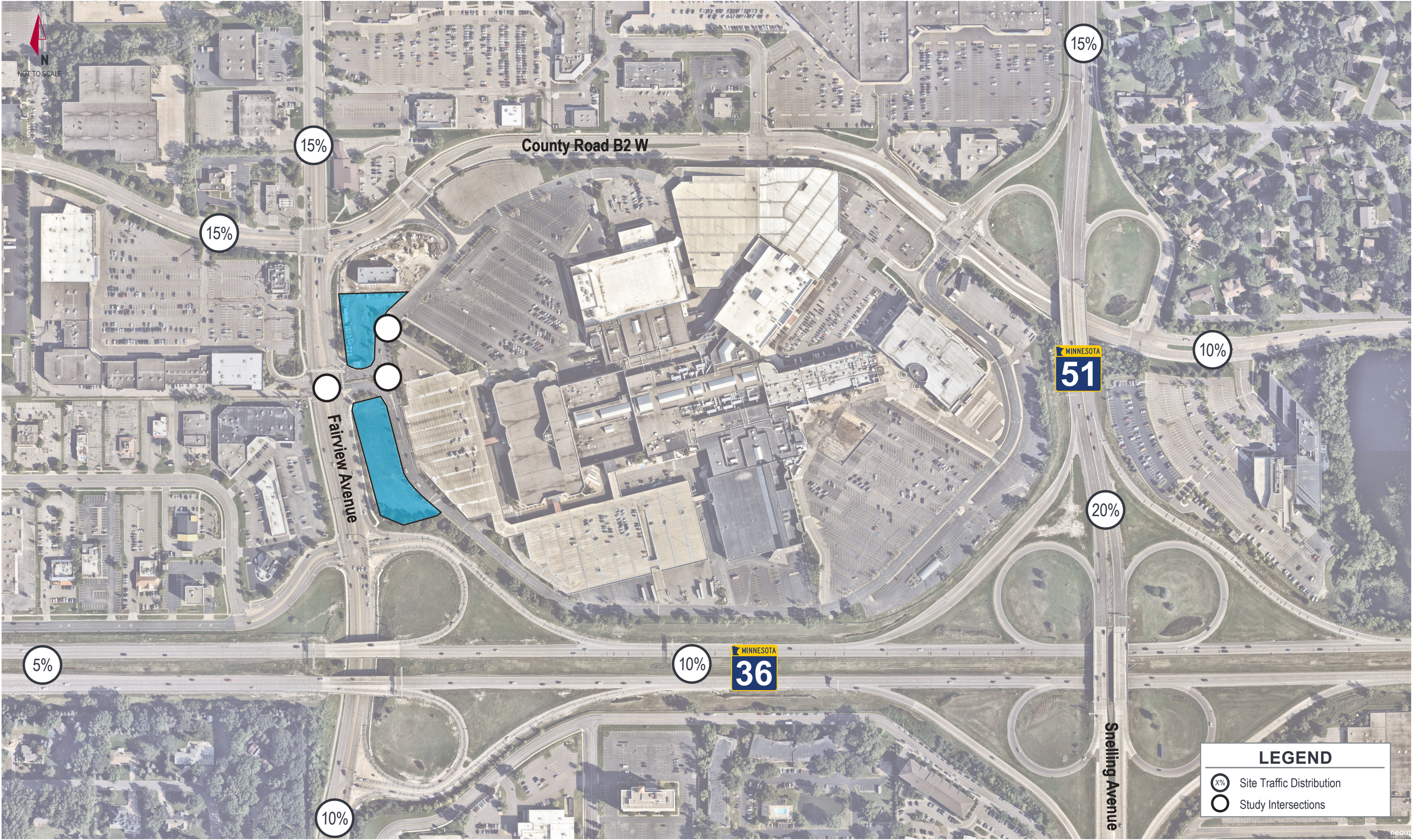
Attachments

Exhibits

SimTraffic Reports

















1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.1	0.0	0.0	1.4	0.1	0.1	0.5	2.6	0.8	0.1	1.8	0.0
Total Del/Veh (s)	55.2	48.8	10.0	44.3	37.9	2.3	14.9	12.2	8.3	12.3	9.4	7.0

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.0
Total Delay (hr)	7.5
Total Del/Veh (s)	12.4

2: Internal Ring Road & Rosedale Center Driveway Performance by movement

Movement	EBT	EBR	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.3	0.0	0.1	0.3
Total Del/Veh (s)	4.6	2.6	0.2	1.2	1.8

3: Internal Ring Road Performance by movement

Movement	WBL	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Delay (hr)	0.1	0.1	0.0	0.2
Total Del/Veh (s)	5.5	2.0	0.8	2.0

Total Zone Performance

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	8.0
Total Del/Veh (s)	506.3

Intersection: 1: Fairview Ave & Driveway/Rosedale Center Driveway

Movement	EB	WB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	L	LT	R	L	T	T	TR	R	L	T	TR
Maximum Queue (ft)	55	106	120	100	111	182	339	344	127	88	181	256
Average Queue (ft)	12	36	66	21	47	59	61	106	3	21	58	103
95th Queue (ft)	39	81	120	84	93	137	186	234	43	59	137	214
Link Distance (ft)	241	109	109			474	474	474			406	406
Upstream Blk Time (%)		0	3	0			0	0				
Queuing Penalty (veh)		0	4	0			0	0				
Storage Bay Dist (ft)				50	260				250	160		
Storage Blk Time (%)			30	0				0			0	
Queuing Penalty (veh)			24	0				0			0	

Intersection: 2: Internal Ring Road & Rosedale Center Driveway

Movement	SB	SB
Directions Served	R	R
Maximum Queue (ft)	6	72
Average Queue (ft)	0	7
95th Queue (ft)	6	37
Link Distance (ft)	152	152
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Internal Ring Road

Movement	WB
Directions Served	L
Maximum Queue (ft)	58
Average Queue (ft)	30
95th Queue (ft)	50
Link Distance (ft)	355
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Zone Summary

Zone wide Queuing Penalty: 28

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.0	0.1	0.1	0.0	1.0	0.3	0.4
Total Delay (hr)	0.1	0.1	0.0	2.4	0.2	0.2	1.0	3.5	1.2	0.3	4.6	0.1
Total Del/Veh (s)	59.5	49.0	9.3	37.1	48.0	4.0	18.7	15.8	8.7	15.3	17.9	12.2

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.2
Total Delay (hr)	13.6
Total Del/Veh (s)	16.7

2: Internal Ring Road & Rosedale Center Driveway Performance by movement

Movement	EBT	EBR	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.5	0.0	0.5	1.0
Total Del/Veh (s)	1.6	3.0	0.2	4.4	3.1

3: Internal Ring Road Performance by movement

Movement	WBL	SBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.1	0.1	0.1
Total Delay (hr)	0.3	0.0	0.1	0.4
Total Del/Veh (s)	7.9	1.5	0.9	2.4

Total Zone Performance

Movement	All
Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.6
Total Delay (hr)	15.1
Total Del/Veh (s)	2856.5

Intersection: 1: Fairview Ave & Driveway/Rosedale Center Driveway

Movement	EB	WB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	L	LT	R	L	T	T	TR	R	L	T	TR
Maximum Queue (ft)	50	131	150	100	166	175	357	304	237	185	319	316
Average Queue (ft)	12	71	97	64	78	73	78	149	31	48	147	196
95th Queue (ft)	36	125	144	135	135	140	224	265	149	126	271	305
Link Distance (ft)	241	109	109			474	474	474			406	406
Upstream Blk Time (%)		3	12	1			0					
Queuing Penalty (veh)		7	24	0			0					
Storage Bay Dist (ft)				50	260				250	160		
Storage Blk Time (%)			45	0				1	0		5	
Queuing Penalty (veh)			76	0				2	0		4	

Intersection: 2: Internal Ring Road & Rosedale Center Driveway

Movement	SB	SB
Directions Served	R	R
Maximum Queue (ft)	104	187
Average Queue (ft)	6	44
95th Queue (ft)	43	145
Link Distance (ft)	152	152
Upstream Blk Time (%)	0	2
Queuing Penalty (veh)	0	3
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Internal Ring Road

Movement	WB	SB
Directions Served	L	T
Maximum Queue (ft)	94	22
Average Queue (ft)	41	1
95th Queue (ft)	72	13
Link Distance (ft)	355	193
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Zone Summary

Zone wide Queuing Penalty: 116

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.1	0.1	0.0	1.4	0.0	0.0	0.5	2.7	0.8	0.1	2.0	0.0
Total Del/Veh (s)	46.9	51.3	15.8	43.1	32.9	1.9	14.7	12.4	8.6	11.7	10.2	10.7

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.0
Total Delay (hr)	7.8
Total Del/Veh (s)	12.7

2: Internal Ring Road & Rosedale Center Driveway Performance by movement

Movement	EBT	EBR	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.3	0.0	0.1	0.3
Total Del/Veh (s)	2.1	2.5	0.2	1.0	1.8

3: Internal Ring Road Performance by movement

Movement	WBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0
Total Delay (hr)	0.1	0.0	0.1
Total Del/Veh (s)	5.0	0.6	1.7

Total Zone Performance

Movement	WBL	SBT	All
Denied Delay (hr)			0.0
Denied Del/Veh (s)			0.1
Total Delay (hr)			8.2
Total Del/Veh (s)			2113.5

Intersection: 1: Fairview Ave & Driveway/Rosedale Center Driveway

Movement	EB	WB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	L	LT	R	L	T	T	TR	R	L	T	TR
Maximum Queue (ft)	59	93	127	99	108	167	428	331	31	54	178	290
Average Queue (ft)	12	32	64	16	47	67	78	93	1	20	64	113
95th Queue (ft)	41	73	118	73	88	137	243	220	23	46	143	229
Link Distance (ft)	241	109	109			474	474	474			406	406
Upstream Blk Time (%)		0	3	0			0					
Queuing Penalty (veh)		0	3	0			0					
Storage Bay Dist (ft)				50	260				250	160		
Storage Blk Time (%)			29	0							1	
Queuing Penalty (veh)			25	0							0	

Intersection: 2: Internal Ring Road & Rosedale Center Driveway

Movement	SB	SB
Directions Served	R	R
Maximum Queue (ft)	17	65
Average Queue (ft)	1	5
95th Queue (ft)	9	33
Link Distance (ft)	164	164
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Internal Ring Road

Movement	WB
Directions Served	L
Maximum Queue (ft)	61
Average Queue (ft)	31
95th Queue (ft)	51
Link Distance (ft)	355
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Zone Summary

Zone wide Queuing Penalty: 29

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.1	0.0	0.1	0.0	1.1	0.4	0.1
Total Delay (hr)	0.1	0.1	0.0	2.6	0.1	0.1	1.2	3.7	1.3	0.3	4.3	0.1
Total Del/Veh (s)	48.1	51.8	9.2	39.1	34.7	3.1	20.8	16.4	8.8	14.7	17.2	16.7

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.2
Total Delay (hr)	14.0
Total Del/Veh (s)	16.8

2: Internal Ring Road & Rosedale Center Driveway Performance by movement

Movement	EBR	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.0
Total Delay (hr)	0.5	0.0	0.4	1.0
Total Del/Veh (s)	3.1	0.2	3.6	2.9

3: Internal Ring Road Performance by movement

Movement	WBL	SBT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.1	0.1
Total Delay (hr)	0.3	0.1	0.3
Total Del/Veh (s)	6.1	0.7	2.1

Total Zone Performance

Movement	All
Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.6
Total Delay (hr)	15.3
Total Del/Veh (s)	2754.1

Intersection: 1: Fairview Ave & Driveway/Rosedale Center Driveway

Movement	EB	WB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	L	LT	R	L	T	T	TR	R	L	T	TR
Maximum Queue (ft)	54	136	147	100	214	194	351	336	199	156	293	299
Average Queue (ft)	16	83	95	58	89	86	88	125	23	43	149	176
95th Queue (ft)	42	130	145	132	162	157	204	241	119	110	272	291
Link Distance (ft)	241	109	109			474	474	474			406	406
Upstream Blk Time (%)		5	11	1			0					
Queuing Penalty (veh)		10	24	0			0					
Storage Bay Dist (ft)				50	260				250	160		
Storage Blk Time (%)			44	0				0	0	0	5	
Queuing Penalty (veh)			77	0				1	0	0	4	

Intersection: 2: Internal Ring Road & Rosedale Center Driveway

Movement	SB	SB
Directions Served	R	R
Maximum Queue (ft)	59	202
Average Queue (ft)	8	44
95th Queue (ft)	42	147
Link Distance (ft)	164	164
Upstream Blk Time (%)		1
Queuing Penalty (veh)		2
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Internal Ring Road

Movement	WB	SB	SB
Directions Served	L	T	T
Maximum Queue (ft)	87	6	9
Average Queue (ft)	42	0	1
95th Queue (ft)	69	4	8
Link Distance (ft)	355	193	193
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Zone Summary

Zone wide Queuing Penalty: 118

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
Total Delay (hr)	0.1	0.1	0.0	1.6	0.0	0.1	0.5	3.1	0.9	0.1	2.2	0.0
Total Del/Veh (s)	43.5	50.3	19.2	44.0	39.1	2.4	15.3	14.0	9.0	11.9	11.5	8.7

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.0
Total Delay (hr)	8.7
Total Del/Veh (s)	13.8

2: Internal Ring Road & Rosedale Center Driveway Performance by movement

Movement	EBT	EBR	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.3	0.0	0.1	0.4
Total Del/Veh (s)		2.6	0.2	1.2	1.8

3: Internal Ring Road Performance by movement

Movement	WBL	SBT	SBR	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0	0.1	0.0
Total Delay (hr)	0.1	0.0	0.0	0.0	0.2
Total Del/Veh (s)	5.2	0.6	0.5	3.2	1.9

Total Zone Performance

Movement	WBL	SBT	SBR	SER	All
Denied Delay (hr)					0.0
Denied Del/Veh (s)					0.2
Total Delay (hr)					9.2
Total Del/Veh (s)					2373.7

Intersection: 1: Fairview Ave & Driveway/Rosedale Center Driveway

Movement	EB	WB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	L	LT	R	L	T	T	TR	R	L	T	TR
Maximum Queue (ft)	59	92	126	100	120	242	476	307	162	82	242	286
Average Queue (ft)	17	35	69	38	52	81	91	103	8	23	72	126
95th Queue (ft)	46	82	120	113	100	176	253	218	71	61	171	240
Link Distance (ft)	241	109	109			474	474	474			406	406
Upstream Blk Time (%)		0	4	0		0	0					
Queuing Penalty (veh)		0	5	0		0	0					
Storage Bay Dist (ft)				50	260				250	160		
Storage Blk Time (%)			32	0				0			1	
Queuing Penalty (veh)			31	0				0			0	

Intersection: 2: Internal Ring Road & Rosedale Center Driveway

Movement	SB
Directions Served	R
Maximum Queue (ft)	86
Average Queue (ft)	8
95th Queue (ft)	44
Link Distance (ft)	156
Upstream Blk Time (%)	0
Queuing Penalty (veh)	0
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Internal Ring Road

Movement	WB	SE
Directions Served	L	R
Maximum Queue (ft)	63	30
Average Queue (ft)	33	9
95th Queue (ft)	56	32
Link Distance (ft)	355	106
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Zone Summary

Zone wide Queuing Penalty: 37

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.0	1.2	0.3	1.2
Total Delay (hr)	0.0	0.1	0.0	2.6	0.2	0.2	1.1	3.7	1.3	0.4	4.2	0.1
Total Del/Veh (s)	42.8	68.2	10.3	39.7	39.8	3.3	19.9	16.6	8.7	14.3	16.4	12.6

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	All
Denied Delay (hr)	0.1
Denied Del/Veh (s)	0.2
Total Delay (hr)	14.0
Total Del/Veh (s)	16.4

2: Internal Ring Road & Rosedale Center Driveway Performance by movement

Movement	EBT	EBR	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.6	0.0	0.5	1.1
Total Del/Veh (s)	3.8	3.1	0.3	3.9	3.0

3: Internal Ring Road Performance by movement

Movement	WBL	SBT	SBR	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.1	0.1	0.1	0.1
Total Delay (hr)	0.3	0.1	0.0	0.0	0.4
Total Del/Veh (s)	6.8	0.8	0.2	5.8	2.5

Total Zone Performance

Movement	All
Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.6
Total Delay (hr)	15.5
Total Del/Veh (s)	2929.8

Intersection: 1: Fairview Ave & Driveway/Rosedale Center Driveway

Movement	EB	WB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	L	LT	R	L	T	T	TR	R	L	T	TR
Maximum Queue (ft)	38	132	132	100	182	248	382	319	191	152	288	304
Average Queue (ft)	12	80	96	63	84	90	98	132	14	48	142	184
95th Queue (ft)	36	127	141	135	146	174	253	262	93	113	254	282
Link Distance (ft)	241	109	109			474	474	474			406	406
Upstream Blk Time (%)		4	13	1		0	0	0				
Queuing Penalty (veh)		8	29	0		0	0	0				
Storage Bay Dist (ft)				50	260				250	160		
Storage Blk Time (%)			47	0		0		0	0	0	5	
Queuing Penalty (veh)			90	0		0		0	0	0	4	

Intersection: 2: Internal Ring Road & Rosedale Center Driveway

Movement	SB	SB
Directions Served	R	R
Maximum Queue (ft)	142	192
Average Queue (ft)	11	48
95th Queue (ft)	67	143
Link Distance (ft)	156	156
Upstream Blk Time (%)	0	2
Queuing Penalty (veh)	0	3
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Internal Ring Road

Movement	WB	SB	SE
Directions Served	L	TR	R
Maximum Queue (ft)	94	22	35
Average Queue (ft)	47	1	9
95th Queue (ft)	73	16	32
Link Distance (ft)	355	189	106
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Zone Summary

Zone wide Queuing Penalty: 137

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Total Delay (hr)	0.1	0.1	0.0	1.5	0.1	0.1	0.5	3.1	0.8	0.2	2.3	0.0
Total Del/Veh (s)	50.9	58.4	13.5	39.9	44.7	3.0	13.9	12.9	8.0	13.0	11.3	9.1

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.0
Total Delay (hr)	8.6
Total Del/Veh (s)	13.0

2: Internal Ring Road & Rosedale Center Driveway Performance by movement

Movement	EBT	EBR	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.3	0.0	0.1	0.5
Total Del/Veh (s)	2.0	2.9	0.3	1.8	1.8

3: Internal Ring Road & Site Driveway Performance by movement

Movement	WBL	WBR2	SBT	SBR	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.1	0.0	0.0	0.1	0.1
Total Delay (hr)	0.3	0.1	0.1	0.0	0.0	0.5
Total Del/Veh (s)	6.5	2.5	1.2	0.7	3.8	2.7

Total Zone Performance

Movement	All
Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	9.5
Total Del/Veh (s)	747.2

Queuing and Blocking Report

Attachment D

Rosedale Center

Opening Year with Two-Way Conversion - PM

Intersection: 1: Fairview Ave & Driveway/Rosedale Center Driveway

Movement	EB	WB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	L	LT	R	L	T	T	TR	R	L	T	TR
Maximum Queue (ft)	55	119	134	99	131	141	231	258	192	74	222	307
Average Queue (ft)	16	42	72	33	47	69	67	120	9	23	73	140
95th Queue (ft)	44	92	131	105	93	129	157	220	79	53	164	266
Link Distance (ft)	241	130	130			474	474	474			406	406
Upstream Blk Time (%)		0	3				0					
Queuing Penalty (veh)		0	4				0					
Storage Bay Dist (ft)				50	260				250	160		
Storage Blk Time (%)			30	0				0	0		1	
Queuing Penalty (veh)			29	0				0	0		0	

Intersection: 2: Internal Ring Road & Rosedale Center Driveway

Movement	SB	SB
Directions Served	R	R
Maximum Queue (ft)	32	95
Average Queue (ft)	1	9
95th Queue (ft)	23	61
Link Distance (ft)	160	160
Upstream Blk Time (%)	0	0
Queuing Penalty (veh)	0	1
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Internal Ring Road & Site Driveway

