

Agenda Date: February 27, 2023 Agenda Item: 10.f

Department Approval

City Manager Approval

Janue Gundrach

Item Description: Adopt a Resolution approving a Conditional Use to allow a parking lot as a

principal use at 2373 and 2395 County Road C2 (PF22-015)

#### BACKGROUND

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2 AUNI Holdings, owner of 2929 Long Lake Road, recently executed a lease with FedEx to occupy

and make substantial improvements to the existing building located at 2929 Long Lake Road. This

4 lease also includes a commitment to improve the parcels immediately west of 2929 Long Lake Road

along County Road C2 with a surface parking facility. FedEx's proposed use and employment needs

at 2929 Long Lake Road necessitates the need to create additional employee parking at 2373 and

2395 County Road C2. The proposed site plan depicts 243 parking spaces. The parking lot is

8 intended for employee-only parking, unlike a previous proposal reviewed in January by the Planning

9 Commission that included van parking. A parking lot as a principal use requires an approved

conditional use that complies with the requirements found in §1009.02.C7

### PLANNING COMMISSION ACTION

- On January 4, 2023, the Roseville Planning Commission held the duly noticed public hearing on the
- request by ANUI Holdings, on behalf of FedEx and Robert Buegen, for a Conditional Use to allow a
- parking lot as a principal use at 2373 and 2395 County Road C2. Two adjacent property owners were
- allowed to address the Planning Commission (Frank Yaquinto, 2405 County Road C2 and Don
- Bromen, ownership group for Aquarius Apartments) indicating their concerns. Mr. Yaquinto was
- opposed to the proposal for a variety of reasons. Mr. Bromen was not directly opposed, but did
- express concerns, namely on screening and loss of trees. During this initial Commission review, the
- item was tabled to afford the applicant additional time to provide an updated site plan reflecting the
- owner's testimony that some of the needs had changed and the current site plan was not wholly
- accurate anymore (PC Minutes 01/04/23 as Attachment A).
- On February 1, 2023, the Planning Commission reopened the public hearing to consider the revised
- parking lot site plan, for which a presentation and recommendation was given by staff (RPCA Packet
- as Attachment B).
- 25 At the reopened public hearing, Commissioners had a number of questions or clarifications of staff
- and the applicant regarding the proposal and additional comments were made by Frank Yaquinto,
- 27 2405 County Road C2 and Don Bromen, ownership group for Aquarius Apartments (PC Minutes
- 28 02/01/23 as Attachment C).
- During both the January and February Planning Commission meetings, the public and Commissioners
- discussed traffic impacts. The Public Works Director indicated traffic is not a concern, but in an
- effort to address questions surrounding the potential for three shifts of employee parking and whether
- 32 the existing roadway can accommodate that traffic, the Public Works Director provided a memo
- outlining the worst-case traffic load for three shifts of employee parking (Attachment E). This

- calculation affirms traffic loads on County Road C2 would remain well below the road's capacity.
- Upon reaching consensus on a number of items, the Planning Commission voted 7-0 to recommend to the City Council approval of the Conditional Use for a parking lot as a principal use at 2373 and
- 2395 County Road C2, based on the information in the staff report, the submitted site plan, and the
- following conditions as recommended by staff and amended by the Commission:
  - **a.** The installation of an 8-foot wide trail with 5-foot boulevard being installed along County Road C2 the length of the three parcels, per the Roseville Pathway Master Plan.
  - **b.** The property owner dedicates a pathway easement to the City for the 8-foot wide pathway prior to release of any permits.
  - c. Storm water management will be required per watershed and City requirements.
  - **d.** The wetland present at 2395 County Road C2 is delineated and the property owner/applicant meet RCWD's requirements to replace any permissible wetland loss either onsite or offsite through credits.
  - e. The improvements meet all applicable requirements of, §1011.03.B, *Buffer Area Screening*, §1011.03.C, *Parking Lot Landscaping*, §1011.04, *Tree Preservation and Restoration in all Districts*, to the satisfaction of the City Planner, prior to submittal of a building permit.
  - **f.** The site plan is modified such that the employee parking includes a minimum 15-foot setback from the property line between 2395 and 2373 County Road C2, or the property owner shall legally combine into a single lot negating the need to meet the side yard setback requirement.
  - **g.** The total number of parking spaces shall not exceed 220, with no parking stalls being directed towards the residential property to the west.
  - **h.** The minimum parking lot setback from the north and west property lines shall be 40 feet.

### RACIAL EQUITY IMPACT SUMMARY

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The Community Development Department has not identified or evaluated any racial equity impacts related to this action.

# SUGGESTED CITY COUNCIL ACTION

- Adopt a Resolution (Attachment D) approving a Conditional Use for a parking lot as a principal use at 2373 and 2395 County Road C2, based on the information contained in this report and subject to the following conditions:
  - **a.** The installation of an 8-foot wide trail with 5-foot boulevard being installed along County Road C2 the length of the three parcels, per the Roseville Pathway Master Plan.
  - **b.** The property owner dedicates a pathway easement to the City for the 8-foot wide pathway prior to release of any permits.

- c. Storm water management will be required per watershed and City requirements.
  - **d.** The wetland present at 2395 County Road C2 is delineated and the property owner/applicant meet RCWD's requirements to replace any permissible wetland loss either onsite or offsite through credits.
  - **e.** The improvements meet all applicable requirements of, §1011.03.B, *Buffer Area Screening*, §1011.03.C, *Parking Lot Landscaping*, §1011.04, *Tree Preservation and Restoration in all Districts*, to the satisfaction of the City Planner, prior to submittal of a building permit.
    - **f.** The site plan is modified such that the employee parking includes a minimum 15-foot setback from the property line between 2395 and 2373 County Road C2, or the property owner shall legally combine into a single lot negating the need to meet the side yard setback requirement.
    - **g.** The total number of parking spaces shall not exceed 220, with no parking stalls being directed towards the residential property to the west.
      - **h.** The minimum parking lot setback from the north and west property lines shall be 40 feet.

#### ALTERNATIVE ACTIONS

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- a. Pass a motion to table the item for future action. An action to table must be tied to the need of clarity, analysis and/or information necessary to make a recommendation on the request. Tabling beyond March 27, 2023, would require extension of the 60-day action deadline established in Minn. Stats. 15.99.
- **b.** Pass a motion denying the proposal. An action to deny must include findings of fact germane to the request.

