


<p><b>Commissioners:</b>  Julie Kimble  Michelle Kruzell  Tammy  McGehee  Michelle Pribyl  Karen  Schaffhausen  Erik Bjorum  Pamela Aspnes</p>	 <p><b>Planning Commission Agenda</b>  Wednesday, November 2, 2022  6:30pm</p> <p>Members of the public who wish to speak during public comment or on an agenda item may do so in person during this meeting or virtually by registering at <a href="http://www.cityofroseville.com/attendmeeting">www.cityofroseville.com/attendmeeting</a>.</p>	<p><b>Address:</b>  2660 Civic Center Dr.  Roseville, MN 55113</p> <p><b>Phone:</b>  651-792-7080</p> <p><b>Website:</b>  <a href="http://www.cityofroseville.com/pc">www.cityofroseville.com/pc</a></p>
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1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes

Documents:

[OCTOBER 5, 2022 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. Request To Allow Residential Density Greater Than 24 Dwelling Units Per Acre As A Conditional Use In Support Of A Proposed Apartment Project At 1415 County Road B (PF22-012)

Documents:

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

7. Other Business
  - 7.A. Discussion Regarding The Table Of Uses (Table 1007-2) For The Institutional District Of The Roseville Zoning Code And The Need For Potential Amendments (PROJ0044-Amdt 1)

Documents:

[7A REPORT AND ATTACHMENTS.PDF](#)

- 7.B. Discuss Phase Two Zoning Code Amendments

Documents:

[7B REPORT AND ATTACHMENTS.PDF](#)

8. Adjourn



**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, October 5, 2022 – 6:30 p.m.**

- 1 **1. Call to Order**  
2 Chair Kimble called to order the regular meeting of the Planning Commission meeting at  
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.  
4
- 5 **2. Roll Call**  
6 At the request of Chair Kimble, City Planner Thomas Paschke called the Roll.  
7
- 8 **Members Present:** Chair Julie Kimble, Vice Chair Michelle Pribyl, and  
9 Commissioners Michelle Kruzel, Tammy McGehee, Pamela  
10 Aspnes and Erik Bjorum.  
11
- 12 **Members Absent:** Karen Schaffhausen  
13
- 14 **Staff Present:** City Planner Thomas Paschke, Senior Planner Bryan Lloyd, and  
15 Community Development Director Janice Gundlach.  
16
- 17 **3. Approve Agenda**  
18
- 19 **MOTION**  
20 **Member Pribyl moved, seconded by Member Kruzel, to approve the agenda as**  
21 **presented.**  
22
- 23 **Ayes: 6**  
24 **Nays: 0**  
25 **Motion carried.**  
26
- 27 **4. Organizational Business**  
28 **a. Swear-In New Commissioner: Pamela Aspnes**  
29 Chair Kimble administered the Oath of Office to new Commissioner Aspnes.  
30
- 31 **5. Review of Minutes**  
32
- 33 **a. September 7, 2022 Planning Commission Regular Meeting**  
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- 35 **MOTION**  
36 **Member McGehee moved, seconded by Member Bjorum, to approve the**  
37 **September 7, 2022 meeting minutes.**  
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- 39 **Ayes: 6**  
40 **Nays: 0**  
41 **Motion carried.**

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**6. 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.*

Member McGehee updated the Commission on the Community Visioning process.

**7. Public Hearing**

**a. Consideration of a Request by Launch Properties, In Conjunction with Wal-Mart Real Estate Business Trust (Property Owner), for a Conditional Use to Allow a Drive-Through for a Proposed Starbucks at 2020 Twin Lakes Parkway (PF22-009)**

Chair Kimble opened the public hearing for PF22-022 at approximately 6:38 p.m. and reported on the purpose and process of a public hearing. She advised this item will be before the City Council on October 24, 2022.

City Planner Paschke summarized the request as detailed in the staff report dated October 5, 2022.

Chair Kimble thanked Mr. Paschke for the presentation and thought this had a very generous landscaping plan and looked really nice.

Member Pribyl noticed the fence is eight foot high and thought it was unnecessarily high given that it is already a little bit elevated.

Mr. Paschke thought that as well and Code states six feet and would not need to be eight feet tall. He thought six feet should work because that area is raised as well.

Mr. Dan Regan, Launch Properties, addressed the Commission.

Member McGehee thanked Mr. Regan for the landscape plan and thought it was very interesting and nice. She thought the choice of plants was also diverse.

Chair Kimble asked if there was any opportunity for seating in that area.

Mr. Regan did not know how closely seating was looked at in that area and thought it might be an operational issue for Starbucks. There is a seating area for Starbucks that is adjacent to the store already and he thought that is the primary place Starbucks would like their customers to be when outside.

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**Public Comment**

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

Chair Kimble closed the public hearing at 6:56 p.m.

**Commission Deliberation**

None.

**MOTION**

**Member McGehee moved, seconded by Member Pribyl, to recommend to the City Council approval of a Conditional Use for 2020 Twin Lakes Parkway, allowing a drive-through on the subject property based on the comments, findings, and the conditions stated in the October 5, 2022 staff report. (PF22-009).**

**Ayes: 6**

**Nays: 0**

**Motion carried.**

**8. Other Business**

**a. Discuss Phase Two Zoning Code Amendments**

Community Development Director Janice Gundlach summarized the Phase Two Zoning Code Amendments.

Mr. Jeff Miller of HKGi who presented Phase Two Zoning Code Amendments.

Member Pribyl indicated on the first chart she had a question on the primary and secondary materials. She asked if primary and secondary are the only options so if the amount of primary materials is decreased the amount of secondary materials is increased. She wondered if there was a third tier.

Mr. Miller indicated there are only two.

Member McGehee thought this was a good idea however she was not sure that the impervious surface, to increase impervious surface in a City where there already is so much impervious surface seems to be moving in the wrong direction from the standpoint of sustainability. She thought in general planning, what is the vision for a sustainable community. How does this all fit together because right now it is just looking at pieces and she was not sure how this will all fit together. She indicated she did not have any problem with a point system but struggled with what makes sense for the incentives other than cash. She did appreciate that some of these do not apply to the residential lots.

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Mr. Miller explained to clarify all three of them, if seen as not supporting sustainability, they would be attained by doing something that is promoting sustainability. He thought there were different ways to obtain sustainability. The impervious surface right now only applies to residential districts so that is why it is being done in residential districts.

Chair Kimble explained to her it seems like they are always on a journey and can never go from zero to one hundred right away and they have talked about the fact that this needed to be tested and it is being kept outside of the Code to see what works and what does not work and to Mr. Miller’s point, she thought there has been a lot of careful thought to what staff has applied the different incentives to and how much that range has been but staff is also going to find out from developers if it is interesting enough. She thought staff is going to have to keep looking at it as various projects come through and test it but she thought it is hard to have everything perfect so there will be some tradeoffs and there will be some things that are more important now for sustainability and she thought it is a really good start.

Chair Kimble asked in looking at all of these that there is enough opportunity also for industrial product in sustainability.

Ms. Gundlach indicated the City should make this an option for Employment Districts. She was not sure if there was any conversation on why this was not included because she thought there is an opportunity to make a major improvement if the City were to include those Employment Districts being those are large buildings or intensely developed sights. She thought this should be added in.

Member Pribyl indicated she had comments on potential sustainable building features and points earned. She agreed on the certification and would probably split those because LEED is more expensive, just to go through the certification process and are more rigorous. She could see why Green Star is related to single family but more people will go for Green Star over LEED if they have the same points. Green Communities, which she works with all of the time and most of the projects going for that are affordable housing and are already required to do that based on funding sources. It will not be an incentive to do more than what is already expected to be done with that program. She thought that would be a good thing to tie to City financed projects.

Ms. Gundlach thought the Commission was suggesting instead of having a five for all of these, maybe have the most points be for LEED and then reduce it down from there. She asked if it was accurate to say that LEED receives the most points. She indicated she does not work with these systems enough to fully understand how easy or hard it is to achieve these. She asked for recommendations on what should be next.

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Member Pribyl thought LEED would be the top and then B3, she would even say for Green Star, she did not work with that often but thought it would be more for affordable low-density housing and it could be even distinguished that Green Star is specifically for those types rather than making it a blanket approach.

The Commission discussed with staff the different sustainability levels and point values assigned to each.

Member McGee asked regarding the non-traditional stormwater system, if there is a bio-retention area or rain garden it would receive 2 points but if a buffer is put in or if the shoreland is restored it would receive 1 point. She thought those were similar things unless there is a reason that these two things are not.

Mr. Miller explained that could be considered.

Member Bjorum thought the only reason he would think that would not be true is in some of the non-traditional water systems there is an additional cost in there that might not be carried in a shoreland component so the project is getting that extra point because of the additional cost associated with it. He did not think it necessarily says one is more important than the other, rather, it is how points would work themselves out.

Member Pribyl wondered if it would make sense to have a lower point threshold for lower density project because they probably would not be as likely to do EV charging stations or a green roof or a publicly accessible family garden. She thought it might be worth considering that.

There was further discussion between the Commission and staff on the point system and how to implement it.

Ms. Gundlach explained when staff drafts the language in sections 1011, Property Performance Standards, she thought the intent there is to make sure it is clarified that this is new development or redevelopment. This is not for a single family home.

Mr. Miller indicated this worksheet is a work in progress. He noted the next step is to refine this further with a public hearing in December for this and the Shoreland Ordinance and City Council adoption after that.

**9. Adjourn**

**MOTION**

**Member Kruzal, seconded by Member Pribyl, to adjourn the meeting at 7:55 p.m.**

**Ayes: 6**

**Nays: 0**

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**Motion carried.**





REQUEST FOR PLANNING COMMISSION ACTION

Date: November 2, 2022  
Item No. 6A

Department Approval

*Janice Gundlach*

Agenda Section  
Public Hearings

Item Description: Request to allow residential density greater than 24 dwelling units per acre as a Conditional Use in support of a proposed apartment project (PF22-012)

**Application Information**

Applicant: Firm Ground Architects

Location: 1415 County Road B

Property Owner: Brick by Brick, LLC

Community Engagement: n/a

Application Submittal: Received 10/7/2022; Considered complete 10/10/2022

City Action Deadline: 12/9/2022, per Minn. Stat. 15.99

**General Site Information**

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	undeveloped	HR	HDR
North	Multifamily residential	HR	HDR
West	Commercial	MU-3	MU-3
East	One-family residential, detached	LR	LDR
South	One-family residential, detached	LR	LDR

Notable Natural Features: none

Land Use History: Planning File 1611 (1985): approval of a variance to the minimum parking area setback from the eastern property line

Planning File 2668 (1994): denial of a variance to the minimum building setback from the eastern property line for a proposed building addition

Planning File 2778 (1995): approval of a variance to the minimum building setback from the eastern property line for a proposed building addition

Planning File 16-006 (2016): denial of rezoning to HDR-2

Level of City Discretion in Decision-Making: quasi-judicial.

1 **Proposal Summary**

2 The site was originally developed in 1958 as a nursing home facility that was ultimately demolished in  
3 2010. Since that time the site has remained vacant. The applicant proposes to develop a new apartment  
4 facility at a residential density greater than 24 dwelling units per acre under a provision adopted among  
5 the Phase 1 zoning code updates in November 2021 allowing residential density up to 36 dwelling units  
6 per acre to be reviewed and approved as a conditional use in the HDR district. Illustrations and other  
7 information about the proposed development are included with this RPCA in Attachment C.