Movement	WB	WB	SB	SE
Directions Served	L	>	TR	R
Maximum Queue (ft)	69	53	14	28
Average Queue (ft)	25	26	0	6
95th Queue (ft)	51	43	10	24
Link Distance (ft)	331	331	184	160
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Zone Summary

Zone wide Queuing Penalty: 34

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Denied Del/Veh (s)	0.1	0.2	0.1	0.0	0.0	0.0	0.1	0.2	0.1	1.6	0.5	0.4
Total Delay (hr)	0.1	0.1	0.0	2.8	0.2	0.3	1.1	4.5	1.3	0.4	5.0	0.1
Total Del/Veh (s)	51.6	46.5	6.5	37.2	36.9	5.3	19.3	16.4	8.6	16.9	18.8	13.6

1: Fairview Ave & Driveway/Rosedale Center Driveway Performance by movement

Movement	All
Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.3
Total Delay (hr)	15.7
Total Del/Veh (s)	17.2

2: Internal Ring Road & Rosedale Center Driveway Performance by movement

Movement	EBT	EBR	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.6	0.0	0.4	1.0
Total Del/Veh (s)	3.8	3.5	0.4	2.9	2.8

3: Internal Ring Road & Site Driveway Performance by movement

Movement	WBL	WBR2	SBT	SBR	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.3	0.2	0.0	0.0	0.1	0.2
Total Delay (hr)	0.7	0.1	0.1	0.0	0.0	1.0
Total Del/Veh (s)	8.5	2.9	1.3	1.3	4.4	4.3

Total Zone Performance

Movement	All
Denied Delay (hr)	0.3
Denied Del/Veh (s)	0.7
Total Delay (hr)	17.7
Total Del/Veh (s)	2768.7

Queuing and Blocking Report

Attachment D

Rosedale Center

Opening Year with Two-Way Conversion - SAT

Intersection: 1: Fairview Ave & Driveway/Rosedale Center Driveway

Movement	EB	WB	WB	WB	NB	NB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	L	LT	R	L	T	T	TR	R	L	T	TR
Maximum Queue (ft)	55	149	167	100	162	210	376	287	272	185	317	312
Average Queue (ft)	14	83	115	77	76	97	97	166	49	58	161	197
95th Queue (ft)	42	133	168	139	131	176	232	282	197	145	276	299
Link Distance (ft)	241	130	130			474	474	474			406	406
Upstream Blk Time (%)		2	11				0				0	
Queuing Penalty (veh)		4	26				0				0	
Storage Bay Dist (ft)				50	260				250	160		
Storage Blk Time (%)			47	0	0			2	0	0	7	
Queuing Penalty (veh)			88	1	0			5	0	0	6	

Intersection: 2: Internal Ring Road & Rosedale Center Driveway

Movement	SB	SB
Directions Served	R	R
Maximum Queue (ft)	68	163
Average Queue (ft)	4	38
95th Queue (ft)	31	121
Link Distance (ft)	160	160
Upstream Blk Time (%)		1
Queuing Penalty (veh)		2
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Internal Ring Road & Site Driveway

Movement	WB	WB	SB	SE
Directions Served	L	>	TR	R
Maximum Queue (ft)	144	67	8	33
Average Queue (ft)	51	31	0	8
95th Queue (ft)	101	51	6	30
Link Distance (ft)	331	331	184	160
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Zone Summary

Zone wide Queuing Penalty: 132



ROSEDALE CENTER SEVENTH ADDITION PRELIMINARY AND FINAL PLAT APPLICATION NARRATIVE

Jones Lang LaSalle, Inc. (JLL) and Macy's Retail Holdings, Inc. are applying for a Preliminary and Final Plat to create two new parcels for the property described in **Exhibit A**. The subdivision will allow Rosedale Center to add commercial parcels for future development. This narrative provides an overview of the project, the plat application, compliance with current zoning, stormwater management, traffic, and park dedication.

A. The Subdivision

The Subdivision will consist of creating two new parcels within the existing 12.49 acre Macy's Retail Holdings, Inc. property. The Subdivision will create developable parcels from parking fields outside of the existing ring road. Macy's is overparked based on current ordinances and their actual demand. Parking to serve the new parcels will be provided within the newly created parcels. The details for the newly created parcels will be provided with future approvals and will be consistent with the Regional Business zoning requirements.

The proposed subdivision will impact approximately 120 existing parking stalls within the Macy's property. Macy's currently has 1,170 parking stalls (4.51 ratio) and will drop to 1,050 (3.84 ratio) after the creation of the two parcels. The new buildings will be served with parking internal to the newly created parcels.

B. Plat

The proposed Rosedale Center Seventh Addition Plat is included within the submittal. The proposed plat will create two new parcels and replats the entire Macy's parcel.

C. Zoning - Regional Business

The future development will be consistent with the RB - Regional Business zoning. The details for the newly created parcels will be provided with future approvals and will be consistent with the Regional Business zoning requirements.

D. Stormwater

Stormwater management will be provided by an underground stormwater system. The system will be designed to meet the Rice Creek Watershed requirements of treating 1.1 inches of rainfall over the impervious area. In addition, this area will be required to meet the required rate reduction for projects within the City of Roseville's Stormwater Management Plan that have been identified as trouble areas.

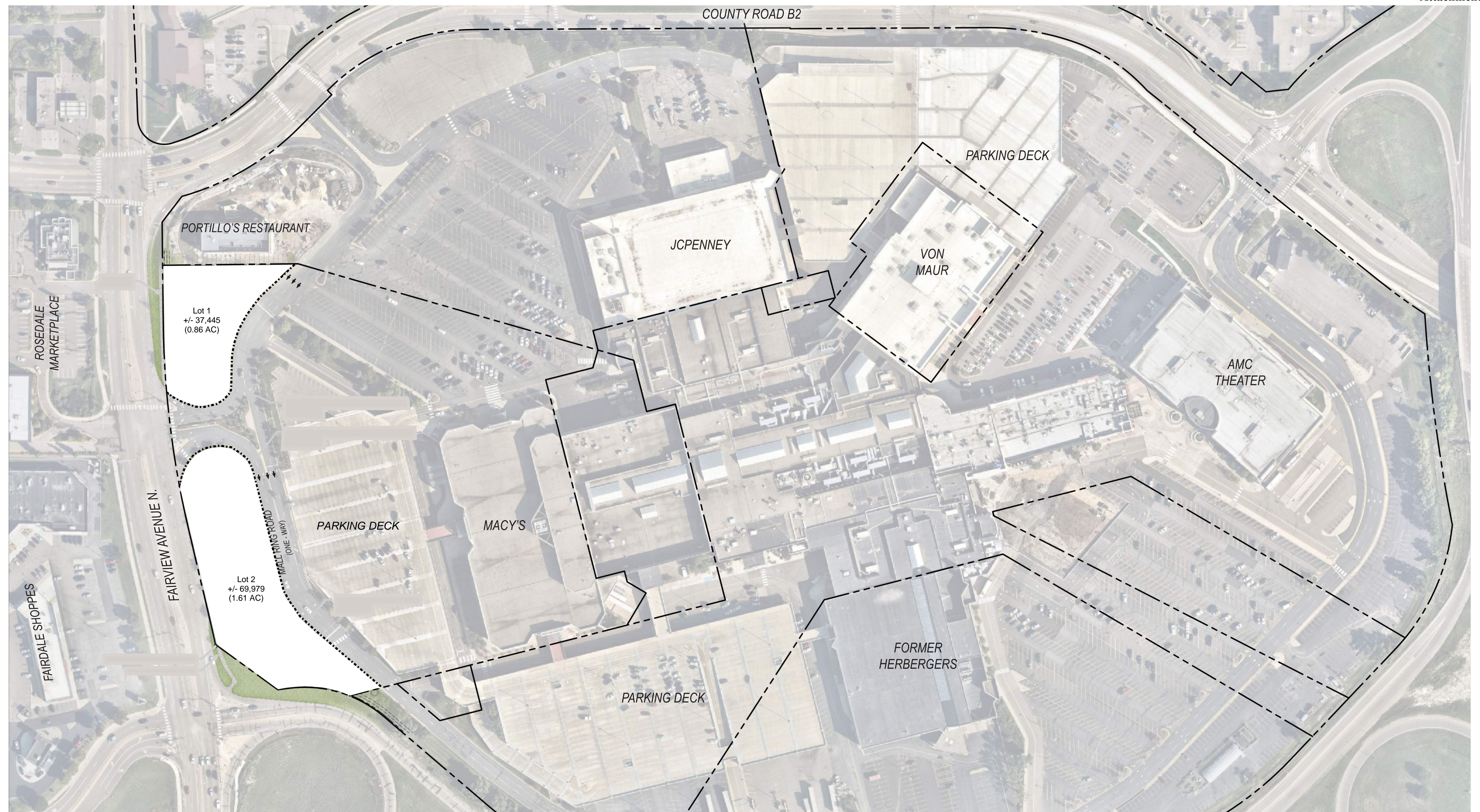
E. Traffic

A Traffic Impact Analysis was completed to evaluate the primary mall entrance to Fairview Ave and the internal intersections adjacent to the new parcels. The Traffic Impact Analysis includes 20,000 s.f. of retail amongst the two new parcels. It was assumed there will be 5,000 s.f. of retail on the northern parcel and 15,000 s.f. on the southern parcel. With the proposed development, the study intersections are anticipated to operate at an acceptable LOS in the opening year (2021) as well as the Opening Year (2021) with a potential two-way conversion of the ring road.

F. Park Dedication

With the consent of city staff, a request for park dedication determination is being submitted concurrently with this application.

Exhibit A



Rosedale Mall: Macy's Lot Concept Plan

Roseville, Minnesota

Project # 160796003

06/07/2019



Kimley»Horn





INTEROFFICE MEMORANDUM

Date: July 29, 2019

To: Thomas Paschke, City Planner
Bryan Lloyd, Senior Planner

From: Tim O'Neill, Fire Chief / Fire Marshal

RE: (Macy's major plat)

The Fire Department reviewed the proposed plans for the project noted above and offer the following comments with regard to the project's impact on City services and/or infrastructure:

1. General comments regarding the project:

The Plat approval will not have any Fire Department related impacts. However, when the out-lots are developed there will likely be impacts based on building type and occupant. We will reserve comments until more is known on these issues.

2. Anticipated Financial Impacts of Project including Call Volume Impacts:

See above

3. Anticipated Non-financial Impacts of Project:

See above

4. Project necessitate the need for Vehicles, Facilities, or special equipment:

See above

5. Public Safety Concerns from Project:

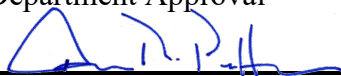
See above

6. Public Safety Concerns Eliminated by New Project:

See above

Thank you for the opportunity to provide feedback and on this project at this time. As the project advances, Fire Department staff will continue to review any forthcoming plans and provide additional reviews and feedback as necessary. Please contact me should there be questions or concerns regarding any of the information contained herein.

Department Approval


Agenda Section
Public Hearings

Item Description: Request for approval of a preliminary plat to subdivide the subject property into two lots for development of a medical office building and an apartment facility, and for approval of the proposed multifamily structure as a Conditional Use. (PF19-016)

1

APPLICATION INFORMATION

Applicant: Reuter Walton Development, LLC and TJL Development, LLC

Location: 2720 Fairview Avenue

Property Owner: Pinecone Roseville, LLC

Open House Meeting: N/A

Application Submittal: Conditional Use Application Received 6/18/2019
Considered complete 6/18/2019

Preliminary Plat Application Received 6/21/2019
Considered complete 6/21/2019

City Action Deadline: 8/17/2019, per Minn. Stat. 15.99
Extended to **10/16/2016**

10/19/2019, per Minn. Stat. 462.358 subd. 3b

GENERAL SITE INFORMATION
Land Use Context

	Existing Land Use	Guiding	Zoning
Site	Outdoor storage of semi trailers	CMU	CMU-3
North	Motor vehicle repair and multi-tenant commercial	CMU	CMU-3
West	Office and medical office	CMU	CMU-3
East	Fleet and industrial uses	CMU	CMU-4
South	Office/showroom	CMU	CMU-4

Notable Natural Features: poor soils and drainage ditch along eastern edge

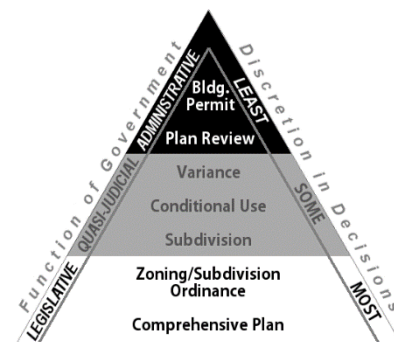
Planning File History: (1966) PF344: Approval of SUP allowing a motor freight terminal

(1975) PF940: Approval of variance for sign setback

(2018) PF18-028: Approval of temporary outdoor storage of semi-trailers as Interim Use

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on subdivision and conditional use requests is **quasi-judicial**.



1 BACKGROUND

2 The site was originally developed in 1966 and was occupied by H & W Motor Express and
3 Central Transport, both motor freight terminal uses. In September 2015, the City Council
4 approved the outdoor storage by Big Blue Box of semi-trailers as an Interim Use as the property
5 owner worked to sell the property for redevelopment. In October 2018, Brockman Trailer
6 purchased all trailer assets of Voyd Trailers of Minnesota, which included Big Blue Box, and
7 while the property owner indicated that a redevelopment deal was pending at that time, the
8 continued outdoor storage of semi-trailers was again approved as a renewal of the interim use.

9 On behalf of the property owner, the applicant proposes to remove the existing structure,
10 subdivide the parcel with the proposed two-lot Tareen's 1st Addition plat, and redevelop the site
11 with a 127-unit, market rate apartment complex on Lot 1 and a 40,000 square-foot, two-story
12 office building, with one floor being occupied by Tareen Dermatology, on Lot 2. The proposed
13 preliminary plat is illustrated in Attachment C, along with other development information. The
14 proposed office development is permitted in the CMU-3 zoning district, and the proposed
15 apartment complex requires approval as a conditional use. This RPCA includes both the analysis
16 of the proposed preliminary plat and the analysis of the proposed conditional use, as well as
17 recommended actions for each application.

18 When exercising the "quasi-judicial" authority on subdivision and conditional use requests, the
19 role of the City is to determine the facts associated with a particular proposal and apply those
20 facts to the legal standards contained in the ordinance and relevant state law. In general, if the
21 facts indicate the application meets the relevant legal standards and will not compromise the
22 public health, safety, and general welfare, then the applicant is likely entitled to the approval.
23 The City is, however, able to add conditions to subdivision and conditional use approvals to
24 ensure that potential impacts to parks, schools, roads, storm sewers, and other public
25 infrastructure on and around the subject property are adequately addressed. Subdivisions may
26 also be modified to promote the public health, safety, and general welfare, and to provide for the
27 orderly, economic, and safe development of land, and to promote housing affordability for all
28 levels.

29 PLAT ANALYSIS

30 Roseville's Development Review Committee (DRC) met on June 27 and July 11, 2018, to
31 review the proposed subdivision plans. Some of the comments and feedback based on the DRC's
32 review of the application are included in the analysis below, and the full comments offered by
33 DRC members are included with this RPCA as Attachment D.

34 Proposed Lots

35 The proposed Lot 1 is 120,738.33 square feet (i.e., about 1.77 acres) and the proposed Lot 2 is
36 127,558.89 square feet (or about 2.93 acres). There are no minimum area or size requirements
37 for lots in the CMU-3 zoning district.

Easements

Roseville's City Engineer has indicated that the following easements will be required:

1. Ten-foot drainage and utility easements will be required at the margins of the proposed parcels pursuant to §1103.03 of the Subdivision Code.
2. Because City staff is coordinating with the applicant and the Rice Creek Watershed District to culvert the open ditch on the east side of the subject property and improve the corridor with a bike/pedestrian pathway, the existing easement for the drainage ditch should be amended accordingly.
3. An 8-foot, public bituminous pathway will be required along Fairview Avenue. A public improvement contract will be required for this work, but a pathway easement dedicated to the City will be necessary for portions of the pathway that will be constructed outside of existing easements or right-of-way.

Park Dedication

This subdivision proposal elicits the park dedication requirement because the subject property is greater than one acre in size and the proposal results in a net increase of development lots. Since the existing motor freight terminal coincides with Lot 2 of the Tareen's 1st Addition plat, City staff has determined that Lot 1 represents the new developable lot. Therefore the park dedication requirement would apply to proposed residential development on Lot 1. Pursuant to review of the proposal at its August 1, 2019, meeting, the Parks and Recreation Commission recommended a dedication of cash *in lieu* of land. At the current rate of \$4,000 per dwelling unit, the proposed 127-unit apartment complex would require a park dedication payment of \$508,000, although the actual park dedication obligation will depend on whether the requested conditional use approval (addressed later in this RPCA) is granted for the proposed multifamily development and whether any conditions of approval serve to reduce the number of dwelling units developed.

Tree Preservation

The tree preservation and replacement plan requirements in City Code §1011.04 provide a way to quantify the amount of tree material being removed for a given project and to calculate the potential tree replacement obligation. The applicant has provided these calculations, and they are included in Attachment C. This preliminary calculation, based on the proposed development of the proposed lots, would elicit the replacement of 120 caliper-inches, and the proposed landscape plans includes 195 caliper-inches of canopy trees, in addition to 50 ornamental trees and seven evergreen trees.

Storm Water Management

The grading and storm water management plan illustrated in Attachment C addresses the proposed development on the lots as required. Like the tree preservation plan, the storm water management plan reviewed with a plat proposal is not intended to be approved with the plat as the final storm water management plan. Instead, the tree preservation and storm water management plans reviewed with a plat proposal are intended to demonstrate that the standard City Code requirements can be met as the proposed project is implemented.

CONDITIONAL USE ANALYSIS

The Zoning Code requires approval of any residential development of more than three dwelling units in the CMU districts, but the Zoning Code does not establish density limits or other requirements for residential developments in the CMU districts, nor does it establish any specific conditional use approval criteria to review when considering a residential development of four or more dwelling units. It is also worth noting this will be the first time such conditional use requirements is being applied to a proposed residential use in the CMU district. This particular applicant has put a lot of effort in developing highly refined plans in order to begin construction as soon as possible if the requested approvals are granted. While the level of detail in the plans has allowed Planning Division staff to confirm that they satisfy all of the pertinent zoning requirements, staff believes future applications for approval of a multifamily development as a conditional use could be much more conceptual and be no less valid or complete.

With this in mind, floor plans, exterior elevations, and other details are included with the materials in Attachment C; while these plans help to illustrate the proposal, the specific details may not be germane to the City's consideration of the request for conditional use approval. For example, the proposal to build 127 dwelling units on Lot 1 of the plat would result in a residential density of about 46 units per acre, with the particular mix of unit sizes illustrated in the floor plans. There is neither a specified density limit nor a requirement about unit sizes to compare the proposal against, but the number and size of units do influence the number of potential new residents who will drive motor vehicles and use park facilities. Therefore, while the conditional use process might not speak directly to those proposed details, the conditional use process is an opportunity to analyze the potential impacts of those details on the area surrounding the subject property.

Nevertheless, §1009.02.C of the City Code does establish a mandate that the City make five specific findings pertaining a proposed conditional use. Planning Division staff has reviewed the application and offers the following draft findings.

1. *The proposed use is not in conflict with the Comprehensive Plan.* The 2030 Comprehensive Plan does not specifically identify this site for residential development, but Planning Division staff believes the proposal is generally not in conflict with the Comprehensive Plan because:
 - a. It represents the Comprehensive Plan's broad goals promoting high quality reinvestment.
 - b. The description of the pertinent Community Mixed-Use land use category indicates that "[r]esidential land uses should generally represent between 25% and 50% of the overall mixed-use area." To date, only about 2.5% of the original Twin Lakes area includes residential development, and the current proposal would increase that to about 4%.
 - c. Among the future land use issues discussed in Planning District 10, residential development is recognized as an important source of support for business development in Twin Lakes.
2. *The proposed use is not in conflict with any Regulating Maps or other adopted plans.* Planning Division staff has verified that the proposed five-story, market-rate, apartment complex conforms to the Twin Lakes Regulating Plan and the Design Standards set forth in §1005.02 of the Zoning Code as it pertains to building placement. The proposed apartment building will be set forward to address the front yard property line adjacent to Fairview Avenue, and the complex will include both underground and surface parking.

