

ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

Agenda Date: July 10, 2023

Agenda Item: 10.e

Department Approval

Janice Gundlach

City Manager Approval

Aracel

Item Description: Adopt an Ordinance Approving a Zoning Code Text Amendment to §1001.10, Definitions, and the Table of Allowed Uses (1007-2) of the Institutional District, and Adopt a Resolution Approving a Conditional Use, all in support of an Environmental Service Center for Ramsey County Property Management and the property located at 1725 Kent Street (**PF23-005**).

BACKGROUND

Stemming from two strategies in the Ramsey County Solid Waste Management Plan, the County evaluated how it provides Household Hazardous Waste services. The evaluation resulted in recommendations to redesign services to address equity considerations and ensure better service to County residents. The recommendations, under the umbrella of the enhancing environmental health services initiative includes a county-owned Environmental Service Center.

In June 2022, City staff met with Ramsey County representatives regarding the proposed Environmental Services Center (ESC) to discuss the project and the steps necessary for its approval. It was at this meeting where the Planning Division indicated the Zoning Code, specifically the Institutional district table of uses, did not support the types of uses the ESC included and that a zoning text amendment would be necessary. Staff also indicated it was working toward seeking additional amendments to the Institutional district and would be seeking comments and direction from the Planning Commission in the future.

The Planning Division sought feedback from the Planning Commission on November 2, 2022 on a number of items pertaining to the Institutional district table of allowed uses to help guide future actions related to this request. Based on Commission feedback, it was determined the use is best suited as conditionally allowed and it was determined that Ramsey County should seek the text amendment outside a City-initiated amendment so that it could accompany the actual request, complete the site development plans.

BUDGIT IMPLICATIONS

Not Applicable

RACIAL EQUITY IMPACT STATEMENT

Racial equity impacts were not evanuated for this request.

PLANNING COMMISSION ACTION

On June 7, 2023, the Roseville Planning Commission held the duly noticed public hearing on the request by LHB and Ramsey County for two Zoning Code text amendments and a Conditional Use all in support of the County's Environmental Service Center (Attachment A).

At the hearing, no individuals were present to address the Commission, either in person or virtually, other than the applicant. Planning Commissioners did not have any substantive questions of staff or the applicant (Attachment B).

The Planning Commission voted 6-0 (Commissioner Bauer was absent) to recommend the following to the City Council:

A. Recommend approval of the following Environmental Service Center definition amending §1001.10 (Definitions) of the Roseville City Code:

1. Environmental Service Center: A multi-purpose government-owned facility where the principal use involves the collection of household hazardous waste, recycling, and organics, including associated offices and public outreach rooms.

B. Recommend approval of an amendment to Table 1007-2 (Institutional District Table of Uses) to include Environmental Service Center as a conditional use.

C. Recommend approval of a CONDITIONAL USE pursuant to §1009.02.C of the Roseville City Code for an Environmental Service Center at 1725 Kent Street based on the comments and findings of the Request for Planning Commission Action dated June 7, 2023, and the following condition:

1. The Environmental Service Center being constructed similarly to the plans submitted dated May, 5, 2023 and provided as a component of the Request for Planning Commission Action dated June 7, 2023 and in accordance with the Roseville City Code.

SUGGESTED CITY COUNCIL ACTION

Adopt an Ordinance (Attachment 3) approving of the following Environmental Service Center definition amending §1001.10 (Definitions) of the Roseville City Code:

1. Environmental Service Center: A multi-purpose government-owned facility where the principal use involves the collection of household hazardous waste, recycling, and organics, including associated offices and public outreach rooms.

Adopt an Ordinance (Attachment 3) approving an amendment to Table 1007-2 (Institutional District Table of Uses) to include Environmental Service Center as a conditional use.

Adopt a Resolution (Attachment 4) approving a CONDITIONAL USE pursuant to §1009.02.C of the Roseville City Code for an Environmental Service Center at 1725 Kent Street based on the comments and findings of the Request for Planning Commission Action dated June 7, 2023, and the following condition:

1. The Environmental Service Center being constructed similarly to the plans submitted dated May, 5, 2023 and provided as a component of the Request for Planning Commission Action dated June 7, 2023 and in accordance with the Roseville City Code.

62 **ALTERNATIVE ACTIONS**

- 63 **a.** Pass a motion to table the item for future action. An action to table must be tied to the need
64 of clarity, analysis and/or information necessary to make a recommendation on the request.
65 Tabling beyond September 2, 2023, would require extension of the 60-day action deadline
66 established in Minn. Stats. 15.99.
- 67 **b.** Pass a motion denying the proposal. An action to deny must include findings of fact
68 germane to the request.

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

thomas.paschke@cityofroseville.com

Attachments: A. PC Packet B. June 7, 2023 PC meeting
minutes C. Draft Ordinance D. Draft CU Resolution

REQUEST FOR COMMISSION ACTION

Date: **6/7/2023**Item No.: **6.a.**

Department Approval

Agenda Section

Public Hearing

Item Description: Request by LHB and Ramsey County Property Management to consider a Zoning Code Text Amendment to §1001.10, Definitions, and the Table of Allowed Uses (1007-2) of the Institutional District, and to consider a Conditional Use, all in support of an Environmental Service Center at 1725 Kent Street (**PF23-005**)

Application Information

Applicant: LHB and Ramsey County Property Management

Location: 1725 Kent Street

Application Submission: May 5, 2023

City Action Deadline: July 4, 2023; extended to September 2, 2023

Zoning: Institutional District

Background

Level of Discretion in Decision Making: Action taken on a Zoning Code Text Amendment is **legislative**; the City has broad discretion in making land use decisions based on advancing the health, safety, and general welfare of the community. Action on a conditional use proposal is **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 Statutes and City Code.

Background

Stemming from two strategies in the Ramsey County Solid Waste Management Plan, the County evaluated how it provides Household Hazardous Waste services. The evaluation resulted in recommendations to redesign services to address equity considerations and ensure better service for County residents. The recommendations, under the umbrella of enhancing the environmental health services initiative, include a county-owned Environmental Service Center.

In June 2022, City staff across multiple departments met with Ramsey County representatives regarding the proposed Environmental Services Center (ESC) to discuss the project and the steps necessary for its consideration and approval. It was at this meeting that the Planning Division indicated the Zoning Code, specifically the Institutional district table of uses, did not support the types of uses the ESC included and that a zoning text amendment would be required for the ESC to move forward for consideration. At this meeting, City staff also indicated it was working towards seeking additional amendments to the Institutional district and would be soliciting the Planning Commission for comments and direction on this topic at a future meeting.

Since that date, Planning Division staff introduced this topic to the Planning Commission during the Commission's regular meeting of November 2, 2022. During that discussion, Planning Division staff received feedback on a number of items pertaining to the Institutional district table of uses,

including the Commission's desire to retain the conditional use requirement for these types of uses. Based on that feedback, staff determined it was in Ramsey County's best interest to seek the text amendment and a conditional use, apart from a City-initiated process, so as to ensure the text amendment would serve their needs. The Commission may recall the November 2, 2022 discussion also included a need to address other uses that exist in the institutional district (most notably the Civic Campus), however these issues will have to be resolved at a later date.

Review of Project

In support of their application, Ramsey County submitted a narrative and preliminary development plans (see Attachment 3), on which the analysis outlined within this report is based.

The Environmental Service Center (ESC) will utilize the front half of the roughly 18-acre parcel the County owns addressed as 1725 Kent Street. Currently, Ramsey County Public Health runs a household hazard waste collection site on the premises each June. This use has been permitted by Interim Use for many years. Ramsey County Public Works and Roseville Public Works currently use the rear portion of the site. Specifically, Ramsey County stores RAP, sweepings, soils, mulch, and snow, while Roseville stores watermain break material. The County has also used the site to store tree debris in the past when wind storms produced significant debris. An adjacent parcel (northwest), also owned by Ramsey County, is currently managed and operated by Volunteers of America (VOA) and addressed as 1771 Kent Street. That property is not impacted by this proposal.

The proposed ESC and the VOA properties obtain access from Larpenteur Avenue via Kent Street, which is a private roadway. This private road will be reconstructed as a component of the development to improve access and circulation. Access will also be provided to the rear of the parcel from the reconstructed private roadway for continued use by Ramsey County and Roseville Public Works departments. The site consists of a steep grade generally from the southeast corner, rising approximately 34 feet to the flatter portion of the site and the general proximity of the ESC, approximately 160 feet north of the property line adjacent to Larpenteur Avenue. There are also two rows of trees near the top of the elevation, some of which will be preserved, while others will be removed and replaced due to their aging condition.