8 Prior to the November 2021 zoning update, the Zoning Code and Zoning Map included an HDR-1  
9 district (permitting up to 24 units per acre) and an HDR-2 district (with no established density limit).  
10 While all parcels guided in the comprehensive plan for high-density residential development were  
11 initially zoned HDR-1, the HDR-2 district was intended to provide an opportunity for the City to  
12 facilitate residential developments greater than 24 units per acre through rezoning requests. In practice,  
13 however, no such rezoning requests were ever approved. The primary reasons for denial were centered  
14 in concerns the site could be developed in *any* way permitted in the HDR-2 district because the rezoning  
15 action could not include conditions that the *proposed* development be implemented. Therefore, among  
16 other changes, the November 2021 zoning update consolidated the HDR-1 and HDR-2 districts into a  
17 single HDR district and allowed greater density as a conditional use. In this way, the standard permitted  
18 density would still be limited to 24 units per acre but the City Council could facilitate developments  
19 with greater density on a case-by-case basis with the greater certainty and control provided by the  
20 conditional use review and approval process.

21 Nominally, the conditional use process can only facilitate up to 72 units on the two acre subject site, but  
22 the applicant proposes to develop 86 dwellings in accordance with the provisions of Zoning Code  
23 §1019.10 (Bonuses). This section incentivizes the use of structured parking instead of unsheltered,  
24 surface parking stalls by providing a density bonus; if a proposed development provides structured  
25 parking for at least half of the required stalls, the development can earn a bonus of up to 20% greater  
26 density than otherwise allowed on the site. The density bonus has been part of Roseville’s zoning code  
27 since December 2010 and it has been achieved on other permitted developments over the past dozen  
28 years, but this is the first time the density bonus for structured parking would be utilized in conjunction  
29 with the conditional use provisions and revised setback requirements of the consolidated HDR district.

30 With the necessary amount of structured parking, the two-acre subject parcel would inherently permit  
31 the development of up to 57 units on this site (i.e., at a density of almost 29 units per acre) without the  
32 need for a conditional use approval. Because the applicant has put a lot of effort in developing highly  
33 refined plans, they have been able to demonstrate their ability to achieve the density bonus. Therefore,  
34 the proposed 86-unit development represents up to 29 dwelling units beyond what could be developed  
35 by right on the property if the conditional use request is approved.

36 When exercising the “quasi-judicial” authority on conditional use requests the role of the City is to  
37 determine the facts associated with a particular proposal and apply those facts to the legal standards  
38 contained in the ordinance and relevant state law. In general, if the facts indicate the application meets  
39 the relevant legal standards and will not compromise the public health, safety, and general welfare, then  
40 the applicant is likely entitled to the approval. The City is, however, able to add conditions to  
41 conditional use approvals to ensure that potential impacts to parks, schools, roads, storm sewers, and  
42 other public infrastructure on and around the subject property are adequately addressed.

43 **Conditional Use Analysis**

44 Roseville’s Development Review Committee (DRC) met on several occasions to review the proposed  
45 subdivision plans. Some of the comments and feedback based on the DRC’s review of the application  
46 are included in the analysis below, and the full comments offered in memos prepared by DRC members  
47 are included with this RPCA in Attachment D.

48 Floor plans, exterior elevations, and other details are included with the materials in Attachment C;  
49 helping to illustrate the proposal in greater detail. While the plans submitted have allowed Planning  
50 Division staff to confirm the proposed project can be made to satisfy all of the pertinent zoning  
51 requirements, some specific details may not be germane to the City’s consideration of the request for  
52 conditional use approval. For example, the particular mix of unit sizes illustrated in the floor plans and  
53 the exterior design details are useful for demonstrating the ability to conform to various zoning  
54 standards, but the conditional use process might not speak directly to all such details. Additionally, the  
55 Fire Marshal has noted that the new units will inevitably increase the number of annual inspections  
56 under the multifamily licensing program and other calls for service. Because Fire Department staff  
57 inspects 30% of such multifamily units each year, the additional 29 units facilitated by an approval of  
58 the conditional use request represents a marginal increase of nine licensing inspections per year.

59 The Zoning Code does not establish any specific conditional use approval criteria to review when  
60 considering a residential development at greater densities, but the conditional use process is nevertheless  
61 an opportunity to analyze the potential impacts of the proposal on the area surrounding the subject  
62 property. To that end, §1009.02.C of the City Code establishes a mandate that the City make five  
63 general findings pertaining all proposed conditional uses. Planning Division staff has reviewed the  
64 application and offers the following draft findings.

- 65 1. *The proposed use is not in conflict with the Comprehensive Plan.* The 2040 Comprehensive Plan  
66 specifically identifies this site for high-density residential development “...with a density greater  
67 than 12 units per acre.”
- 68 2. *The proposed use is not in conflict with any Regulating Maps or other adopted plans.* The proposed  
69 development is not subject to a regulating plan map or other adopted plan. Staff would note that the  
70 City’s Economic Development Authority commissioned a Housing Needs Assessment in October  
71 2018, which identified housing needs for the City through 2030. That assessment revealed a need for  
72 354 units of “rental units – market rate”. Since the assessment was completed, only 117 units of such  
73 housing (i.e., The Isaac apartments) have been approved and developed. In light of this, the results of  
74 this assessment suggest the City is still in need of 237 units of the type of housing proposed by this  
75 project. Even if this proposed conditional use for increased density is approved and other potential  
76 market rate apartment projects in the pipeline (e.g., Sands Phase III) are considered, a citywide  
77 demand will remain for market rate rental housing units. Lastly, all 117 units at The Isaac were  
78 absorbed quickly, suggesting the unit count identified in the Housing Needs Assessment matches  
79 current market demands.
- 80 3. *The proposed use is not in conflict with any City Code requirements.* Based on the plans that have  
81 been received and reviewed thus far, staff has found that revisions to the front façade along County  
82 Road B may be necessary to comply with requirements pertaining to building design. Staff believes  
83 that compliance can be achieved, however, and a conditional use approval can be rescinded if the  
84 approved use fails to comply with all applicable City Code requirements or any conditions of the  
85 approval.
- 86 4. *The proposed use will not create an excessive burden on parks, streets, and other public facilities.*  
87 The City conducted a traffic study in 2016, evaluating the impacts of a development concept with  
88 much greater density than the current proposal. The study demonstrates that the proposed

89 multifamily development on the subject property will have minimal impacts on the roadway  
90 network, and indicated that all studied intersections will operate at an acceptable level of service.  
91 Moreover, a multifamily development in this location would be well positioned to take advantage of  
92 the robust service provided by Metro Transit's bus route 65 on County Road B and the A Line BRT  
93 along Snelling Avenue, as well as many walkable destinations.

94 Roseville's Parks and Recreation Director, Matthew Johnson, has noted this area of the parks and  
95 recreation system is already overtaxed. Because approval of the conditional use application would  
96 represent more dwelling units than the 57 units that could be permitted by right in this location, Mr.  
97 Johnson recommends that an approval should be conditioned on the applicant paying a park impact  
98 fee of \$4,250 for each dwelling unit beyond 57. The current proposal represents 29 units more than  
99 what could be permitted by right, which would equate to a park impact fee of \$123,250.

- 100 5. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact*  
101 *traffic or property values, and will not otherwise harm the public health, safety, and general welfare.*  
102 Consistent with the preceding findings, Planning Division staff believes that the proposed  
103 multifamily complex will be a valuable addition to this part of the community, will not create  
104 adverse traffic impacts, and will not cause harm to the public health, safety, and general welfare.

#### 105 PUBLIC COMMENT

106 City staff has received two phone calls about the proposal, one asking questions about the details of the  
107 proposal and one expressing opposition to the proposed development.

#### 108 RECOMMENDED ACTION

109 **By motion, recommend approval of the proposed residential density of 36 units per acre**, based on  
110 the content of this RPCA, public input, and Planning Commission deliberation, with the following  
111 conditions:

- 112 1. Pursuant to the memo from Public Works staff in Attachment D of this RPCA, the applicant shall  
113 enter into a Public Improvement Contract regarding the improvement on Albert Street and pathway  
114 improvements.
- 115 2. Pursuant to the memo from Parks and Recreation staff in Attachment D of this RPCA, the applicant  
116 shall pay a park impact fee equal to \$4,250 for each dwelling unit developed beyond the 57 units that  
117 could be permitted by right.

#### 118 ALTERNATIVE ACTIONS

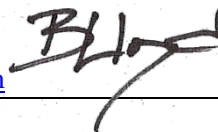
119 **A. Pass a motion to table the request for future action.** An action to table consideration the  
120 request must be based on the need for additional information or further analysis to make a  
121 recommendation. Tabling may require an extension of the action deadline mandated in  
122 Minnesota Statute to avoid statutory approval.

123 **B. Pass a motion to recommend denial of the proposed preliminary plat.** Recommendations of  
124 denial should be supported by specific findings of fact based on the Planning Commission's  
125 review of the application, applicable zoning or subdivision regulations, and the public record.

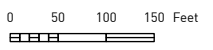
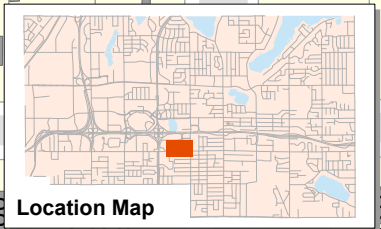
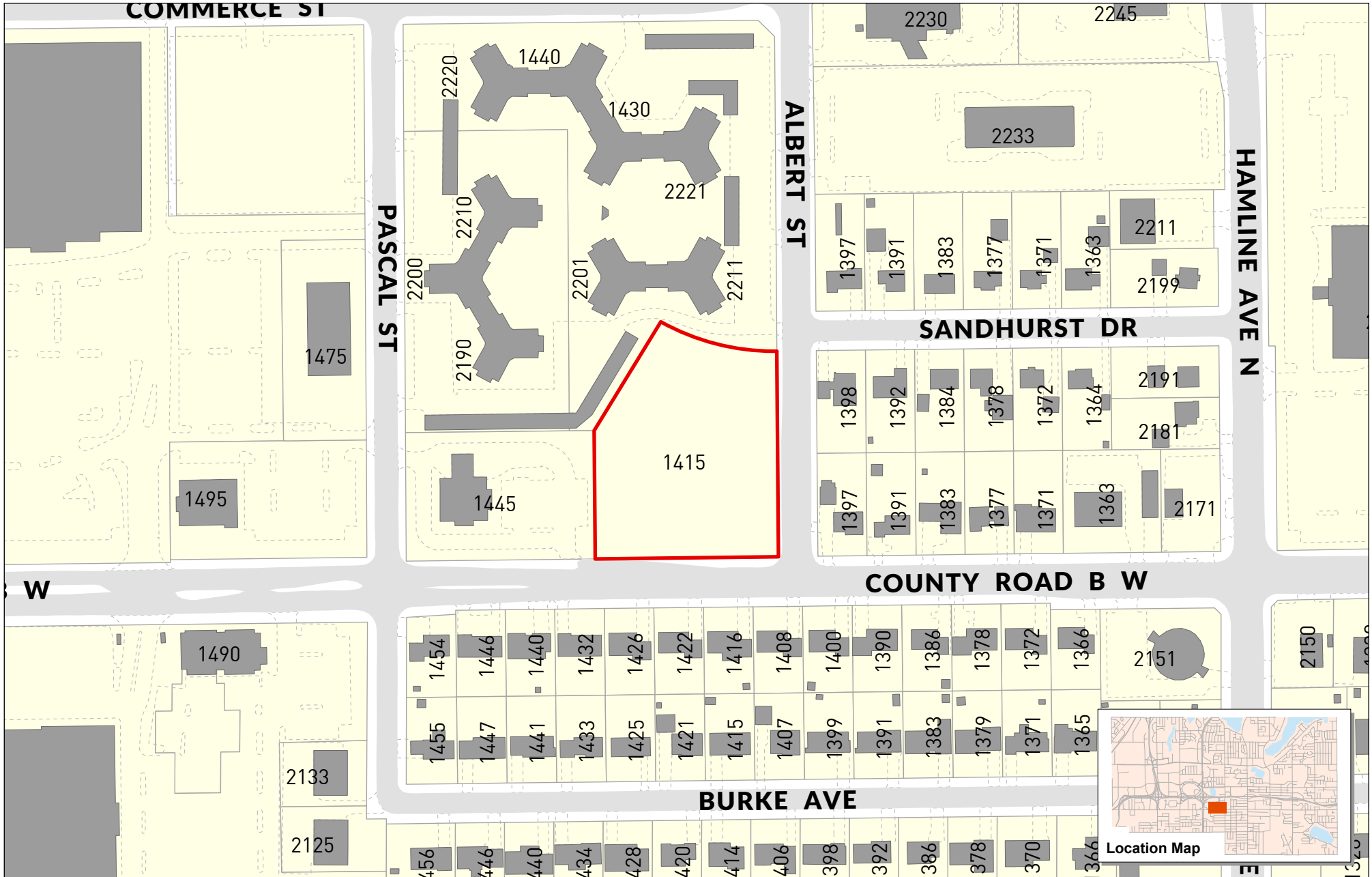
Attachments: A: Area map  
B: Aerial photo