- 120 3. *The proposed use is not in conflict with any City Code requirements.* Based on the plans that
121 have been received and reviewed thus far, staff have not uncovered any City Code conflicts,
122 and the proposed apartment complex must meet all applicable City Code regulations, or the
123 applicant must secure any necessary variance approvals, in order to receive the required
124 construction permits. Moreover, a conditional use approval can be rescinded if the approved
125 use fails to comply with all applicable City Code requirements or any conditions of the
126 approval.
- 127 4. *The proposed use will not create an excessive burden on parks, streets, and other public*
128 *facilities.* A traffic study has been completed, demonstrating that the proposed multifamily
129 development on the subject property will have minimal impacts on the roadway network, and
130 indicating that all studied intersections will operate at an acceptable level of service. Please
131 note that the traffic study included with this RPCA as part of Attachment C was prepared
132 based on an earlier, 121-unit iteration of the apartment facility, but the City Engineer has
133 confirmed that the marginal traffic from the additional six dwellings not modeled in the study
134 will not affect the overall conclusions of the study.
- 135 The dedication of cash *in lieu* of park land required as a component of the proposed plat will
136 ensure that Roseville's parks are able to accommodate the additional need created by the new
137 dwelling units. To further mitigate impacts to public streets and sidewalks, City staff is
138 coordinating with the applicant, and the developer of the 20-acre tract to the east, to provide a
139 private, non-motorized pathway connection through this development, to cross the path
140 constructed on the culvert, so the applicant needs to program such a potential connection in
141 their site plans.
- 142 5. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively*
143 *impact traffic or property values, and will not otherwise harm the public health, safety, and*
144 *general welfare.* Consistent with the preceding findings, Planning Division staff believes that
145 the proposed multifamily complex, if thoughtfully developed, will be a valuable addition to
146 Twin Lakes, will not create adverse traffic impacts, will positively affect surrounding
147 property values, and will not cause harm to the public health, safety, and general welfare,
148 especially when compared to other uses permitted at the property.

149 PUBLIC COMMENT

150 At the time this RPCA was prepared, Planning Division staff has not received any comments or
151 questions about the proposed plat or apartment complex.

152 RECOMMENDED ACTIONS

- 153 **A) By motion, recommend approval of the proposed preliminary Tareen 1st Addition**
154 **plat of the property at 2720 Fairview Avenue,** based on the content of this RPCA,
155 public input, and Planning Commission deliberation, with the following conditions:
- 156 a. The applicant shall dedicate 10-foot drainage and utility easements at the margins of
157 the proposed parcels pursuant to §1103.03 of the Subdivision Code.
- 158 b. The applicant shall amend the existing easement for the drainage ditch to account for
159 the culverting of the ditch and the construction of a pedestrian/cycling corridor on top
160 of the culvert.
- 161 c. The applicant shall dedicate pathway easement(s), where necessary, to accommodate
162 the required 8-foot pathway along Fairview Avenue.

- d. The applicant shall pay a dedication of cash *in lieu* of park land equal to \$4,000 per dwelling unit before the approved plat will be released for recording at Ramsey County.

B) By motion, recommend approval of the proposed apartment complex as a conditional use at 2720 Fairview Avenue, based on the content of this RPCA, public input, and Planning Commission deliberation, with the following condition:

- a. The applicant shall incorporate a private, non-motorized pathway connection through this development, to cross the path constructed on the culvert.

ALTERNATIVE ACTIONS

A) Pass a motion to table the item for future action. An action to table must be based on the need for additional information or further analysis to make a recommendation on one or both requests. Tabling beyond October 2, 2019, may require extension of the 120-day action deadline established in Minn. Stats. 15.99 or 462.358 subd. 3b to avoid statutory approval.

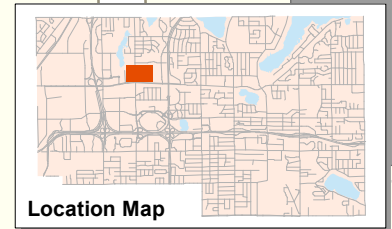
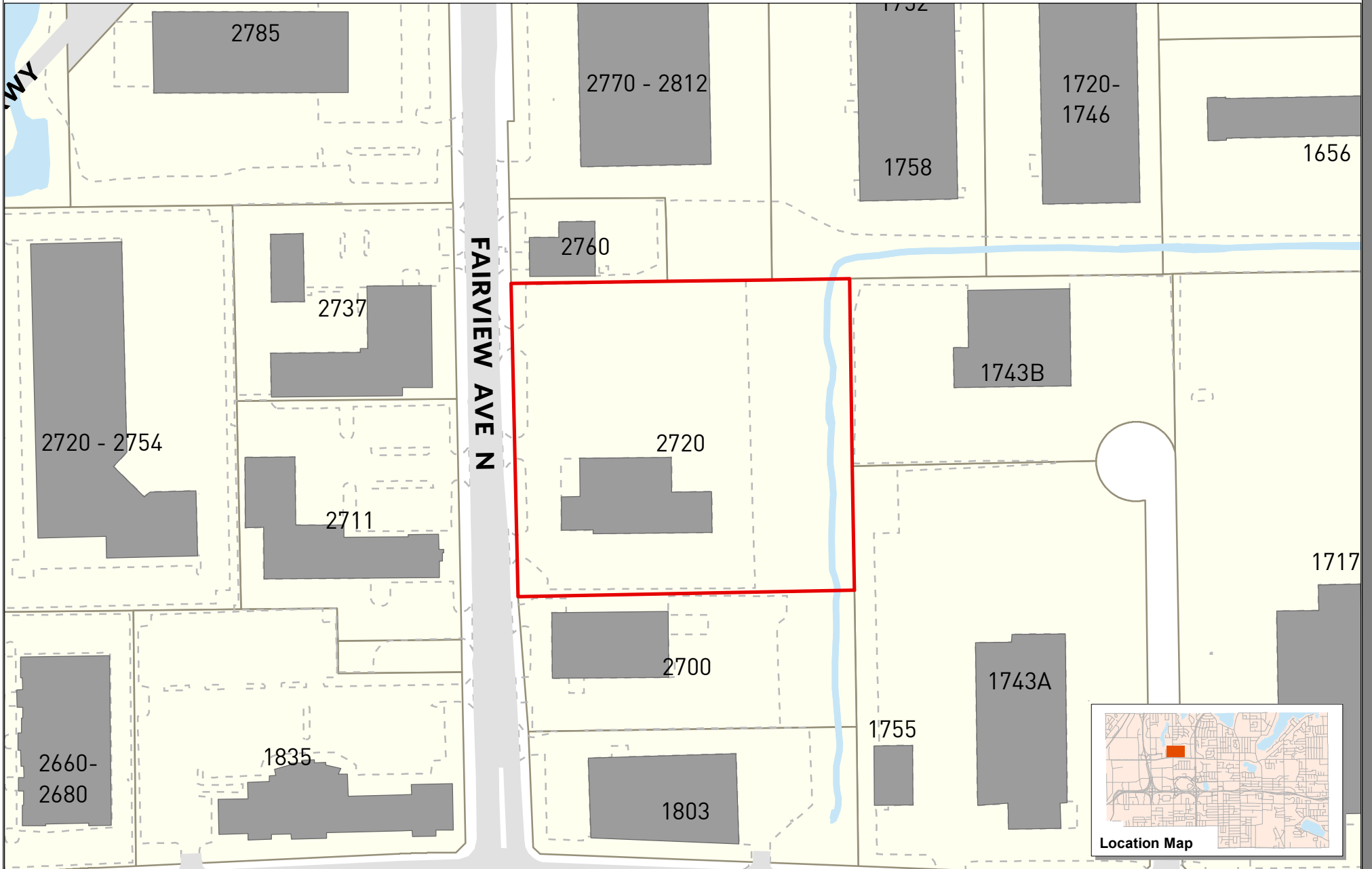
B) Pass a motion to recommend denial of the request. A recommendation of denial should be supported by specific findings of fact based on the Planning Commission's review of the application, applicable zoning or subdivision regulations, and the public record.

Attachments: A: Area map
B: Aerial photo

C: Proposed plans and traffic study
D: Comments from DRC

Prepared by: Senior Planner Bryan Lloyd
651-792-7073
bryan.lloyd@cityofroseville.com

Planning File 19-016



Prepared by:
Community Development Department
Printed: July 23, 2019



Data Sources

* Ramsey County GIS Base Map (7/3/2019)
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.

0 100 200 Feet



Attachment B for Planning File 19-016



Prepared by:
Community Development Department
Printed: July 23, 2019



Site Location

Data Sources

- * Ramsey County GIS Base Map (7/3/2019)
- * 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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0 50 100 Feet



2720 FAIRVIEW AVE NORTH, ROSEVILLE, MN 55113

2720 FAIRVIEW AVE NORTH, ROSEVILLE, MN 55113

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/14/2019	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

PRELIMINARY PLAT

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I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA


Matthew R. Pavuk

ISSUE/SUBMITTAL SUMMARY

[illegible]

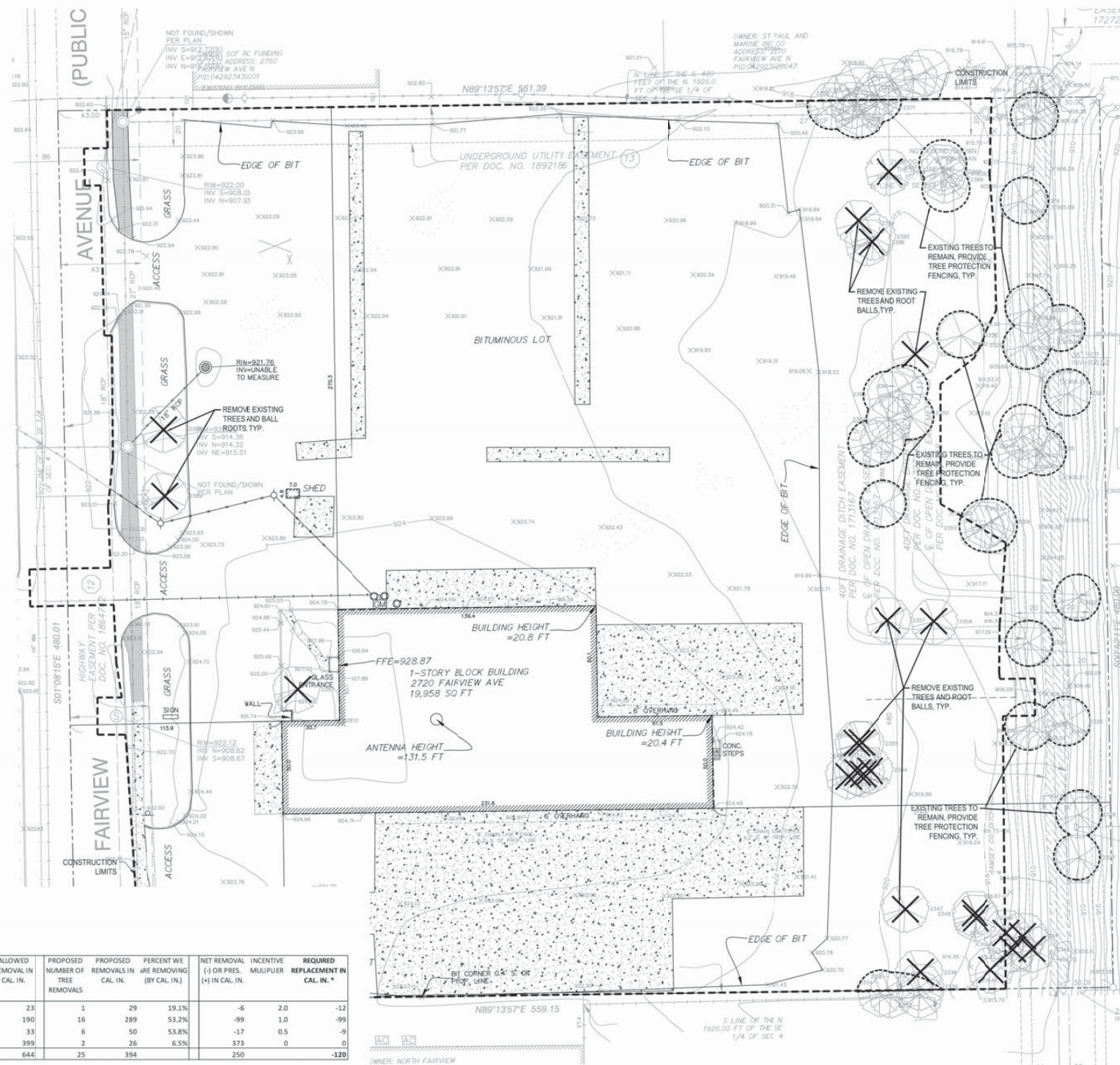
REVISION SUMMARY

DATE	DESCRIPTION
12-1	
12-2	
12-3	
12-4	
12-5	
12-6	

TREE PRESERVATION
PLAN

C1.1

© COPYRIGHT 2014 C&A SITE GROUP INC.



REMOVALS LEGEND:

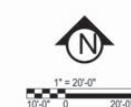
EX. 1' CONTOUR ELEVATION INTERVAL



☒ TREE REMOVAL - INCLUDING ROOTS AND STUMPS



Know what's below.
Call before you dig



6/3/2019 11:45 AM

SUMMARYTABLE:

	ON-SITE NUMBER OF TREES	ON-SITE CAL. IN.	PERCENT REMOVED ALLOWED	ALLOWED REMOVAL IN CAL. IN.	PROPOSED NUMBER OF TREE REMOVALS	PROPOSED REMOVALS IN CAL. IN.	PERCENT WE ARE REMOVING (BY CAL. IN.)	NET REMOVAL (-) OR PRES. (+) IN CAL. IN.	INCENTIVE MULTIPLIER	REQUIRED REPLACEMENT IN CAL. IN.
HERITAGE (27")	5	152	35%	23	1	29	19.1%	-6	2.0	-12
SIGNIFICANT (B2-26.9")	31	543	35%	190	16	289	53.2%	-99	1.0	-99
COMMON (6-11.9")	11	93	35%	33	6	50	53.8%	-17	0.5	-9
EXEMPT**	39	399	100%	399	2	26	6.5%	373	0	0
Total	86	1,187		644	25	394		-50		-120

	TOTAL CAL IN REPLACEMENT TREE REQUIRED	100 CAL IN
1987-1996	100	100
1997-2006	100	100
2007-2016	100	100
2017-2026	100	100
2027-2036	100	100
2037-2046	100	100
2047-2056	100	100
2057-2066	100	100
2067-2076	100	100
2077-2086	100	100
2087-2096	100	100
2097-2106	100	100
2107-2116	100	100
2117-2126	100	100
2127-2136	100	100
2137-2146	100	100
2147-2156	100	100
2157-2166	100	100
2167-2176	100	100
2177-2186	100	100
2187-2196	100	100
2197-2206	100	100
2207-2216	100	100
2217-2226	100	100
2227-2236	100	100
2237-2246	100	100
2247-2256	100	100
2257-2266	100	100
2267-2276	100	100
2277-2286	100	100
2287-2296	100	100
2297-2306	100	100
2307-2316	100	100
2317-2326	100	100
2327-2336	100	100
2337-2346	100	100
2347-2356	100	100
2357-2366	100	100
2367-2376	100	100
2377-2386	100	100
2387-2396	100	100
2397-2406	100	100
2407-2416	100	100
2417-2426	100	100
2427-2436	100	100
2437-2446	100	100
2447-2456	100	100
2457-2466	100	100
2467-2476	100	100
2477-2486	100	100
2487-2496	100	100
2497-2506	100	100
2507-2516	100	100
2517-2526	100	100
2527-2536	100	100
2537-2546	100	100
2547-2556	100	100
2557-2566	100	100
2567-2576	100	100
2577-2586	100	100
2587-2596	100	100
2597-2606	100	100
2607-2616	100	100
2617-2626	100	100
2627-2636	100	100
2637-2646	100	100
2647-2656	100	100
2657-2666	100	100
2667-2676	100	100
2677-2686	100	100
2687-2696	100	100
2697-2706	100	100
2707-2716	100	100
2717-2726	100	100
2727-2736	100	100
2737-2746	100	100
2747-2756	100	100
2757-2766	100	100
2767-2776	100	100
2777-2786	100	100
2787-2796	100	100
2797-2806	100	100
2807-2816	100	100
2817-2826	100	100
2827-2836	100	100
2837-2846	100	100
2847-2856	100	100
2857-2866	100	100
2867-2876	100	100
2877-2886	100	100
2887-2896	100	100
2897-2906	100	100
2907-2916	100	100
2917-2926	100	100
2927-2936	100	100
2937-2946	100	100
2947-2956	100	100
2957-2966	100	100
2967-2976	100	100
2977-2986	100	100
2987-2996	100	100

TOTAL CAL IN REPLACEMENT TREES REQUIRED	120 CAL IN
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED	

3 IN. CAL. 40 TREES

NOTE: REQUIRED REPLACEMENT TREES CAN COUNT TOWARD REQUIRED LANDSCAPING TREES. SEE

CALCULATION FOR "LANDSCAPING REQUIREMENT"
MATERIAL:

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* POSITIVE NUMBER INDICATES NO TREE REPLACEMENT IS REQUIRED

** EXISTING TREES WITHIN ROW OR EASEMENTS FOR PUBLIC STREETS, UTILITIES, OR STORAGE

PONDING MAY BE REMOVED WITHOUT ANY REQUIRED REPLACEMENT.

TREE CATEGORY DESIGNATIONS

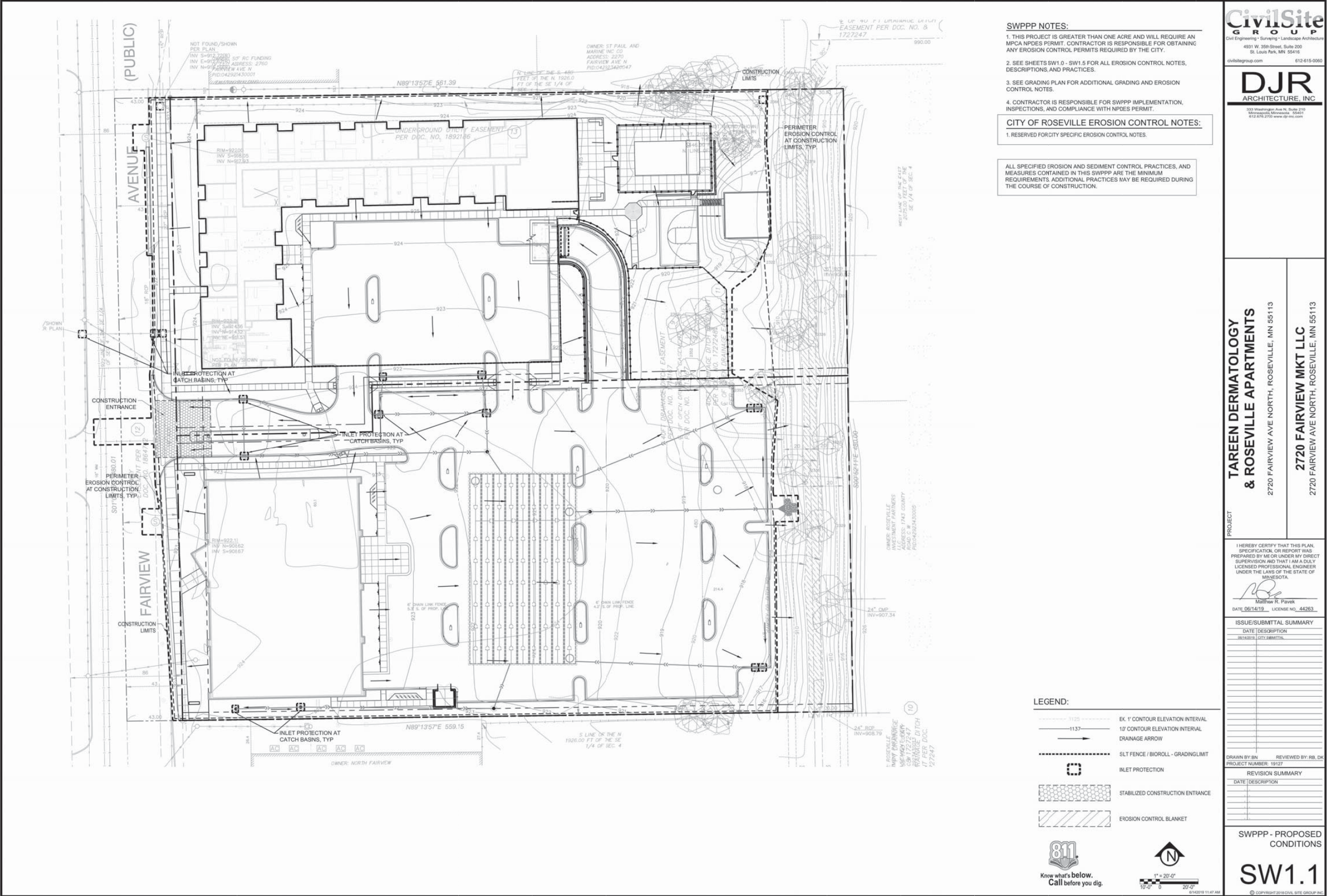
H = HERITAGE - ANY TREE AT 27" OR GREATER CALIPER INCHES

C = COMMON - ANY TREE BETWEEN 6" AND (LESS THAN) 12" CALIPER INCHES.