The ESC will include three access points from Kent Street. The first access is at the north of the ESC and is for County residents to drop off organics and recyclables at a separate dumpster area. This access also serves as employees' access to the parking lot and building entry, which lies on the southeast side of the building. A second access supports the household hazard waste (HHW) drop-off area and the organics/recycling area. The third access serves as the County residents' access to the visitor parking lot and entry to the ESC building. The ESC lies generally in the middle of the development site and includes a walking trail on the east that is connected to the pedestrian walkway along Larpenteur Avenue, which will act as a handicapped access. There is also a pedestrian connection that is proposed from the southeast corner into the site and building that will include stairs as it rises to the ESC.

Operationally, organics and general recycling dumpsters are located along the north of the development area. Vehicles can enter from the north or middle accesses and make their way to the organics and recycling areas in a counter-clockwise manner. This is an outdoor self-serve collections area that will be screened from public view by the building, trees, and/or site topography. Also planned in this area is a small staff enclosure where employees will assist the public with proper/accurate disposal of items. Vehicles utilizing the middle access can enter the organics/recycling area or the HHW drop-off. HHW acceptance occurs within an enclosed drop-off

lane entering the facility from the north. The drop-off area has stacking for multiple vehicles to efficiently unload and transition materials to staff. Materials are sorted by staff into appropriate storage containers and stored within predesignated areas throughout the building. Hazardous materials are stored in appropriately designed storage rooms for safe housing in accordance with the applicable code requirements. Materials remain within the building storage areas until shipment off-site. Outdoor storage of propane tanks will occur within a secure container and a small remote storage enclosure will be provided for storage of lithium-ion batteries outside of the building; both to be screened from public view. Munitions will not be accepted by the ESC.

The ESC building is also designed for public interaction, learning, and material reuse. There is a specific Reuse Room for the distribution of products that are brought to the HHW that still have useful life and will be available for public purchase. The building entry/lobby is a place for the public to gather and learn about the sustainability strategies and performance of the building through a “building dashboard”. The education spaces of the ESC are smaller and to be used for public presentations, hands-on learning, and possibly small community events. There is also a larger Public Programming room where the public can be more interactive, such as “Fix-It Clinics” where people bring in household items and learn how to do general repairs. General administration and public restrooms are located adjacent to the public spaces.

As a component of the ESC proposal, the Roseville Public Works Director has requested a traffic study to review existing operations, evaluate potential traffic impacts of the proposed development, review site access considerations, and recommend improvements to ensure safe and efficient operations (Attachment 4). It is important to note the surrounding roadways of Larpenteur Avenue, Rice Street, and Dale Street are all County jurisdictional roadways, as is Kent Street due to its “private” status.

Review of Request

The Zoning Code Text Amendment requested by Ramsey County Environment Health (a division of Ramsey County Public Health) is necessary because the proposed ESC at 1725 Kent Street is not a use recognized within the Table of Uses (1007-2) of the Institutional District. Given the proposed ESC will host a number of unique and distinct uses within the facility and on the grounds, a Conditional Use is proposed so as to properly address and mitigate any potential impacts of the proposed facility. As outlined in the Background section of this report, the conditional use method was the method most desired by Commission members based on the feedback received from the November 2, 2022 meeting.

Zoning Code Amendment Considerations

The zoning code text amendment requested by Ramsey County is two-fold: 1) consideration of an amendment to §1001.10, Definitions, for inclusion of an ESC definition and 2) amend Table 1007-2, Institutional Districts Table of Uses, to include ESC as a conditional use.

Regarding a definition for the proposed ESC, Planning Division staff have relied upon Ramsey County and their consultant, LHB, to submit a definition that encapsulates the general purpose and intent of an ESC as they intend to program the building/site. The definition they provided is as follows:

A multi-purpose government-owned facility where the principal use involves the collection of household hazardous waste, recycling, and organics.

Although not primary uses, Planning Division staff would recommend inclusion of offices and public learning/outreach room(s) in the definition to provide greater clarity of the ESC's use and operation.

Similarly, Table 1007-2 does not include an applicable use that is suitable enough to qualify as an ESC. And, while governmental offices are a use within the ESC, it is not the primary use(s) of the ESC as identified in the above definition. As such, the ESC use should be added to the table. Below is a portion of Table 1007-2, while the full Chapter is provided as Attachment 5.

Table 1007-2	INST	Standards
Civic/Institutional		
Emergency Services (police, fire, ambulance)P		
Governmental Offices	P	
<u>Environmental Services Center</u>	<u>C</u>	-

As indicated above, the proposed text amendment would include amending Table 1007-2 to include Environmental Services Center as a conditional use “C”. No specific standards are being noted and/or required given the uniqueness of the use, beyond the general standards and criteria applicable to all conditional uses.

Review of Conditional Use Request

Zoning Code §1009.02.C sets the criteria for reviewing general conditional use requests. The Planning Division’s review of these criteria was completed from the attached project development plans and, to some degree, the narrative. Please note that while this is a new use to be analyzed against the general CU criteria below, it is not unlike any other development the Planning Division staff reviews on a daily basis. Therefore, required Code items or standards are not specifically discussed herein as these are required regardless of the ESC being a new use or a conditional use. Said another way, no building permits will be issued until all applicable code requirements are met.

Review of General Conditional Use Criteria: §1009.02.C of the Zoning Code establishes general standards and criteria for all conditional uses and the Planning Commission and City Council must determine compliance with those stated findings.

As indicated above, Table 1007-2 would be amended to include Environmental Services Center as a conditional use “C” and no specific standards required.

Review of General Conditional Use Criteria: §1009.02.C of the Zoning Code establishes general standards and criteria for all conditional uses and the Planning Commission and City Council must determine compliance with those stated findings.

The general code standards of §1009.02.C are as follows:

1. The proposed use is not in conflict with the Comprehensive Plan. While an environmental services center doesn’t appreciably advance land use goals of the Comprehensive Plan, aside from facilitating continued investment in a property, Planning Division staff believe the proposed use does not conflict with land use goals outlined within 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. Additionally, the Comprehensive Plan outlines several goals and strategies related to Resilience and Environmental Protection and the services offered by the ESC aid in supporting many of those stated goals, including reduction in greenhouse gas emissions through leading by example, reducing climate-related risks, and increasing community awareness of resilience and environmental protection issues. Therefore, the Planning Division has determined the proposed environmental service center would align with the related goals and policies of the Comprehensive Plan.

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

3. The proposed use is not in conflict with any City Code requirements. Planning Division staff finds the proposed environmental services center 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.

4. The proposed use will not create an excessive burden on parks, streets, and other public facilities. The Planning Division does not anticipate the proposal will intensify any practical impacts on parks, streets, or public infrastructure. Specifically, sanitary sewer and water in the area have acceptable capacity for the ESC project and the uses contemplated are not of the type that would generate impacts on parks and/or the trail system in the area. Specific to traffic and impacts on adjacent streets, the traffic study completed (Attachment 4) for the proposed ESC indicates the additional vehicle trips maintain acceptable operations with minimal vehicle delay and back-ups. Ramsey County staff will also review the traffic study and provide comments as Larpenteur Avenue is a county road.

5. 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. While the proposed ESC is designed to handle household hazardous waste and certain recyclables, these items are processed with care when unloaded, sorted, and stored for further processing and removal. Similarly, materials deemed hazardous are removed and stored in appropriately designed storage rooms for safe housing in accordance with the applicable code requirements either within or outside the facility. Likewise, the proposed ESC does not lie adjacent to any residential neighborhoods, but instead is situated adjacent to County open space (wetland), Reservoir Woods, and Temple of Aaron Cemetery. The nearest residential area lies to the north, approximately 1,000 feet from the residential homes along Wagner Street. Correspondingly, there will be an increase in traffic on Larpenteur Avenue, Dale Street, and Rice Street. However, these roadways and intersections are adequately designed to handle the increase in daily trips to this site. Consequently, the Planning Division has determined the proposed ESC will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm public health, safety, and general welfare.

Public Comments

As a component of their process, Ramsey County held community open houses (in-person and virtually) in the Fall of 2022 and Spring of 2023. The Fall 2022 open house included discussion regarding services, facility use, features of the facility, and reuse and repair. The Spring 2023 open house discussed hours of operation, indoor and outdoor space uses, and additional facility suggestions. Both of these open house engagements are summarized in Attachment 6.