C: Proposed plans  
D: Comments from DRC

Prepared by: Senior Planner Bryan Lloyd  
651-792-7073  
[bryan.lloyd@cityofroseville.com](mailto:bryan.lloyd@cityofroseville.com)



# Attachment A: Planning File 22-012



# Attachment B: Planning File 22-012



*“Your well-built project begins and endures on Firm Ground”*

October 7<sup>th</sup>, 2022

PID: 102923340006

City of Roseville Community Development  
Attn: Janice Gundlach  
CC: Bryan Lloyd  
2660 Civic Center Dr.  
Roseville, MN 55113

Dear Janice,

For your review are Firm Ground’s application items for the property described in the attached Conditional Use Application form.

Property:  
1415 County Rd B West  
Roseville, MN 55113

Owner of record:

Brick by Brick, LLC  
900 American Blvd. E. #300  
Bloomington, MN 55420  
Phone: 651-206-4087  
Email: [vishal@venturemortgage.com](mailto:vishal@venturemortgage.com)

Owner’s representative (Architect):

Firm Ground Architects  
Tom Wasmoen  
275 Market Street, Suite 368  
Minneapolis, MN 55405  
Phone: 612-819-1835  
Email: [twasmoen@firmgroundae.com](mailto:twasmoen@firmgroundae.com)

Civil Engineer & Surveyor:

Civil Site Group  
Rob Binder  
5000 Glenwood Ave  
Minneapolis, MN 55422  
Phone: 612-615-0060  
Email: [rbinder@civilsitegroup.com](mailto:rbinder@civilsitegroup.com)

**Written Narrative: The written narrative should thoroughly address the following general items in addition to any specific requirements pertaining to the proposed use, which Section 1009.02 (Conditional Uses) of the City Code directs the City Council to evaluate during consideration of conditional use applications:**

**“The proposed use is not in conflict with the Comprehensive Plan”**

The land use map for the 2040 Comprehensive Plan shows that the current zoning destination of HDR remains consistent with the 2040 Comprehensive Plan.

**“The proposed use is not in conflict with any Regulating Maps or other adopted plans”**

The proposed use of the site and plans do not conflict with any regulating maps or other adopted plans. The site is within the Rice Creek watershed district, and all necessary means will be taken to comply with developing within this watershed.

**“The proposed use is not in conflict with any City Code requirements”**

The proposed site is not in conflict with any City Code requirements. The applicant is seeking a density ratio over 24 units/acre that requires a conditional use application.

**“The proposed use will not create an excessive burden on parks, streets and other public facilities”**

The proposed use will not create an excessive burden on parks, streets, and other public facilities. The proposed use will help promote use of public transportation and bicycling along Count Road B West.

**“The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare”**

The narrative provided below will reinforce that the proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare

The applicant seeks to build an 86-unit apartment building that offers a modern, comfortable and convenient lifestyle for renters in Roseville. We believe that a multifamily development of this scale would be a benefit to the community as another distinctive living option.

We are proposing a mix of studios, 1 bedroom, 2-bedroom, and 2-bedroom with den units. Most units will either be 1 bedroom or 2 bedrooms. The building will situate towards the southwest corner of the property, with wings running north and east. There will be two access points to the building – a main pedestrian entrance at the south (addressed) side of the building, and an entrance accessed from the parking lot that is nested at the inner corner of the building. The pedestrian entrance is accessed from a walkway that branches off from the existing boulevard along County Road B West. Landscaping will enhance this paved walkway leading up to the entrance that will also act to enhance the unique



architectural features of the southwest corner of the building. This feature and pathway will promote pedestrian traffic towards the commercial areas along Snelling as well as ease of access for the Route 65 Metro Transit bus. Vehicular access will be located at the existing curb cut on Albert Street N. Ramp access to the below grade parking level is located on the northern end of the building while surface parking will be provided towards the center of the property. Pedestrian pathways will be provided across the site to connect all the entrances as well as outdoor amenity space. This site design will facilitate a distinguished and attractive living destination while also accommodating and strengthening the nearby businesses. A spacious bike storage room located near the southern entrance will help promote residents to use alternate means of transportation when navigating around the neighborhood.

The design intent of the new building is to apply the latest technology, materials and trends in lifestyle housing in an appealing combination that will capture a certain timelessness and be fresh and attractive for years to come. Materials will be selected for their durability, constructability and textural appeal. A combination of stone, glass, fiber cement siding, and MCM panel systems will create an interesting façade and low maintenance exterior finishes. The proposed material palette is both contemporary and dignified. Smooth off-white fiber cement and rhythmic dark grey metal paneling are accented by areas of warmer textured limestone veneer and sleek cedar-toned vertical ribbed cladding. It is important to create a dynamic and balanced façade with the way in which the materials accent each other.

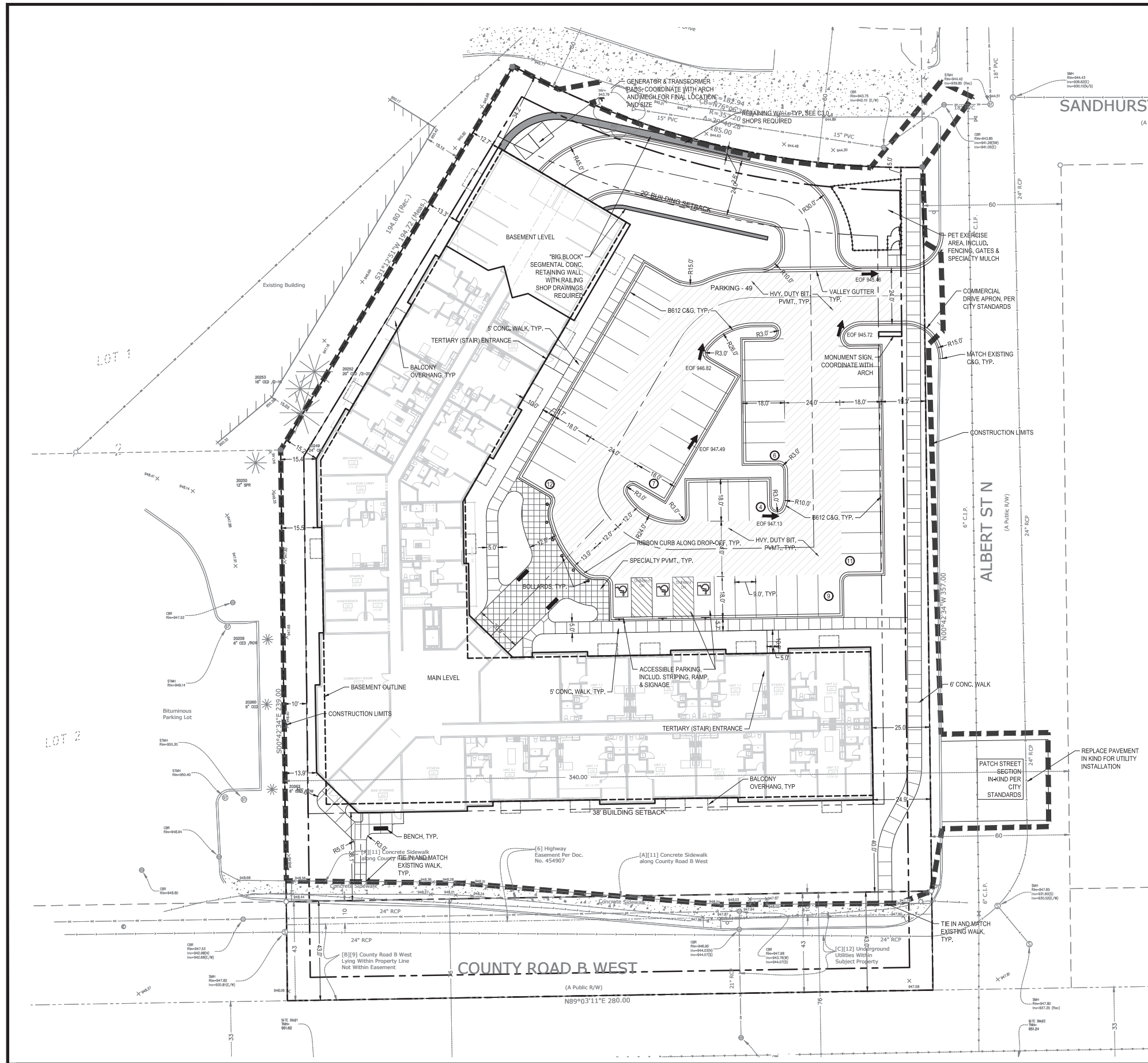
The proposed site plan aims to create a sense of arrival and entry. The walkway up to the main entrance, along with the landscaping, varied exterior depth, and walkout balconies of the second and third floors carry the potential of establishing an attractive and dignified arrival to the development. We believe this layout reinforces the destination of an attractive, modern building while also proving practical and responsible.

The main pedestrian entrance and parking lot entrance are located across from each other within the “L” shape of the building allowing for the majority of public spaces to be centralized between the two points of entry. The centralized locale of amenities, such as the lounge and game room, along with high traffic zones of the mailbox/package rooms and conference/work spaces, will help create opportunities for

spontaneous social interactions while tables, chairs and a coffee server will be located in this area to give people a reason to tarry in the space a bit longer and enjoy the company of their neighbors.