E = EXEMPT - ANY TREE OBVIOUSLY DEAD OR HEAVILY DAMAGED. ANY TREE WITHIN ROW OR EASEMENTS FOR PUBLIC STREETS, UTILITIES, OR STORM PONDING

O = OFFSITE TREE - SURVEYED TREES WHICH WERE FOUND TO BE OFF-SITE ONCE THE PROPERTY LINE WAS ESTABLISHED

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ROSEVILLE, MINNESOTA
TAREEN DERMATOLOGY & ROSEVILLE APARTMENTS

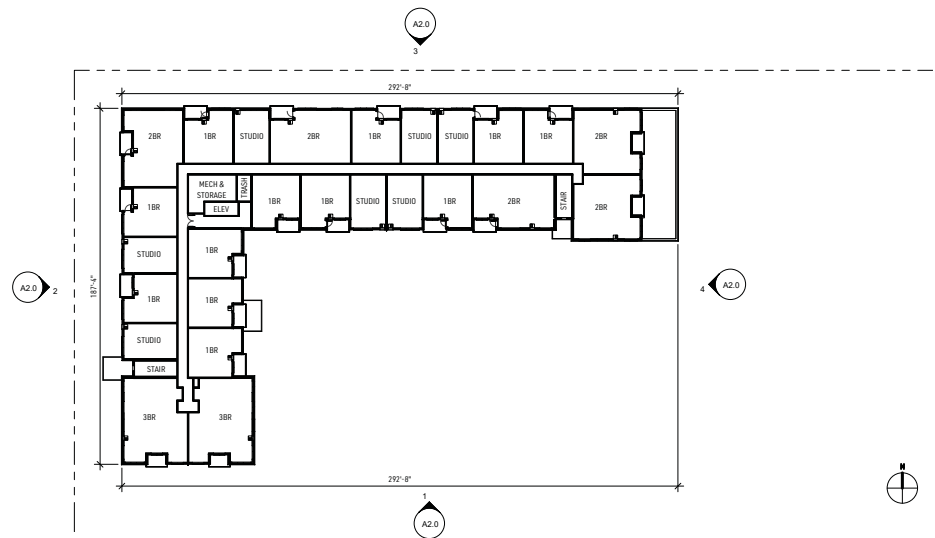




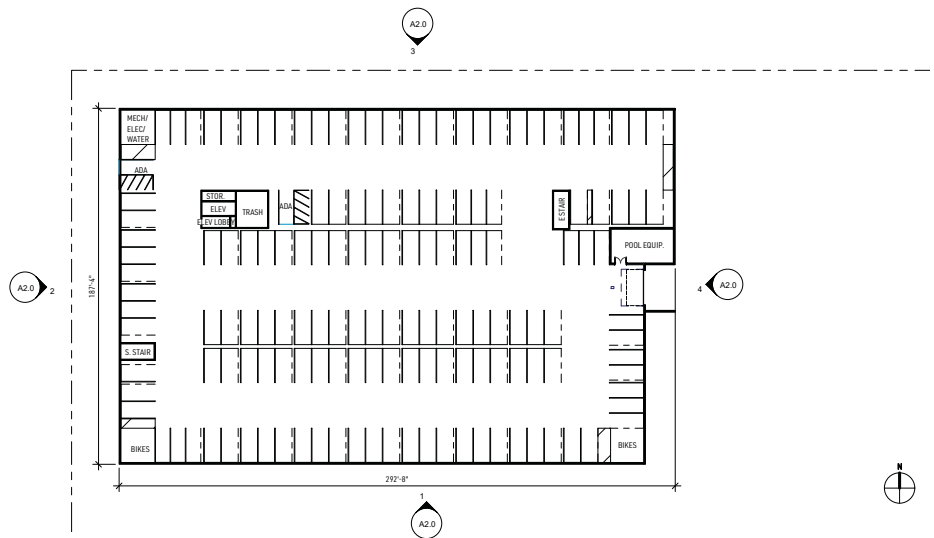
VIEW - FACING NORTHEAST



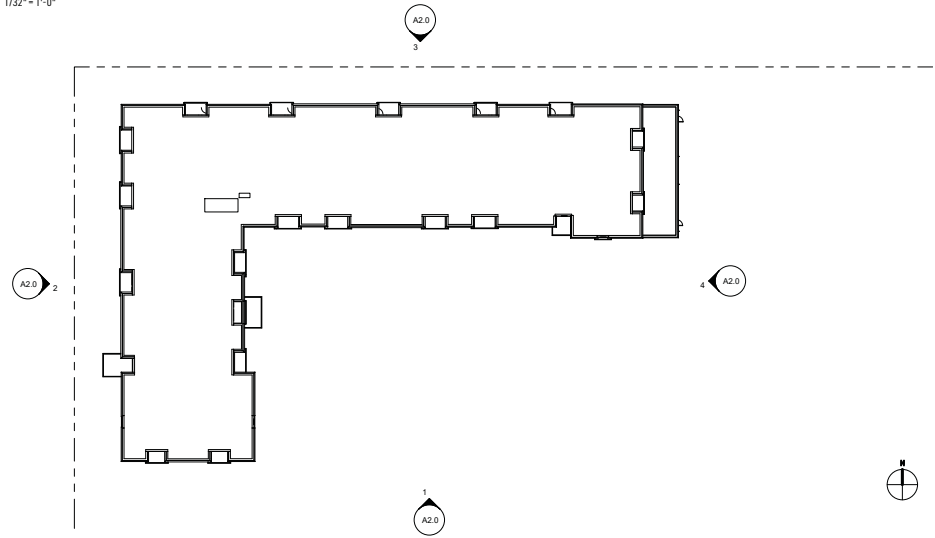
VIEW - FACING NORTHWEST



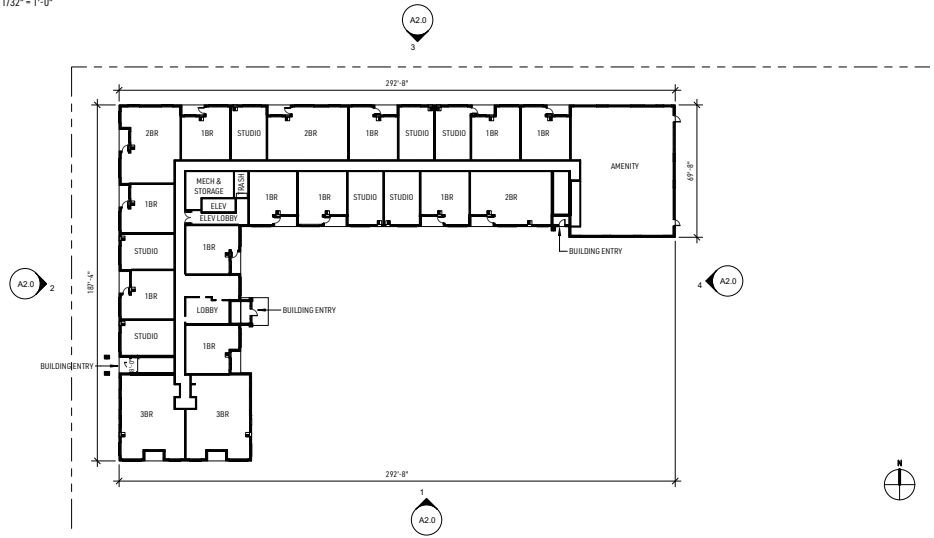
FLOOR PLAN - LEVELS 2 - 5
1/32" = 1'-0"



FLOOR PLAN - LEVEL P1
1/32" = 1'-0"



ROOF PLAN
1/32" = 1'-0"



FLOOR PLAN - LEVEL 1
1/32" = 1'-0"

PLANNING SUBMITTAL
06/14/19

2720 FAIRVIEW
AVE N.
ROSEVILLE, MN
18-106

FLOOR PLANS

A1.0

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PLANNING SUBMITTAL
06/14/19

2720 FAIRVIEW
AVE N.
ROSEVILLE, MN
18-106

EXTERIOR
ELEVATIONS

A2.0

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SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"



ELEVATION DIAGRAM
3/32" = 1'-0"



WEST EXTERIOR ELEVATION
3/32" = 1'-0"



NORTH EXTERIOR ELEVATION
3/32" = 1'-0"



EAST EXTERIOR ELEVATION
3/32" = 1'-0"



33 SOUTH 6TH STREET
SUITE 4660
MINNEAPOLIS, MN 55402
612.345.2701 | SYNERGYARCHSTUDIO.COM

TAREEN MEDICAL CENTER

ROSEVILLE, MN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

Patrick J. Giordano

21609 NOT FOR CONSTRUCTION

Project No 00000

Drawn By XX

Checked By PJG

No.	Description	Date

PRELIMINARY EXTERIOR ELEVATIONS

A301-P

Memorandum

SRF No. 01912548

To: Jesse Freihammer PE
City Engineer/Assistant Public Works Director
City of Roseville

From: Matt Pacyna PE, Principal
Ethan Bialik, Engineer

Date: April 12, 2019

Subject: 2720 Fairview Avenue Traffic Study

Introduction

As requested, SRF has completed a traffic study for a proposed office/residential redevelopment located at 2720 Fairview Avenue in the City of Roseville (see Figure 1: Project Location). This study will evaluate the trip generation and traffic impacts associated with the proposed medical office building and mid-rise multifamily housing apartment. The main objectives of the study are to review existing operations, evaluate potential traffic impacts of the proposed development, and recommend improvements to ensure safe and efficient operations. The following information provides the assumptions, analysis, and study recommendations offered for consideration.

Existing Conditions

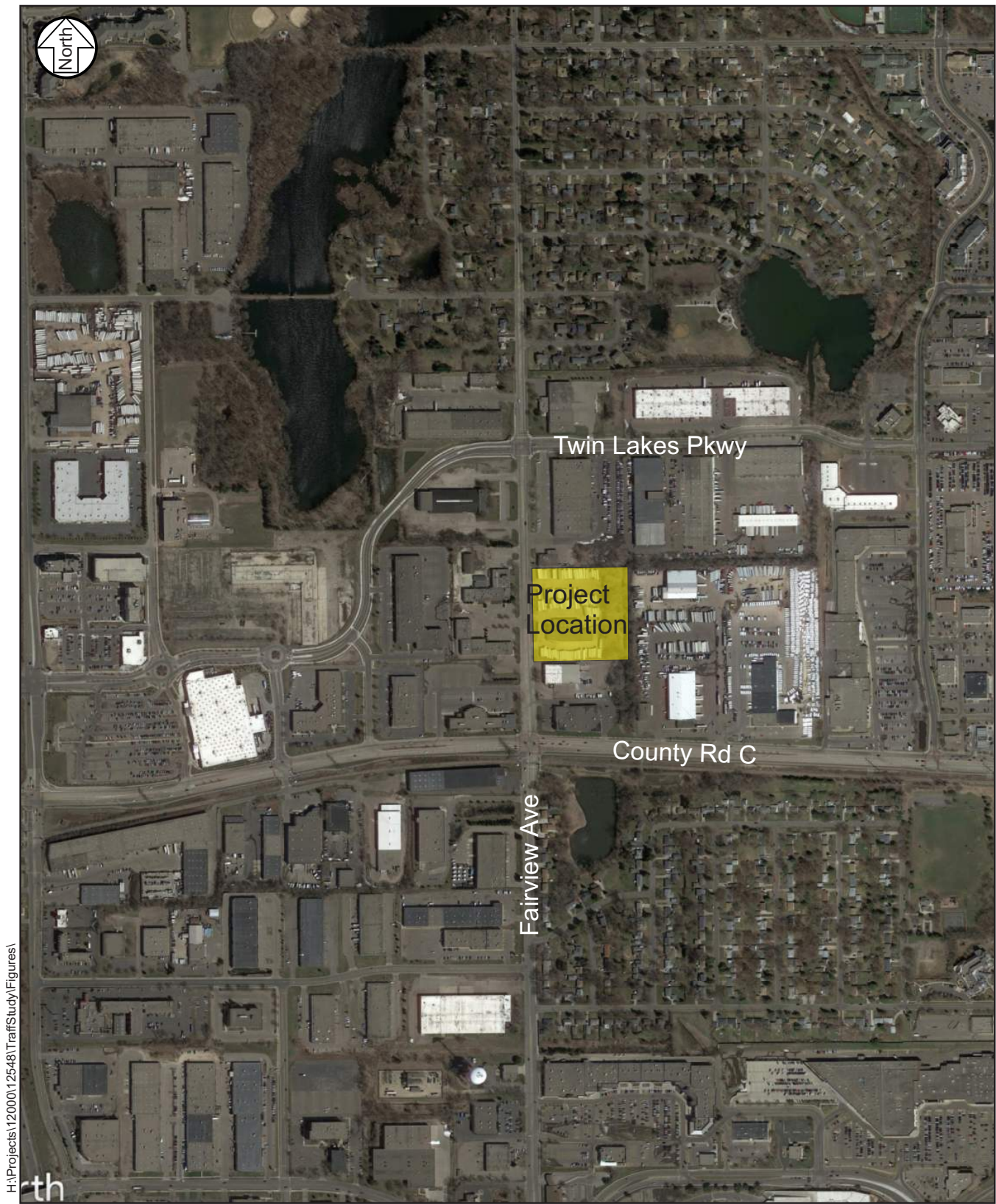
The existing conditions were reviewed to establish a baseline to compare and determine any future impacts associated with the proposed development. The evaluation of existing conditions includes peak hour intersection turning movement counts, field observations and an intersection capacity analysis.

Data Collection

Weekday a.m. and p.m. peak period vehicular turning movement and pedestrian/bicyclist counts were collected at the following study intersections on Tuesday, March 12, 2019.

- Fairview Avenue/Twin Lakes Parkway
- Fairway Avenue and the three (3) existing driveways
- Fairview Avenue/County Road C

Observations were completed to identify roadway characteristics within the study area (i.e. roadway geometry, posted speed limits, and traffic controls). Currently, Fairview Avenue is a three-lane roadway with a two-way left-turn lane (TWLTL) north of County Road C and a 40-mile per hour (mph) posted speed limit. Fairview Avenue is a four lane undivided roadway south of County Road C with a speed limit of 35 mph while County Road C is a four lane divided roadway with a speed limit of 45 mph. Twin Lakes Parkway is a two lane undivided roadway with a speed limit of 30 mph.



Project Location
2720 Fairview Avenue Traffic Study
City of Roseville, MN

Figure 1

The intersections of Fairview Avenue/County Road C and Fairview Avenue/Twin Lakes Parkway are signalized, while the three (3) existing driveways along Fairview Avenue are unsignalized with side-street stop control. Existing geometrics, traffic control, and traffic volumes are shown in Figure 2. Note that Fairview Avenue and County Road C are classified as urban minor arterials, while Twin Lakes Parkway is classified as an urban local road.

Intersection Operations Analysis

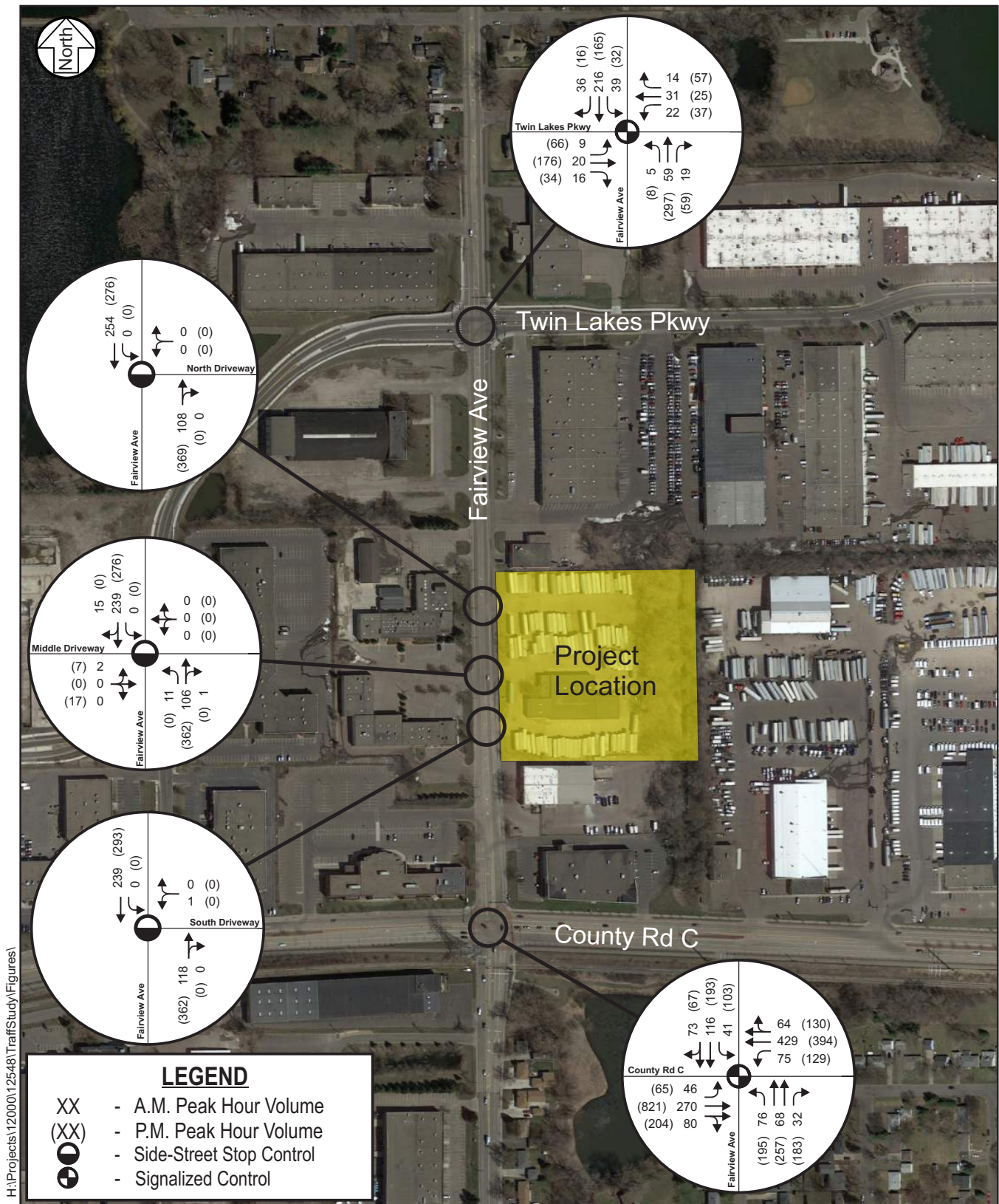
An operations analysis was conducted to determine how traffic is currently operating at the study intersections. All intersections were analyzed using Synchro/SimTraffic and the Highway Capacity Manual (HCM). Capacity analysis results identify a Level of Service (LOS) which indicates how well an intersection is operating. Intersections are ranked from LOS A through LOS F. The LOS results are based on average delay per vehicle results from SimTraffic, which correspond to the delay threshold values shown in Table 1. LOS A indicates the best traffic operation and LOS F indicates an intersection where demand exceeds capacity. Overall intersection LOS A through D is generally considered acceptable by drivers in the Twin Cities Metropolitan Area.