The Planning Division received one call after the public hearing notice was mailed and the resident indicated support for the proposed ESC.

226
227 **Staff Recommendation**

228 The Planning Division recommends the following pertaining to the request by LHB and Ramsey
229 County Property Management concerning an Environmental Services Center at 1725 Kent Street:

230
231 Approval of the Zoning Code Text Amendment to §1001.10, Definitions, in support of adding an
232 Environmental Services Center, to be defined as "A multi-purpose government-owned facility where
233 the principal use involves the collection of household hazardous waste, recycling, and organics,
234 including associated offices and public outreach rooms."

235
236 Approval of a Zoning Code Text Amendment to Table 1007-2 (Table of Uses - Institutional District)
237 allowing an Environmental Services Center as a conditional use "C".

238
239 Approval of a Conditional Use in support of an Environmental Service Center at 1725 Kent Street,
240 all based on the comments and findings of this report and development plans, subject to the
241 following condition:

- 242 1. The Environmental Service Center should be constructed similarly to the plans submitted dated
243 May, 5, 2023 and provided as a component of this report packet and in accordance with the
244 Roseville City Code.

245
246
247 **Requested Planning Commission Action**

248 **By motion, make the following recommendations:**

249 It is recommended the Planning Commission take the following actions regarding the request by LHB
250 and Ramsey County Property Management concerning an Environmental Services Center at 1725 Kent
251 Street:

252
253
254 By motion, recommend approval of the following Environmental Service Center definition
255 amending §1001.10 (Definitions) of the Roseville City Code:

256
257 "Environmental Service Center: A multi-purpose government-owned facility where the principal
258 use involves the collection of household hazardous waste, recycling, and organics, including
259 associated offices and public outreach rooms."

260
261 By motion, recommend approval of an amendment to Table 1007-2 (Institutional District Table of
262 Uses) to include Environmental Service Center as a conditional use.

263
264 By motion, recommend approval of a Conditional Use pursuant to §1009.02.C of the Roseville City
265 Code for an Environmental Service Center at 1725 Kent Street based on the comments and findings
266 of this report, and the following condition:

- 267 1. The Environmental Service Center should be constructed similarly to the plans submitted dated
268 May, 5, 2023 and provided as a component of this report packet and in accordance with the
269 Roseville City Code.

270
271 **Alternative Actions**

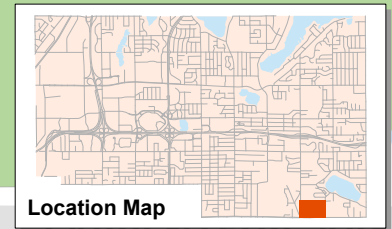
272 **Alternative Actions**

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

278
279 **Prepared by:** Thomas Paschke, City Planner - thomas.paschke@cityofroseville.com or
651-792-7074

Attachments: 1. PF23_005_Attachment1
2. PF23_005_Attachment2
3. PF23-005_Attachment3
4. PF23-005_Attachment4
5. PF23-005_Attachment5
6. PF23-005_Attachment6

Attachment 1: Planning File 23-005



Prepared by:
Community Development Department
Printed: May 30, 2023



Data Sources
* Ramsey County GIS Base Map [5/4/2023]
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 warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

0 50 100 150 Feet



Attachment 2: Planning File 23-005



Prepared by:
Community Development Department
Printed: May 30, 2023

Data Sources

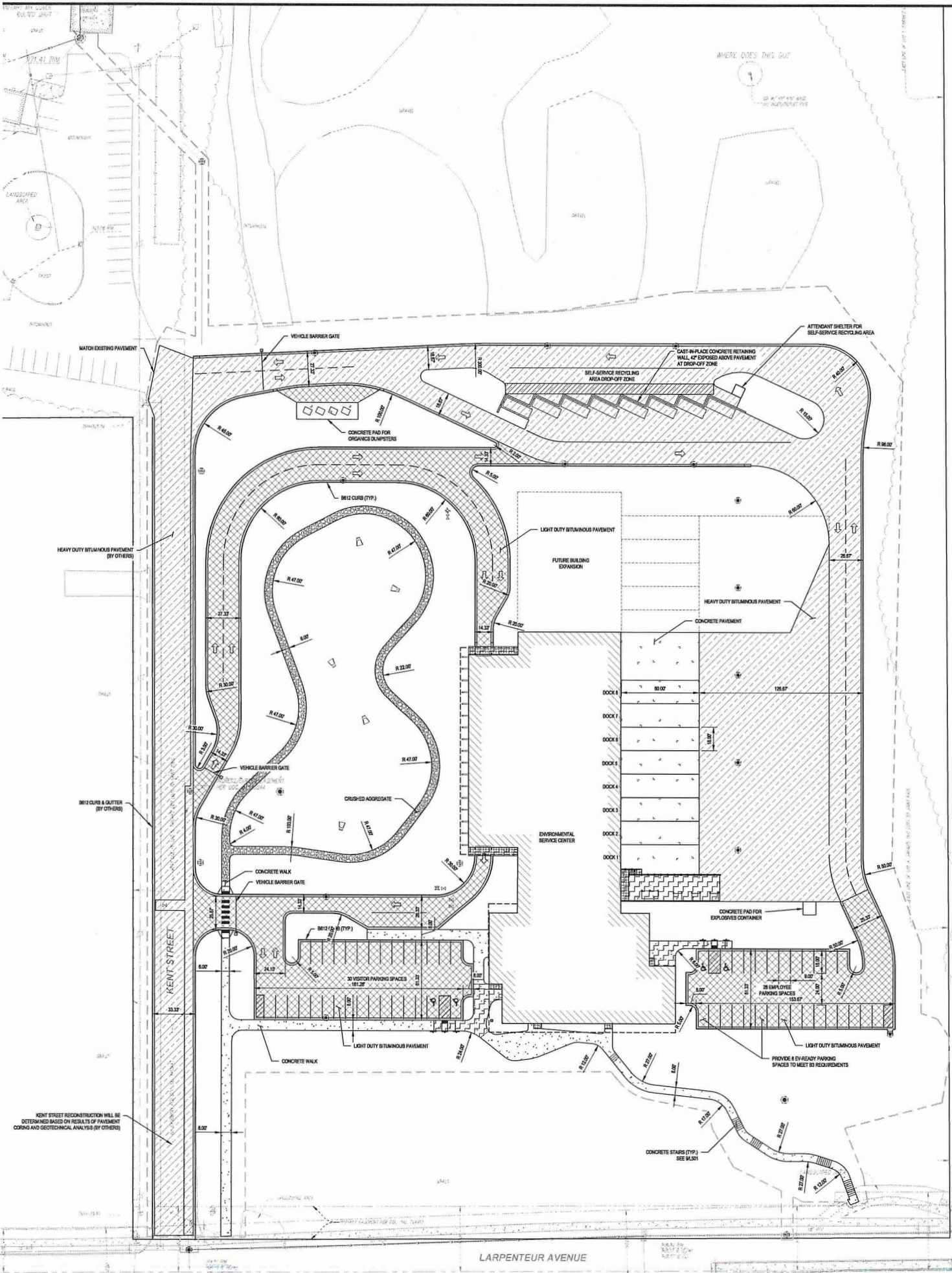
* Ramsey County GIS Base Map (5/4/2023)
* Aerial Data: EagleView (4/2022)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

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

0 100 200 Feet





LEGEND

- CONSTRUCTION LIMITS
- HEAVY DUTY BITUMINOUS PAVEMENT, SEE VCS02, INSET A
- LIGHT DUTY BITUMINOUS PAVEMENT, SEE VCS02, INSET B
- CONCRETE PAVEMENT, SEE VCS02, INSET C
- CONCRETE WALK, SEE VCS02, INSET D
- CRUSHED AGGREGATE
- STREET, REFER TO STRUCTURAL
- SHOWMELT SYSTEM
- 8013 CURB & GUTTER
- REVERSE CURB & GUTTER
- LIGHT POLE, REFER TO ELECTRICAL

GENERAL NOTES

- REFER TO C402 FOR SIGNAGE AND PAVEMENT STRIPING.
- REFER TO L101 FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
- SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL FOR ADDITIONAL REQUIREMENTS.
- PREVENT FORD DAMAGE. ALL SURFACES OUTSIDE THE CONSTRUCTION LIMITS. RESTORE ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES TO PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE NOTED IN THE DRAWINGS.
- ADJUST ALL CASTINGS, VALVE BOXES AND JUNCTION BOXES TO FINISH GRADE.
- PROVIDE BITUMINOUS TACK COAT BETWEEN THE WEARING AND NON WEARING COURSES FOR ALL PROPOSED BITUMINOUS PAVEMENTS AND ALL ADJACENT CONCRETE OR BITUMINOUS SURFACES.