Exterior space will include a 4<sup>th</sup> floor terrace on the southwest corner with built in BBQ grills, trellis or other space defining elements that make the patio both attractive and useful. A community room adjacent to the spacious terrace will allow residents to gather for various sized events and have convenient access to the terrace – allowing the use of both spaces simultaneously if desired. The location on the 4<sup>th</sup> floor will promote attractive views of both downtown skylines of Minneapolis and St. Paul. This space is envisioned as another bustling social gathering space for residents and friends to unwind and relax with one another. A spacious fenced-in dog exercise area in the northeast corner of the site will allow for residents with their pets to congregate and be social while their dogs also have time to be social and play.

The development team of Brick By Brick from Nath Companies for this project carry with them collectively over 120 years of experience in developing properties in and around the Twin Cities area, ranging from large franchises, hospitality, and commercial real estate including numerous multifamily projects. With an attractive contemporary building and units design, this proposed project has the potential to be a popular addition to Roseville’s renter housing market. We believe it will enhance Roseville’s businesses by attracting younger renters and families to the community who seek modern housing amenities in a growing and charming community in the heart of the Twin Cities.

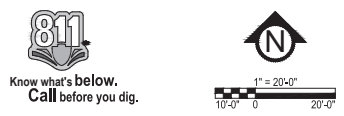


SITE DATA			
ZONING SUMMARY		HIGH DENSITY RES.	
EXISTING ZONING	PROPOSED ZONING	REQUIRED	PROVIDED
SETBACKS	REQUIRED	PROVIDED	
FRONT (CO RD. B)	38'	38.1'	MIN
FRONT (ALBERT)	20'	25'	MIN
SIDE	10'	13.3'	MIN
REAR	20'	34.2'	MIN
BUILDING SUMMARY			
NUMBER OF UNITS	86		
PARKING SUMMARY			
PARKING SPACE SIZING	9'X18'		
DRIVE AISLE SIZE	24'		
DRIVE AISLE SIZE - FIRE ACCESS	24'		
	REQUIRED	PROVIDED	
NUMBER OF PARKING - EXTERIOR ONLY	SEE ARCH.	49	

SITE AREA TABLE:			
SITE AREA CALCULATIONS			
	EXISTING CONDITION	PROPOSED CONDITION	
BUILDING COVERAGE	0 SF 0.0%	30,129 SF 30.4%	
ALL PAVEMENTS	1,279 SF 1.3%	28,638 SF 28.9%	
ALL NON-PAVEMENTS	97,707 SF 98.7%	40,219 SF 40.6%	
TOTAL SITE AREA	98,986 SF 100.0%	98,986 SF 100.0%	
IMPERVIOUS SURFACE			
EXISTING CONDITION	1,279 SF 1.3%		
PROPOSED CONDITION	58,767 SF 59.4%		
DIFFERENCE (EX. VS PROP.)	57,488 SF 58.1%		

- SITE PLAN LEGEND:**
- SPECIALTY PAVEMENT (IF APPLICABLE) - PROVIDE BID FOR THE FOLLOWING OPTIONS. INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS.
    1. STAMPED & COLORED CONCRETE
    2. CONCRETE PAVERS
 MAKERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL PRIOR TO CONSTRUCTION.
  - LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
  - HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
  - CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
  - PROPERTY LINE
  - CONSTRUCTION LIMITS
  - CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
  - TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
  - SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
    - HC = ACCESSIBLE SIGN
    - NP = NO PARKING FIRE LANE
    - ST = STOP
    - CP = COMPACT CAR PARKING ONLY
    - ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

SEE SHEET C0.1 FOR GENERAL SITE PLAN NOTES



**CivilSite**  
Civil Engineering • Surveying • Landscape Architecture  
5000 Glenwood Avenue  
Golden Valley, MN 55422  
civilsitegroup.com 612-615-0000

**FIRM GROUND**  
**fg**  
architectural engineers

**PRELIMINARY:  
NOT FOR CONSTRUCTION**

**ROSEVILLE APARTMENTS**  
1415 COUNTY ROAD B W, ROSEVILLE, MN 55113

**BRICK BY BRICK DEVELOPMENT, LLC**  
900 AMERICAN BLVD. E., SUITE 300, BLOOMINGTON MN 55420

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. Pavek*  
DATE 10-07-22 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
10-07-2022	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

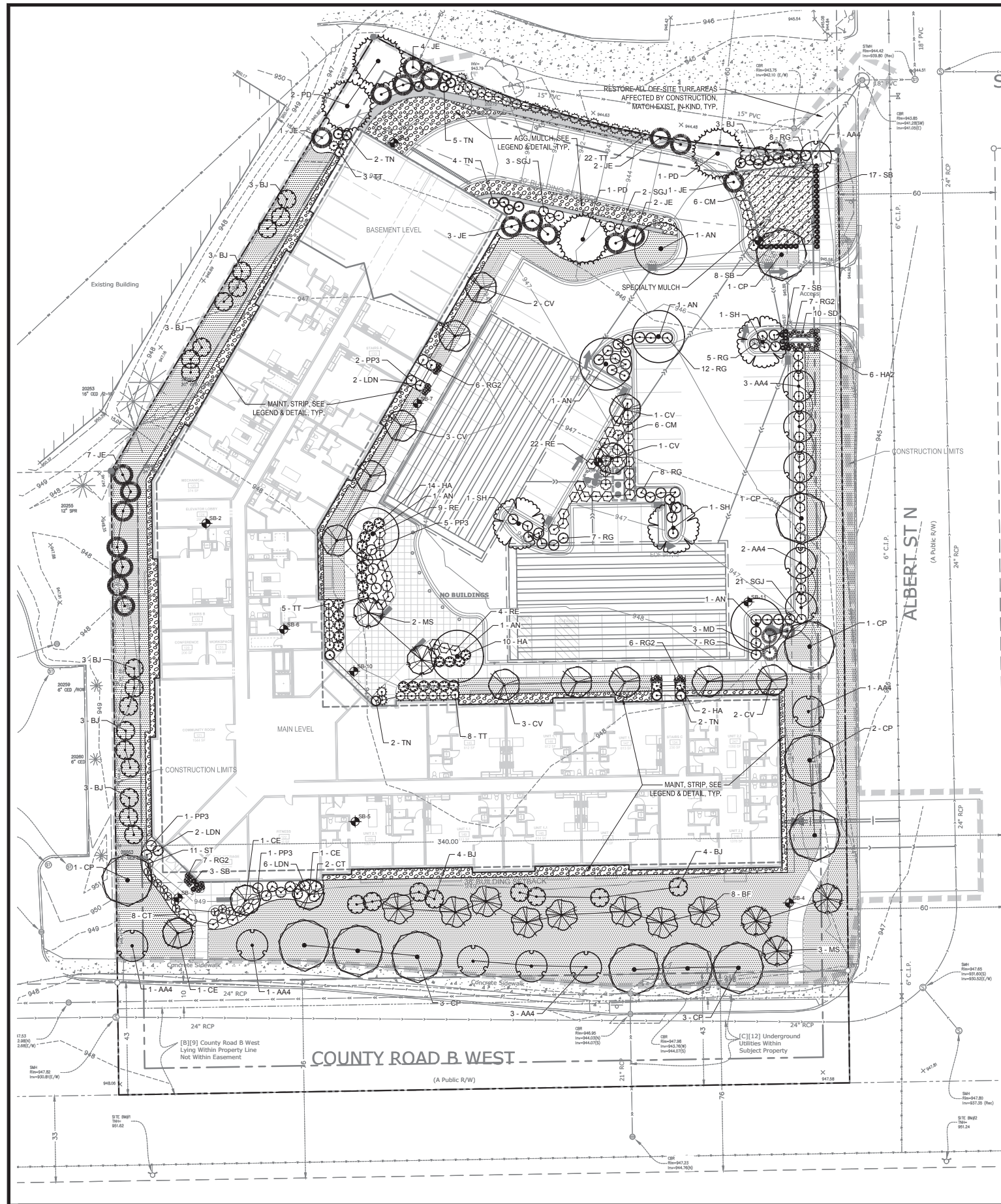
SITE PLAN

**C2.0**

811 Know what's below. Call before you dig.

1" = 20'-0"  
10'-0" 0 20'-0"

COPYRIGHT 2022 CIVIL SITE GROUP INC.



LANDSCAPE CALCULATIONS

**LANDSCAPING REQUIREMENT:**

**TREES - MULTI-FAMILY SITE**  
 Multi-family projects require 1 canopy tree (3") or evergreen tree (6") per unit.  
 PROPOSED TREES @ 3" CAL 90 units  
 REQUIRED TREES @ 3" CAL 90 trees  
 REQUIRED CAL. IN. 270 CAL. IN.

**TOTAL TREES REQUIRED**  
 From calculation above 90 trees  
 From tree removal replacement 104 trees  
**TOTAL 104 trees\*\***

**SHRUBS**

All uses shall require the greater of:  
 6 shrubs per 1,000 square feet of gross floor area;  
 OR  
 6 shrubs per 50 lineal feet of site perimeter

**SHRUBS - MULTI-FAMILY SITE (NORTH)**

GROSS SF	147000 SF
REQUIRED SHRUBS	882 shrubs
SITE PERIMETER	1170 LF
REQUIRED SHRUBS	141 shrubs

Of the 104 trees obligated as removal replacements 90 shall be applied as landscape trees so a total of 104 trees is required. See zoning below.  
 CITY OF ROSEVILLE ZONING, Section 1011.04: TREE PRESERVATION AND RESTORATION IN ALL DISTRICTS, item J., 7.  
 7. Replacement trees may be utilized to meet landscaping and screening requirements if placement, species, and location are consistent with those requirements.

PLANTING PROVIDED - SUMMARY

TYPE	PROPOSED	REQUIRED	DELTA
DECIDUOUS & EVERGREEN TREES	94		
ORNAMENTAL TREES	20 (TREE EQUIV. = 10)		
<b>TOTAL</b>	<b>104</b>	<b>104</b>	<b>0</b>
SHRUBS	242	882	640

NOTE: SEE SHEET L1.1 FOR FULL PROPOSED PLANT LIST AND COUNTS AS SUMMARIZED HERE.

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	3" DEPTH, DECORATIVE ROCK, 1-1/2" CRUSHED TRAP ROCK, GREY IN COLOR	YES	NO	SAMPLES REQ.
MAINT. STRIP AT BUILDING FOUNDATION	3" DEPTH, DECORATIVE ROCK, 1-1/2" CRUSHED TRAP ROCK, GREY IN COLOR	YES	YES	SAMPLES REQ.
DOG PARK MULCH	4" DEPTH, SHREDDED WOOD, SEE REMARKS	YES	YES	ORGANIC MULCH SPECIFICALLY FOR USE IN DOG PARKS. SHALL KNOT TOGETHER TO FORM MATTED, ACCESSIBLE SURFACE. SHALL BE TREATED WITH ANTI-MICROBIAL AGENT.
NATIVE SEED AREAS	NA	NA	NA	

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS.