# Report prepared by: Thomas Paschke, City Planner, 651-792-7074

# thomas.paschke@cityofroseville.com

Attachments: A. PC Minutes 1/4/23

B. 2/1/23 RPCA Packet

C. PC Minutes 2/1/23

D. Draft CU Resolution

E. Supplemental Memo on Traffic

# EXCERPT OF THE JANUARY 4, 2023 REGULARLY MEETING OF THE ROSEVILLE PLANNING COMMISSION

1	1.	Pu	blic Hearing
2 3 4 5		a.	Consider a Request by AUNI Holdings in Coordination with FedEx for a Conditional Use to Allow a Parking Lot as a Principal Use at 2373 and 2395 County Road C2 (PF22-015)
6 7 8			Vice Chair Pribyl opened the public hearing for PF22-015 at approximately 6:33 p.m. and reported on the purpose and process of a public hearing. She advised this item will be before the City Council on January 30, 2023.
9 10			City Planner Paschke summarized the request as detailed in the staff report dated January 4, 2023.
11 12			Member McGehee asked for additional information on some of the parking lot things that would be required.
13 14 15 16 17 18 19			Mr. Paschke indicated all of the current park lot requirements would be enforced for this parking lot. He believed the difference is in the way the parking lot is designed for parking vehicles. He indicated he has not had any discussion with the applicant regarding parking of vans and the potential requirement of islands. Islands are required every fifteen stalls and, in some cases, separate on the end of drive aisles in some cases but in most cases. That discussion has not occurred as it relates to this parking lot. He indicated the coverage is going to be eighty-five percent hard cover, fifteen percent green space.
20			Member McGehee asked if there was anything for EV charging.
21 22			Mr. Paschke indicated there was not anything like that and is not currently in the Zoning Code.
23 24			Member McGehee thought this could be a condition placed on the approval of this project.
25			Mr. Paschke was not sure it could be a condition.
26 27 28 29			Member Schaffhausen explained she went through staff recommendations and they kind of matched many of the requests from people that live around this as far as some of their concerns. She asked Mr. Paschke to provide a one-to-one match regarding the provisions recommended that was provided in the bench hand out provided to the Commission.
30 31 32 33 34 35 36			Mr. Paschke explained that based on this proposal, the parking lot is set back currently from that north property line and twenty-eight feet from the west property line. He reviewed with the Commission the provisions in the bench hand out. He noted the goal is to be to have a greater setback on the two property lines and also the attempt to try to save some trees along the property lines, if possible. That is all going to depend on how the site is engineered and how much earth that needs to be moved and those types of things.
37 38			Member Schaffhausen thought it looked like staff was recommending both fence and some semblance of landscaping as well.

- Attachment A Mr. Paschke indicated that was correct because landscaping would be required to be 40 planted as well. 41 Member Schaffhausen asked if the fence would help with lighting as well. 42 Mr. Paschke indicated it will because this parking lot will have some sort of lighting for 43 the parking lot. Staff will collaborate with the applicant on the lighting, and he thought 44 the goal is to make certain that the light that overflows and spills off of the property is far 45 less than what the Code requires. 46 Member McGehee indicated in the plan, the stormwater pond has been moved over to the 47 extra piece of land and she wondered if there was a reason to not actually move that one 48 parking lot over, closer to their property and leaving the wetland alone, since that is 49 where their employees are going to park. 50
- Mr. Paschke thought the applicant would need to answer that question. 51
- Vice Chair Pribyl asked if the reason why this was coming before the Commission as a 52 conditional use was primarily because it is just a parking lot. 53
- Mr. Paschke indicated that was correct. 54

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- Mr. Kevin Anderson, representing AUNI Holdings addressed the Commission. 55
- 56 Mr. Scott Pieper, owner of 2929 Long Lake building addressed the Commission regarding the building design and how it currently works with vans arriving and leaving. 57 He noted the bottleneck is going to become parking for employees. He reviewed the 58 59 available and projected parking lot spaces for employee vehicles with the Commission.
- Member Schaffhausen asked how the employees will travel from the parking lot to the 60 61 facility.
  - Mr. Pieper explained the way he would see it is a covered stairwell would be constructed to go from the parking lot down to the base. It would have to come in on the southwest corner.
    - Member Bjorum asked if that will need to be handicap accessible if accessible parking stalls are being provided.
    - Mr. Paschke thought the way around that will be the City path this being required. There will be a path that connects to the existing one and there is an assumption that the City sidewalk might be ADA compliant to take a person all the way down and around to get them into the building.
  - Mr. Pieper explained there is ADA compliancy on the north end. The sidewalk is compliant with two stalls outside and handicap accessibility inside the building.
- Member Bjorum asked with the requirement in the packet of the City's eight-foot path, 73 essentially it is not shown on this site plan so in reality this whole thing would be pushed 74 further north to accommodate that. 75
- Mr. Paschke explained that is incorrect, it will work with what is there, he believed. It is 76 just an extension of the existing path. 77
- Vice Chair Pribyl asked regarding the stormwater pond, she assumed that is potentially 78 located where it is shown because of the natural grade of the site. 79

# Attachment A

Mr. Pieper agreed that is what it appeared to be, but he thought if he received the City 80 blessings it could be pursued in a little deeper context. He explained they would get the 81 elevations exactly the way they should be and make sure it is correct. 82 Member Pribyl wondered if the existing wetland could be utilized in lieu of building a 83 new pond or expand the existing wetland and potentially in that way provide an amenity 84 for some of the residential uses that are nearby and also make the parking closer to the 85 86 destination. Mr. Pieper indicated they can work on that. He noted this is just a preliminary plan and 87 nothing is etched in stone in terms of the architectural where it has to be exactly as 88 shown. 89 Member Aspnes asked regarding the van parking. It appears to be a secure parking lot 90 with controlled access. There was mention that there is already parking within the 91 building for vans. She wondered how many vans Mr. Pieper saw being outside in this lot. 92 Mr. Pieper indicated there is van parking in the building and there will be no vans in this 93 parking lot. This is strictly personal vehicle parking. Right now, there are fifty-one 94 95 delivery vans. Member Aspnes understood and indicated the parking closest to the building is 96 considered employee parking, on the east end and then there is a second parking lot on 97 the west side that shows van parking of fifty-three spaces with controlled access. If the 98 vans are all parked within the building, then what is the purpose of the van parking lot. 99 Mr. Pieper explained the controlled parking is on the south end of the building. That is 100 where the semi/vans come in and that is fenced and gated. It is secure and no one can get 101 into that area without going through the security. He did not think that is the correct plan 102 if it has fifty-three parking spots for vans. He indicated there was two sketches on this. 103 The first one had vans but that is not what is going to be there, it was all for employee 104 parking. 105 Mr. Anderson explained the plan he has had the van parking and employee parking with 106 those two sites. He noted Mr. Pieper has talked to the controllers at Fed Ex more recently 107 than he has so maybe this is just for employee parking now. 108 Mr. Pieper explained there will not be van parking there, that is Fed Ex's latest proposal 109 per say. The reason being is the van parking, semi's that are coming in, has to be a 110 secured location and nobody can get access to it because there could be packages in the 111 van that are left overnight so it would have to be in a secured location. He reviewed Fed 112 Ex business model. 113 Vice Chair Pribyl asked if the wrong plan was included in the packet how would that 114 affect the Commission's discussion. 115 Mr. Paschke thought the Commission would want the appropriate plan in order to make a 116

recommendation. He recommended tabling this item until the February meeting and in

that timeframe, staff can get the correct appropriate plan and probably some additional

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details.

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# Attachment A

121	<u>Public Comment</u>
122 123 124 125 126	Mr. Don Bromen, explained he has been involved with Aquarius Apartments for forty- one years. He explained the building is beautiful with a wooded area surrounding it. He explained it is a hundred-unit building. He brought photos of the backline of the parcel for the Commission to review. He thought for them, having a buffer there with a berm would be ideal.
127 128 129 130	Mr. Frank Yaquinto, 2405 County Road C2, explained the main thing for him is he is worried about the property values of his and surrounding properties. He would like to be assured that his property values will not drop because of this. He thought it was kind of a drastic change to the area with traffic and the lighting from the parking lot.
131	MOTION
132 133 134 135	Member McGehee moved, seconded by Member Schaffhausen, to table the Request by AUNI Holdings in Coordination with FedEx for a Conditional Use to Allow a Parking Lot as a Principal Use at 2373 and 2395 County Road C2 until the February 1, 2023 Planning Commission meeting. (PF22-015).
136 137 138 139 140	Ayes: 5 Nays: 0 Motion carried.

# REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 02/01/23 Agenda Item: 6a

Department Approval

MANUAL GUNDAUM

Agenda Section **Public Hearings** 

tem Description:

Continuation to consider a Request by AUNI Holdings in coordination with FedEx for a Conditional Use to allow a parking lot as a principal use at 2373 and 2395 County Road C2 (PF22-015)

### 1 APPLICATION INFORMATION

2 Applicant: AUNI Holdings

3 Location: 2373 & 2395 County Road C2

4 Application Submission: 11/28/22; deemed complete 12/08/22

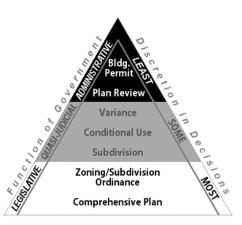
5 City Action Deadline: January 26, 2023

Extended to March 27, 2023

7 Zoning: Corridor Mixed-Use (MU-3) District

- 8 LEVEL OF DISCRETION IN DECISION MAKING: Action taken on a conditional use proposal is
- 9 **quasi-judicial**; the City's role is to determine the facts associated with the request, and apply
- those facts to the legal standards contained in State Statute and City Code.
- 11 BACKGROUND

- 12 This item was continued at the January 4, 2023,
- 13 Planning Commission meeting due to an incorrect site
- plan; meeting minutes can be found as Attachment C.
- 15 Since the January meeting, the Planning Division
- received a revised site plan, which has been reviewed
- by the City staff whose comments are included in the
- 18 <u>following review.</u>
- 19 AUNI Holdings, owner of 2929 Long Lake Road,
- 20 recently executed a lease with FedEx to occupy and make
- 21 substantial improvements to the existing building located
- at 2929 Long Lake Road. This lease also includes a commitment to improve the parcels
- immediately west of 2929 Long Lake Road along County Road C2 with a surface parking
- facility. FedEx's proposed use and employment needs at 2929 Long Lake Road necessitates the
- 25 need to create additional employee parking at 2373 and 2395 County Road C2. The proposed
- site plan depicts 243 parking spaces. The parking lot is intended for employee-only parking.
- 27 unlike the proposal reviewed in January that included van parking.
- Table 1005-1 for the Mixed-Use Districts includes parking as a principal use and requires an
- 29 approved Conditional Use (CU) that complies with City Code requirements, including
- 30 §1009.02.C. The applicant has entered into a purchase agreement with Robert Beugen, owner of
- 31 the two adjacent residentially-used properties at 2373 and 2395 County Road C2, and seeks
- 32 approval of a CU to facilitate construction of the necessary surface parking lot on these two
- 33 parcels.



- The revised parking lot plan illustrates a single parking lot accommodating 243 stalls. The
- proposed lot contains two access points: one at the west and one at the east boundaries of the
- parking lot. The lot is currently set back 40 feet from the west property line, 40 feet from the
- 37 north property line, with the proposed storm water management facility located in the northeast
- 38 corner of the site (see Attachment D).
- The proposed parking lot includes the parking lot islands required by §1011.03C of the Zoning
- 40 Code and the required pathway along County Road C2. The proposal also includes connections
- 41 from the parking lot to the County Road C2 pathway and to the warehouse building to the east
- 42 that FedEx is occupying.
- The City Engineer has determined there will be no significant traffic issues associated with the
- parking lot. A formal traffic study is not required. Existing traffic on County Road C2 is 3,300
- 45 vehicles per day and has adequate capacity for any increase in traffic. A conservative estimate of
- new traffic generated from the parking lot is 752 new trips per day. The existing three-lane
- design of County Road C2 accommodates the increased vehicle use.
- In order to maintain this design, the property owner must combine 2373 and 2395 County Road
- 49 C2 into a single property as the MU-3 zoning district requires a minimum 15-foot side yard
- 50 parking setback. Alternatively, the property owner may elect to revise the proposed site plan to
- meet the minimum setback requirement, although that option would result in two distinct parking
- lots, as opposed to one.
- 53 While the Zoning Code provides little guidance for a parking lot as a principal use, aside from
- 54 the general criteria found in §1009.02.C, Planning Division staff relies on other specific sections
- of the Zoning Code to determine overall compliance with other Zoning Code standards. These
- sections include §1011.03.B, Buffer Area Screening, §1011.03.C, Parking Lot Landscaping, and
- \$1011.12.E.9, Outdoor storage, fleet vehicles. This report, and the associated site plan, only
- reviews the conditional use for the parking lot and otherwise assumes the project can or will
- 59 comply with required City and Zoning Code standards prior to release of any necessary building
- 60 permits, including rectifying the side yard parking lot setback issue. It's also worth noting the
- site could be developed with a conforming office or commercial use, and associated surface
- parking, without the need for a CU, a public hearing, or Commission or Council consideration.
- 63 CONDITIONAL USE ANALYSIS
- REVIEW OF GENERAL CONDITIONAL USE CRITERIA: Section 1009.02.C of the Zoning Code
- establishes general standards and criteria for all conditional uses. When deciding on whether to
- approve or deny a conditional use, the Planning Commission (and City Council) must review the
- proposal and determine if compliance can be achieved with the stated findings.
- The general code standards of §1009.02.C are as follows:
- 69 **a.** The proposed use is not in conflict with the Comprehensive Plan. While a parking lot doesn't
- appreciably advance the goals of the Comprehensive Plan aside from facilitating continued
- 71 investment in a property, Planning Division staff believes it does not conflict with the
- 72 Comprehensive Plan either. More specifically, the General and Commercial Area Goals and
- Policies sections of the Comprehensive Plan include a number of policies related to
- reinvestment, redevelopment, quality development, and scale. The proposed parking lot is
- one component of a larger investment, which would align with the related goals and polices
- of the Comprehensive Plan.

77 b. The proposed use is not in conflict with a Regulating Map or other adopted plan. The
 78 proposed use is not in conflict with such plans because none apply to the property.

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- 79 c. The proposed use is not in conflict with any City Code requirements. Planning Division staff
   80 finds the proposed parking can and will meet all applicable City Code requirements;
   81 moreover, a CONDITIONAL USE approval can be rescinded if the approved use fails to comply
   82 with all applicable Code requirements or any conditions of the approval.
  - d. The proposed use will not create an excessive burden on parks, streets, and other public facilities. City staff has determined the proposed parking lot improvement will not create an excessive burden on parks, streets, or other public facilities. Specifically, this parking lot is associated with a major package delivery service (FedEx), whereby many employees do not work on-site as they are delivering packages. For those that do work on-site, it is not anticipated their use of the park and/or trail system would result in a burden, nor have City Parks Department staff expressed concerns to Planning Division staff. In fact, implementation of a condition of approval requiring installation of a trail will only improve upon the City's trail amenities.
- The City Engineer has also determined there will be no significant traffic issues associated with the parking lot. A formal traffic study is not required. Existing traffic on County Road C2 is 3,300 vehicles per day and has adequate capacity for any increase in traffic. A conservative estimate of new traffic generated from the parking lot is 752 new trips per day. The existing three-lane design of County Road C2 can accommodate the increased vehicle use.
- 98 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 99 general welfare. Planning Division staff have determined the proposed parking lot will not be 100 101 injurious to the surrounding neighborhood; negatively impact traffic or property values; and will not otherwise harm the public health, safety, and general welfare given the existing 102 impact of commercial uses already present and utilizing this corridor of County Road C2. 103 104 Specifically, the 2040 Roseville Comprehensive Plan guides these parcels and those in direct proximity for Mixed-Use, and a rezoning to Corridor Mixed-Use was accomplished in 105 November of 2021 to ensure consistency between the City's official Zoning Map and 106 107 Comprehensive Plan. Prior to this change, the 2030 Comprehensive Plan and official City 108 Zoning Map designated these parcels for High Density Residential. This change was made in anticipation of the residential parcels along County Road C2 to someday be redeveloped 109 under more flexible zoning standards than the high-density residential designation offered. 110 County Road C2, with existing traffic of 3,300 vehicles per day and a conservative increase 111 of roughly 752 new vehicle trips, is adequately designed to accommodate this increase in 112 traffic given the three-lane roadway design. Further, County Road C2 is already utilized by 113 numerous industrial uses in the area with no issues. Lastly, although this parking lot will 114 generate new trips within the general area, this use is less impactful than a number of 115 permitted uses that could be redeveloped on the subject parcels. 116

- 117 PLANNING COMMISSION CONSIDERATION
- On January 4, 2023, the Planning Commission held the duly noticed public hearing. At the
- meeting the Planning Commission received the staff report and recommendation; listened to the
- applicant's presentation and comments; and accepted public comments.
- During the applicant's presentation it became clear the parking lot plan before the Planning
- 122 Commission no longer represented the applicant's intended use of the properties. As such, the
- Planning Commission voted (5-0) to table action on the Conditional Use request to the February
- 1, 2023 Planning Commission meeting to allow the applicant time to submit revised plans to
- 125 Planning Division staff.