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | (612) 338-2020



CLIENT:



THIS SQUARE APPEARS 12" x 10" ON FULL SIZE SHEETS

01 03/31/2023 SCHEMATIC DESIGN

NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03/31/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:

RAMSEY COUNTY
ENVIRONMENTAL
SERVICE CENTER

CORNER OF LARPENTER AVE &
KENT ST
ROSEVILLE MN 55113

DRAWING TITLE:

SURFACING & LAYOUT PLAN

WARNING
LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING
MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



0 15' 30' 60'

DRAWN BY:
CHECKED BY:
PROJ. NO.
DRAWING NO.

C401



701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | (612) 338-2020



CLIENT:



LEGEND

CONSTRUCTION LIMITS

PLANT SCHEDULE

TREES CODE QTY BOTANICAL / COMMON NAME CONT



CT 39 Canopy Tree 3" BAB



OT 73 Ornamental Tree 2" BAB

GROUND COVERS CODE QTY BOTANICAL / COMMON NAME CONT



DB 29,242 sf Detention Basin Seed Mix Plugs 18" OC Seed Mix with Plugs



NM 12,728 sf No Mow Turf Lawn Seed Mix



ME 1,146 sf Rock Mulch Maintenance Edger Mulch



SP 95,959 sf Shortgrass Prairie Seed Mix Seed Mix



SB 2,087 sf Shrub & Perennial Bed with 4" Mulch



WE 32,104 sf Woodland Edge Seed Mix Seed Mix

SHEET NOTES

GENERAL LANDSCAPE NOTES

- THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONFIRM ALL QUANTITIES, SHAPES AND LOCATIONS OF LANDSCAPE AREAS, AND ADJUST AS REQUIRED TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
- LOCATE ALL UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SCOTURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

PROTECTIONS

- THE CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES. REFER TO DETAILS FOR TREE PROTECTION.
- THE CONTRACTOR SHALL KEEP FRAGMENTED, FENCES AND BUILDINGS CLEAN AND UNPAINTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE PROJECT SITE SHALL BE KEPT CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
- PROVIDE SILT FENCE IF NECESSARY TO PROTECT STREET FROM EROSION.

PLANT MATERIAL

- TREE ROOT BALLS SHALL BE PLANTED PLUSH WITH FINAL GRADE AND THE TOPMOST ROOT PLANE EXPOSED. PER PLANTING DETAILS. LANDSCAPE ARCHITECT MUST BE PRESENT ON-SITE PRIOR TO TREE PLANTING TO ENSURE PROPER INSTALLATION TECHNIQUES ARE EMPLOYED BY ALL LANDSCAPE CONTRACTOR CREW MEMBERS.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," 10TH EDITION, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERMEN, INC. ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- FOR ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATION, THE CONTRACTOR SHALL FILL TO FINISHED SUBGRADE ELEVATION AND PROVIDE 4" TOPSOIL AND PROVIDE SEEDING OR SOO REPLACEMENT OF OWNER'S CHOICE.
- REFER TO 28.000 FOR PLANTING, PLANTING SOIL, AND MULCH REQUIREMENTS.

MAINTENANCE AND CARE

- MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE.
- MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AT THE PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK MINIMUM. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
- REFER TO SPECIFICATIONS FOR FULL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS.

IRRIGATION NOTES

- CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION SERVICES TO IRRIGATE ALL LANDSCAPE BEDS. FOR SEEDER AREAS, PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHMENT OF SEED HAS BEEN ACCEPTED BY THE LANDSCAPE ARCHITECT.
- DESIGN FOR IRRIGATED AREAS MUST BE SUBMITTED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH OWNER ON FINAL PRODUCT SELECTION. AS-BUILT DOCUMENTATION WILL BE REQUIRED.

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

01 03/10/23 SCHEMATIC DESIGN

NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
03/31/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:

RAMSEY COUNTY
ENVIRONMENTAL
SERVICE CENTER

CORNER OF LARPENTER AVE &
KENT ST
ROSEVILLE MN 55113

DRAWING TITLE:

LANDSCAPE PLAN

DRAWN BY: JH

CHECKED BY: LAM

PROJ NO: 2262

DRAWING NO:

L101

WARNING

LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR
CALL BEFORE DIGGING

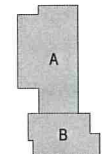
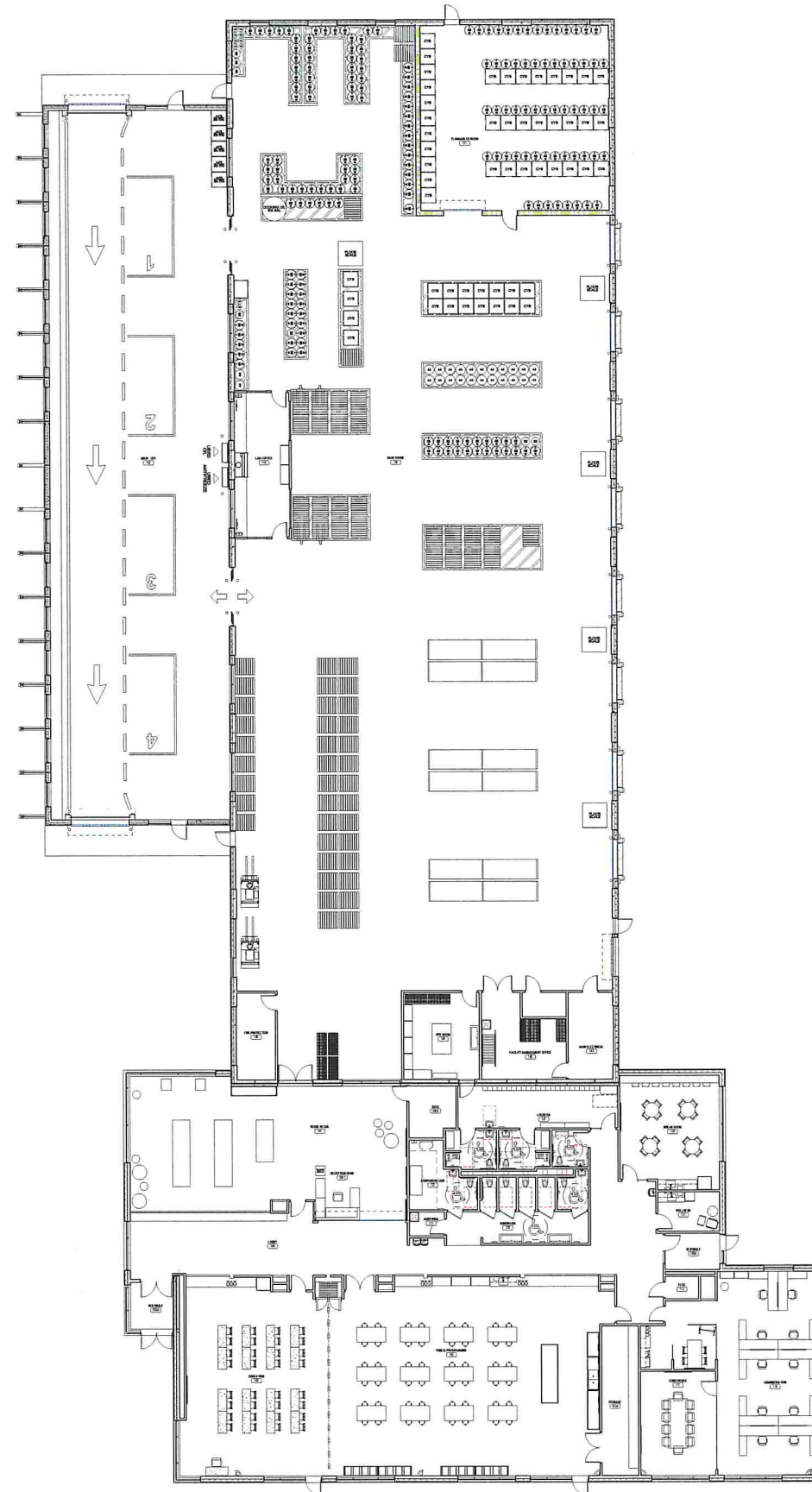
MINNESOTA

ONE-CALL SYSTEM

1-800-252-1166

REQUIRED BY

MN STATUTE 216D



KEYPLAN

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

01	03/31/2023	SCHEMATIC DESIGN
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
04/10/2023

COPYRIGHT 2023 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
RAMSEY COUNTY
ENVIRONMENTAL
SERVICE CENTER

CORNER OF LARPEN TEUR
AVE. AND KENT ST.
ROSEVILLE, MN 55113

DRAWING TITLE:
LEVEL 1 OVERALL
FLOOR PLAN

DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 225932
DRAWING NO:

A101

MEMORANDUM

Ramsey County Environmental Service Center

May 5, 2023

To: City of Roseville Community Development
From: Ramsey County and LHB
Re: Narrative for Zoning Text Amendment and Conditional Use Application

PROPERTY INFORMATION

Property Address: 0 Larpenteur Ave W, Roseville, MN 55113

Parcel ID: 132923330001

Full Legal Description: Lots 1, 2, 7 and 8, Sarah's Out Lots to St. Paul

ZONING AMENDMENT NARRATIVE

What is the nature of the intended use?