LEGEND

**GROUND COVER SCHEDULE**

GROUND COVERS	COMMON / BOTANICAL NAME	SIZE
[Symbol]	Dog Park Mulch / Dog Park Mulch Organic mulch specifically produced for use in dog parks. Shall knit together to form matted, accessible surface, shall be treated with anti-microbial agent.	Mulch
[Symbol]	1" Dia. Rock Mulch / Rock Mulch Rock Mulch Over Filter Fabric. Samples Required. Provide Edging As Shown On Plan	Mulch
[Symbol]	Blue Grass Based / Sod Commercial grade, locally grown. "Big Roll" preferred	Sod

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR. INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

SEE SHEET C0.1 FOR GENERAL LANDSCAPE PLAN NOTES  
 SEE SHEET L1.1 FOR PLANTING SCHEDULE



**ROSEVILLE APARTMENTS**  
 1415 COUNTY ROAD B W, ROSEVILLE, MN 55113  
**BRICK BY BRICK DEVELOPMENT, LLC**  
 900 AMERICAN BLVD. E., SUITE 300, BLOOMINGTON MN 55420

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Robert L. Binder  
 DATE 10-07-22 LICENSE NO. 25821

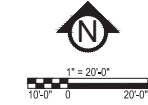
ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
10-07-2022	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
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LANDSCAPE PLAN  
**L1.0**



Keynotes- Exterior Elevation	
Key Value	Keynote Text
E01	NICHHA VINTAGEWOOD WOOD SERIES PLANKING, COLOR: ROSEWOOD
E02	CGI MCP PANELS, COLOR: CIVIC GREY
E03	CORONADO EMBASSY BLEND STONE
E04	JAMES HARDIE ARCHITECTURAL PANEL, FINE SAND FINISH, COLOR: SWISS WHITE SAND

**FIRM GROUND**  
**fg**

275 Market Street, Ste. 368  
 Minneapolis, MN 55405  
 612.819.1635 www.firmground.com

Thomas P. Wasmoen  
 Registered Architect  
 6-21-2024



2 EXTERIOR COLOR ELEVATION WEST  
 1/8" = 1'-0"



1 EXTERIOR COLOR ELEVATION SOUTH  
 1/8" = 1'-0"

**CivilSite**

Brick by Brick  
 Development LLC  
 900 American Blvd. E  
 Suite 300  
 Bloomington, MN 55420

PROJECT  
**Roseville Apartment**  
 1415 County Road B West  
 Roseville, MN 55113

PROJECT NO. 22-038  
 DRAWN BY Author  
 CHECKED BY T. WASMOEN  
 © COPYRIGHT 2021 FIRMGROUND INC.

**NOT FOR CONSTRUCTION**

DATE: 06/21/2024

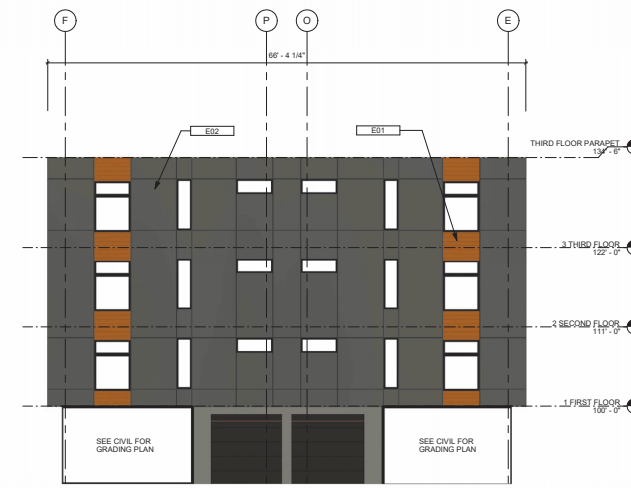
SHEET TITLE  
**EXTERIOR COLOR ELEVATIONS**

SHEET NUMBER  
**A403**  
**FIRM GROUND**

Keynotes- Exterior Elevation	
Key Value	Keynote Text
E01	NICHHA VINTAGEWOOD WOOD SERIES PLANKING, COLOR: ROSEWOOD
E02	CELMEN PANELS, COLOR: DYE GREY
E03	CORONADO EMBASSY BLEND STONE
E04	JAMES HARDEE ARCHITECTURAL PANEL, FINE SAND FINISH, COLOR: SW 9005 WHITE SAND



2 A404 EXTERIOR ELEVATION NORTH - SOUTH WING Copy 1  
1/8" = 1'-0"



1 A404 EXTERIOR COLOR ELEVATION NORTH - NORTH WING FACE  
1/8" = 1'-0"



3 A404 EXTERIOR COLOR ELEVATION EAST  
1/8" = 1'-0"

**FIRM GROUND**  
  
 275 Market Street, Ste. 368  
 Minneapolis, MN 55405  
 612.819.1635 www.firmground.com  
 Thomas P. Wasmoen  
 Registered Architect  
 8-21-2024

**CivilSite**  
 PROJECT  
**Roseville Apartment**  
 1415 County Road B West  
 Roseville, MN 55113  
 PROJECT NO. 22-038  
 DRAWN BY: Author  
 CHECKED BY: T. WASMOEN  
 © COPYRIGHT 2021 FIRMGROUND, INC.  
**NOT FOR CONSTRUCTION**  
 SHEET NUMBER

SHEET TITLE  
**EXTERIOR COLOR ELEVATIONS**  
 SHEET NUMBER  
**A404**  
**FIRM GROUND**

**INTEROFFICE MEMORANDUM**

---

**Date:** October 21, 2022

**To:** Bryan Lloyd, Senior Planner

**From:** Jesse Freihammer, Interim Public Works Director - Roseville Public Works

**RE:** Good Samaritan (1415 Cty Rd. B) Development Review

---

The Public Works 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. Site Plan

- A traffic study was conducted in 2016. The scenario included 250 units with access to Albert St. The scenario had no issues with that level of traffic, and no further requirements were required. The current proposal of 86 units with the same access to Albert St. will also not have any traffic impacts. Since 2016, Albert has been converted to a three-lane roadway which should help traffic flow and safety. Additionally, the intersection of Albert & Commerce is now an all way stop which should provide better safety with the increased traffic.
- Pathway improvements on the west side of Albert St. and the north side of Cty. Rd B are shown. A public improvement contract will be required for the improvement on Albert St., and an easement will be required for the south end. The County is in the process of acquiring needed easements for the sidewalk on Cty. Rd. B.

2. Utilities

- Water
  - Watermain is available for connections
- Sanitary
  - Sanitary sewer main is available for connections.
- Storm Sewer
  - Storm sewer would be private.
  - Rice Creek Watershed District Permit Required
  - NPDES Permit Required
  - Site plan appears to meet watershed district and city stormwater requirements. There are three proposed stormwater best management practices (BMPs) that are strategically located to minimize the peak stormwater volume and rate leaving the site.

3. Ramsey County

- The proposed plans meet the County requirements.
- 4. General
  - A public improvement plan will be required for the pathway improvements

Thank you for the opportunity to provide feedback and on this project at this time. As the project advances, Public Works 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:** October 24, 2022

**To:** Bryan Lloyd, Senior Planner

**From:** Matthew Johnson, Parks and Recreation Director

**RE:** 1415 Co. Rd. B West

---

The proposed development is located in **Sector I** of the Parks and Recreation system, one of the more densely populated sectors in Roseville. This sector includes many existing multi-family units and only 14 acres of parkland. It is anticipated that this development will bring 86 housing units to an already overtaxed portion of our parks system.

Because this proposal is not replatting, it appears that this project does not qualify for Park Dedication. However, it is reasonable to assume that the impact of each of the units beyond what would be allowed without a conditional use (57 units) would be similar to that of a new subdivision. As such, the Parks and Recreation department recommends a park impact fee be considered as a condition of approval.

One fee that could be considered is \$4,250 per unit for each unit beyond the maximum allowed without a conditional use permit (29 units). This is the standard per-unit fee used for cash in lieu of land when park dedication is assessed, and could be used similarly in this situation to offset the anticipated impact that these additional units will have upon the Parks and Recreation system.

In recognition of the specific needs in this area, these funds could be dedicated specifically for use on Capital projects in parks located in sector I, such as Lexington, Keller Mayflower or Bruce Russell parks, to ensure that the residents in this development have access to high quality parks and recreation facilities that Roseville residents have come to expect.



**INTEROFFICE MEMORANDUM**

---

**Date:** October 25<sup>th</sup>, 2022

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

**From:** Neil Sjostrom Assistant Fire Chief / Fire Marshal

**RE:** Development 1415 County Road B

---

The Fire Department reviewed the proposed plans for the project noted above, this project was reviewed from both an operational perspective, as well as from the perspective of being the Multi-Family Licensing authority within the City of Roseville.

Impacts to the fire department include short and long-term impact:

- 1) Fire inspections and plan-review required for the construction of a large multi-family project. These types of large projects require significant staff time for plan review and the multiple inspections required due to the size of the project.

Long-Term impacts of this project on the Fire Department include:

- 1) Increased annual licensing inspections and potential complaint follow-ups. The Fire Department multi-family licensing program is currently stretched thin and the additional inspection requirements of a new multi-family project will only increase demand and pressure on the limited resources available. Even new construction projects have an increase in licensing complaints once buildings are occupied.
- 2) Increased 911 emergency response, the increase in population within the newly constructed multi-family building will result in an increase in the need for medical and fire services from residents.

## Bryan Lloyd

---

**From:** Lyssa Leitner Grams [REDACTED] >  
**Sent:** Wednesday, November 2, 2022 9:25 AM  
**To:** RV Planning  
**Subject:** Proposed Apartment Project At 1415 County Road B

**Caution:** This email originated outside our organization; please use caution.

Good Morning -

I live at 1440 Burke Ave West which is about one block south of the proposed project. I am extremely supportive of the development and the increased density. This site is adjacent to transit and existing apartments so the density fits the neighborhood. There is also no existing sidewalk on Albert which makes walking around the neighborhood challenging. Adding the sidewalk to this project is a great benefit to the neighborhood. Additional housing options for Roseville is a great thing for all of us. Particularly south of 36 where there is more transit and everyday needs within walking distance.

Thanks,  
Lyssa Grams

## **Bryan Lloyd**

---

**From:** Bryan Lloyd  
**Sent:** Monday, October 31, 2022 10:51 AM  
**To:** 'PHIL TOCONITA'  
**Subject:** RE: Request for clarification PCA Nov. 2, Item No. 6A

Hi, Mr. and Mrs. Toconita.

Thank you for your comments and insightful questions. We can certainly discuss any of the topics in further detail on a phone call if you'd like, but I'll begin by answering your questions in this email.

### **Land Use History:**

Since the site has been vacant for some time and the proposed redevelopment is substantially different from what had been there in the past, the previous variance approvals noted in the staff report don't really have any bearing on the future development of the site. This is a standard part of these reports and the information is only provided for the sake of painting a more complete picture, if you will, of what the City has been asked to consider in the past.

### **HDR Districts:**

First, HDR is simply an abbreviation of "high density residential", and I see now that neglected to write out the district names in the report before abbreviating them. The HDR-1 and -2 districts were created under a previous version of the zoning code; as the report indicates, they allowed high density residential development at two levels of density: HDR-1 permitted up to a density of 24 dwelling units per acre and HDR-2 permitted more than 24 dwelling units per acre. Under this previous version of the zoning code, the HDR-2 district was available as a tool with which the City Council could approve residential developments with greater density than the HDR-1 district. For rather esoteric reasons that we can talk about if you like, the City Council never used the HDR-2 district, which suggests there wasn't much value in having those two HDR zoning districts in the zoning code. In last fall's zoning update, therefore, those two former districts were replaced with a single HDR district that allowed the City Council to consider approving residential development proposals with greater density in a way (i.e., with conditional uses) that gives the City more control over the outcomes.