## 126 PLANNING DIVISION RECOMMENDATION

- On December 8 the Roseville Development Review Committee (DRC) met to review and
- consider the submitted parking lot proposal for 2373 & 2395 County Road C2. Although noting
- specific permit processes are required prior to receiving final approval, the DRC did not have
- any concerns with the application.
- On January 20, 2023, the City Planner submitted the revised parking lot plan to the Public Works
- Director for review and comment, which comments and recommendations were the same as
- previously stated.
- The Planning Division recommends approval of the CU request to allow a 243 stall surface
- parking lot as a principle use at 2373 & 2395 County Road C2, subject to the following
- 136 conditions:
- 1. The installation of an 8-foot wide trail with 5-foot boulevard being installed along County Road C2 the length of the three parcels, per the Roseville Pathway Master Plan.
- 139 2. The property owner dedicates a pathway easement to the City for the 8-foot wide pathway prior to release of any permits.
- 3. Storm water management will be required per watershed and City requirements.
- The wetland present at 2395 County Road C2 is delineated and the property owner/applicant
   meet RCWD's requirements to replace any permissible wetland loss either onsite or offsite
- through credits.
- 5. The improvements meet all applicable requirements of § 1011.03.B, *Buffer Area Screening*,
- §1011.03.C, Parking Lot Landscaping, and §1011.12.E.9, Outdoor storage, fleet vehicles, to
- the satisfaction of the City Planner, prior to submittal of a building permit.
- 148 6. The site plan is modified such that the employee parking includes a minimum 15-foot
- setback from the property line between 2395 and 2373 County Road C2, or the property
- owner shall legally combine into a single lot negating the need to meet the side yard setback
- requirement.

- 152 SUGGESTED PLANNING COMMISSION ACTION
- By motion, recommend approval of a CONDITIONAL USE for 2373 & 2395 County Road C2,
- allowing surface parking as a principle use on the subject properties based on the comments,
- findings, and six conditions stated in this report.
- 156 ALTERNATIVE ACTIONS
- **a.** Pass a motion to table the item for future action. An action to table must be tied to the need for clarity, analysis, and/or information necessary to make a recommendation on the request.
- b. Pass a motion recommending denial of the proposal. A motion to deny must include findings of fact germane to the request.

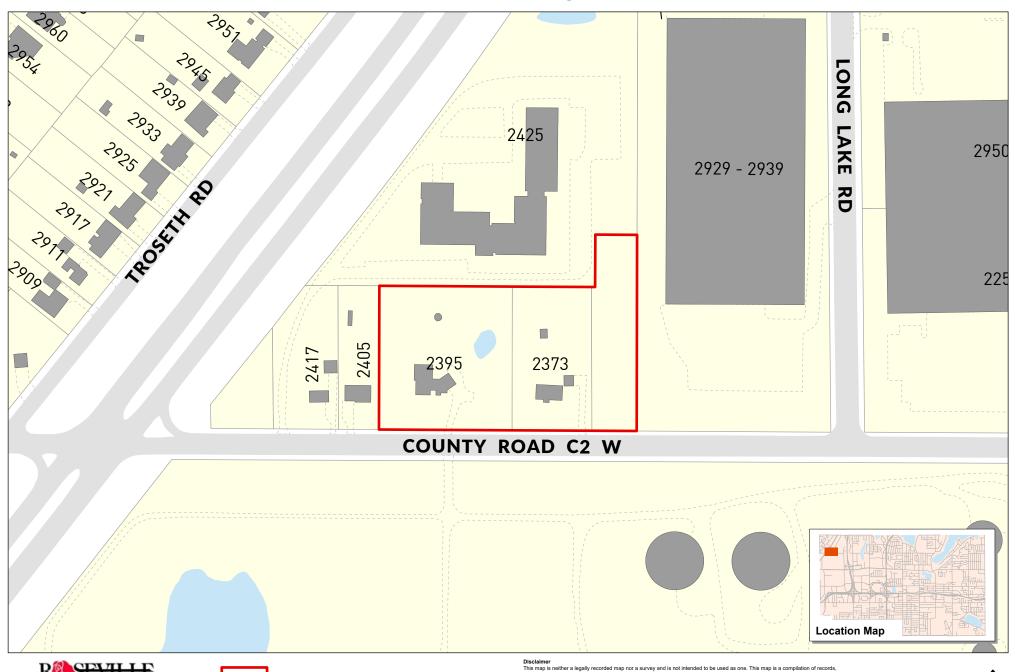
Report prepared by: Thomas Paschke, City Planner, 651-792-7074 | thomas.paschke@cityofroseville.com

Attachments:

A. Location Map

- B. Aerial photo
- C. January 4, 2023 PC minutes
- D. Revised parking lot plan and narrative

# Attachment A: Planning File 22-015







#### Data Sources

\* Ramsey County GIS Base Map [1/4/2023] For further information regarding the contents of this map contact: City of Roseville, Community Development Department, 2660 Civic Center Drive, Roseville MN Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not varrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the CIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesots Datatates \$466.03.24 (12000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold hamless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.





# Attachment B: Planning File 22-015





Prepared by: Community Development Department Printed: January 25, 2023

#### Data Sources

- \* Ramsey County GIS Base Map (1/4/2023)
- \* Aerial Data: EagleView (4/2022)

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

#### Disclaimer

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# EXCERPT OF THE JANUARY 4, 2023 REGULARLY MEETING OF THE ROSEVILLE PLANNING COMMISSION

1	1.	Pu	blic Hearing
2 3 4 5		a.	Consider a Request by AUNI Holdings in Coordination with FedEx for a Conditional Use to Allow a Parking Lot as a Principal Use at 2373 and 2395 County Road C2 (PF22-015)
6 7 8			Vice Chair Pribyl opened the public hearing for PF22-015 at approximately 6:33 p.m. and reported on the purpose and process of a public hearing. She advised this item will be before the City Council on January 30, 2023.
9 10			City Planner Paschke summarized the request as detailed in the staff report dated January 4, 2023.
11 12			Member McGehee asked for additional information on some of the parking lot things that would be required.
13 14 15 16 17 18 19			Mr. Paschke indicated all of the current park lot requirements would be enforced for this parking lot. He believed the difference is in the way the parking lot is designed for parking vehicles. He indicated he has not had any discussion with the applicant regarding parking of vans and the potential requirement of islands. Islands are required every fifteen stalls and, in some cases, separate on the end of drive aisles in some cases but in most cases. That discussion has not occurred as it relates to this parking lot. He indicated the coverage is going to be eighty-five percent hard cover, fifteen percent green space.
20			Member McGehee asked if there was anything for EV charging.
21 22			Mr. Paschke indicated there was not anything like that and is not currently in the Zoning Code.
23 24			Member McGehee thought this could be a condition placed on the approval of this project.
25			Mr. Paschke was not sure it could be a condition.
26 27 28 29			Member Schaffhausen explained she went through staff recommendations and they kind of matched many of the requests from people that live around this as far as some of their concerns. She asked Mr. Paschke to provide a one-to-one match regarding the provisions recommended that was provided in the bench hand out provided to the Commission.
30 31 32 33 34 35 36			Mr. Paschke explained that based on this proposal, the parking lot is set back currently from that north property line and twenty-eight feet from the west property line. He reviewed with the Commission the provisions in the bench hand out. He noted the goal is to be to have a greater setback on the two property lines and also the attempt to try to save some trees along the property lines, if possible. That is all going to depend on how the site is engineered and how much earth that needs to be moved and those types of things.
37 38			Member Schaffhausen thought it looked like staff was recommending both fence and some semblance of landscaping as well.