Stemming from two strategies in the Ramsey County Solid Waste Management Plan, the county evaluated how it provides Household Hazardous Waste services. The evaluation resulted in recommendations to redesign services to address equity considerations and ensure better service to county residents. The recommendations, under the umbrella of the enhancing environmental health services initiative includes a county-owned Environmental Service Center.

The basic function of the Ramsey County Environmental Service Center ("ESC") is to provide a safe and effective way for the public to dispose of Household Hazardous Waste ("HHW"). The HHW acceptance occurs within an enclosed drop off lane where multiple vehicles may efficiently transition materials to staff. These materials are then sorted by staff into appropriate storage containers and stored within predesignated areas throughout the building. Any hazardous materials have appropriately designed storage rooms for safe housing in accordance with the applicable code requirements. Materials collected within the HHW area are to remain enclosed until shipment off-site. Outdoor storage of propane tanks will be within a secure container and screened from public view. A small remote storage enclosure will be provided for storage of lithium-ion batteries outside of the building and screened from public view. In addition to acceptance of HHW the center also accepts recycling and organics for transfer off-site, no processing of these materials will occur on site. These items will be collected in outdoor self-service hubs that are screened by the building, trees, and/or topography. A small staff enclosure will be provided at the remote recycling location to assist the public in accurate disposal of their items when necessary. Munitions will not be accepted by the Ramsey County ESC.

Along with providing efficient and safe opportunities to dispose of HHW, the building will have spaces for public interaction, learning, and material reuse. The Reuse Room is a welcoming place for the distribution of products that are brought to the HHW portion of the ESC that still have useful life. The Lobby provides a space for the public to gather and learn about the sustainability strategies and performance of the building through the "building dashboard". The education spaces include a smaller presentation space that could be used for community events

with limited hands-on learning. Directly adjacent is the much larger Public Programming room. This room provides a venue for events where the public can be more interactive such as “Fix-It Clinics” where people bring in household items and learn how to do general repair. The general administrative requirements for operation of the building and the public amenities such as toilets are located adjacent to the public spaces. These public/administrative spaces are placed on the south end of the building towards Larpenteur Avenue. This provides an appropriate buffer between the public way and the taller warehouse space, along with a generally more aesthetic appearance from Larpenteur Avenue.

In-keeping with the site’s current function, outdoor storage of loose materials as needed by the County’s Public Works department will occur on the northern portion of the parcel, but will be blocked from public view by significant vegetative buffering and by the Environmental Service Center itself. Other proposed accessory uses throughout the Environmental Service Center site include outdoor gathering space to be used for educational programming; educational signage associated with sustainable building, site, and stormwater functions; recreational trails; and an accessible sidewalk connection to Larpenteur Avenue.

As part of this project, improvements are planned for Kent Street, the private roadway that will be used to access the site from Larpenteur Avenue.

Why is the intended use not currently permitted by existing use?

According to the language within table 1007.2 of Title 10 of the Roseville City Code, a “Government office” is a permitted use within parcels zoned as institutional. This language is too specific to apply to Government uses in general, and as the proposed Government Environmental Service Center use provides more than just office space it does not conform to the existing code as written.

How would the intended use be permitted under the proposed zoning text amendment?

The addition of “Government Environmental Service Center” as a conditional use within table 1007.2, and an associated definition for this term within section 1001.10, would allow this use to be permitted per approval of a conditional use application.

Will any additional land use applications (e.g. conditional use permit or variance) be necessary to accommodate the intended use in compliance with the requirements of the proposed zoning change?

Yes, a Conditional Use Permit will be required per this zoning text amendment, and an application for which has been submitted in conjunction with the Zoning Text Amendment Application.

CONDITIONAL USE PERMIT NARRATIVE

Describe how the proposed use is not in conflict with the Comprehensive Plan

Roseville’s 2040 Comprehensive Plan identifies the existing land use of this site as institutional and has planned for the site to remain classified as institutional in the future. With the proposed facility’s civic use, medium scale and intensity, incorporation of pedestrian and bicycle infrastructure, and connections to nearby transit stops, it is appropriately suited for this location as defined by the comprehensive plan.

Describe how the proposed use is not in conflict with any regulating maps or other adopted plans

The site in question is not within a Shoreland Overlay District and does not contain any National Wetland Inventory wetlands. The City's Parks and Recreation System plan does not identify this site as a future park or recreational amenity. This site is adjacent to but not within the Rice-Larpenteur Vision Plan project area.

Describe how the proposed use is not in conflict with any City Code requirements

Title 10 of Roseville's City Code describes the purpose of the Institutional District as a district designed to "permit and regulate a variety of governmental, educational, religious, and cultural uses that provide important service to the community." The proposed use of a Government Environmental Service Center is in-keeping with this purpose.

Describe how the proposed use will not create an excessive burden on parks, streets and other public facilities

A traffic study is currently underway to understand any impacts this site would have on surrounding transportation networks, as well as a geotechnical report to understand soil and drainage implications of the site. The planned trails and sidewalks throughout this site will connect to the City's larger recreation system, offering additional recreational amenities for the public.

Describe how 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 primary function of the ESC is to remove HHW from households, which reduces the potential for harm to public health, safety, and general welfare of surrounding neighborhoods.

The ESC is being designed with significant community input and engagement and is part of Enhancing Environmental Health Services, a county initiative to redesign and add recycling and waste disposal services at one location to better meet community needs. The surrounding neighborhood has been engaged through a series of in person and virtual meetings when the county learned of the community's concerns and recommendations for the facility's design, construction activity and operations. The design team is working to address feedback in the plans to ensure this use is not injurious to the surrounding neighborhood. The center will incorporate sustainable design elements that can serve as a model facility.

The unique siting of this ESC allows significant buffering of site amenities from all surrounding parcels through both vegetation and elevation differences. The driveway connections to the site will connect to the private Kent Street, distancing traffic impacts from Larpenteur Avenue. The use of this facility will benefit public health, safety, and welfare, by allowing for the safe disposal of Household Hazardous Waste, recycling, and organics.

Attachments: 220932 Ramsey County ESC Topographic Survey, 220932 Ramsey County ESC C401 Site Plan, 220932 Ramsey County ESC L101 Landscape Plan, 220932 Ramsey County ESC A101 Overall Floor Plan

c: LHB Project No. 220932

q:\22proj\220932\300 design\regulatory\city of roseville\zoning amendment change\220932 zoning and conditional use narrative.docx



May 25, 2023

To: James Homolka, Ramsey County Property Management

From: Vernon Swing, PE

Re: Traffic Analysis – PO PRMG38457 - Ramsey County Environmental Service Center, Roseville, MN

Per your request, SSTS LLC has conducted a traffic analysis for the proposed Ramsey County Environmental Service Center development (referred to as the Proposed Project). The Proposed Project will add hazardous household waste disposal/recycling facilities to the existing organic waste/compost recycling uses on the approximate 15-acre site in Roseville, Ramsey Co, MN. The Proposed Project site is located to the north of Larpenteur Ave W and to the east of Kent Street and will be accessed via three proposed driveways to Kent Street. **Figure 1**, Vicinity Map depicts the location and **Figure 2**, Site Plan, illustrates the site layout and access locations.