### **Conditional Uses:**

The basic purpose of the zoning code is to specify what land uses (e.g., houses, apartments, retail stores, restaurants, offices, schools, places of worship, factories, warehouses, etc.) are allowed in a given location and regulate how those things are built (e.g., their minimum setbacks, maximum height, etc.). In a given zoning district, land uses will either be permitted (which means that the owner of the property doesn't need City Council approval to do it), prohibited, or conditional. If a land use is identified as "conditional" in a zoning district, it essentially means the use is generally fine but the City has the opportunity to review a specific proposal to evaluate whether it could be expected to have significant adverse impacts in its particular location and, if so, to either deny the proposal or approve it with some carefully chosen conditions to mitigate the potential adverse impacts. In this case, a residential development at a density above 24 units per acre and up to 36 dwelling units per acre is a conditional use in the HDR zoning district. Therefore the City is able to review the applicant's proposal for its potential to have adverse impacts in the particular location where it's proposed and establish requirements to mitigate any such impacts or, if the anticipated impacts are found to be too severe to be mitigated, to refuse to approve the application.

### **Density Bonus:**

Another part of the zoning code attempts to encourage developers to provide more of their required parking stalls within structures (e.g., in garages underneath an apartment) rather than in large surface parking lots. One way of encouraging this is to allow the developers to earn the right to build more apartment units than the zoning standards indicate in exchange for building enough structured parking. It's important to note developers can't build infinitely many

units on a property if they build more and more of the parking stalls in structured garages; rather, even if a developer builds structures for all of the required parking, the density bonus is limited to 20% more dwelling units than is allowed by the standard density limit of the applicable zoning district. In this case, for example, the HDR district standards permit an apartment of up to 24 units per acre, which equates to 48 units on this two-acre parcel. If the developer structures enough parking, they can earn the ability to develop up to 20% more than that, or up to 57 units, without the need for special approvals from the City Council.

**Market Rate:**

This just means the rents for these apartments would be “set by the market” and not subsidized by the public to be “affordable”.

I think that covers the direct questions you asked. What follows will combine some of the things discussed above in response others of your comments.

With any new development traffic will increase on nearby streets, and the traffic study mentioned in the staff report does not suggest a new apartment won’t bring additional cars. Instead, the traffic study shows that the existing roadway network has the capacity to accommodate the new vehicle trips of even an apartment with more than twice the proposed units in this location. So the report is not trying to suggest that traffic will remain unchanged if the proposed apartment is built. Rather, the report is indicating the resulting amount of traffic will remain within what the roadways are designed to handle and the roadways will continue to operate at an acceptable level of service. It’s also worth pointing out here that even if the traffic study indicated the apartment would cause specific problems on surrounding roads or intersections, the remedy would likely be to require the developer to mitigate the impact (maybe by adding a turn lane to a certain intersection) rather than by denying the project outright.

As the report tries to explain and as I mentioned above, the HDR zoning and the density bonus gives a developer the right to build up to 57 apartment units on this particular property if they can meet all of the pertinent requirements of the zoning code. If the developer’s application for approval of the conditional use is approved and they’re able to earn the full density bonus for building enough structured parking, they could build up to 86 apartment units. With these two facts, it is important to keep in mind the developer isn’t asking the City for approval of the whole 86-unit apartment building, but they’re really only asking for approval of the 29 additional units they could build beyond the 57 units they already have the right to build. For this reason, when the City is reviewing the conditional use application for this apartment in this location, we need to be focusing on the potential impacts of the additional 29 units might reasonably have in this particular location.

I hope this is helpful information, but please do give me a call if you’d like to talk about any of it further.  
Bryan

---

**Bryan Lloyd, AICP (he/him/his) | Senior Planner | City of Roseville**



2660 Civic Center Drive | Roseville, MN 55113  
651-792-7073

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-----Original Message-----

From: PHIL TOCONITA [redacted] >  
Sent: Sunday, October 30, 2022 5:52 PM  
To: RV Planning <planning@cityofroseville.com>  
Subject: Re: Request for clarification PCA Nov. 2, Item No. 6A

Caution: This email originated outside our organization; please use caution.

Hello, Mr. Brian Lloyd, City Planner,

We are Phil & Myra TOCONITA, 51 year residents of 1391 Sandhurst Dr. ,Roseville. After printing and reading RPCAn1 - 4 (approx. 18 pages) and studying the drawings, some things are mystifying:

Land Use History: how are the variances determined for parking area setback, building setback, etc.

Page 2 of 4 (Line 8 & 9) Define HDR-1 and HDR-2 AND the single district HDR

(Line 24) Define density bonus

(Line) What is a meant by“conditional use?

Page 3 of 4 (Line 72) What do you mean by rental unit - market rates?

Page 4 Of 4(Lines 100-104) We feel this large site WOULD BE INJURIOUS to our neighborhood. With approximately 200 vehicles on that property, certainly will be more congestion. As to general public safety, your guess is as good as ours. We remember how much traffic the Dept. of Education Bldg. on Commerce generated. It will be the same.

On RPC Attachment C (page 2 Of 8) Firm Ground makes the same statement about being non-injurious to the neighborhood, etc., etc., etc. Besides all else, we have busses on our streets and school children walking our streets. How can they make the statement that there is no issue with the level of traffic? During MN State Fair our block is parked solidly; when parking lots of existing buildings are cleaned, their cars are all over here.

86 Units? We have really enjoyed the green space over the years.

If you wish to call to help me understand these issues, my cell is

Thank you very much.

Phil & Myra Toconita



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 11/02/22

Agenda Item: 7A

Prepared By

Agenda Section

Other Business

Department Approval

Janice Gundlach

Item Description: Discussion regarding the table of uses (Table 1007-2) for the Institutional District of the Roseville Zoning Code and the need for potential amendments (PROJ0044-Amdt1)

BACKGROUND

On November 8, 2021, the City Council adopted Ordinance 1606 which approved the Phase 1 update to the City’s Zoning Code and brought the Zoning Code into compliance with the City’s 2040 Comprehensive Plan. When this process concluded it was determined the Planning Division would begin Phase 2 of the Zoning Code update (currently underway) as well as bring additional clarifying amendments through the formal approval process over the next year or so as needed and as time allowed.

Over the past year, the Planning Division has been involved in the Civic Campus Master Plan process and discussions concerning a possible future public works facility as well as other contemplated changes to the existing Civic Campus, Veterans Park, VFW, and Lexington Plaza Shoppes retail center. The Planning Division has also been involved in discussions with Ramsey County to convert their Kent Street property, currently operating under an Interim Use, into an environmental service center. Both the Civic Campus and the Kent Street property are zoned Institutional.

Throughout these conversations, including analysis of what activities occur in these buildings, it became clear there are shortcomings and discrepancies in the Zoning Code that require discussion and, likely, amendments to the Zoning Code.

The Institutional district has remained largely unchanged since its approval in December 2010. To begin, the Institutional district includes the following in the Statement of Purpose:

Permit and regulate a variety of governmental, educational, religious, and cultural uses that provide important services to the community. These uses are not located within a particular geographic area and are often in proximity to lower-density residential districts.

The uses mentioned in the Statement of Purpose and contemplated in this district are not all necessarily “public” (i.e. government owned). For instance, consider “emergency services (police, fire, ambulance)” where Allina Health EMS and M Health Fairview EMS are the main providers of ambulance service in the Metro area, including Roseville. These entities are not a governmental, educational, religious, or cultural use as listed in the purpose statement, but rather private, for-profit, businesses. Nevertheless, the Table of Allowed Uses (Table 1007-2) deems such use to be permitted.

30 Similarly, the Planning Division has identified two uses in Table 1007-2, “maintenance facility”  
 31 (listed as a conditional use) and “government office” (listed as permitted), as uses that require  
 32 more detailed definition or guidance on interpretation given these terms are not otherwise  
 33 defined in the Zoning Code. Interpreting what activities are allowed to occur in a maintenance  
 34 facility or a government office is not obvious, especially considering what types of activities  
 35 occur on a Civic Campus or at a county environmental service center.

36 Listed below is the Table of Allowed Uses, Table 1007-2, for the Institutional district:

<b>Table 1007-2</b>	INST	Standards
Civic/Institutional		
Cemetery	P	
College, or post-secondary school, campus	C	Y
Community center	P	
Emergency services (police, fire, ambulance)	P	
Government office	P	
Library	P	
Museum, cultural center	P	
Multi-purpose recreation facility, public	P	
Place of assembly	P	Y
Parking, off-site	C	Y
School, elementary or secondary	P	
Theater, performing arts center	P	
Transportation		
Maintenance facility	C	
Park and ride facility	C	
Accessory Uses, Buildings, and Structures		
Accessibility ramp and other accommodations	P	
Accessory structure	P	
Athletic fields	P	



Table 1007-2	INST	Standards
Athletic fields with lights	C	
Garden, public or community (flowers or vegetables)	P	Y
Gymnasium	P	
Portable restroom facilities	P	Y
Public announcement system	C	
Renewable energy systems	P	Y
Swimming pool	P	
Telecommunication towers	C	Y
Trash receptacle	P	

37

38 **PLANNING DIVISION RESEARCH**

39 To assist the discussion, the Planning Division conducted research to determine how other cities  
40 regulate government facilities and/or institutional uses:

41 **White Bear Lake** - municipal buildings like city hall, public works, police, and fire are  
42 zoned “P” Public Facilities. In the use table for this district it lists “public buildings and  
43 uses” as a permitted use. Public buildings and uses is defined as “uses owned or operated by  
44 municipal, school districts, county, state, or other governmental units”. The P district does  
45 not impose any development parameters and when a new public building is proposed (ie:  
46 new public works in 2009, new public safety 2022) it is not technically a land use request or  
47 public hearing, rather, the use is inherently permitted based on how the use is defined.

48 **Shoreview** – city hall and their public works facility sit on land zoned R1 - Detached  
49 Residential and such uses are considered Public/Quasi-Public Facility, which is defined as:  
50 “uses such as schools, churches, and government buildings and facilities, including parks,  
51 playgrounds, trails and other recreational areas”, which are listed in the use table as a  
52 permitted use in all of our residential zoning districts as follows:

53 (B) Permitted Uses. Within each of the Residential Districts, the following activities are  
54 permitted:

55 (4) Public and quasi-public facilities subject to Site and Building Plan review and  
56 upon the findings that the use(s) will not impede or otherwise conflict with the  
57 planned use of adjoining property. The City Council may attach conditions to its site  
58 plan approval to insure that the use will not interfere with the planned use of  
59 adjoining property.

60 **Arden Hills** - uses such as the Paul Kirkwold Ramsey County Public Works Facility are  
61 deemed a “Public Use”, which is defines as: “the use of any lot, parcel of land and any  
62 structure or building thereon exclusively for public purposes by any department or branch of  
63 government, federal, state, county or city, excluding independent school districts, without  
64 reference to the ownership of said lot, parcel of land, building or structure.”

65 **PLANNING DIVISION COMMENTS**

66 Generally speaking, most of the uses listed in existing Table 1007-2 are public (or government-  
67 owned) with the exception of schools and places of assembly, which while still public, are  
68 controlled by entities outside of local, county or state government. Museums (the City has none)  
69 could be either public or private, however allowing this use to remain is consistent with the  
70 Statement of Purpose as an education/cultural use. However, “emergency services” and  
71 “maintenance facility”, in the opinion of the Planning Division, are two uses requiring further  
72 attention to ensure proper application of the code on future development.