- Mr. Paschke indicated that was correct because landscaping would be required to be 40 planted as well. 41 Member Schaffhausen asked if the fence would help with lighting as well. 42 Mr. Paschke indicated it will because this parking lot will have some sort of lighting for 43 the parking lot. Staff will collaborate with the applicant on the lighting, and he thought 44 the goal is to make certain that the light that overflows and spills off of the property is far 45 less than what the Code requires. 46 Member McGehee indicated in the plan, the stormwater pond has been moved over to the 47 extra piece of land and she wondered if there was a reason to not actually move that one 48 parking lot over, closer to their property and leaving the wetland alone, since that is 49 where their employees are going to park. 50 Mr. Paschke thought the applicant would need to answer that question. 51
- Vice Chair Pribyl asked if the reason why this was coming before the Commission as a 52 conditional use was primarily because it is just a parking lot. 53
- Mr. Paschke indicated that was correct. 54

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- Mr. Kevin Anderson, representing AUNI Holdings addressed the Commission. 55
- 56 Mr. Scott Pieper, owner of 2929 Long Lake building addressed the Commission regarding the building design and how it currently works with vans arriving and leaving. 57 He noted the bottleneck is going to become parking for employees. He reviewed the 58 available and projected parking lot spaces for employee vehicles with the Commission. 59
- Member Schaffhausen asked how the employees will travel from the parking lot to the 60 61 facility.
  - Mr. Pieper explained the way he would see it is a covered stairwell would be constructed to go from the parking lot down to the base. It would have to come in on the southwest corner.
    - Member Bjorum asked if that will need to be handicap accessible if accessible parking stalls are being provided.
  - Mr. Paschke thought the way around that will be the City path this being required. There will be a path that connects to the existing one and there is an assumption that the City sidewalk might be ADA compliant to take a person all the way down and around to get them into the building.
  - Mr. Pieper explained there is ADA compliancy on the north end. The sidewalk is compliant with two stalls outside and handicap accessibility inside the building.
- 73 Member Bjorum asked with the requirement in the packet of the City's eight-foot path, essentially it is not shown on this site plan so in reality this whole thing would be pushed 74 further north to accommodate that. 75
- Mr. Paschke explained that is incorrect, it will work with what is there, he believed. It is 76 just an extension of the existing path. 77
- Vice Chair Pribyl asked regarding the stormwater pond, she assumed that is potentially 78 located where it is shown because of the natural grade of the site. 79

# Attachment C

80 81 82	blessings it could be pursued in a little deeper context. He explained they would get the elevations exactly the way they should be and make sure it is correct.
83 84 85 86	Member Pribyl wondered if the existing wetland could be utilized in lieu of building a new pond or expand the existing wetland and potentially in that way provide an amenity for some of the residential uses that are nearby and also make the parking closer to the destination.
87 88 89	Mr. Pieper indicated they can work on that. He noted this is just a preliminary plan and nothing is etched in stone in terms of the architectural where it has to be exactly as shown.
90 91 92	Member Aspnes asked regarding the van parking. It appears to be a secure parking lot with controlled access. There was mention that there is already parking within the building for vans. She wondered how many vans Mr. Pieper saw being outside in this lot.
93 94 95	Mr. Pieper indicated there is van parking in the building and there will be no vans in this parking lot. This is strictly personal vehicle parking. Right now, there are fifty-one delivery vans.
96 97 98 99	Member Aspnes understood and indicated the parking closest to the building is considered employee parking, on the east end and then there is a second parking lot on the west side that shows van parking of fifty-three spaces with controlled access. If the vans are all parked within the building, then what is the purpose of the van parking lot.
100 101 102 103 104 105	Mr. Pieper explained the controlled parking is on the south end of the building. That is where the semi/vans come in and that is fenced and gated. It is secure and no one can get into that area without going through the security. He did not think that is the correct plan if it has fifty-three parking spots for vans. He indicated there was two sketches on this. The first one had vans but that is not what is going to be there, it was all for employee parking.
106 107 108	Mr. Anderson explained the plan he has had the van parking and employee parking with those two sites. He noted Mr. Pieper has talked to the controllers at Fed Ex more recently than he has so maybe this is just for employee parking now.
109 110 111 112 113	Mr. Pieper explained there will not be van parking there, that is Fed Ex's latest proposal per say. The reason being is the van parking, semi's that are coming in, has to be a secured location and nobody can get access to it because there could be packages in the van that are left overnight so it would have to be in a secured location. He reviewed Fed Ex business model.
114 115	Vice Chair Pribyl asked if the wrong plan was included in the packet how would that affect the Commission's discussion.
116 117 118	Mr. Paschke thought the Commission would want the appropriate plan in order to make a recommendation. He recommended tabling this item until the February meeting and in that timeframe, staff can get the correct appropriate plan and probably some additional

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details.

# **Attachment C**

121	<u>Public Comment</u>
122 123 124 125 126	Mr. Don Bromen, explained he has been involved with Aquarius Apartments for forty- one years. He explained the building is beautiful with a wooded area surrounding it. He explained it is a hundred-unit building. He brought photos of the backline of the parcel for the Commission to review. He thought for them, having a buffer there with a berm would be ideal.
127 128 129 130	Mr. Frank Yaquinto, 2405 County Road C2, explained the main thing for him is he is worried about the property values of his and surrounding properties. He would like to be assured that his property values will not drop because of this. He thought it was kind of a drastic change to the area with traffic and the lighting from the parking lot.
131	MOTION
132 133 134 135	Member McGehee moved, seconded by Member Schaffhausen, to table the Request by AUNI Holdings in Coordination with FedEx for a Conditional Use to Allow a Parking Lot as a Principal Use at 2373 and 2395 County Road C2 until the February 1, 2023 Planning Commission meeting. (PF22-015).
136 137 138 139 140	Ayes: 5 Nays: 0 Motion carried.





ROSEVILLE PARKING

FIT PLAN 2

01.16.2023

01 TUS

TUSHIE MONTGOMERY

ARCHITECTS

**January 25th**, 2023

City of Roseville 2660 Civic Center Drive Roseville, MN 55113

**RE: Written Response to City Questions** 

I/we understand it is not possible to have a wetland delineation completed, however a site survey would be beneficial along with contours and possibly a tree inventory.

- We have a civil engineer standing by and plan to start spending substantial money on a site survey, delineation, and other plans when the general scope is approved by the city.

I suggest the parking lot be designed with the greatest setback from the north and west property lines. Although the property owner to the north desires a berm, such an improvement would require many trees to be removed in favor of the earthen berm. Designing the parking lot to take advantage of preserving the mature trees along the periphery (specifically the west and north) is advantageous for approval.

- The new plan calls for a 40' setback to the north and a 40' setback from the west. This preserves a great number of trees and provides ample space between parcels.

The plans should include some additional thought regarding storm water management and where on the property it is best suited. I suggest having an engineer discuss this item with Jesse Freihammer, Public Works Director, to get a better handle on City and Rice Creek Watershed requirements. Having a more refined or even preliminary storm water management plan will go a long way in the approval process, especially with the City Council.

 Our architect seemed to think the best place for the stormwater management retention would be the northeast corner of the new parcel. This provides an even greater setback from the north parcel and should take care of this issue.