This memorandum documents the existing AM, PM, and Saturday Midday peak hour traffic conditions, forecasts the 2025 traffic conditions without the development, forecasts the trip generation potential for the proposed land use and distributes those trips based on existing traffic patterns in the area. Further, results from the traffic operational analysis with and without the Proposed Project are summarized. Also, a review of on-site circulation and vehicle stacking is included. The focus of the traffic study is the traffic operations at the following intersections which provide access to the regional roadway network and access to the site:

- Larpenteur Ave W & Kent St
- Kent St & South Site Access
- Kent St & Middle Site Access
- Kent St & North Site Access

Existing Conditions

As mentioned, the study area focuses on the intersections listed above. The existing conditions of the roadways and intersection providing direct and indirect access to the Proposed Project were documented and are noted in **Table 1**. Additionally, **Figure 3** shows the existing lane geometry and traffic control at the study intersections.

Table 1. Study Roadway Characteristics

Roadway	Functional Class	Typical Section	Posted Speed	AADT (Year)
Larpenteur Ave W	A-minor Augmentor	3-Lane Undivided Urban	40 mph	13,300 (2018) (MnDOT)
Kent Street	Local Street	2-Lane Undivided Urban	30 mph	N/A

Note, additional counts for Larpenteur Ave W are available, however, they were counted during COVID-19 and are likely less than current conditions.

Existing Traffic Volumes

AM, PM, and Saturday Midday peak hour turning movement counts were conducted at the study area intersections. The following notes the peak hour timeframes:

- AM: 7:00 AM to 8:00 AM
- PM: 3:00 PM to 4:00 PM
- Saturday MIDDAY: 12:30-1:30PM

Figure 4 illustrates the existing peak hour traffic volumes.

Future Conditions

To quantify the impacts of a development on the surrounding roadway system, it is necessary to first forecast and analyze traffic conditions that would be present on the roadway system without the inclusion of the proposed project. For the purposes of this analysis an anticipated construction completion date for the entire Proposed Project is 2025, thus year 2025 was selected for analysis to compare traffic conditions without and with the Proposed Project. To determine the future traffic conditions a review of historical traffic counts based on MnDOT data and a review of the City of St Paul, City of Rosedale, and Ramsey County 2040 Comprehensive Plans have been conducted. The MnDOT data shows that traffic in the area has declined by approximately fifteen percent over the past two decades, while the City of St Paul and Ramsey County Comprehensive Plans forecast traffic will remain approximately the same over the next twenty years. The City of Roseville Comprehensive Plan meanwhile indicates traffic will increase by approximately 0.4 percent over the next twenty years. To provide a conservative estimate of future conditions the Roseville 0.4 percent growth rate has been adopted for this study. In other words, the existing traffic volumes have been grown by this rate to represent the 2025 No-Build peak hour traffic conditions. **Figure 5** illustrates the No-Build traffic volumes with the growth applied to existing traffic volumes for year 2025.

Trip Generation and Distribution

The Proposed Project will include a new household hazardous waste disposal/recycling facility and will reorganize the existing organic/compost recycling to the northern portion of the site. In addition, the site will include a public and employee space for visitors and workers. To estimate the site-generated traffic, forecasts from Ramsey County have been used which indicate the site will generate approximately 85,000 trips per year or 327 trips a day for a typical day (using a 5-day operations week). That said during the peak times associated with Spring and Fall clean up, the Proposed Project is expected to generate 2,500 trips per week or 500 trips per day. Discussions with staff from similar sites in Hennepin County indicate the Saturdays during the Spring and Fall times have slightly higher traffic, and the peaking tends to extend over three or four hours rather than one hour. To provide a conservative estimate this analysis assumes the peak hour will generate twice as much traffic when compared to an average hour. This peak trip generation has been adopted for each traffic peak of the surrounding roadways namely the weekday commuter AM Peak, weekday PM Peak, and the Saturday Midday Peak. Table 2 summarizes the trip generation estimate for the Proposed Project.

Table 2 - Trip Generation

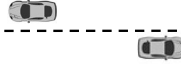
Land Use	Daily	AM Peak Hour		PM Peak Hour		Saturday Pk Hr	
		Enter	Exit	Enter	Exit	Enter	Exit
Environmental Service Cntr	500 Trips	63 Trips	63 Trips	63 Trips	63 Trips	63 Trips	63 Trips
TOTAL	500 Trips	126 Trips		126 Trips		126 Trips	

As shown in Table 2, the Proposed Project will generate 126 trips (63 entering and 63 exiting) during the morning traffic peak hour, 126 trips (63 entering and 63 exiting) during the evening traffic peak hour, 126 trips (63 entering and 63 exiting) during the Saturday Midday Peak and 500 daily trips.

The new trips have been assigned to the surrounding roadways according to the existing traffic patterns. In general, 65 percent will originate from and return to the east during the AM Peak, 60 percent will originate from and return to the west during the PM Peak, and 50 percent to and from the west during the Saturday Midday Peak. **Figure 6** illustrates the trip assignment. **Figure 7** illustrates the 2025 Build conditions by combining No-Build traffic with the trip assignment volumes.

Traffic Operations

The operating conditions of transportation facilities, such as roadways, traffic signals, roundabouts, and stop-controlled intersections, are evaluated based on the relationship of the theoretical capacity of a facility to the actual traffic volume on that facility. Various factors affect capacity including travel speed, roadway geometry, grade, number of travel lanes, and intersection control. The current standards for evaluating capacity and operating conditions are contained in *Highway Capacity Manual*¹. The procedures describe operating conditions in terms of driver delay represented as a Level of Service (LOS). Operations are given letter designations with "A" representing the best operating conditions and "F" representing the worst. Generally, level of service "D" represents the threshold for acceptable overall intersection operating conditions during a peak hour. The Chart on the below summarizes the level of service and delay criteria for signalized and unsignalized intersections.

Level of Service	Description	Delay (sec)	
		Signalized	Unsignalized/ Roundabout
A	 Primarily free-flow operation.	0-10	0-10
B	 Reasonably unimpeded operation.	>10-20	>10-15
C	 Stable operation. The ability to maneuver is more restricted than LOS B.	>20-35	>15-25
D	 Less stable operation. Small increases in flow may cause large increases in delay and reduced speeds.	>35-55	>25-35
E	 Unstable operation. Low speeds and considerable delay.	>55-80	>35-50
F	 Congested operation. High delay and extensive queuing.	>80	>50

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

¹ **Highway Capacity Manual (HCM)**, Transportation Research Board, 6th Edition

approaches, since the mainline does not have to stop. It is common for intersections with higher mainline traffic volumes to experience increased levels of delay and poor level of service on the side streets.

A final fundamental component of operational analyses is a study of vehicular queuing, or the line of vehicles waiting to pass through an intersection. An intersection can operate with an acceptable Level of Service, but if queues from the intersection extend back to block entrances to turn lanes or accesses to adjacent land uses, unsafe operating conditions could result. In this report, the Industry Design Standard 95th percentile queue length is used. The 95th Percentile Queue Length refers to that length of vehicle queue that has only a five-percent probability of occurring during an analysis hour.

This study has utilized the industry current Synchro/SimTraffic software package (11th Edition) to analyze the 2025 No-Build and Build conditions for the AM, PM, and Saturday Midday Peak hours. It is noted, the reported results are from the aggregate of 10 SimTraffic simulations which use a random number generator to seed the network with vehicles. These results reflect dynamic conditions and are more accurate than the results of the static analysis reported by Synchro. Due to the random number generator results can sometimes show slightly better operations on minor movements under higher traffic conditions when the intersections are operating well. This can be seen when delays and queues noted in the Build Scenario are slightly less than the No-Build or Existing Scenarios.

Analysis Results

Tables 3 summarizes the results of the operational analysis. Note the 2025 No-Build and Build operations reflect the additional traffic associated with the annual growth rate applied to existing traffic volumes. Additionally, the Build operations include the net new traffic forecast for the Proposed Project.