73 Neither emergency services nor maintenance facility include a definition, which makes it  
74 difficult for the Planning Division to interpret what was envisioned when these uses were  
75 established. It could be presumed an emergency service is a stand-alone police and fire station.  
76 However, this use also indicates ambulance, which is referred to as emergency medical service  
77 or EMS, and typically a private business. Regarding maintenance facility, the Planning Division  
78 interprets this use as a sort of larger scale motor vehicle maintenance shop or facility, but not  
79 necessarily including all the activities the current Public Works Facility on the Roseville Civic  
80 Campus includes. Some clarification on this term would be helpful for future Civic Campus  
81 master planning efforts, as well as the planned Ramsey County environmental services center.

82 The Planning Division would also not recommend removing museum, theater/performing arts  
83 center, athletic fields, athletic fields with lights, gymnasium, and swimming pool even though  
84 these could be privately owned buildings and managed facilities, as the Division deems these to  
85 be supported by the Statement of Purpose of the Institutional zoning district.

86 **PLANNING COMMISSION CONSIDERATION**

87 In consideration of the above, and recognizing none of the uses listed (primary or accessory) are  
88 defined in Section 1001.10, one suggestion would be to combine and/or eliminate a number of  
89 uses under one main all-encompassing use. This use would be defined and it would cover a  
90 campus setting like Roseville’s Civic Campus and the planned environmental services center by  
91 Ramsey County. Based on how other cities address these types of uses, the Planning Division  
92 concludes there may be merit in creating a use of “public facilities and uses” as a permitted use  
93 and to eliminate community center, emergency services, governmental offices, library, multi-  
94 purpose recreation facility-public, maintenance facility, and/or park and ride facility. The  
95 Planning Division also sees great benefit in defining the use as: “Buildings and uses owned or  
96 operated by municipal, school districts, county, state, or other governmental units, including, but  
97 not limited to schools, government buildings and facilities, and public recreational facilities.”  
98 Clarifying ownership of the governmental, or public entity helps to protect against unintended  
99 consequences that may occur by private ownership. Allowing these uses to be permitted uses  
100 recognizes the existing collaboration and cooperation arrangements that occur across various  
101 governmental units, who serve the public and strive to mitigate for any potential negative  
102 impacts. Additionally, these uses are government owned, any concerns about negative impact

103 will be received by that government unit, who will be empowered to mitigate concerns and/or  
104 negative impacts.

105 The alternative to using a broadly defined term like “public facilities and uses”, and to make  
106 such use permitted, is to try and articulate what uses are deemed acceptable (such as office) and  
107 what uses require more scrutiny (such as vehicle maintenance) and thus require a conditional  
108 use. The staff concern with this method is that it may be nearly impossible to articulate every  
109 type of activity a governmental entity might engage in, which is exactly the problem of the  
110 current code. Further, the general nature of a conditional use is that specific conditions of  
111 approval are placed on the subject use to mitigate potential impacts and it is not always feasible  
112 to clearly articulate what types of conditions should be imposed, if any.

### 113 **STAFF RECOMMENDATION**

114 In review of Table 1007-2, Planning Division staff would request review and input from the  
115 Planning Commission regarding the need to clarify, and potentially define, some of the uses  
116 listed. Another option may be to revise, expand, and/or delete some of the uses listed. As the  
117 discussion unfolds, and to ensure context is considered, Planning Division staff would  
118 recommend the Planning Commission consider the types of activities that occur on a Civic  
119 Campus and/or at a county environmental service center as these types of uses either currently  
120 exist on property zoned institutional and/or are planned to exist on property zoned institutional.

121 The Planning Commission should engage in a discussion regarding the following three options  
122 pertaining to future amendments to the Institutional District regulations:

- 123 1. Discuss the merits of leaving a conditional use process within the code for certain  
124 public/government uses, what types of activities warrant the conditional use review, and  
125 what types of conditions are appropriate to mitigate the negative impacts resulting from  
126 those activities.
- 127 2. Discuss amending Table 1007-2 by replacing community center, emergency services,  
128 governmental offices, library, multi-purpose recreation facility-public, maintenance  
129 facility, and park and ride facility, with “public facilities and uses.” If the Commission  
130 wishes to keep some or all of the existing uses listed, provide direction to staff on how to  
131 define such uses, particularly as it relates to “emergency services” and “maintenance  
132 facility”.
- 133 3. Discuss creating a definition of “public facilities and uses” as “buildings and uses owned  
134 or operated by municipal, school districts, county, state, or other governmental units,  
135 including, but not limited to schools, government buildings and facilities, and public  
136 recreational facilities”.

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

1993 **CHAPTER 1007 INSTITUTIONAL DISTRICT**

1994 SECTION:

- 1995 1007.01: Statement Of Purpose
- 1996 1007.02: Design Standards
- 1997 1007.03: Table of Allowed Uses

1998 **1007.01: STATEMENT OF PURPOSE**

1999 The Institutional District is designed to:

- 2000 A. Permit and regulate a variety of governmental, educational, religious, and cultural uses that provide  
2001 important services to the community. These uses are not located within a particular geographic area  
2002 and are often in proximity to lower-density residential districts.
- 2003 B. Require appropriate transitions between higher-intensity institutional uses and adjacent lower-density  
2004 residential districts.
- 2005 C. Encourage sustainable design practices that apply to buildings, private development sites, and the  
2006 public realm in order to enhance the natural environment.

2007 **1007.02: DESIGN STANDARDS**

2008 The following standards apply to new buildings and major expansions of existing buildings (i.e.,  
2009 expansions that constitute 50% or more of building floor area) in the Institutional District. Design  
2010 standards apply only to the portion of the building or site that is undergoing alteration.

- 2011 A. Corner Building Placement: At intersections, buildings shall have front and side facades aligned at or  
2012 near the front property line.
- 2013 B. Entrance Orientation: Primary building entrances shall be oriented to the primary abutting public  
2014 street. The entrance must have a functional door. Additional entrances may be oriented to a secondary  
2015 street or parking area. Entrances shall be clearly visible and identifiable from the street and delineated  
2016 with elements such as roof overhangs, recessed entries, landscaping, or similar design features.
- 2017 C. Vertical Facade Articulation: Buildings shall be designed with a base, a middle and a top, created by  
2018 variations in detailing, color and materials. A single-story building need not include a middle.
  - 2019 1. The base of the building should include elements that relate to the human scale, including doors  
2020 and windows, texture, projections, awnings, and canopies.
  - 2021 2. Articulated building tops may include varied rooflines, cornice detailing, dormers, gable ends,  
2022 stepbacks of upper stories, and similar methods.
- 2023 D. Horizontal Facade Articulation: Facades greater than 40 feet in length shall be visually articulated  
2024 into smaller intervals of 20 to 40 feet by one or a combination of the following techniques:
  - 2025 1. Stepping back or extending forward a portion of the facade;
  - 2026 2. Variations in texture, materials or details;

- 2027 3. Stepbacks of upper stories; or
- 2028 4. Placement of doors, windows and balconies.
- 2029 E. Window and Door Openings:
- 2030 1. Windows, doors, or other openings shall comprise at least 60% of the length and at least 40% of
- 2031 the area of any ground floor facade fronting a public street. At least 50% of the windows shall
- 2032 have the lower sill within 3 feet of grade.
- 2033 2. Windows, doors, or other openings shall comprise at least 20% of side and rear ground floor
- 2034 facades not fronting a public street. On upper stories, windows, or balconies shall comprise at
- 2035 least 20% of the facade area.
- 2036 3. Glass on windows and doors shall be clear or slightly tinted to allow views in and out of the
- 2037 interior. Spandrel (translucent) glass may be used on service areas.
- 2038 4. Window shape, size, and patterns shall emphasize the intended organization and articulation of
- 2039 the building facade.
- 2040 5. Displays may be placed within windows. Equipment within buildings shall be placed at least 5
- 2041 feet behind windows.
- 2042 F. Materials: All exterior wall finishes on any building must be a combination of the following
- 2043 materials: No less than 60% face brick; natural or cultured stone; pre-colored factory stained or
- 2044 stained on site textured pre-cast concrete panels; textured concrete block; stucco; glass; fiberglass or
- 2045 similar materials and no more than 40% pre-finished metal, cor-ten steel, copper, premium grade
- 2046 wood with mitered outside corners (e.g., cedar, redwood, and fir), or fiber cement board. Under no
- 2047 circumstances shall sheet metal aluminum, corrugated aluminum, asbestos, iron plain or painted, or
- 2048 plain concrete block be acceptable as an exterior wall material on buildings within the city. Other
- 2049 materials of equal quality to those listed may be approved by the Community Development
- 2050 Department.
- 2051 G. Four-sided Building Design: Building design shall provide consistent architectural treatment on all
- 2052 building walls. All sides of a building must display compatible materials, although decorative
- 2053 elements and materials may be concentrated on street-facing facades. All facades shall contain
- 2054 window openings. This standard may be waived by the Community Development Department for
- 2055 uses that include elements such as service bays on one or more facades.
- 2056 H. Special or Object-Oriented Buildings: In some cases, a uniquely designed building may be proposed
- 2057 that is considered outside of these stated Standards due to its purpose, use, design, and/or orientation
- 2058 (e.g. a memorial, special civic function, etc.). If such a building is proposed, then it may be considered
- 2059 independently of these standards and would be subject to final approval by the City Council.
- 2060 I. Maximum Building Length: Building length parallel to the primary abutting street shall not exceed
- 2061 200 feet without a visual break such as a courtyard or recessed entry, except where a more restrictive
- 2062 standard is specified for a specific district.
- 2063 J. Garage Doors and Loading Docks: Loading docks shall be located on rear or side facades and, to the
- 2064 extent feasible, garage doors should be similarly located. Garage doors of attached garages on a
- 2065 building front shall not exceed 50% of the total length of the building front.

2066 K. Rooftop Equipment: Rooftop equipment, including rooftop structures related to elevators, shall be  
 2067 completely screened from eye level view from contiguous properties and adjacent streets. Such  
 2068 equipment shall be screened with parapets or other materials similar to and compatible with exterior  
 2069 materials and architectural treatment on the structure being served. Horizontal or vertical slats of  
 2070 wood material shall not be utilized for this purpose. Solar and wind energy equipment is exempt from  
 2071 this provision if screening would interfere with system operations.

2072 L. Dimensional Standards:

Table 1007-1	
Minimum lot area	No requirement
Maximum building height	60 Feet
Front yard building setback (min. - Max.)	No requirement
Minimum side yard building setback	10 Feet where windows are located on a side wall or on an adjacent wall of an abutting property 20 Feet from residential lot boundary Otherwise not required
Minimum rear yard building setback	25 Feet from residential lot boundary 10 Feet from nonresidential boundary
Minimum surface parking setback	15 Feet from the property line 20 Feet from the property line abutting a residential property

2073 M. Improvement Area: Improved area, including paved surfaces and footprints of principal and accessory  
 2074 buildings and structures, shall not exceed 75%.

2075 N. Surface Parking: Surface parking on large development sites shall be divided into smaller parking  
 2076 areas with a maximum of 100 spaces in each area, separated by landscaped areas at least 10 feet in  
 2077 width. Landscaped areas shall include pedestrian walkways leading to building entrances.