Table 1. Level of Service Criteria for Signalized and Unsignalized Intersections

LOS Designation	Signalized Intersection Average Delay/Vehicle (seconds)	Unsignalized Intersection Average Delay/Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	> 55 - 80	> 35 - 50
F	> 80	> 50

For side-street stop controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service. This takes into account the total number of vehicles entering the intersection and the capability of the intersection to support these volumes.

Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, the majority of delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high levels of delay (poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.



Existing Conditions

2720 Fairview Avenue Traffic Study
City of Roseville, MN

Figure 2

Jesse Freihammer
City of Roseville

April 12, 2019
Page 5

Results of the existing operations analysis shown in Table 2 indicate that all study intersections operate at an acceptable LOS C or better during the a.m. and p.m. peak hours with the existing traffic control and geometric layout. Note that occasionally, eastbound queues along County Road C extend beyond Fairview Avenue, but on average queues do not extend to/through Fairview Avenue. No other significant side-street delays or queuing issues were observed in the field or the traffic simulation at the study intersections.

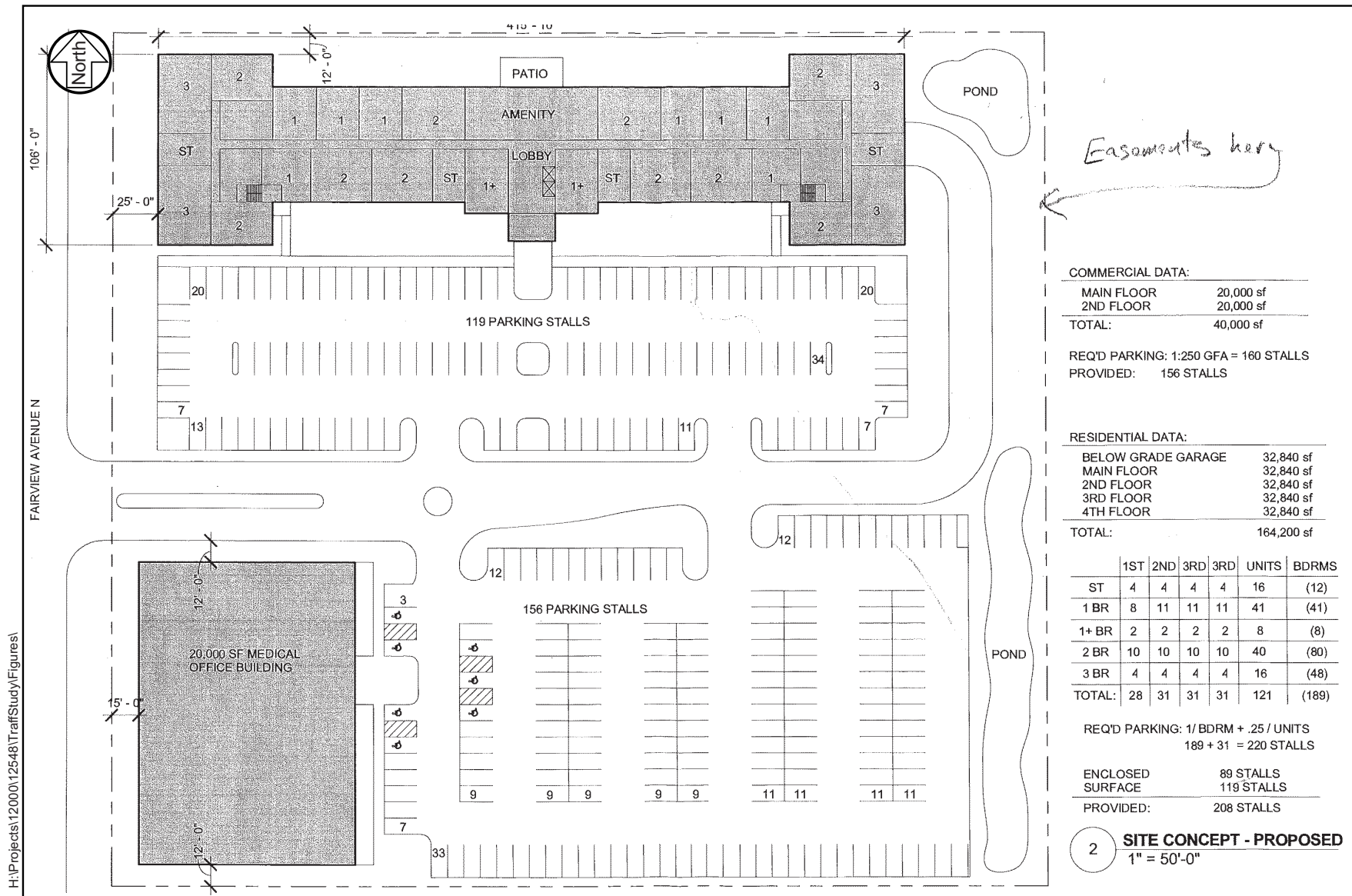
Table 2. Existing Peak Hour Capacity Analysis

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Fairview Avenue/County Road C	B	15 Sec.	C	26 Sec.
Fairview Avenue/South Driveway ⁽¹⁾	A/A	7 Sec.	A/A	0 Sec.
Fairview Avenue/Middle Driveway ⁽¹⁾	A/A	3 Sec.	A/A	4 Sec.
Fairview Avenue/North Driveway ⁽¹⁾	A/A	1 Sec.	A/A	1 Sec.
Fairview Avenue/Twin Lakes Parkway	A	5 Sec.	A	10 Sec.

(1) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

Proposed Development

The proposed development, shown in Figure 3, includes construction of a 121-unit multifamily housing apartment with below grade parking and a 40,000 square foot medical office. New parking lots are expected to be constructed south of the apartment building and east of the medical office. The proposed development is expected to be fully constructed by the year 2021. The apartment would have 208 parking spaces between the parking garage and surface parking lot, while the medical office building would have 156 parking spaces. The existing land uses at the location of the proposed development, along with the north and south driveways will be removed. Note that the existing building was vacant during data collection.



H:\Projects\12000\12548\TrafficStudy\Figures\



Site Plan

2720 Fairview Avenue Traffic Study
City of Roseville, MN

01912548
April 2019

Figure 3

Jesse Freihammer
City of Roseville

April 12, 2019
Page 7

Traffic Forecasts

The proposed development is expected to be constructed in the year 2020. Therefore, traffic forecasts were developed for year 2021 build conditions (one year after construction). To account for general background growth in the area, an annual growth rate of one-half percent was applied to the existing peak hour traffic volumes to develop year 2021 background traffic forecasts. This growth rate is consistent with historical traffic growth in the area.

Trip generation estimates for the weekday a.m. and p.m. peak hours and a daily basis were developed using the *ITE Trip Generation Manual, 10th Edition* for the two land use scenarios. Results of the trip generation estimates, shown in Table 3, indicate that the mid-rise multifamily housing apartment is expected to generate 43 a.m. peak hour, 53 p.m. peak hour, and 658 daily trips. The medical office building is expected to generate 111 a.m. peak hour, 139 p.m. peak hour and 1,392 daily trips.

Table 3. Trip Generation Estimates

Land Use Type (ITE Code)	Size	A.M. Trips		P.M. Trips		Daily Trips
		In	Out	In	Out	
Mid-Rise Multifamily Housing (221)	121-units	11	32	32	21	658
Medical-Dental Office Building (720)	40,000 SF	87	24	39	100	1,392
Totals		98	56	71	121	2,050

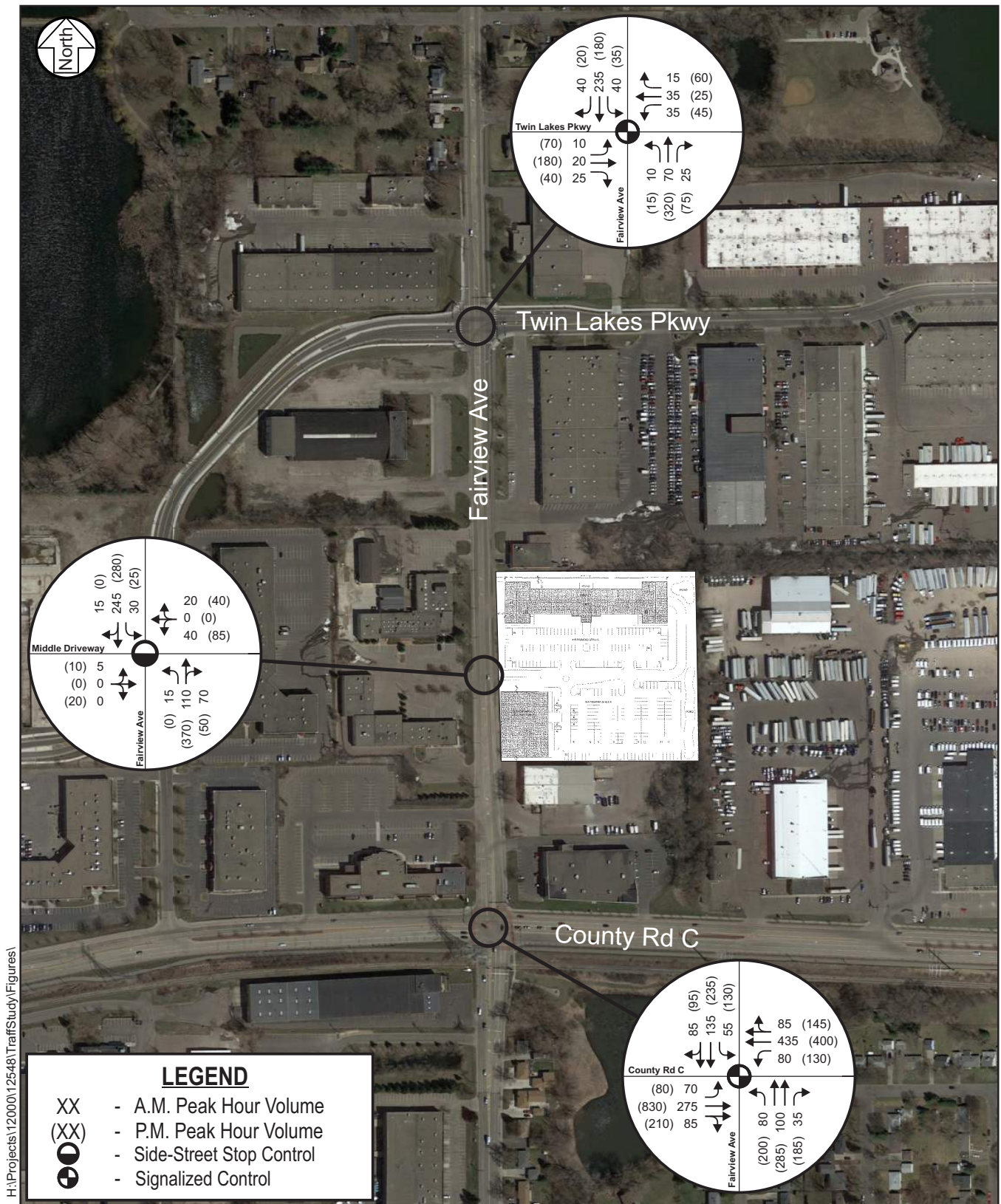
A multi-use trip reduction was not applied due to the modest size of the developments and to provide a more conservative estimate of site generated trips. Upon a fully developed site, the overall total site trip generation is expected to be 154 a.m. peak hour, 192 p.m. peak hour, and 2,050 daily trips.

Trips for each land use were distributed to the adjacent roadway network based on the directional distribution shown in Figure 4. The directional distribution was developed based on a review of existing travel patterns and engineering judgment. The resultant year 2021 traffic volumes for the proposed development, which accounts for the general background growth and site generated trips, are shown in Figure 5, respectively.



Directional Distribution
2720 Fairview Avenue Traffic Study
City of Roseville, MN

Figure 4



Year 2021 Build Conditions

2720 Fairview Avenue Traffic Study
City of Roseville, MN

Figure 5

Jesse Freihammer
City of Roseville

April 12, 2019
Page 10

Year 2021 Build Condition

Intersection Operations Analysis

To determine if the existing roadway network can accommodate year 2021 build traffic forecasts, a detailed traffic operations analysis was completed for the proposed development. The study intersections were once again analyzed using Synchro/SimTraffic.

Results of the year 2021 build operations analysis shown in Table 4 indicate that all study intersections are expected to operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours with the existing geometric layout and traffic control. No significant side-street delays or queuing issues are expected at the study intersections. Given the minimal overall impact of the proposed land use development, roadway network improvements are not anticipated to be needed based on a traffic capacity perspective as a result of newly generated traffic.

Table 4. Year 2021 Build Condition Peak Hour Capacity Analysis

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Fairview Avenue/County Road C	B	15 sec.	C	28 sec.
Fairview Avenue/Proposed Access ⁽¹⁾	A/A	4 sec.	A/A	8 sec.
Fairview Avenue/Twin Lakes Parkway	A	5 sec.	A	10 sec.

(1) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

Site and Access Review

A review of the proposed redevelopment site plan was completed to identify any issues and recommend potential improvements with regard to site distance, traffic control and circulation. Based on field observations, there is adequate sight distance at the proposed access location on Fairview Avenue to clearly identify approaching vehicles. Special consideration should be made to limit any sight distance impacts from future landscaping and signing. No other traffic control or circulation issues are expected.

It should be noted that the proposed redevelopment plans to remove the driveways to the north and south of the existing middle driveway that will be the only remaining access under future conditions. Removing access along Fairview Avenue will help reduce potential conflicts and potentially improve safety for motorists.

Jesse Freihammer
City of Roseville

April 12, 2019
Page 11

Summary and Conclusions

Based on the analysis, the following conclusions and recommendations are offered for your consideration:

1. Results of the existing operations analysis indicate that all study intersections currently operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours. No significant side-street delays or queuing issues were observed.
2. The proposed development consists of a 121-unit mid-rise multifamily housing apartment and a 40,000 square foot medical office building. The development is planning direct access to Fairview Avenue approximately 650 feet north of County Road C.
3. Results of the trip generation estimates indicate the entire proposed development site is expected to generate a total of 154 a.m. peak hour, 192 p.m. peak hour, and 2,050 daily trips.
4. Results of the year 2021 build operations analysis indicate that all study intersections are expected to operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours.
5. Given the minimal overall impact of the two land uses, roadway network improvements are not anticipated to be needed from a traffic capacity perspective as a result of newly generated traffic.
6. Special consideration should be made to limit any sight distance impacts from future landscaping and signing.

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INTEROFFICE MEMORANDUM

Date: July 30, 2019

To: Thomas Paschke, City Planner
Bryan Lloyd, Senior Planner

From: Matthew L. Johnson, Assistant Director of Parks and Recreation

RE: 2720 Fairview Ave.

The Parks & Recreation Department reviewed the proposed plans for the project noted above and offer the following comments with regard to the project's impact on City services and/or infrastructure:

1. Occupants of the proposed 127 residential units and employees and customers from the commercial spaces in this development will increase park usage primarily within constellations B and I, Rosebrook Park, Oasis Park and Langton Lake Park.
2. With increased development on the north side of Co. Rd. C near Fairview, it will be important that strong and safe connections exist to larger *urban parks* (see page B-41 of Parks and Recreation System Master Plan) such as Langton Lake and Rosebrook.
3. This project is scheduled for a park dedication discussion and determination by the Parks and Recreation Commission meeting on Thursday, August 1, 2019. The commission's recommendation is anticipated on that date.

Thank you for the opportunity to provide feedback on this project at this time. As the project advances, Parks & Recreation Department staff will continue to review any forthcoming plans and provide additional reviews and feedback as necessary. Please contact me should there be questions or concerns regarding any of the information contained herein.



INTEROFFICE MEMORANDUM

Date: July 29, 2019

To: Thomas Paschke, City Planner
Bryan Lloyd, Senior Planner

From: Tim O'Neill, Fire Chief / Fire Marshal

RE: Reuter Walton Major Plat and Conditional Use

The Fire Department reviewed the proposed plans for the project noted above and offer the following comments with regard to the project's impact on City services and/or infrastructure:

1. General comments regarding the project:

The medical office building will have call volume /financial impacts some of which will not be known until the services provided by perspective tenants are known. Below data will be anticipated impacts of a general use medical office building.

The 117-unit multi-family building will have impact as noted below, including additional staff time impacts for annual building/unit inspections associated with the Multi-family Inspections Program.

A project of this size will also have staff time impacts for project review, building plan review, fire suppression systems review, inspections scheduling time, and multiple construction inspection staff time impacts.

2. Anticipated Financial Impacts of Project including Call Volume Impacts:

Not knowing the exact makeup of the medical office building tenants and services provided we will use an average of similar business types located within the city.

Therefore, an estimated medical and fire response for the medical office part of the project will be 52 additional emergency responses annually.

The estimated medical and fire response for market rate multi-family building with 127 units and an estimated 300 additional occupants will be 40 additional emergency responses annually.

While the costs associated with administering the Multi-family Inspections program are revenue neutral this project will add an estimated 25 additional staff hours annually.

3. Anticipated Non-financial Impacts of Project:

Staff time for administering annual Multi-family Inspections program.

Staff time for project permit, plan review, and construction inspections.

4. Project necessitate the need for Vehicles, Facilities, or special equipment:

No additional vehicles, facilities, or equipment are needed for the project.

5. Public Safety Concerns from Project:

There are no public safety concerns at this time with the project.

6. Public Safety Concerns Eliminated by New Project:

The project will result in the removal of an older vacant building and conditional use semi-trailer parking. Eliminating both the building and parking use is in the best interest of public safety.

Thank you for the opportunity to provide feedback and on this project at this time. As the project advances, Fire Department staff will continue to review any forthcoming plans and provide additional reviews and feedback as necessary. Please contact me should there be questions or concerns regarding any of the information contained herein.

Department Approval

*Janice Gundlach***Agenda Section**

Public Hearings

Item Description: Request by City of Roseville to approve amendments to City Code Title 10 (Zoning) to regulate Temporary Overnight Shelters (PROJ-017, Amdt 37)

INTRODUCTION

In early 2019, two Roseville churches were granted Interim Use approvals to house within their respective facilities individuals experiencing homelessness during one of the late-winter months. That process sparked further discussion of whether—or how—to regulate such an activity that has not traditionally been common at churches and, consequently, that has not been allowed in Roseville’s zoning code. That discussion culminated on June 17, 2019, with the Roseville City Council instructing Planning Division staff to bring forward amendments to the City Code that would permit such temporary overnight shelters and that would create a process by which they could be licensed and inspected for safety. The minutes of the City Council’s June 17, 2019, discussion are included with this RPCA as part of Attachment A, beginning on page 23 of that attachment.

The licensing requirements will adhere to the State Fire Marshal’s recommendations pertaining to temporary overnight shelters, and will be incorporated in Title 3 (Business Regulations) of the City Code. While these licensing requirements are not strictly under the Planning Commission’s purview, the proposed license requirements are included with this RPCA as Attachment B to help inform the public hearing for the necessary amendments to the zoning code.

PLANNING DIVISION COMMENTS

The extent of the proposed zoning code amendments will be defining the term “Temporary Overnight Shelter”, and identifying Temporary Overnight Shelter as a permitted accessory use in the land use tables of zoning districts in which churches and other places of worship are allowed. These amendments are represented by the underlined text as follows.

§1001.10 (Definitions)

Temporary overnight shelter: Improvised residential housing located within an existing principal structure of a Place of Assembly land use, intended for a limited period of time, pursuant to the licensing requirements of §310.01.F.