Table 3. Operational Analysis

2025 No-Build and Build								
Intersection	Measure of Effectiveness (Delay in Sec and Queue in Ft)							
	Criteria	2025 No-Build			2025 Build			
		AM Pk Hr	PM Pk Hr	Sat Pk Hr	AM Pk Hr	PM Pk Hr	Sat Pk Hr	
Larpenteur Ave W & Kent St (Side Stop Controlled)	Overall LOS & Delay	A 1.1	A 1.6	A 1.0	A 2.0	A 2.2	A 1.7	
	Worst Mvmt. LOS & Delay	B 13.4 (SBL)	C 17.6 (SBL)	A 5.6 (SBL)	B 12.7 (SBL)	B 11.9 (SBL)	A 8.5 (SBL)	
	95th Percentile Queue	SB - 22'	SB - 37'	SB - 22'	SB - 52'	SB - 60'	SB - 62'	
Kent Street & South Site Access (Side Stop Controlled)	Overall LOS & Delay	A 0.1	A 1.7	A 0.1	A 1.9	A 1.7	A 1.7	
	Worst Mvmt. LOS & Delay	A 0.2 (NB)	A 3.9 (WBL)	A 0.1 (NB)	A 4.3 (WBL)	A 4.4 (WBL)	A 4.6 (WBL)	
	95th Percentile Queue	NONE	WB - 32'	NONE	WB - 44'	WB - 48'	WB - 48'	
Kent St & Middle Site Access (Side Stop Controlled)	Overall LOS & Delay	A 0.1	A 0.1	A 0.1	A 0.1	A 0.1	A 0.1	
	Worst Mvmt. LOS & Delay	A 0.1 (SBT)	A 0.1 (SBT)	A 0.1 (SBT)	A 0.6 (NBT)	A 0.4 (SBT)	A 0.3 (NBT)	
	95th Percentile Queue	NONE	NONE	NONE	NONE	NONE	NONE	
Kent Street & North Site Access (Side Stop Controlled)	Overall LOS & Delay	A 1.1	A 0.5	A 0.1	A 1.1	A 1.0	A 0.6	
	Worst Mvmt. LOS & Delay	A 3.9 (WBL)	A 3.8 (WBL)	A 0.1 (WB)	A 3.8 (WBL)	A 3.4 (WBL)	A 3.7 (WBL)	
	95th Percentile Queue	WB - 10'	WB - 14'	NONE	WB - 14'	WB - 17'	WB - 14'	

The results shown in Table 3 indicate the 2025 No-Build operations of the study area intersections are acceptable with LOS A for overall operations and LOS C or better for individual travel lane operations, with manageable vehicle queuing. Further, the results in Table 3 indicate the 2025 Build overall operations and travel lane operations of the study area intersections and site access are the same with acceptable LOS A for overall operations and LOS B or better for travel lane operations, with manageable vehicle queuing. The addition of site-generated traffic slightly increases delay and queuing but not above unacceptable levels as the existing roadway network has available capacity.

On-Site Circulation

The Proposed Project is adding household hazardous waste disposal/recycling to the existing site that provides for organic/compost disposal. As part of the project, the organic/compost use is being moved to the north end of the site. Traffic for the organic/compost use will travel on Kent Street to the north end of the site and circulate to the east along a one-way loop and dispose of their waste.

The new household hazardous waste disposal facility will be located in the center of the site. Traffic for this new service provided with the project will enter the site at the middle access from Kent Street and circulate along a way one-way loop exiting the site at the southern site access to Kent Street. There will be five locations for vehicles to dispose of their material, such as used motor oil, discarded computer products, florescent light bulbs, etc. and there are 42 planned spaces for vehicles to queue as they wait their turn. Drivers will be assisted by Ramsey County staff in their disposal of their waste and discussions with Hennepin County staff indicates that vehicles complete their disposal efforts in under a minute. The layout of the site with vehicle stacking should be able to accommodate over 200 vehicles per hour.

The employees and visitors will be able to enter the parking area at the southern access from Kent Street. The site is planned to include 30 parking spaces for the visitor and 27 spaces for employees.

Summary and Conclusions

The following provides a summary of the study, traffic operations and recommendations:

- AM and PM peak hour traffic operations were analyzed for year 2025 conditions without and with the Proposed Project.
- The Proposed Project will generate 126 trips (63 entering and 63 exiting) during the morning traffic Peak hour, evening traffic Peak hour, and Saturday Midday Peak hour and 500 daily trips.
- Results of the traffic analysis for year 2025 without the Proposed Project indicate acceptable operations with minimal vehicle delay and back-ups at adjacent intersections.
- Results of the traffic analysis for year 2025 with the Proposed Project indicate acceptable operations with minimal vehicle delay and back-ups. No mitigation measures at adjacent intersections and access intersection are recommended.
- The Proposed Project has developed a circulation plan for the independent operation associated with organic material disposal, and household hazardous waste disposal which segregates these two use to different areas of the site. Users of these two separate operations will enter one-way circulation patterns that will have sufficient capacity for the anticipated demand.

Attachments: Figures 1-7

(Appendices with Traffic Counts and Synchro/Simtraffic Worksheets are available upon request.)



Figure 1 - Vicinity Map



Figure 2 - Conceptual Site Plan (From Others)