The proposal plan should give some thought to the required screening (found below). I/we would suggest an opaque screen fence of 7 to 8 feet in height that could be broken into large sections with small gaps and the gaps augmented with evergreen trees. Having the existing trees included on the survey can assist in where some of the small gaps could be placed the evergreen trees for natural screening.

 We will work with our architect and engineer to ensure the required screening is part of the construction. We are generally agreeable to your recommendations and will work with the city to find a suitable solution for screening and tree conservation.

# Extract of the February 1, 2023, Roseville Planning Commission Meeting Minutes

### 6. Continued Business

- a. Continuation to Consider a Request by AUNI Holdings in Coordination with FedEx for a Conditional Use to Allow a Parking Lot as a Principal Use at 2373 and 2395 County Road C2 (PF22-015)
  - Chair Kimble opened the public hearing for PF22-015 at approximately 6:34 p.m. and reported on the purpose and process of a public hearing. She advised this item will be before the City Council on February 27, 2023.
  - City Planner Paschke summarized the request as detailed in the staff report dated February 1, 2023.

Member Pribyl explained a couple of things the Commission talked about last time were increasing the setbacks on the north and west, which she understood has been done and also a consideration of how far employees need to walk to get to the other parcel and it seems like unless there is a grading reason or preservation of trees that the parking could not be moved further east, there might be an opportunity to do that. In her notes from the property owner last time, she thought that the need was for 160 to 180 parking spaces for employees, and this greatly exceeds that, so she did not know if that was 160 to 180 at one time and this is accounting for shift changes or why there are over 240 parking spaces.

Mr. Paschke stated some of these questions are better answered by the applicant. He further indicated his recollection regarding the previous discussion during the meeting was FedEx needing around two hundred or more parking spaces for employees. He further clarified the previous plan did not account for employee only as it was incorrect in its inclusion of van parking, thus the reason the item was tabled; this is the current plan being forwarded to the Planning Commission for consideration.

Member Aspnes noticed that this went from fifty-three vans and 135 employee spots to 243 employee spots. She also thought that now the parcel to the east is now included in this plan but is not referenced in the application but from the diagram that is shown it looks like this parking lot is going to be in that parcel and then the walkway is going to go across it. She wondered if all three of these parcel are going to be combined.

Mr. Paschke stated all three parcels were included in the initial proposal, with the proposed storm water pons on the eastern parcel. He also indicated the applicant still needs to address whether the parcels will be combined or platted as there are side yard setback requirements between the three lots.

Member Aspness indicated the walkway is an incredibly steep change in elevation from the parking lot to the FedEx lot on the east. She wondered if that will be handicap accessible.

Mr. Paschke was uncertain, however stated the discussion last time around, even though it is shown in the current proposal, was that all the handicap parking was going to be available at grade next to the building. He further indicated he is not sure if the walkway is handicap accessible but assumed if the applicant is providing handicap spaces and individuals using these stalls need to get to the building, that the sidewalk will have to be handicap accessible in order to meet Federal Law.

Member Aspness asked if by law, the parking lot has to have handicap parking.

Mr. Paschke explained that if it is tied to the business and the business can prove adequate handicap parking, handicap parking might not be required within this parking lot; this is typically worked out through the permitting process and how the project would be reviewed against those Codes and Ordinances as well as whether or not the sidewalk or a different route is handicap accessible in order to meet the law.

Member Aspness indicated the three lots sit very high and she wondered if this will be the elevation for this parking lot. She wondered if the elevation will be brought up or down to make the parking lot level because right now it would not be.

Mr. Paschke explained staff does not know the specifics regarding the lots grading, however he assumed the applicant will need to remove and/or reshape the property to a point where it can be effectively used by employees and properly drains into the stormwater management system. He added, this is something the applicant would do after receiving the permits and approval.

Member Aspness concurred that putting the parking lot as far east as possible seems to be the best to keep it away from the remaining properties that are going to be there on the west.

Chair Kimble asked if the applicant was at the meeting. It was noted the applicant was online.

Mr. Scott Pieper, CEO of the AUNI Holdings addressed the Commission. He stated regarding the increase in parking spaces, when he had the engineer look at the plans, they were originally shooting for a two hundred number and visiting with the FedEx people they do not know for sure what the minimum or maximum could be so the question was raised back to him about what would be the most that could be put there that would be approved. He had the engineer use the setbacks shown in the drawing and developed a plan using the square footage accordingly. He noted it does not need to remain that number but is the directive he received from FedEx.

Mr. Pieper explained there is handicap parking outside on the north end with new sidewalks in place there, as well as there are thirty-five spots inside the building, which he believed six of those are handicapped. The parking lot would be in compliance with whatever is needed. He did not believe in their mind that the parking lot would need to be handicap accessible for this project. That does not mean that it does not have to be to meet Code.

Chair Kimble asked if there is any ability to push the parking lot further to the east.

Mr. Pieper thought the idea here for him is to show what the intent could possibly be and to find out the City's position on it so that they could actually move forward with a project which would be getting a civil engineer involved to find out what it is actually going to entail. That all has to be worked out to see if it would be feasible from an economic standpoint as well.

Member McGehee recalled light consideration was important and she really appreciates the forty-foot buffer and preservation of trees, but thinking of the one residential home that is to the west, she wondered when grading is being considered if that actually has to be dropped at all, that would be better because there are the slots in the parking lot coming in so the headlights from coming and going would be facing that property. If these were facing the property it would not be a problem but if they must come in at a level lower than the lot next door so it would glean the light from the resident.

Mr. Pieper understood Member McGehee's concerns and explained that maybe this is a scenario where the north/south lanes have to be pushed over to the west a shade and taking a couple off one way or another and adding a third row that would point to the east so the lights would be shining out into the parking lot.

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Member Bjorum explained discussion last meeting there was conversation about whether the lot or lots were going to be secured with gates and fencing and he wondered if that has been removed because this is just employee parking or are there still going to be gated entry points and fencing around the lot.

Mr. Pieper explained typically with what he has seen with the FedEx Corporation is typically their parking lots are always fenced. He thought this might be the exception but he thought their rules are pretty hard and fast about how they like to maintain their employees property.

Mr. Pieper explained regarding the steep bank and the potential sidewalk going down, the way the building is set up you cannot get in the building unless a person goes through security which is all on the north end of the building. As this berm goes to the north it starts tapering down significantly and his guess is once a civil engineer is involved the sidewalk will more than likely go down the berm to the north and gradually tapering down because that is where the employee enters the building.

Chair Kimble noted the Commission received a bench handout, written communication from Mr. Donald Broman, member on the ownership committee for the Aquarius Apartments next door.

# **Public Comment**

Mr. Frank Yaquinto, 2405 West County Road C2. He gave the Commission a handout. He explained he was concerned about how many shifts there will be because the lights from vehicles could be shining in his windows all the time. He was also concerned with the traffic impact on County Road C2 as well as the number of trips coming and going daily. There is no indication of any of this. He noted this is in direct conflict of the 2040 Comprehensive Plan, specifically Chapter 5 as it relates to protecting existing legally established single family homes. He was also concerned about possible drop in his property value and he would like a letter from the Roseville City Attorney stating this will not negatively affect his property value. He was also concerned about possible emissions from the vehicles would affect the air quality in the area. He wondered if anyone has compared the applications and did the Planning Commission meet to discuss the significant change in the number of parking spaces. He requested the Roseville City Attorney give him a written opinion on this parking change and that the City of Roseville has applied to all State Laws governing the due process notification of neighbors. He noted that no one from AUNI Holdings or FedEx has talked to him. He explained under the new zoning, since his home was built, the value of his home will be that of the land only and he wondered who would buy a single family home that has been zoned out by Conditional Use granted to an International Corporation, FedEx. Those uses that would apply to his lot are unachievable. He indicated if he demolished his house he would not meet the current zoning setbacks, parking, etc. for any of the uses because his lot is too small. He noted Mr. Paschke is not requiring a light plan and if approved this lot will be lit up like Rosedale. He indicated Mr. Paschke does not think these effects his quality of life. He explained as a taxpaying citizen of the City he would offer his home for sale to the City after the City Attorney renders his opinion as well as an independent appraiser. If approved the City's sanctions will significantly alter his way of life. He noted he is a Vietnam Era Veteran with disabilities.