27 §1005.03 Table of Allowed Uses (Commercial Districts)

Table 1005-1	NB	CB	RB-1	RB-2	Standards
Civic and Institutional Uses					
Place of assembly	P	P	P	P	Y
Accessory Uses, Buildings, and Structures					
<u>Temporary Overnight Shelter^a</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

^a Restricted to places of assembly and pursuant to the licensing requirements of §310.01.F

28 §1005.07.F Table of Allowed Uses (Community Mixed-Use Districts)

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
Civic and Institutional Uses					
Place of assembly	C	P	P	P	Y
Accessory Uses, Buildings, and Structures					
<u>Temporary Overnight Shelter^a</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

^a Restricted to places of assembly and pursuant to the licensing requirements of §310.01.F

29 §1007.03 Table of Allowed Uses (Institutional Districts)

Table 1007-2	INST	Standards
Civic and Institutional Uses		
Place of assembly	P	Y
Accessory Uses, Buildings, and Structures		
<u>Temporary Overnight Shelter^a</u>	<u>P</u>	

^a Restricted to places of assembly and pursuant to the licensing requirements of §310.01.F

30 **PUBLIC COMMENT**

31 This topic has been discussed at the following public meetings:

- 32 • December 5, 2018 – Planning Commission
- 33 • January 7, 2019 – City Council
- 34 • March 25, 2019 – City Council
- 35 • June 17, 2019 – City Council

36 The meetings that were held on December 5, 2018, and January 7, 2019, related to the Interim
 37 Use approvals for two churches mentioned in the Introduction of this RPCA. Public testimony
 38 was taken at both of these meeting. The meetings that occurred on March 25, 2019, and June
 39 17, 2019, related to the Council’s desire to consider streamlining the process and remove the

Interim Use requirement as that process was perceived to take too much time and was too costly for churches to undertake. The public provided feedback during the March 25, 2019 discussion. Meeting minutes reflecting the discussions on all four of these dates are included with this RPCA as Attachment A. Generally, the public's comments have been supportive of allowing temporary overnight shelters within churches (defined as places of assembly), as well as supportive of a more streamlined, less costly process so as not to over-burden groups that are providing this needed community service.

RECOMMENDED ACTION

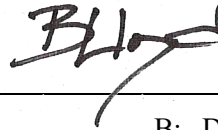
By motion, recommend approval of the proposed zoning code amendment, based on the comments and findings of this report and the input offered at the public hearing.

ALTERNATIVE ACTIONS

Pass a motion to table the item for action on September 4.

By motion, recommend denial of the proposal.

Prepared by: Senior Planner Bryan Lloyd
651-792-7073
bryan.lloyd@cityofroseville.com



Attachments: A: Meeting minutes from:
December 5, 2018, Planning Commission
January 7, 2019, City Council
March 25, 2019, City Council
June 17, 2019 City Council

B: Draft ordinance amending
City Code §310.01F (Business
Licenses)

Regular Planning Commission Meeting Minutes – Wednesday, December 5, 2018

Consider a Request by New Life Presbyterian Church for an Interim Use to Operate as Emergency Overnight Shelter for Month of April Each Year (PF18026) Chair Murphy opened the public hearing for PF18-026 at approximately 6:51 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council on January 7, 2019

City Planner Paschke summarized the request as detailed in the staff report dated December 5, 2018.

Member Bull asked if the Interim Use Permit for the shelters in church's is required based on an administrative decision.

Mr. Paschke stated he stated last summer the Fire Department and Building Official went out to one or both of the churches for inspection and was determined at that time through discussions it was determined that churches are not designed for overnight stays. He stated the churches are not built for or meet fire or building codes for overnight stays. In order to be allowed to have overnight stays without making the needed improvements the church can either do the Interim Use process or the church can submit plans to remodel to accommodate lodging rooms or those types of things in order to become compliant with the code because this is not a traditional, historical or common use of a church and its facilities. The way the City supports it through the zoning would be an Interim Use in order to allow the church to continue to do this.

Member Bull begged to differ that it is not a traditional use of a church. Many churches he knows have done this and he feels like it is almost an underhanded move to question sanctuary cities and sanctuary churches with this action without broader community involvement.

Mr. Paschke indicated Member Bull was free to have that opinion regarding the Planning Divisions interpretation of Place of Assembly and indicates that the Church can appeal the staff interpretation/determination to the City Council. He also stated he would disagree with the opinion staff was underhanded in requiring the IU process for the temporary overnight homeless shelter and thought many on staff would also disagree.

Member Bull agreed the City Council is the place to bring that up. As a Planning Commission the members are here to rule on what is before them as a request, but it is good to have a grounding as to how this requirement came about. He felt like it puts a burden on the finances of the churches. He stated this has been happening for many years and the churches have other programs such as lock-downs. He stated he has visited with Roseville Lutheran for their Open House on this matter and he saw their housing facilities. He stated he did not know the fire code or what would need to be amended. For the temporary purpose the church is looking for he thought it is a very good facility. He stated he was supportive of the effort and he was open to hearing the views of the community and Commissioners to make a decision at the end of this.

Member Sparby asked if staff had a list of what improvements need to be made as required by the fire and building code.

Mr. Paschke indicated he did not have that information with him. He stated there is not an area in the church that is designed for housing. It is a different type of code that needs to be met in order to have living facilities, overnight stay, versus having it designed as open sanctuary areas and other things. He stated the building code looks at those things much differently as does the fire code. He noted there are exiting issues and other things that need to be taken into consideration.

Member Sparby indicated there was not an idea of cost to make the improvements.

Mr. Paschke indicated there was not. He stated when this was brought to him, he was not aware this type of use was being utilized in either of the 2 churches, regardless of how long it has been there.

Member Sparby stated the Commission received a brief rundown of the fees and the letter but that was not part of the actual record received. He wondered if staff had a rundown of what those fees are and is that only applicable once for the five-year Interim Use.

Mr. Paschke stated in order to go through the Interim Use process, it is treated differently than some of the other processes the City has. He stated the City is required to conduct an open house which has a specific fee and escrow required as a part of it because there is an expanded notification process. The fee needs to be paid and if the City has a much larger notification, then the City might utilize a portion of the escrow paid. He stated in this case the escrow was not used so the church has to pay the fee and escrow was returned. He stated there is also an application fee for an Interim Use and in this case both churches applied under the former application, so the fee was much less than the current application fee on the books.

Member Sparby stated he sees the open house fee of \$1,100 and the escrow is \$500, and the application fee was \$675 with escrow being returned.

Member Daire asked if it has been staff's determination that this operation is unsafe and therefore the health, safety and welfare of the community is in danger.

Mr. Paschke stated he would not say it is unsafe. He indicated he did not know if it was unsafe or safe for that matter. He thought there were life safety issues with having people staying overnight in facilities that are not appropriate for them. In order to address that the improvement would either need to be done to support that or there is a process that the applicant needs to go through, Interim Use, in order to continue that type of effort, whatever it is.

Member Daire asked if Mr. Paschke considered this to be an unsafe situation in either event.

Mr. Paschke stated he would not know any differently.

Member Daire stated the powers that the City operates under, the police powers of the City, protecting the health, safety and welfare of the residents, and if this is unsafe then he thought it is the City's obligation to say it is and if it is unsafe then he thought the Commission needed to know what is needed to make it safe.

Mr. Paschke stated he has not been told it is not unsafe. He stated the Fire Department has not communicated to him, but the project has been discussed with staff and the Building Department. The use has been discussed and the Fire Department has concerns about it, but he did not hear

the term that it is unsafe. There are issues related to with what is going on and the Fire Department can work with it under the Interim Use knowing what is known today versus what was known years ago. He stated only under the Interim Use permit will the Fire Department support this.

Member Daire stated the point he was getting at, is this a use the City is not familiar with attached to a church. Or does this actually threaten the health, safety and welfare of people in the community or the people that use it. He thought if it is demonstrated that it is a threat to the health, safety and welfare, then the City has a leg to stand on. If the only reason is that the City is not used to having churches do this kind of thing, then he thought the City was on pretty shaky ground. He stated if it is unsafe, then there needs to be a plan to make it safe. If it is solely the use which is not under the police powers, then there are other questions that need to be answered.

Member Groff asked if there were any other solutions other than Interim Use with this proposal other than doing the changes and repairs to the physical structure.

Mr. Paschke indicated he did not believe so. Realistically from a Planning/Zoning perspective, utilizing a church for this use is prohibited and the only way around that under the Zoning context is going through the Interim Use process to allow it. This is no different from the other Interim Uses the City supports. He stated this is not a use the City would consider to be typical or historical or traditional of a church and warrants greater scrutiny because of the type of activity that it is. He stated he got involved because the Fire Department and Building Official got involved in their inspection and concerns over it.

Member Groff asked if the City Council was able to waive any of the fees.

Mr. Paschke assumed the City Council would have the ability to waive fees if chosen to do so. Staff does not have the ability nor does the Planning Commission, only recommendations can be made by the Planning Commission.

Member Groff understood that and thought there was a bigger question going on right here but to make it difficult for churches to function and do something that the church and people feel is their duty and is a big thing for the City to step in and make difficult for them. He understood Mr. Paschke is approaching this just from a statute.

Mr. Paschke thought this was broader than that. He did not think the City was trying to step on any toes with what the church is doing. He thought the City was open to it but with everything, there is a process. To be perfectly honest, he was not certain it was a good thing to have buildings designed one way and to be utilizing them in a much different manner because there are issues with that.

Member Groff stated the City just finished the Comprehensive Plan and there was a lot of discussion regarding housing and this is the very basic part of housing, the homeless. He stated the Commission can look at based on statute and he thought the Commission probably needed to go this route, but he did not think it should be the end of this conversation because he thought this was an onerous thing to put on the churches.

Member Bull stated going forward with the Interim Use Permit, he did not understand how that provides any additional health or safety to the community. All it does is put the burden of the church registering and paying almost two thousand dollars in fees that could be utilized for other uses in the community. He stated staff recommendation does not include any conditions asking the church to do or fix. He stated he was at a loss as to why the City is requiring this. He asked if there was an ordinance regulating temporary housing in non-residential buildings.

Mr. Paschke stated the City did not have anything that he was aware of.

Member Bull stated the Roseville Review just published an article on St. Paul passing an Ordinance on temporary housing on this same matter to provide churches and schools to be able to provide shelters. He stated the other question is Roseville Statutes versus Minnesota Statutes, Minnesota Statutes permit emergency shelters and includes institutions such as schools and churches and inclement weather is defined as an emergency along with other hardships. He noted there is one section on adults and families and another one is on youths. He feels like the City is trying to supersede what the State is putting out there as far as churches being eligible to be emergency shelters which is the intention that is being brought forward as their use. He stated he was not understanding the need for it and that will be something the church will need to take up with the City Council.

Member Sparby stated he did see a gap between what the Fire Code recommended improvements were and the Interim Use. If the City was pulling some of the improvements into the Interim Use and providing something constructive that the church could grasp onto and therefore there was a broader thrust of the Interim Use, he would be able to take a closer look at it. But it almost seems like the church is going through the process for no reason because the City is not pulling in anything that was part of the Fire Code improvement. He felt there was something amiss of where the City started and the process the City is taking.

Applicant Representative

• Mary Fran Moen, Church Administrator for United Life Presbyterian Church

Ms. Moen stated her understanding is Project Home requested United Life Presbyterian Church to inform the Fire Department that people were staying at the church and where in the church the families were staying so the Fire Department would be aware of any safety issues. She thought the term shelter was more applicable as opposed to housing because the church does not cook. Cold snacks are provided in the evening for the families along with cold breakfast and snacks as the families leave for different programs. The families wash up at the programs center. The church is strictly a relaxing and sleeping area for the families. She stated five years ago Project Home asked the church to inform the Fire Department of the shelter and every year she has been with the church the Fire Department has come in and inspected the building. One of the comments that Mr. O'Neil made were the number of exists that were in the church and indicating it was more than what was required. She showed on a layout where the exists are located in the church.

Ms. Moen stated Mr. O'Neil made the comment along the lines that he was very happy to see how open it was and more than enough ways out in case of an emergency. Her understanding from what was said is the safety of the church is surpassed. She also invited the Fire Department

to tour the entire building and check it for fire safety to make sure everything was up to code. She noted the church has complied with everything the Fire Department has asked for because safety of the church guest is important. She stated she sees this as a very historic and traditional use of the church with having some sanctuary issues and to show Christ's love. This is a very tangible way that United Life is promoting what the church is seeing as their vision and mission and has always been part of this church's mission as far as showing Christ's love in this community.

Ms. Moen stated homelessness is a huge problem in society right now and this is a chance for Roseville to also take part in a homelessness initiative.

• Sarah Liegl, Director of Project Home at Interfaith Action of Greater St. Paul

Ms. Liegl stated she has been running project home since 2001.

• Pastor Riz Prakasim, Pastor of New Life Presbyterian Church

Pastor Prakasim stated he has been leading the faith community in Roseville for the last five years. He echoed what Ms. Moen and Ms. Liegl have stated. He stated 2.5 years ago the church had the pleasure of inviting Chief Mathwig to their faith community for the adult education forum and one of the things he stated is this is a joint effort to make the communities more robust, safe, and cooperative. He stated there were three things the church could do from their perspective to decrease crime and strife in the community. One of things is to provide transportation for people to get to work and help people to find jobs. Help people with child care systems and the third thing he said is this is people with housing and is certainly something the church has been trying to do in concert with Project Home. This is one of the basic tenants of their faith as described in the Holy Canon. Matthew 25 explicitly says that if you see someone in need you are obligated as a Christian to do so. That is one of the things the church has been trying to do in the community, trying to help out with the deficits where the church sees them to make this a safer community for all.

Member Groff asked what other solutions other cities have found because this is not a new process.

Ms. Liegl stated the City of St. Paul, which the majority of their faith communities are in, Project Home has been running under what St. Paul considers to be a similar use permit and made Project Home go in front of the City Council, but St. Paul never made Project Home pay for the permit or anything and at the time St. Paul asked Project Home to give PED a list of the congregations that were within the City limits and did not make any of the congregations pay any fees at all. Because of its size the City of St. Paul gets some ESG (Emergency Solutions Grant) funding and St. Paul financially supports Project Home within the City of St. Paul.

Ms. Liegl stated the City of Maplewood has a similar process and she thought she did ask Woodland Hills Church to change something about their air ducts. She stated there was not additional fees.

Ms. Liegl stated Project Home serves all of Ramsey County. She stated Project Home serves mostly children with their parents and the families are local, the children go to Roseville schools.

196 Member Sparby asked what are the improvements that need to be made to the church to make
197 the building compliant.

198 Ms. Moen stated Chief O'Neil told her nothing, when the Fire Chief and his crew came in and
199 toured the building, they thought it had wonderful access and did not suggest any improvements.
200 She stated she offered to go through and have a safety inspection.

201 Member Sparby asked why the City of Roseville is going through the Interim Use Process if the
202 building is compliant for that use. He thought that information needed to be provided before the
203 Commission could make a decision as to why the City would be moving forward with an Interim
204 Use.

205 Pastor Prakasim, stated the Interim Fire Chief is a member of the church and has raised no
206 objection as to what the church is doing.

207 Member Bull stated the MN Statutes and the way it is worded reads "The temporary housing can
208 be provided for up to thirty consecutive days, up to sixty days cumulative per year". He
209 wondered if the church would be open to something like that so the City can be consistent with
210 MN Statutes should the Commission recommend that.

211 Ms. Moen stated April has thirty days and for Roseville Lutheran, February has even fewer days.

212 Chair Murphy invited the public to comment on the proposal.

213 Public Comment

214 Mr. John Shardlow, President Roseville Lutheran Church Council

215 Mr. Shardlow recognized his item is coming up next on the agenda but thought he would address
216 the Commission because it is the same sort of issue. He stated he is a City planning consultant
217 by profession, but he was at the meeting as a representative of the church. He indicated his
218 church had no objection to communicating with the City of Roseville regarding what the church
219 is doing. He thought it was in their mutual best interest that the City is aware of what the church
220 is doing. He stated the Church did not object to having some sort of review and approval and
221 thought it was important that a shelter is being discussed and not lodging.

222 Mr. Shardlow stated volunteers are always onsite when people are there. Volunteers are at the
223 shelter to feed people and is a supervised activity. The \$2,000 could be used other ways and he
224 hoped the church and City can discuss this. He thought the Interim Use Permit for five years is a
225 good thing. He thought there could be discussion of automatic renewal of the Interim Use
226 Permit if there are no issues or problems connected to it because he did not think problem is
227 going to go away. As a church, as a congregation the focus is on Roseville as a community. He
228 stated this is an ongoing thing and felt is a really important part of being a community. He stated
229 the church is strong supporters of the City Government and want to be partners.

230 Cheryl Fairbanks, Member of New Life and Volunteer for Project Home event

231 Ms. Fairbanks stated Project Homes is what seems to be bringing this issue forward, but she
232 believed it was Commissioner Bull that brought the conversation forward earlier that the
233 underlying thing is anybody staying overnight. She did not hear an answer for that and if the
234 church is doing youth lock-in's or confirmation or things that the church has historically always

done which are overnights that it too would be impacted by what the Commission is talking about and she would like clarification on that point.

Mr. Paschke stated he thought the issue was the extended stay time that the shelter has that becomes more concerning than a weekend.

Ron Moen, husband of Mary Fran Moen

Mr. Moen stated he is not a member of either church but as the Finance Director and Controller of the Public Housing Agency in St. Paul, housing is very near and dear to his heart. He indicated St. Paul has approximately 22,000 people the City provides or subsidizes housing for. Public housing is not housing of last resort, it requires waiting lists and a waiting time of what can be a few months to several years. Homelessness is a huge problem throughout the Nation. Programs such as this are needful because Public Housing cannot do it all. These types of programs are very necessary for the communities. He thought as Mary Fran stated this is Roseville's opportunity to assist with a program that will benefit people in the Metro area.

Warren Wolf, Member of New Life

Mr. Wolf stated he has been a member of the community for the last twenty years. He appreciated the tone he is hearing from the Commission. He thought everyone in the room agreed that this is an important area where the City could really be supporting people in Roseville and the State in dealing with housing problems. He stated part of his letter to the City Council will suggest that maybe the City Council could be supportive by making a two thousand donation to this effort to help alleviate problems with housing.

Mari Herbyashi, Member of New Life and volunteer for Project Home

Ms. Herbyashi stated this project has been going on for over a decade at this point and at no point have there been any safety incidents or concerns. She noted when a mailing went out for notification of this project happening the only people who showed up were ones in support of this program. She stated it has been said that this is not a common use of a church and she wanted to push back on that statement and say there are twenty plus sites across the Twin Cities that participate in Project Home and many more across the State and many are churches, schools and synagogues. She stated the community sees this as a fundamental mission of the church.

Chair Murphy closed the public hearing at 7:32 p.m.; as no one else appeared to speak for or against.

Commission Deliberation

Member Daire commented that last month he was not able to attend the meeting because he was hunting up near the North Shore where he was not prepared with clothing to be able to withstand the temperature for more than a couple of hours. It seems to him that there are a number of homeless people who are facing the same situation; inadequately clothed, very little place to stay, with almost no help, and it strikes him that he spent thirty-seven years in planning as a professional, thirty-three of which was with the City of Minneapolis and he came to regard his role as being the guardian of the public good and took that seriously. He stated the City has almost just come through the Comprehensive Plan process of updating the 2030 plan to 2040 and the City was strongly urged by the Metropolitan Council to look to equity rather than equality as

an element of the Comprehensive Plan and to work it in. Equity means that everybody gets a fair shake. He stated there are some people that cannot do that, many of those are called homeless people. He stated he was not on a crusade, strikes him that in just the last month, he and his wife have received requests for funding from The Franklin Graham Program and Samaritan's Purse who are collecting money for heart operations for kids who have heart defects. He wondered if that was a traditional endeavor for the church to take. He thought the community had the capability and maybe the responsibility to address some of these things.