2078 O. Parking Placement: Where parking is placed between a building and the abutting street, the building  
 2079 shall not exceed a maximum setback of 85 feet, sufficient to provide a single drive aisle and two rows  
 2080 of perpendicular parking along with building entrance access and required landscaping. This setback  
 2081 may be extended to a maximum of 100 feet if traffic circulation, drainage and/or other site design  
 2082 issues are shown to require additional space. Screening along side and rear lot lines abutting  
 2083 residential properties is required, consistent with Section 1011.03B.

2084 (Ord. 1435, 4-8-2013) (Ord. 1494A, 2/22/2016)

2085 **1007.03: TABLE OF ALLOWED USES**

2086 Table 1007-2 lists all permitted and conditional uses in the Institutional District.

2087 A. Uses marked as “P” are permitted.

2088 B. Uses marked with a “C” are allowed as conditional uses in the district where designated.

2089 C. A “Y” in the “Standards” column indicates that specific standards must be complied with, whether the  
 2090 use is permitted or conditional. Standards for permitted uses are included in Chapter 1011, Property  
 2091 Performance Standards; standards for conditional uses are included in Chapter 1009, Procedures.

<b>Table 1007-2</b>	<b>INST</b>	<b>Standards</b>
Civic/Institutional		
Cemetery	P	
College, or post-secondary school, campus	C	Y
Community center	P	
Emergency services (police, fire, ambulance)	P	
Table 1007-2	INST	Standards
Government office	P	
Library	P	
Museum, cultural center	P	
Multi-purpose recreation facility, public	P	
Place of assembly	P	Y
Parking, off-site	C	Y
School, elementary or secondary	P	
Theater, performing arts center	P	
Transportation		
Maintenance facility	C	
Park and ride facility	C	
Accessory Uses, Buildings, and Structures		

<b>Table 1007-2</b>	INST	Standards
Accessibility ramp and other accommodations	P	
Accessory structure	P	
Athletic fields	P	
Athletic fields with lights	C	
Garden, public or community (flowers or vegetables)	P	Y
Gymnasium	P	
Portable restroom facilities	P	Y
Public announcement system	C	
Renewable energy systems	P	Y
Swimming pool	P	
Telecommunication towers	C	Y
Trash receptacle	P	

2092 (Ord. 1403, 12-13-2010) (Ord. 1427, 7-9-2012)





# REQUEST FOR PLANNING COMMISSION ACTION

Date: 11/2/2022  
Item No.: 7B

Department Approval

Agenda Section

*Janice Gundlach*

**Other Business**

Item Description: Discuss phase two Zoning Code amendments

## BACKGROUND

The legislative history surrounding the second phase of amendments to the Zoning Code is as follows:

- November 8, 2021: City Council adopted an ordinance approving phase one amendments to the Zoning Code to ensure compliance with the City’s 2040 Comprehensive Plan. The Planning Commission held numerous meetings in 2021 reviewing these amendments and forwarding a recommendation to the City Council.
- September 1, 2021: Planning Commission held a preliminary discussion to prioritize the second phase of updates to the Zoning Code. At that time, consensus was built around two topics: 1) shoreland and 2) sustainability.
- January 31, 2022: Planning Commission held a joint meeting with the City Council to determine if Commission and Council interests were aligned regarding the second phase of updates to the Zoning Code. That discussion revealed consensus to focus on updating the City’s Shoreland Ordinance to comply with the DNR’s current model ordinance and to pursue other Zoning Code amendments surrounding sustainability.
- February 28, 2022: City Council authorized additional budget to ensure phase two topics could be fully examined.
- June 1, 2022: The Planning Commission held a discussion on the phase two updates, including reviewing the DNR’s model ordinance and potential modifications to the model ordinance to accommodate the implementation of such rules in Roseville. A preliminary discussion was also held regarding other sustainability topics, including requirements and incentives.
- July 6, 2022: The Planning Commission held a discussion on the phase two updates, including recommendations for certain requirements surrounding EV ready/charging, minimum tree requirements for multi-family development, and native landscaping. A discussion was also had about solar and whether screening requirements should be imposed, but a determination was made to leave the City’s existing solar rules in place and not implement a screening requirement. A broader, more conceptual discussion occurred regarding incentives to promote more sustainable building practices.
- September 7, 2022: The Planning Commission reviewed the latest draft of the Shoreland Ordinance, final drafts of the language related to sustainability requirements (EV ready/charging and landscaping), and began discussion on sustainability incentives.
- October 5, 2022: The Planning Commission reviewed the latest draft of the sustainability incentives worksheet and provided feedback to staff.

33 The purpose of this discussion is to review the latest revisions to the sustainability incentives  
34 worksheet. HKGi has amended the worksheet (see Attachment A) to reflect the discussion that  
35 occurred at the October Planning Commission meeting.

36 In terms of the Shoreland Ordinance, while the MnDNR has not formally returned comments on the  
37 latest draft, they are signaling support of the proposed changes the Commission recommended and  
38 discussed at the September Planning Commission meeting. As such, the informational Open House  
39 meeting has been scheduled for Thursday, November 17, 2022 from Noon-6pm at City Hall. Notices  
40 of the Open House meeting have been mailed to every property that lies within the Shoreland Overlay  
41 area. Following the Open House, the formal public hearing will occur at the Planning Commission's  
42 December 7, 2022 meeting.

43 **STAFF RECOMMENDATION**

44 Provide feedback regarding the revised sustainable building features through incentives worksheet.

45  
46 Prepared by: Janice Gundlach, Community Development Director

47  
48 Attachments: A: Draft Sustainable Incentives Worksheet  
49

**Sustainable Building Zoning Incentives  
Bonus Points Worksheet  
DRAFT October 25, 2022**

**PURPOSE**

The City of Roseville has a vision of being a dynamic and sustainable community that proactively addresses evolving community needs. The City of Roseville is committed to enhancing its existing natural resources and strengthening its resilience – the community’s ability to respond, adapt, and thrive under changing environmental conditions. To support this vision, the City of Roseville provides zoning incentives for development projects that incorporate sustainable building features.

**APPLICABILITY**

The provisions of Zoning Code Section 1011.13, Sustainability Building Zoning Incentives, apply to all new development, redevelopment, and major expansions. Development projects that seek the zoning incentives identified in Table 1 below can qualify for a zoning incentive(s) by choosing specific sustainable building features to incorporate into their proposed development.

**INSTRUCTIONS**

Figure out how many points you need for your proposed development to qualify for the requested zoning incentive(s) in Table 1. If more than one incentive is requested, the total points needed is the sum of the points needed for each incentive. Then identify the sustainable building features in Table 2 that your proposed development will include and how many points will be earned toward achieving the points needed for the requested incentives. Table 3 identifies which zoning incentives are applicable to each zoning district.

Table 1 shows the options for zoning incentive/bonuses that developers may apply for and how many points would be needed to qualify for each type of incentive.

**Table 1**

<b>Potential Zoning Incentives</b>	<b>Points Needed</b>
Density Bonus – 20% increase in maximum	8
Lot Area Bonus – reduction in minimum	8
Lot Width Bonus – reduction in minimum	8
Building Height Bonus – increase in maximum	8
Improvement Area Bonus – increased %	6
Impervious Surface Area Bonus – increased %	6
Front Setback Bonus – 20% reduction of minimum	6
Corner Setback Bonus – 20% reduction of minimum	6
Rear Setback Bonus – 20% reduction of minimum	6
Deviation from Horizontal Façade Articulation Design Standard – increase in minimum distance	4
Deviation from Exterior Materials Design Standard – reduction in minimum % of primary materials required and/or increase in maximum % of secondary materials allowed	4
Deviation from Façade Transparency Design Standards – reduction in minimum %	4

Table 2 shows the options for the sustainable building features that developers may choose to include in their development projects and how many points can be earned for each sustainable building feature.

Table 2

Potential Sustainable Building Features	Points Available	Points Earned
<b>Building Energy Efficiency:</b> Certification by an eligible sustainable building rating system: <ul style="list-style-type: none"> <li>• US Green Building Council’s LEED; certified silver, gold or platinum</li> <li>• MN B3 Guidelines; certified compliant</li> <li>• Enterprise’s Green Communities (MN Overlay and Guide); certified</li> <li>• MN GreenStar; certified silver or greater</li> </ul>	6 5 5 4	
<b>Building Energy Efficiency:</b> Participate in the City’s Building Energy Benchmarking Program	1	
<b>On-Site Renewable Energy Generation:</b> Generate no less than 5% of the electricity needed by the development from on-site solar, wind, and/or geothermal energy sources.	4	
<b>Building Electrification Readiness:</b> The building is designed and built with the electricity technologies to convert the building to full electrification in the future and to discontinue the building’s use of fossil fuels for its energy needs.	3	
<b>EV Level 1 or 2 Charging Stations &amp; EV-Ready Infrastructure:</b> <ul style="list-style-type: none"> <li>• Exceed EV requirements by 10%</li> <li>• Exceed EV requirements by 20%</li> </ul>	2 4	
<b>EV DC/Level 3 Charging Stations:</b> Install a DC/Level 3 EV charging station(s)	3	
<b>Stormwater Best Management Practices that Enhance/Improve on Existing Requirements:</b> <ul style="list-style-type: none"> <li>• Install a bioretention area/rain garden</li> <li>• Install a stormwater harvesting and reuse system</li> <li>• Install pervious pavements on at least 50% of paved surfaces</li> <li>• Other stormwater best management practices – utilization of new technologies as they emerge over time with approval from the City’s sustainability staff</li> </ul>	2	
<b>Water Quality:</b> Within the Shoreland Overlay District – implement shoreline restoration and/or buffers	1	
<b>Green Roof:</b> Install a green roof covering a minimum of 25% of the total roof area of a multi-family residential building (5 or more dwelling units) and a non-residential building.	3	
<b>Natural Landscaping:</b> Utilize pre-development natural, non-exotic vegetation on a minimum of 50% of the site’s open space area	4	
<b>Community Garden:</b> Provide a community garden comprising a minimum of 5% of the site’s total area	2	
<b>Bird-Safe Windows:</b> Meet the Whole Building Threat Factor (WBTF) of less than or equal to 15	1	
<b>Total Points Earned</b>		

Table 3 identifies which zoning incentives are applicable to each zoning district.

**Table 3**

Potential Zoning Incentives	LDR LMDR	MDR HDR	MU-1	MU-2A MU-2B	MU-3	MU-4	E-1 E-2 I	INST
Density Bonus – 20% increase in the maximum		X	X	X	X	X		
Lot Area Bonus – reduction in the minimum	X							
Lot Width Bonus – reduction in the minimum	X							
Building Height Bonus – increase in the maximum	X	X	X	X	X	X	X	X
Improvement Area Bonus – increased %		X	X	X	X	X	X	X
Impervious Surface Area Bonus – increased %	X							
Front Setback Bonus – 20% reduction of the minimum	X	X		X	X		X	X
Corner Setback Bonus – 20% reduction of the minimum	X	X		X	X		X	X
Rear Setback Bonus – 20% reduction of the minimum	X	X	X		X	X	X	X
Deviation from Exterior Materials Design Standard – reduction in the minimum % of primary materials required and increase in maximum % of secondary materials allowed			X	X	X	X	X	X
Deviation from Horizontal Façade Articulation Design Standard – increase in the minimum distance			X	X	X	X		X
Deviation from Façade Transparency Design Standard – reduction in the minimum %			X	X	X	X		X