- 129 Chair Kimble asked if any of the items mentioned were discussed at the last meeting.
- Member McGehee thought there was discussion on the need for a berm but she did not think there was discussion regarding the decrease in value of surrounding property because this is the
- only remaining single family dwelling left. She understood from Mr. Pieper that there will be some effort to screen headlights within the parking lot.
- Member Pribyl thought there will be screening required so some of that could be potentially fencing, if the grade does not allow for blocking the headlights.
- Mr. Paschke stated he believes the staff report does provide information about a number of 136 items of concern needing to comply with City Code. Because there are residential properties 137 adjacent to this site this development is required to provide a buffer area screen that includes a 138 specific setback and that the proposal is greater than that that requirement (10 feet). The Code 139 also requires an opaque screen, whether that be landscape, wall or fencing. As part of staff's 140 review of a formal plan submittal he would review the proposal based on all of the engineering 141 142 that occurs and its design to determine where all the screening is necessary in order to screen the adjacent properties. Parking lot lighting is also a requirement and staff's goal here is no 143 different than any project that has required parking lot lighting, to work with those people 144 designing it to have the least impact on the adjacent properties. This project has a number of 145 things that are not shown on the proposed plan that are required by City Code. 146
  - Chair Kimble asked if it would be the intent of staff, if this were to be approved, to keep the property owners aware of what is happening and updated throughout the process.
- Mr. Paschke indicated it was his intent to do that.

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- Member Bjorum explained regarding the number of spaces in the parking lot, the Conditional
  Use does not provide a dictated number for that. The only maximizing or minimizing of that
  lot is based on whatever the required setbacks are or anything along those lines.
  - Mr. Paschke indicated Commissioner Bjorum's assessment is correct as it relates to a parking lot as a principal use.
  - Member Bjorum asked if the City does not have control over the size of the parking lot, it is really for the Conditional Use, if the use meetings the requirements of the lot.
  - Mr. Paschke stated that is not necessarily true. He indicated that if the Planning Commission felt that they did not want to have a parking lot that had more than the number of parking stalls shown the Conditional Use could state a maximum parking of 243 parking stalls or less, then the applicant is locked into that number as the maximum number of stalls that they can place within the area. He believed the Planning Commission could also add a condition that stipulates a minimum setback from the adjacent residential property lines, whether it is the forty shown on the plans or greater, then this condition would need to be met by applicant and and worked through in order to design the parking lot. There are things that the Planning Commission has within its purview because they are germane to the request and they do potentially pose impact to the adjacent properties.
  - Member Kruzel asked if staff knew how many shifts there might be.
- Mr. Paschke indicated he did not know how many shifts FedEx was looking to run. He further stated when staff reviewed this proposal it reviewed this project against those impacts that could be just as great if some other uses were developed on this property, which the City cannot control. From that standpoint, there is nothing in the Code that limits a business having more than one shift, or limiting hours of operation, which in turn could create additional traffic

- movements and more vehicles on the road. He further stated staff reviewed this application as a parking lot with 243 parking spaces because there is nothing in the Code to direct otherwise.
- Member McGehee asked what Mr. Paschke knew about parking lot lighting.
- Mr. Paschke explained there are some areas within Roseville where staff has worked with the developers or property owners to install lower lights to provide the necessary lighting and safety. There are also ways to put shields on the back of the lights, which has been fairly common in some of the City's adjacent residential projects. There is also fencing and other things that can be put in to also assist in mitigating the lighting to some degree.
  - Staff discussed with the Commission potential impacts to adjacent properties.
    - Mr. Don Bromen, Aquarius Apartments, explained the property line is incorrect in the drawing because it is going through their parking lot. He indicated everything he has seen since 1970 shows the line six feet off of the parking lot. He explained his letter dated January 25, 2023 indicates he is in favor of a forty foot setback and he would love to have the development built so the natural trees remain. He noted there are one hundred residential units in the building and felt this was a good compromise. He agreed it was kind of difficult to spend the money on a site survey if you do not have the money. To him, a forty foot setback is adequate because it would leave the woods between the properties intact and all those residents that walk by there would not be looking at a parking lot with 243 cars in it. The thing that he has a concern with is he talked last month about a berm going along their driveway with landscaping and plants. He showed a photo of the area and indicated the area is a low area where the pond is going in and Aquarius Apartments spent a lot of money to try to mitigate the moisture that is already coming off the adjacent lot and coming down the east side of the their building to get the drainage down. He would like to make sure that the proposed ponding does not create water issues on their property.
    - Mr. Bromen read his letter to the Commission for the record.
    - Mr. Bromen thought the applicant needed to look at where the sidewalk is placed as well as where the employees would be walking to get into the building. He explained he would like to have assurance from the City Planners that the water from this property is not going to flow to their property and cause additional drainage issues. He noted the residents would still like to see an opaque fence as well as a light study done. He would also like to have safety reviewed.
    - Chair Kimble closed the public hearing at 7:40 p.m.

# **Commission Deliberation**

- Mr. Paschke reviewed the drainage requirements on a parcel during development.
- Member McGehee suggested a requirement for the number of parking stalls.
- Member Bjorum agreed and thought the previous proposal of 183 parking stalls was adequate and could be a requirement.
  - Chair Kimble indicated this item has been discussed at two meetings with a lot of discussion and she wondered if someone would like to make a motion with any recommendations or conditions.
- Member Aspness indicated she would like to make a couple of suggestions but not as a motion.
  She agreed it was a good idea to cap the number of stalls in this parking lot so that it does not end up taking the absolute maximum amount of impervious surface that is allowed considering the grade of this lot, the wetlands, the neighbors to the north and west that will still be there.

#### Attachment C

She also thought it was a good idea to make a condition of approval the setbacks be the forty on the west and north, at least that at minimum and that there should be a condition to save as many large trees as possible on the site along the lot lines especially. She also wanted to ensure that the lights are not an issue and that the City can do what it can to mitigate the light coming from the property.

Mr. Paschke reviewed with the Commission the lighting requirements and noted as far as the trees, he agreed with the Commission but the City does not have a requirement to preserve any trees and it becomes very difficult to stop a development from removing trees.

Mr. Paschke reviewed potential conditions to the motion with the Commission including a maximum number of parking stalls, minimum setback of forty feet to the north and west as well as additional compliance with tree preservation and lighting conditions.

Chair Kimble explained two of the conditions are compliant with City Code which they have to comply with so why these would be conditions. She thought there are two conditions, the cap on stalls and the forty foot minimum requirement on the two and all the conditions staff lists, she did not know what else there is because the process is going to drive the rest of it.

Member Pribyl thought maybe there could be a condition that parking stalls do not face immediately to the west.

Member Aspness wondered if it could be worded that the parking lot design has cars not pointing west.

Ms. Gundlach reviewed the changes to the conditions in the staff report clarifying condition 5 to include compliance with section 1011.04, tree preservation and restoration; adding a seventh condition that states "the total number of stalls shall not exceed 220 and no stall shall be directed towards the property to the west"; and she also explained a new condition eight would also be added stating "parking lot setbacks to the north and west shall be a minimum of forty feet".

## **MOTION**

Member McGehee moved, seconded by Member Bjorum, to recommend to the City Council approval of a Conditional Use for 2373 & 2395 County Road C2, allowing surface parking as a principle use on the subject properties based on the comments, findings, and six conditions stated in this report, adding conditions 7 and 8 as discussed. (PF22-015).