Member Daire stated he spent a lot time over this proposal, lost some sleep over it, and also did some praying over it. He was reminded of the Scripture verse in James 4, Chapter 17 "He who knows to do good and doesn't do it to him it is sin." He thought it speaks directly to the kind of thing the City is involved in. He stated when he was on the planning staff with Minneapolis, he felt like everything had to be regulated, that the City couldn't have an inch of ground that was not under some sort of land use plan or some kind of policy statement in terms of how the City was to address that because the City is a guardian of the public good. He stated he did not feel that way anymore and felt he was arrogant in that. He would like to approach this somewhat differently. He thought the City's intent to regulate programs within churches is a slippery slope. Once the City Officials allow this to be regulated then what is next? He did not think it is a place where faith communities belong, nor does he think it is a place the City ought to put faith communities. He appreciated the letter sent out by Ms. Moen and thought there are a lot of better ways to spend \$1,770 than balancing the City's budget. He would not be at all opposed to contributing to this process and thought it was essential. He wished more churches were standing up and doing what these two churches are doing. He stated if it were up to him, he would ask the churches to keep him informed and tell them to go for it. But that is not the course that was chosen by staff and it puts him in opposition to staff in this matter.

MOTION Member Gitzen moved, seconded by Member Groff, to recommend to the City Council approval of a 5-year INTERIM USE for New Life Presbyterian Church, 965 Larpenteur Avenue, for an emergency overnight shelter during the month of April each year in conjunction with Project Home, an Interfaith Action of Greater St. Paul, based on the information contained in this report, community and neighborhood comments, and Planning Commission input.

Member Gitzen stated he agreed with everything stated at the meeting, but he did not think the City is against the churches providing this. This is a process and should probably be a better way of doing this or a fee waived but he thought what the Planning Commission is charged with is to vote on the Interim Use Permit or not vote on it and the Interim Use Permit actually supports the church using their building for a shelter. He agreed that the City was opening a can of worms doing this. He did not think it is the Commission's job to determine to waive a fee or make the building safe. He thought the Commission's job is to either support this or not support this.

Member Groff agreed and the issue is process. The last thing he wants to see is this Interim Use not going through and the church not being able to have a shelter in April because the City has to address this somehow. He thought the church needs to talk to the City Council and make it known that the fee should be addressed.

315 Member Bull stated he was in favor of recommending this to the City Council for approval
 316 although he believed the motion that has been made as recommended is more restrictive than the
 317 City should have. He would like to enter a motion to amend the motion striking the portion of
 318 line 66 that states “during the month of April each year in conjunction with Project Home, an
 319 Interfaith Action of Greater St. Paul” and replace that with wording “for up to thirty consecutive
 320 days and up to a cumulative sixty days per year”.

321 Member Bull moved, seconded by Member Daire, to amend the motion to strike the wording
 322 “during the month of April each year in conjunction with Project Home, an Interfaith Action of
 323 Greater St. Paul” and replace with “for up to thirty consecutive days and up to a cumulative sixty
 324 days per year.”

325 Member Bull stated the reason for the amended motion is this Interim Use is for five years and
 326 Project Home could morph into something different. He did not want to see the church go
 327 through this process again just because it is replaced by a different program or if it becomes
 328 appropriate for the church to do this during the month of March because some other church that
 329 is doing March now can’t do it but could do April which changes the schedule. He would like to
 330 leave that in the hands of the church and the program administrators to make this happen. The
 331 Commission can still recommend granting the Interim Use Permit and still have some
 332 restrictions on the number of days to keep it a temporary situation.

333 Member Daire stated the amendment was good with him but he questioned whether the City
 334 should regulate a church program. He stated he would rather see no amendment at all but if this
 335 is the best the Commission can come up with, he trusted the City Council to be able to make a
 336 good decision on that.

337 Chair Murphy asked Ms. Moen if the proposed amendment was congruent with her group’s
 338 intent.

339 Ms. Moen stated she appreciated the amendment and saw it as broadening the application and
 340 greatly appreciated the Commission’s foresight on this. She did see this as congruent with what
 341 the church is asking.

342 Chair Murphy asked Mr. Paschke if he saw any incongruences.

343 Mr. Paschke indicated he did not have any issues with the amendment.

344 Member Bull stated he picked the thirty and sixty days because that is specified in MN State
 345 Statutes for shelters.

346 Member Sparby stated he could support this but thought it was odd that the Commission was
 347 talking about a Statute not in front of the members. He stated he not like to insert the
 348 Commission’s judgement for that of the church. The Church asked for April and the
 349 Commission is changing it to thirty consecutive days, up to sixty, which is broadening this. He
 350 was fine with that, but wanted to make sure the Commission captures what the church wants at
 351 this point in time and not blow it up into a bigger debate about the parameters set on it. To the
 352 extent that the City can keep it narrow to what the church wants, he thought it has a better chance

of success. It the Commission muddies it up too much, he thinks it is harder for people to get their heads around it.

Chair Murphy stated he was also in favor of the amendment and checking with the requester for the Interim Use, he believed the Commission is not blowing up the mission but perhaps giving the church more flexibility, as Member Bull stated, to accommodate future needs without having to go through the process or additional cost. He guessed this would be addressed by the City Council within five years.

Ayes: 6

Nays: 0

Amendment motion carried.

Chair Murphy stated because the amendment motion was approved, the Commission needs to vote on the main motion to recommend approval for a 5-year INTERIM USE with the time frame as amended. He asked for additional discussion.

Member Sparby stated the biggest issue with this is the City cites Section 1009.03 with three specific criteria that must be satisfied in order to approve a proposed Interim Use. Criteria one is the proposed use will not impose additional costs on the public if it is necessary for the public to take the property in the future. Criteria two is the proposed use will not create an excessive burden on parks, streets, and other public facilities and Criteria three is the proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety, and general welfare.

Member Sparby stated the Commission is talking about uses that might not be consistent with the land use designation and/or failed to meet all of the Zoning Standards established for the district within which being proposed. He stated the staff has not articulated on either of those grounds as to why this fails to meet that. All he sees in this memo is that this is non-typical of a church use and what he has heard tonight is this is very typical of a church use for the center. On top of that, he has not heard any improvements that need to be made to actually get the church compliant. What he has heard is the church is compliant and the church needs to go through this process because it is non-typical and is written in the staff report without any backing whatsoever so making the church go through the Interim Use process does not make any sense. Additionally, the City is limiting this to a 5-year Interim Use so the church will have to come back in five years unless the City Council does something drastically different. He thought the Commission needed to do a better job as to why the church is going through the Interim Use process. He thought it was a good idea to get this sent up to the City Council to make a determination on it. He indicated he would be supporting the motion even though he did not agree with the avenue of the Interim Use.

Member Bull agreed and indicated in spending some time looking through this, the Comp Plan references churches in Institutional Districts but nowhere in the City Code is church defined. He stated what is typical of a church is never spelled out. He stated looking at City Code 1001.05, has Institutional Zone but that refers to churches as places of assembly and nothing beyond that. The property standards that are put forward for places of assembly is that it has some kind of an egress onto a connector type street. He stated the Code does not address this at all and he

thought their mission is to act on this before them but he was glad the City Council typically watches the Planning Commission meeting so the Council can get the temperament of what the Commission is trying to portray.

Chair Murphy thanked the Commission for insightful comments. He stated when he received the packet and read it, he thought this was pretty much of a no brainer and that the City and Commission staff should support institutions doing this. But the Commission seems to be stuck in a bit of administrative mud trying to figure out if an Interim Use is needed and what is the best way to do it. Rather than see the tentacles of City government reach inside the church, he sees a Fire Department and Community Development Department trying to do their jobs with lack of specificity addressing this issue in City Code and some level of Code tweaking and fee schedule tweaking to recognize the times we live in are appropriate. Otherwise, he had to strongly agree with Member Gitzen that the Commission's job is to recommend approval or denial tonight. He stated he will also be in favor of the motion.

Ayes: 6

Nays: 0

Motion carried.

Consider a Request by Roseville Lutheran Church for an Interim Use to Operate as Emergency Overnight Shelter for Month of February Each Year (PF18-025) Chair Murphy opened the public hearing for PF18-025 at approximately 7:53 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council on January 7, 2019

City Planner Paschke summarized the request as detailed in the staff report dated December 5, 2018. He suggested the motion to be made should reflect the motion from the previous item to be consistent.

Applicant Representative, John Shardlow, President Roseville Lutheran Church Council

Mr. Shardlow stated Roseville Lutheran Church would welcome the opportunity to work with the City to try and figure out how to do this better. He appreciated the conversation.

Chair Murphy asked if the change in wording for the motion to thirty days consecutive and up to a cumulative sixty days per year was agreeable to them.

Mr. Shardlow stated the church is grateful for the flexibility and over time, the church may try to make some additional improvements to try and make this a better accommodation over time. He thought this was something the church would like to continue to work with the community on and are happy to be a part of that discussion.

Member Bull stated he visited and toured the facilities at Roseville Lutheran, and believed the set up at the church is a little different than the previous one the Commission saw. The previous one was using a great room of sorts as the shelter and Roseville Lutheran has individual rooms for the families and each room is equipped with smoke and carbon monoxide detectors and appear to him to be as safe as what he has in his home.

Mr. Shardlow stated the church does appreciate the fact that the church does have the opportunity for the families to have some privacy and that is one of the important parts of the experience the church tries to support. He stated the church did just go through the expense of having their kitchen licensed as a commercial facility so the church can provide food in a meaningful way as well.

Public Comment

Ms. Cheryl Fairbanks, Member of New Life Presbyterian

Ms. Fairbanks stated she would like to speak in support of their fellow church, Roseville Lutheran but she would like to propose to the Council to not make each church individually or institutional organization have to address this. But rather to come up with a common way for people to go through this process whether it is once a year to apply with details and have an inspection but have only one process and one form and not make every organization have a separate proposal. That would make it easier and much more efficient.

Chair Murphy closed the public hearing at 7:58 p.m.; as no one else appeared to speak for or against.

Commission Deliberation

MOTION Member Bull moved, seconded by Member Sparby, to recommend to the City Council approval of a 5-year INTERIM USE for Roseville Lutheran Church, 1215 Roselawn Avenue, for an emergency overnight shelter for up to thirty consecutive days and up to a cumulative sixty days per year, based on the information contained in this report, community and neighborhood comments, and Planning Commissioner Input.

Ayes: 6

Nays: 0

Motion carried.

Regular City Council Meeting Monday, January 7, 2019

Consider a Request by Roseville Lutheran Church (1215 Roselawn Avenue) and New Life Presbyterian Church (965 Larpenteur Avenue) for an Interim Use (IU) in support of" Project Home" to allow the hosting of 20 emergency shelter beds for homeless families (PF18- 025 and 026) City Planner Paschke briefly highlighted this item as detailed in the RCA and related attachments dated January 7, 2019.

Councilmember Etten noted at the Planning Commission meeting, it was brought up State Statute talking about housing for thirty consecutive days or sixty cumulative days. He asked for clarification and whether the State Statute was found by staff.

Mr. Paschke indicated he was not able to find that information and cannot confirm it within the Statute citations that were provided in the email from Commissioner Bull. He stated he has reviewed them a number of times but it is not to say it is not covered under State Statute somewhere. There are a lot of links to other Statutes within the Statute sections that were provided to him, but nothing specifically language- wise for the modification to the conditional approval.

Councilmember Etten stated that does not limit the Council but he wanted to clarify that previous sources at the time.

Mayor Roe offered an opportunity for public comment. He noted the actual Public Hearing occurred at the Planning Commission meeting and the City Council has the record of that official hearing, which are the meeting minutes along with discussion and decision from the Planning Commission and the testimony of individuals related to the application. The City Council had the opportunity to view the Planning Commission meeting video as well. He noted the City Council has also received written information from residents including emails.

Public Comment

Mr. John Shardlow, 2988 Highcourte

Mr. Shardlow stated he was at the meeting as president representing Roseville Lutheran Church congregation. He respected the fact that the Council listened to and reviewed the minutes of the Planning Commission meeting. He noted the Church just celebrated its 75th Anniversary. The congregation is also acknowledging that the City has changed quite significantly while celebrating that anniversary. He stated the congregation has reconfigured their mission and outreach to focus about sixty percent of resources in the local community and Project Home is part of that.

Mr. Shardlow did not think this was an interim problem but rather, an issue that will be around for a long time. He did state in the letter sent to the City that he would be happy to try to find a simpler way of trying to deal with the issue going forward. Mr. Shardlow stated he was very appreciative of the work staff has done and really grateful for the conversation at the Planning Commission meeting. There was a lot of support for the idea and a lot of support for the work being done.

Ms. Mary Fran Moen, Church Administrator for New Life Presbyterian

Ms. Moen echoed what Mr. Shardlow stated and indicated she was at the meeting to answer any Council questions.

Ms. Lisa Palkowitsch, 1393 Eldridge Avenue West

Ms. Palkowitsch stated she was at the meeting regarding the permit fees. She was disappointed in the City to even consider charging permit fees for something that is a humanitarian item. She always thought of Roseville as one of the best places to live, has been a resident for forty-some years, and was really disappointed to hear the City would even consider taxing this.

Ms. Mari Hirabayashi, 922 Sherwood Ave., St. Paul

Ms. Hirabayashi stated it was discussed at the Planning Commission meeting that the fees were an immaterial consideration that may seem so to the Planning Commission and City Council, but not to New Life Presbyterian Church. She stated New Life is a non-profit organization and have a lot of ministries. Those fees are not immaterial to them and represent other things the Church is not able to do because a fee is being paid for this permit.

Ms. Sara Liegl, Director of Project Home Family Shelters

Ms. Liegl stated Project Home has worked with congregations all across Ramsey County for over eighteen years. She stated some cities have gone through similar processes that Roseville is going through now, she has been to many of the meetings, and there is no other city that puts exorbitant fees on churches and faith communities to do this service for the community. She noted the City of St. Paul actually pays Project Home to do this service out of the congregations. She asked the Council to reconsider the fee as it would be a big hindrance if there is another congregation in Roseville that would like to serve Ramsey County families. This will be a big issue for smaller churches that are not as wealthy.

Ms. Nancy Duffrin, 2680 Oxford Street

Ms. Duffrin she is a member of the Falcon Heights Church, sometimes volunteers with New Life Church with Project Home, and was concerned about these fees. If these churches did not do this, what would it cost the City of Roseville to provide these kinds of services to the homeless population? She asked the Council to consider what New Life and Roseville Lutheran are doing for this community that uses volunteers and are not charged for services.

Mayor Roe closed public comment.

Councilmember Willmus stated he was supportive of the mission of the two churches and wondered about timing. Rather than going with an Interim Use process, he asked about amending the Code to have this as an allowable permitted use within these particular designations. He asked what would timing look like if it was sent back to the Planning Commission to review and then brought back to Council for consideration.

Mr. Paschke thought it would bring up a couple of questions. Process wise, it would be approximately two to three months. He stated because this is an amendment similar processes have to be gone through that any individual would have to go through. He indicated that February would be the earliest staff could get on the Planning Commission docket with later February or March for the City Council docket. Then it is dependent on being able to make

modifications. He thought the greater issue or concern would be related to the Building Code and Fire Code as it relates to that particular use and how it impacts the facility. As much as it is allowed as a use under zoning, there are some concerns and issues. The reason this is before the Council to allow it, is because the building is not designed to accommodate what the churches have. There might be some things that staff would have to work through before it would go back to the Planning Commission.

Councilmember Etten asked what some of the issues were that have been brought forward.

Mr. Paschke stated it was his understanding, as it relates to Roseville Lutheran, that the windows need to be egress windows and the spaces being utilized for the housing, lodging, the overnight stay for the homeless are not designed for that type of use under the Building or Fire Codes. There are a number of things that would have to be reviewed and looked at to decide whether or not improvements would need to be made to support those uses to being permitted similar to what Maplewood has done as it relates to their process. Modifications were made to the church there in order for them to get a separate and distinct Certificate of Occupancy supporting that use, going through the Conditional Use process. He explained there are some things that can be done but it would require time and additional money. The Interim Use process was, at least in the short term, the best way to at least support the churches moving forward with the City's understanding that the churches have the beds and overnight shelter. Staff did talk about ways to modify the Code to support this in the future but that takes time as well.

Mayor Roe stated as a follow up, anything that might need to be done as a modification to the building, even with the Interim Use approval to cover the use on the zoning side of things, there still could be things that need to be done as through the building process.

Mr. Paschke answered that from an Interim Use perspective, no.

Mayor Roe stated if there is an Interim Use and the churches want to go ahead in February and provide shelter for people, are there modifications that need to be made.

Mr. Paschke indicated there were not as far as he was aware. He thought the issue would be if the churches wanted these to be permanent uses. Then there becomes a conflict with the use not being consistent with the Certificate of Occupancy.

Mayor Roe stated related to process, if the City has gone through an Interim Use process to the point of consideration by the City Council, and if the fee is supposed to have a nexus with the cost to process the application, the City is at the point where it has done all of the things to process the application that the fee is supposed to cover. So, if a new process is started, he asked if there would be another fee or would the City initiate it and not charge another fee for a Zoning Text Amendment. He indicated he would like some guidance in regard to precedence of equal treatment of equal applicants and whether there is a concern of waiving the fee in this case, that there might be an issue of unequal treatment of applicants.

City Attorney Gaughan advised this is not a tax, it is a fee and a fee is a set amount to reasonably support the underlying regulation or program it is based on. In this particular matter, he did not know what additional regulations would be necessary but is the first step in working through this issue. The fee is supposed to reasonably support the necessary operation of the regulation.

City Attorney Gaughan stated in regard to waiving a fee, waiver is typically not appropriate because the amount that is paid is necessary for the underlying regulation so waiver on that basis is typically not appropriate. If there is going to be a waiver, he would strongly recommend that the Council clearly set forth the reasoning, basis for that waiver, so that it can be used in future requests for waivers. He recommended the Council either distinguish this particular matter or show some consistency.

City Manager Trudgeon stated if the Council asks staff to look at and amend the Code, that would be under staff direction and there would be no charge for the particular beneficiaries of that process. As far as the waiver, he would concur with the City Attorney. If the Council wanted to consider a waiver, the City would want to clearly define the issue. He noted representatives of the Church had approached staff and asked for a waiver but that is not something staff can grant.

Mayor Roe stated at the beginning of the process with the two churches, if the decision had been made to pursue a Zoning Text Amendment to make this a permitted use, his understanding is that the fee for a Zoning Text Amendment is approximately comparable to the fee for an Interim Use. So, he did not know if that would have been any less expensive of an approach to undertake and at that point, it would have been initiated by the applicant. He was not sure if that would have been a situation where the City would be undertaking that change necessarily and the fee would not have applied.

Mr. Paschke explained the only difference would be that an open house would not have been needed or that fee associated with it because an Interim Use requires an Open House Hearing. From that perspective, it is an additional process and fee before an Interim Use permit is applied for.

Mayor Roe indicated there are a couple of things before the Council. There is the Interim Use approval with resolutions and the appropriate action would be to take action on those resolutions. If the Council decided to take a different action, this would still need to be taken care of with either a denial or tabling.

Willmus moved, Etten seconded, adoption of Resolution No. 11564 (Attachment C) entitled, " Resolution Approving an Interim Use for New Life Presbyterian Church to Conduct A Temporary Emergency Overnight Homeless Shelter (PF18026)."

Council Discussion

Councilmember Willmus stated he did not care for the process the City has in regard to the use that New Life Presbyterian Church in Roseville is looking to carry forward. But at this point and time, he felt this was the best path forward with the understanding that the City Council will look and work with staff and the churches to see if once this permit is granted and in place, to find a way that will be a benefit to the churches and becomes a permitted use within their zoning designation. He thought that made sense and something that fits within the organizational mission of the two churches so from that perspective, it makes sense.

Councilmember Willmus thought by approving the Resolution it will allow the churches to proceed for this coming year.

Councilmember Etten concurred and felt this was a very important part of the work the churches are doing and he appreciates that work. He felt the City was stuck at this moment on some of the processes and he would like to find a different way forward in the future that would move some of the hurdles that are in the way of the churches.

Councilmember Laliberte concurred with her colleagues and thought what the churches are doing in the community is exactly what was hoped of them. She indicated she understood the frustration of everyone involved but did have concerns as the City talks about working together and going forward for a permitted use, and what expenses that might result for the churches to make their facilities appropriate in a permitted use. She asked the City to make that a part of the conversation in the future as well.

Councilmember Groff agreed with all said. He noted he was previously on the Planning Commission and had heard all of the testimony that came forward. He thought there were two things going on, one is dealing with the Zoning issue and the other side is how the City is viewed by the community and how the City takes care of the people who have the greatest needs in the City. He stated this is a very frustrating position to be in right now. He thought the Council had to go forward with this and he would support the motion because it is the only way the churches can accomplish their goals of housing the homeless in February and April of this year. He agreed that the City needs to look at a different way to address this within zoning in the next year to remedy this situation.

Mayor Roe echoed the comment and thought it was tremendous the churches are coming forward to provide this service, noting it does involve a lot of time and effort and volunteer work on the part of both congregations. He indicated he was appreciative of that and thought the notion of approving and supporting the use on these sites going forward is appropriate so he was definitely supportive of that.

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte and Roe.

Nays: None.

Willmus moved, Etten seconded, adoption of Resolution No. 11565 (Attachment D) entitled, "Resolution Approving an Interim Use for Roseville Lutheran Church to Conduct a Temporary Emergency Overnight Homeless Shelter(PF18- 025)."

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte and Roe.

Nays: None.

Mayor Roe agreed the City should look into making this item an approved use within the Institutional Zone. He stated the model that came to his mind as he was thinking about this was the Accessory Dwelling Unit.

Councilmember Willmus concurred but thought it was important for the City to initiate this process, so no fees are incurred by the churches.

197 Councilmember Etten wanted to make sure while looking at this to view potential ways to move
198 forward that do not create a bigger problem.

199 Mayor Roe asked if the Council wanted to take an action in regard to the Interim Use fee and
200 other fees related to these applications.

201 Councilmember Groff supported getting rid of this fee, if possible, for the two churches.

202 Councilmember Laliberte was supportive of waiving or lowering the fee because of the
203 particular use but she was very conscious of setting precedent and making sure that the fee the
204 City is charging to this applicant and other applicant coming forward on this particular Interim
205 Use, is appropriate for what the City needs to be doing. She cannot say what that appropriate
206 amount would be to cover what the City needs to do in this situation.

207 Mayor Roe stated that is a very good question that he was not sure could be answered at this
208 meeting and was not sure if action needed to be taken at this time. He believed the fee has
209 already been paid as a part of the application, it was just a matter of deciding how to refund the
210 money. He asked if the Council wanted this item to be brought back for further discussion with
211 more insight from staff or legal counsel.

212 Councilmember Groff stated what the Council heard tonight is that other cities are doing this
213 without a fee being involved and he understood this needed to be dealt with from a statutory
214 point of view, but it should not be this hard to eliminate the fee. He would like to know how
215 other cities are doing this.

216 Mayor Roe thought staff could get the City Council more information on what other cities are
217 doing. He thought the Council would like to have this brought back, noting this would be
218 specific to this type of use and this type of district, Interim Use approval. The precedent would
219 be whatever the City sets as justification for reducing or waiving a fee. The City has to be ready
220 to apply to the next application going forward.

221 Councilmember Etten stated he would be willing to look at this further and asked staff to look at
222 what the costs were on this item and bring that information forward to the Council for further
223 discussion as well.

224 Councilmember Willmus stated one of the things the Council has indicated to work towards is to
225 try to find some common ground and change this to a permitted use within the Institutional Zone
226 Districts. One of the things that will be in play in the future is the need for the Interim Use
227 Permit to go away by the City taking action to make this a permitted use. He thought the City
228 should look at the fee at that point, which is the nexus.

229 City Attorney Gaughan stated maybe the City could make the payment of this fee due on the
230 expiration of the five-year Interim Use period, waive-able if the Interim Use becomes moot by
231 operation of subsequent zoning change.

232 Councilmember Willmus wondered if the City would have to do that for all of the Interim Uses
233 that come before the City.

234 City Attorney Gaughan thought the nexus there is that the Council has openly deliberated its
235 intentions to pursue a potential amendment of zoning to make this Interim Use not necessary. If

236 there is a future case similar to that, it might be an appropriate precedent. But for future cases
237 where the Council has not openly deliberated making an Interim Use application obsolete, then
238 there is no need for it. Also, it is recognizing the fee has been imposed but not due until the end
239 of the five- year period.

240 Mayor Roe stated within the last few years, the City has approved an Interim Use and then
241 subsequently made a zoning change that made it moot. It was not this type of use so there is that
242 precedent. He wanted to make sure the Council thinks through this before a decision is made on
243 how this can be done.

Regular City Council Meeting Monday, March 25, 2019

Discuss Possible Changes to the City Code in Support of Temporary Overnight Homeless Shelters

City Planner Thomas Paschke briefly highlighted this item as detailed in the RCA and related attachments dated March 25, 2019.

Councilmember Groff stated with the information the Council received, he did not see any costs associated with that and wondered if staff knew what other cities charged for the different types of permits the cities have.

Mr. Paschke stated staff did not look into all the different fees structures to go through the process. He did not know what another community would charge to go through an interim use or conditional use. He indicated for this type of use moving forward, staff could come up with a different fee structure and figure out what makes sense to implement.

Councilmember Groff thought that would make sense because this is a nonprofit.

Mayor Roe stated at the last discussion, he brought up the City's Accessory Dwelling Unit process, which he believed was a permitted use in the Code but there is still an application form. He was not sure if it is a one- time approval that goes forward or if it is something that needs to be reviewed on an on- going basis. He asked Mr. Paschke to review the process.

Mr. Paschke reviewed the City process for Accessory Dwelling Units.

Mayor Roe noted the City has permitted uses in Multi- Family Districts. He wondered if that is somewhat parallel to this as well. He did not know if he wanted people to go through the City's full fledged costly Interim Use Process for this type of thing. He wondered if there was a way to do some sort of Limited Interim Use process for certain types of uses that are relatively unobtrusive and do not need to have the full open house process. He thought that might be an angle the City might want to consider as well.

Councilmember Willmus thought the second thing Mayor Roe mentioned made more sense to him, a hybrid process pertaining to an Interim Use and structure something that way. With respect to an accessory as a permitted use or something along those lines, he wondered at what point does it cross the line and in effect become a conditional use?

Attorney Gaughan thought the line would get crossed once it gets beyond design standards for how a particular structure may be constructed or screened or setback and gets into more of an operational type of condition, how many days per year can it engage in a permitted use or staff size.

Councilmember Willmus stated with respect to a blanket waiver or fees, based upon whether it was for profit or nonprofit, he would want to be very careful because the City does have organizations that are nonprofits that could be large organizations. He did not know if he would want to go that route if thinking of that possibility. He thought that perhaps the Mayor' s thought of a new process with an Interim Use being somewhat of the backbone of that.

Mayor Roe stated what he was thinking about in terms of the difference between a Conditional Use and an Interim Use is that a Conditional Use is a one- time approval and is good for the life of the property. Whereas an Interim Use typically has a five- year time limit on it as a max and allows the Council to revisit it. If that is something the Council deems is appropriate, Interim Uses are typically things not normally allowed in the Code so that tends to maybe fit with this.

Councilmember Etten stated he understood the point of a hybrid Interim Use Permit. One of the things that is important to him is somehow having a yearly look where the Fire Department is checking on the facility before people are housed for the next month to make sure the facility is meeting some of the basic standards for health and safety. He did not think it should be based on the facility being nonprofit because there could be other issues with that. He would wonder if it is an ongoing use, should this be reviewed every five years. He also wondered how the pieces would fit together, ongoing safety, as well as the cost to the City.

Councilmember Etten asked if the City would still look at some sort of notification process on a smaller area with a cheaper mailing and the open house happening as a public hearing, or something like that before the City Council. He thought this would be done for a new submission only.

Councilmember Willmus indicated that would be something to look at. The other side of that is Roseville has had a number of churches that have been doing this for quite a while without an issue and ultimately where he wants to get to, is something where the City is not burdening the nonprofit with a fee structure that is impactful on what the nonprofit is doing. He would like to streamline the process for the nonprofit and accommodate what has been done for a number of years. He thought about leaning towards a new category of Interim Use that is focused on accommodating this type of thing. He thought that would be the goal and focus.

Councilmember Laliberte agreed with much of what her colleagues have stated. She thought a Conditional Use process would be too cumbersome and costly. She thought there might be more discussion about the Permitted Accessory Use, but she was comfortable where the Council is making suggestions at this point for maybe staff to bring something back.

Councilmember Groff liked the conversation the Council just had because it narrows this down yet still leaves it broad enough.

Mr. Trudgeon thought the discussion was moving towards a Limited Interim Use Permit or something that is limited in scope that would not have the normal requirements for an open house or extra notification. He thought it would still be a public hearing at the Planning Commission with five-hundred- foot notification, a term of five years, and then at the end of five years the City would need to decide if the facility should go through the entire process again or renew it.

Public Comment

Mr. John Shardlow, 2988 Highcourte

Mr. Shardlow stated he was the president of Roseville Lutheran Church Congregation and pleased with the way the conversation has gone. He originally suggested the permitted Accessory Use because he thought the City could define the use itself with some inspection

requirements. He stated if this is an Interim Use, he would suggest one of the areas where there would be flexibility is the time period for which it would be extended or an automatic renewal if there were not any complaints, which would be very helpful. He stated there were nineteen people at the Church in February and represented seven different families. He thought the direction the City is heading in is a good one the Church could support.

Mr. Shardlow stated there was a church that could not participate in January and his church was asked to take that month as well as February but could not because of the sixty- day non-consecutive day rule. He wondered if it could be a continuous sixty days rather than thirty days in a year.

Mayor Roe thought the Church could go sixty days with a one- day gap and would meet the law requirements. He stated that was something to take into consideration.

Ms. Janet Berryhill, 2673 Western Avenue N.

Ms. Berryhill stated she was at the Homework Starts at Home kickoff and heard about this. She was at the meeting to support the City lowering the fee. She thought the church was doing the community work that the City should be doing. She would like all of the structures as a community to help address homelessness and was glad the City was looking at this. She understood there is a cost for staff time, but the church is doing work that the residents and City then do not have to pay for. She encouraged the City Council to consider rebating the church's money that has already been paid.

No one else wished to make a comment.

Mayor Roe stated the City Council looked forward to this coming back to the Council with the suggested changes.

Regular City Council Meeting Monday, June 17, 2019

Consider Changes to the City Code in Support of Temporary Overnight Homeless Shelters City Planner Thomas Paschke and Community Development Director Gundlach briefly highlighted this item as detailed in the RCA and related attachments dated June 17, 2019.

Mr. Paschke indicated staff's conclusion was that the Interim Use process really is not the appropriate process given the State Statute and trying to come up with a different process would be better suited for what staff is talking about. In essence, having the Temporary Overnight Homeless Shelters to be somewhat of a more permitted type of use requiring less hassle and being less cumbersome as before and also taking into thought the costs. Staff discussed and concluded that one of the most effective and efficient ways of processing such as request would be to have it as a business license and would require an amendment to the Zoning Code to stipulate that the use would be a permitted accessory use to the principal use which would be the church itself or place of assembly. From there it would require the entity to go through and obtain a business license. Within the business license would be all of the requirements provided by the State Fire Marshal and previously discussed. What is before the Council is to go through that process through the Chapter 310 as well as the Zoning Code.

Councilmember Willmus asked what the period of time that the license or use would be valid in any given calendar year.

Ms. Gundlach explained the way the proposed amendment is written, a new license would be created. The administration of such license refers back to Chapter 301, which is the general license requirements and that section indicates those licenses are good for a calendar year. The language staff created in Chapter 310, condition 16 is the additional requirements the City would impose on this license if the City did not want to use the calendar year in Chapter 301. She noted this is the custom condition the Council can create to their liking if the Council does not like what is in Chapter 301.

Councilmember Willmus asked why the City does not have a provision in place that calls attention to a specific number of days per calendar year, which is what he thought the groups that came forward were speaking to.

Mayor Roe thought that was addressed in the definition in the Zoning Code.

Ms. Gundlach indicated that was addressed in Condition 14. The red language is a copy of the State Fire Marshal's standards that the Council had been approving under the Interim Use process. She noted Section 310 does not just list these licenses as Business Licenses, these are listed as "activity licenses".

Councilmember Groff specified a fee would be needed in order to have a Fire Inspection. He asked if that would be yearly.

Mr. Paschke explained the fee and inspection would be yearly unless the Council decided to change that duration of time for the license itself and he did not know whether the Fire Marshal charges or not to do an inspection. He assumed there was a fee along with an inspection prior to the activity occurring.

Councilmember Groff asked if that would be additional fee to the basic fee.

Ms. Gundlach thought the intention of the \$ 150 fee was for the license to start the conversation going. The Council would determine what that fee would be with a fee schedule, which would include processing the request and to conduct the inspection of the building. The license fee, under the way this is written, is intended to include all costs. She noted if the Council decided to have the license renew annually, the fee would be paid every year. If the Council decides to tweak some language in Chapter 16, the Council might want to clarify the language regarding the fee and time limit.

Councilmember Laliberte asked if the fee was to cover the City's Fire Marshal to go out and do the inspection, questioning if the entity would get another inspection from the State Fire Marshal and pay another fee.

Staff indicated that was correct.

Councilmember Laliberte noted there was testimony previously to churches saying it did its month and then another church asking the City to do its month as well so she did not see that works with the maximum of four weeks length language and wondered if there were some thoughts or recommendations about that.

Ms. Gundlach asked for clarification on the question. She wondered if Councilmember Laliberte was asking if the church would work with two different shelters or if the shelter would work with two different churches.

Councilmember Laliberte remembered from the testimony that there was a church that could not do their month so it went to a church that was already in the program, already done the four weeks of having the folks in their facility, and were being asked to cover a month for a different church who couldn't cover it.

Mayor Roe thought this language limits it to one facility having four weeks in any given calendar year and wondered if the City wanted to look at something a little more flexible.

Ms. Gundlach explained that condition is from the State Fire Marshal's requirement and she would be hesitant to provide a response without the Fire Chief weighing in on it but thought the City could customize Condition 14 of this license to address the issue.

Mr. Paschke noted the Interim Uses in place allow for up to sixty days for a calendar year.

Fire Chief O' Neill stated the Fire Department is operating under the guidelines of the State Fire Marshal's Office which has already made exceptions to the Fire Code in allowing a four- week period of time where the churches would not have to meet normal requirements. The church would not be able to go beyond the four weeks and stay consistent with the State Fire Marshal's Office. That would be something he would be mandated to do and has to work within the parameters the State Fire Marshal's Office has established for the Roseville Fire Department. He would recommend the City not fool with that number and leave it at four weeks.

Councilmember Etten appreciated the information and felt it was as clear as it can get. He was concerned about framing in churches as the church is trying to do the right thing in the world. He noted in regard to Condition 3 on line 70 it talks about inspections being done within five

79 days of temporary housing start and one mid-use inspection. He wondered if that would mean
80 five days before the temporary housing start or within the first five days.

81 Fire Chief O' Neil indicated it would be five days prior to the start.

82 Mayor Roe thought staff should be clearer on that language, if possible.

83 Councilmember Etten specified another question he had was on Condition 13, line 105; " A
84 maximum of 24 persons may be housed". He wondered if that was a number that was arrived at
85 due to the knowledge of the buildings that are being used right now, the number of people this
86 program typically houses or where it came from.

87 Fire Chief O' Neill explained that number is a mandate from the State Fire Marshal's Office as
88 well.

89 Mayor Roe presumed if the State Fire Marshal is requiring this of facilities in Roseville, then it is
90 requiring this of all of the facilities in the State.

91 Fire Chief O' Neill agreed.

92 Councilmember Etten thought the inspections should happen yearly and did not know if there
93 could be something worked out for a three- year license with an annual inspection and only pay
94 the inspection fee in years two and three in order to bring the cost down.

95 Mayor Roe echoed that thought for returning entities and for new entities, the initial license
96 would be for one year.

97 Councilmember Etten asked if Mayor Roe would consider the churches that are currently doing
98 this as new or returning.

99 Mayor Roe thought if the church already has an Interim Use in place that is serving the purpose
100 of its initial license. He thought language could be developed to cover that transition situation.

101 Mayor Roe thought the direction would be to have staff bring back the necessary pieces of this
102 with the language for 310 as well as anything else in terms of the Zoning definitions that were
103 mentioned in the report. Then at that point, there would be the opportunity for public feedback.

104 Ms. Gundlach asked for clarification that the license requirements only have to appear in front of
105 the Council and the Zoning Code has to go before the Planning Commission. She also asked
106 whether the Council would like staff to bring those items before the Planning Commission and
107 then tee everything up to come back to the Council at one time. Or did the Council want to see
108 the actual Code amendments first before staff starts the process with the Planning Commission.

109 Mayor Roe thought it could all come at the same time for review and approval. He thought it
110 might also help the Planning Commission, for reference, to have the license language.

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 3 (BUSINESS REGULATIONS) OF THE CITY CODE TO ESTABLISH A BUSINESS LICENSE FOR TEMPORARY OVERNIGHT SHELTERS

The City Council of the City of Roseville does ordain:

Section 1. City Code §310.01 (License Required) of the City of Roseville, is hereby amended by establishing parameters and requiring a license for the operation of a Temporary Overnight Shelter. After Planning Commission and City Council consideration of Project File 0017, Amendment 37, the following section is established:

Chapter 310: Miscellaneous License Section

310.01: License Required:

No person shall conduct or engage in any of the following businesses or activities without first obtaining a license:

- a Firearm Sales: [Unchanged]
- b Veterinary Hospital: [Unchanged]
- c Gasoline Stations: [Unchanged]
- d Private Gasoline Pumps: [Unchanged]

e Theaters: [Unchanged]

f Temporary Overnight Shelter: An area specifically designated within a place of assembly for the purpose of overnight housing of individuals on a temporary basis subject to the following conditions:

1. A telephone or other means of communication shall be provided within 50 feet of the area being used for temporary shelter.
2. Emergency responders (police and fire departments) shall be notified of the use of the buildings for temporary shelter.
3. Inspections of the entire shelter will be conducted by building inspectors and fire inspectors as follows:
 - a. At least once within the five days prior to the beginning of the licensed period, and
 - b. At least once during the licensed period.
4. Smoke alarms shall be provided in each room used for sleeping purposes and in areas giving access to rooms (i.e. hallways or corridors). The smoke alarms are required to be 120-volt, hard-wired, with battery back-up. Smoke detectors connected to automatic fire alarm systems could be used in lieu of single station smoke alarms.
5. At least one portable fire extinguisher with a rating of 2A-10BC shall be located within 75 feet of the area used for sleeping purposes.

6. No Smoking, cooking, candles, or open flames are allowed in the rooms used for sleeping purposes.
7. An evacuation diagram or map shall be posted in each room used for sleeping purposes.
8. Awake and alert adult chaperones or volunteers shall be present whenever the spaces are being used for sleeping purposes.
9. The building being used shall meet the Minnesota State Fire Code requirements for an existing Group A-3 (assembly) occupancy.
10. The area or rooms used for sleeping purposes shall be located on the level of exit discharge (i.e. the main level or a level that has exits to grade level). Up to three steps (or risers) are allowed. If these rooms cannot be located on the level of exit discharge, other levels can be used (i.e. basements or second stories) if the area or space:
 - a. Has two remote means of egress from the space, and
 - b. Is protected with smoke detection connected to an automatic fire alarm system throughout the building.
 - c. In lieu of the automatic fire alarm system, automatic fire sprinkler protection throughout the building is acceptable.
11. The area used for sleeping purposes shall have access to two or more egress doors to the exterior.
12. If the area being used for sleeping purposes utilizes a hallway or corridor, the hallway or corridor is required to be one-hour fire-rated, the building is required to be protected with automatic sprinklers throughout, or the means of egress system is protected with smoke detectors connected to an automatic fire alarm system.
13. A maximum of 24 persons may be housed in the temporary shelter at one time, not including staff, volunteers or chaperones.
14. The maximum number of weeks per year to be used as a temporary shelter is four.
15. The area used for sleeping purposes shall have Carbon Dioxide (CO) detection in the sleeping areas.
16. In addition to the requirements noted in this Section, license issuance shall be in accordance with City Code Section 301.01-301.09, except that the City Council may elect to issue the license for a period of time exceeding that stated in Section 301.06 based upon performance of the licensee in prior years.

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

Passed this 26th day of August 2019.