**Ayes: 7** 247 **Nays: 0** 

248 Motion carried.

# EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 27th day of February 2023, at 6:00 p.m.
The following Council Members were present:; and were absent.
Council Member introduced the following resolution and moved its adoption:
RESOLUTION NO A RESOLUTION APPROVING A CONDITIONAL USE FOR A PARKING LOT AS A PRINCIPAL USE AT 2373 AND 2395 COUNTY ROAD C2 (PF22-015)
WHEREAS, a parking lot as a principal use in the Corridor Mixed-Use (MU-3) district requires an approved Conditional Use, and
WHEREAS, City Code §1009.02.C establishes general CU criteria that is required to be met by a CU proposal; and
WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed parking lot CU on January 4 (tabling the request) and February 1, 2023, voting 7-0 to recommend approval of the parking lot as a principal use at the subject addresses, subject to 8 conditions; and
WHEREAS, the property at 2373 and 2395 County Road C2 (PIN 05-29-23-24-0015, 05-29-23-24-0014, and 05-29-23-24-0016) are legally described as:
Requires Legal Description
WHEREAS, the City Council has determined that approval of the proposed parking lot CU at 2373 and 2395 County Road C2 pursuant to 1009.02.C of the City Code will not result in adverse impacts to the surrounding properties based on the following findings:
GENERAL CONDITIONAL USE CRITERIA §1009.02.C:
a. The proposed use is not in conflict with the Comprehensive Plan. While a parking lot doesn't appreciably advance the goals of the Comprehensive Plan aside from facilitating continued investment in a property, the City Council has determined the parking lot does not conflict with the Comprehensive Plan either. More specifically, the General and Commercial Area Goals and Policies sections of the Comprehensive Plan include a number of policies related to reinvestment, redevelopment, quality development, and scale. The proposed parking lot is one component of a larger investment, which would align with the related goals and polices of the Comprehensive Plan.

b. The proposed use is not in conflict with a Regulating Map or other adopted plan. The
 City Council has determined the proposed use is not in conflict with such plans because
 none apply to the property.

- c. The proposed use is not in conflict with any City Code requirements. The City Council has determined the proposed parking lot can and will meet all applicable City Code requirements; moreover, a CONDITIONAL USE approval can be rescinded if the approved use fails to comply with all applicable Code requirements or any conditions of the approval.
- d. The proposed use will not create an excessive burden on parks, streets, and other public facilities. The City Council has determined the proposed parking lot improvement will not create an excessive burden on parks, streets, or other public facilities. Specifically, this parking lot is associated with a major package delivery service (FedEx), whereby many employees do not work on-site as they are delivering packages. For those that do work on-site, it is not anticipated their use of the park and/or trail system would result in a burden, nor have City Parks Department staff expressed concerns to Planning Division staff. In fact, implementation of a condition of approval requiring installation of a trail will only improve upon the City's trail amenities.
  - The City Engineer has also determined there will be no significant traffic issues associated with the parking lot. A formal traffic study is not required. Existing traffic on County Road C2 is 3,300 vehicles per day, with County Road C2 having and existing capacity in excess of 10,000 vehicle trips per day. A conservative estimate of new traffic generated from the parking lot is 752 new trips per day. Even if the parking lot is utilized by three employment shifts per day, new vehicle trips are not expected to exceed 5,000, resulting in adequate capacity. Further, the existing three-lane design of County Road C2 can accommodate the increased vehicle use.
- e. 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 City Council has determined the proposed parking lot will not be injurious to the surrounding neighborhood; negatively impact traffic or property values; and will not otherwise harm the public health, safety, and general welfare given the existing impact of commercial uses already present and utilizing this corridor of County Road C2. Specifically, the 2040 Roseville Comprehensive Plan guides these parcels and those in direct proximity for Mixed-Use, and a rezoning to Corridor Mixed-Use was accomplished in November of 2021 to ensure consistency between the City's official Zoning Map and Comprehensive Plan. Prior to this change, the 2030 Comprehensive Plan and official City Zoning Map designated these parcels for High Density Residential. This change was made in anticipation of the residential parcels along County Road C2 to someday be redeveloped under more flexible zoning standards than the high-density residential designation offered. County Road C2, with existing traffic of 3,300 vehicles per day and a conservative increase of roughly 752 new vehicle trips, is adequately designed to accommodate this increase in traffic given the three-lane roadway design. Further, County Road C2 is already utilized by numerous industrial uses in the area with no issues. Lastly, although this parking lot will generate new trips within the general area, this use is less impactful than a number of permitted uses that could be redeveloped on the subject parcels.

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council to APPROVE the requested Conditional Use for a parking lot as a principal use at 2373 and 2395 County Road C2, based on the submitted site and development plans, subject to the following conditions:

- 1. he installation of an 8-foot wide trail with 5-foot boulevard being installed along County Road C2 the length of the three parcels, per the Roseville Pathway Master Plan.
- 2. The property owner dedicates a pathway easement to the City for the 8-foot wide pathway prior to release of any permits.
  - 3. Storm water management will be required per watershed and City requirements.
- **4.** The wetland present at 2395 County Road C2 is delineated and the property owner/applicant meet RCWD's requirements to replace any permissible wetland loss either onsite or offsite through credits.
  - **5.** The improvements meet all applicable requirements of, §1011.03.B, *Buffer Area Screening*, §1011.03.C, *Parking Lot Landscaping*, §1011.04, *Tree Preservation and Restoration in all Districts*, to the satisfaction of the City Planner, prior to submittal of a building permit.
  - **6.** The site plan is modified such that the employee parking includes a minimum 15-foot setback from the property line between 2395 and 2373 County Road C2, or the property owner shall legally combine into a single lot negating the need to meet the side yard setback requirement.
- 7. The total number of parking spaces shall not exceed 220, with no parking stalls being directed towards the residential property to the west.
  - **8.** The minimum parking lot setback from the north and west property lines shall be 40 feet.

100	The motion for the adoption of the foregoing resolution was duly seconded by Council Member
101	and upon vote being taken thereon, the following voted in favor:;
102	and voted against.

103 WHEREUPON said resolution was declared duly passed and adopted.

104 Requires signature page.

# INTEROFFICE MEMORANDUM



Date: February 13, 2023

**To:** Janice Gundlach, Community Development Director

Thomas Paschke, City Planner

From: Jesse Freihammer, Public Works Director/City Engineer

**RE:** Traffic Impacts, Fed Ex Parking Lot Expansion

This memo is a follow-up to the staff report included in the February 1, 2023 Planning Commission Packet.

## **Project Description**

The development of a parking lot on County Road C2 to create additional employee parking for the FedEx facility at 2929 Long Lake Road. The proposed new parking lot includes 243 spaces with two access points to County Road C2. This memo will document the existing and proposed traffic related to the development.

## **Analysis**

Existing traffic on County Road C2 is approximately 3,300 vehicles per day (vpd). The existing roadway is a three-lane design posted at 30 mph and has capacity in excess of 10,000 vpd.

If the lot is fully utilized for three shifts a day, this will equate to 1,458 new vpd or approximately 4,750 vpd on County Road C2. The roadway and adjacent intersections have capacity to absorb this new traffic if it gets to that level. Additionally, the three-lane section of County Road C2 will provide safe and effective access for left turning vehicles into the site. No major impacts to traffic or safety issues will be present on public roadway.

# Summary

The proposed development of a parking lot will increase traffic on County Road C2 and nearby roadways. These roadways can handle the increased traffic will minimal negative impacts.

As part of the permit approval process, the developer will be required to extend an 8' bituminous pathway adjacent to their property. Long term, this will provide better non-motorized transportation to the area.

Please contact me should there be questions or concerns regarding any of the information contained herein.