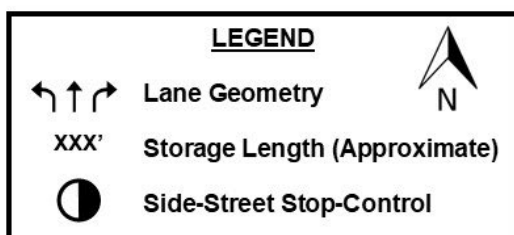
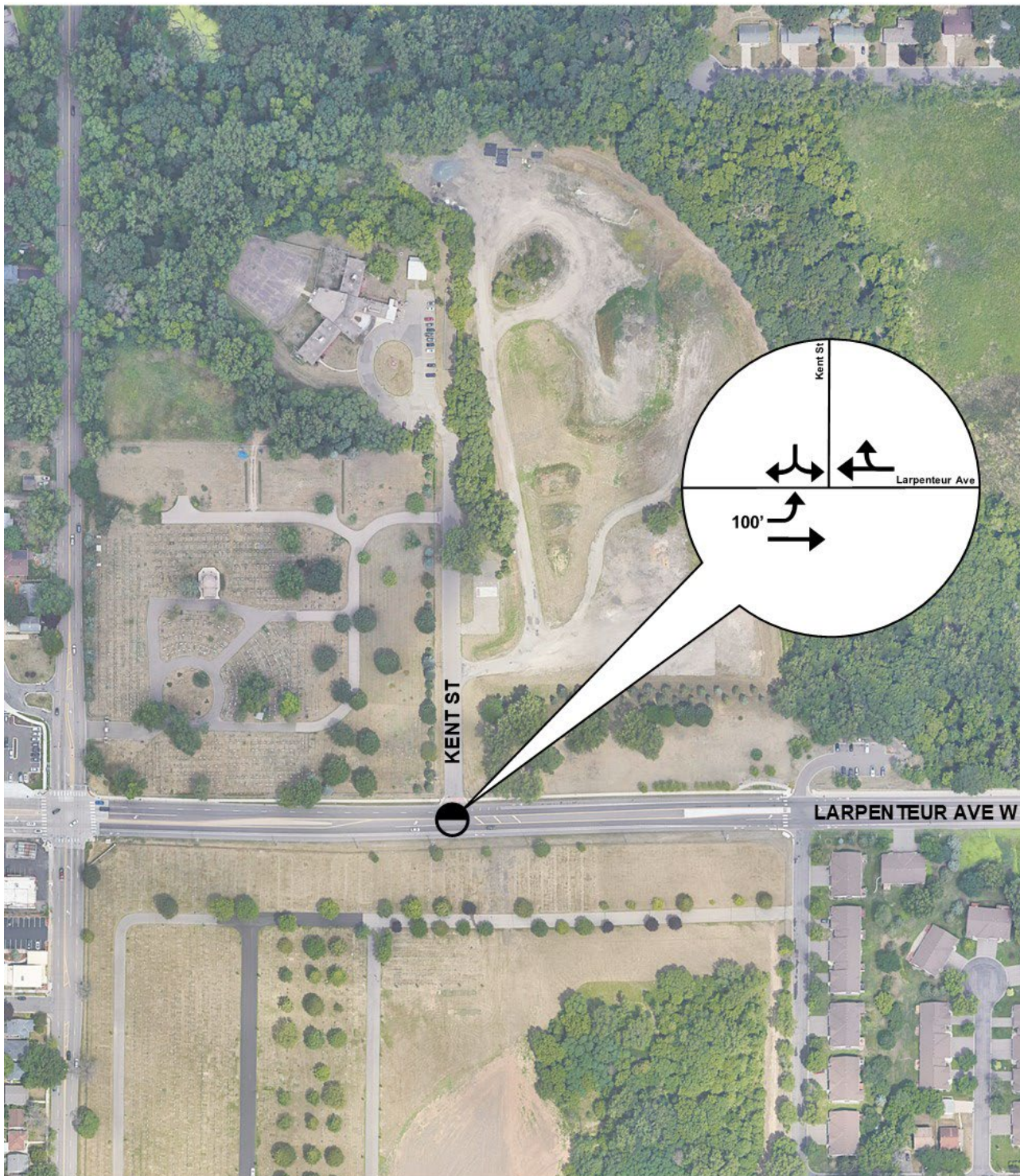
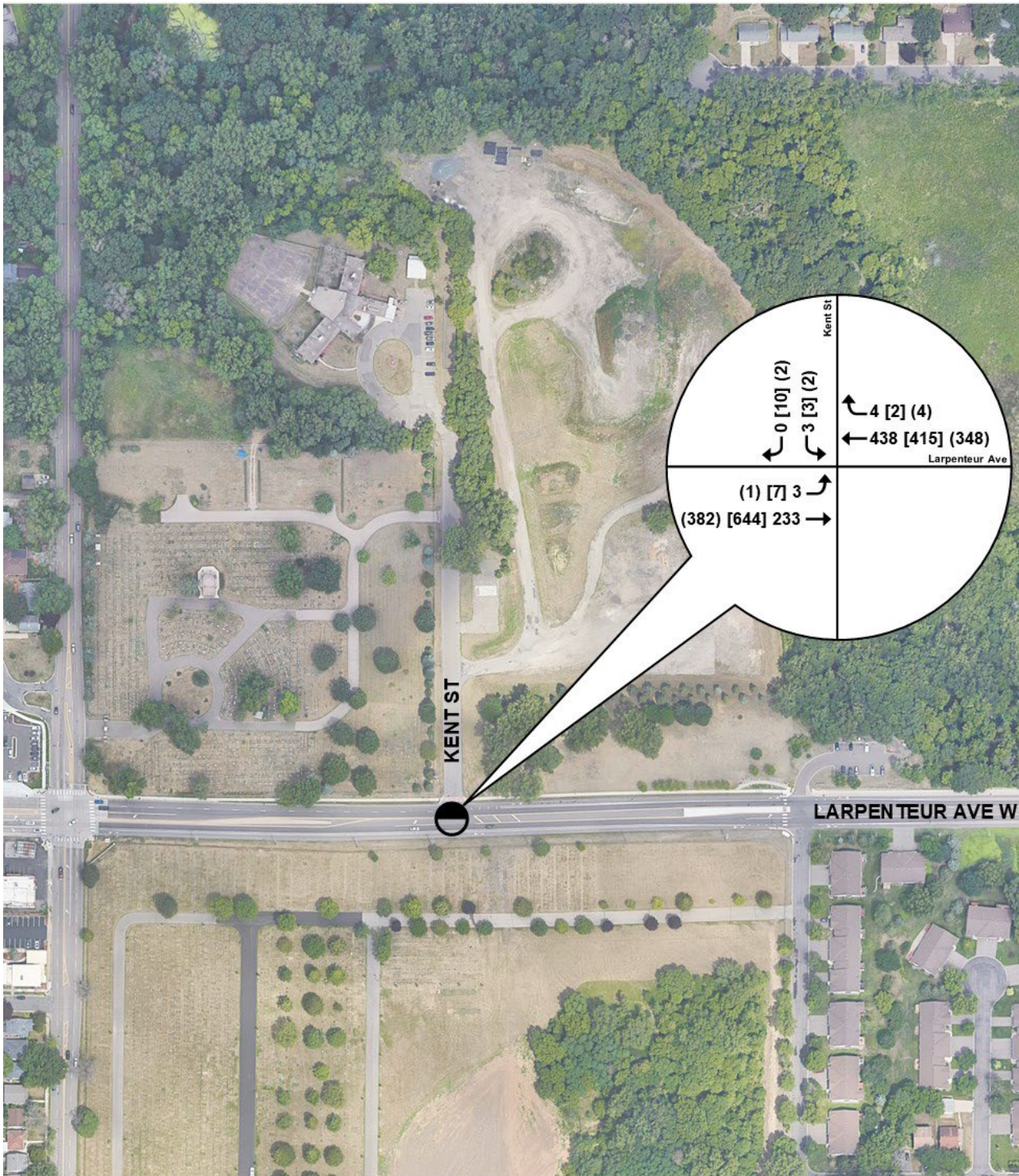


Figure 3 - Existing Geometrics



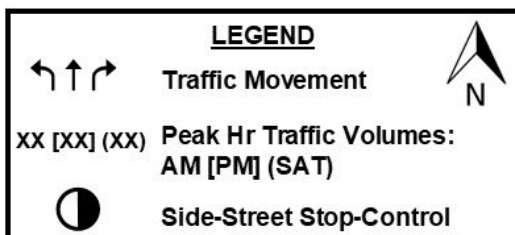
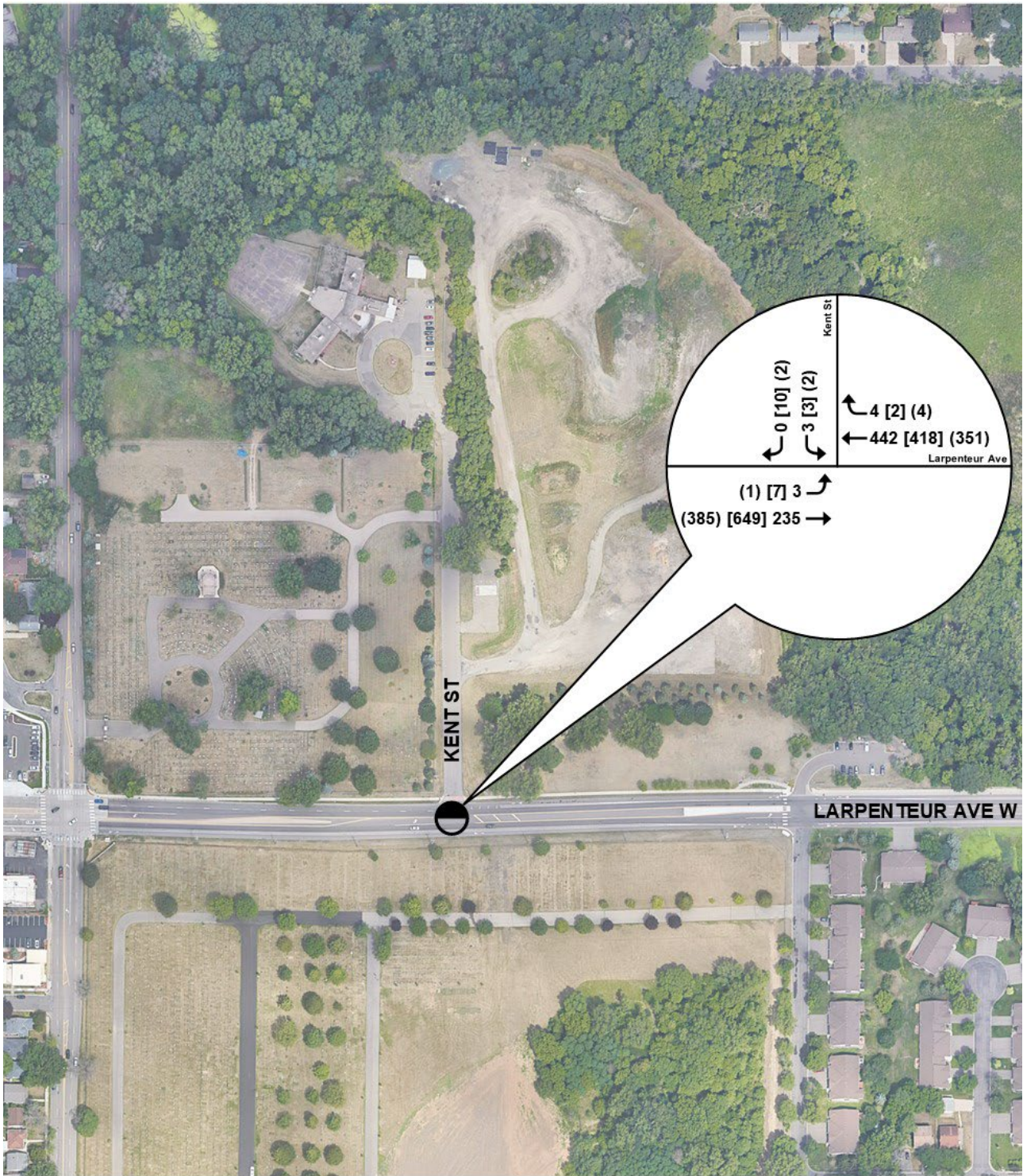
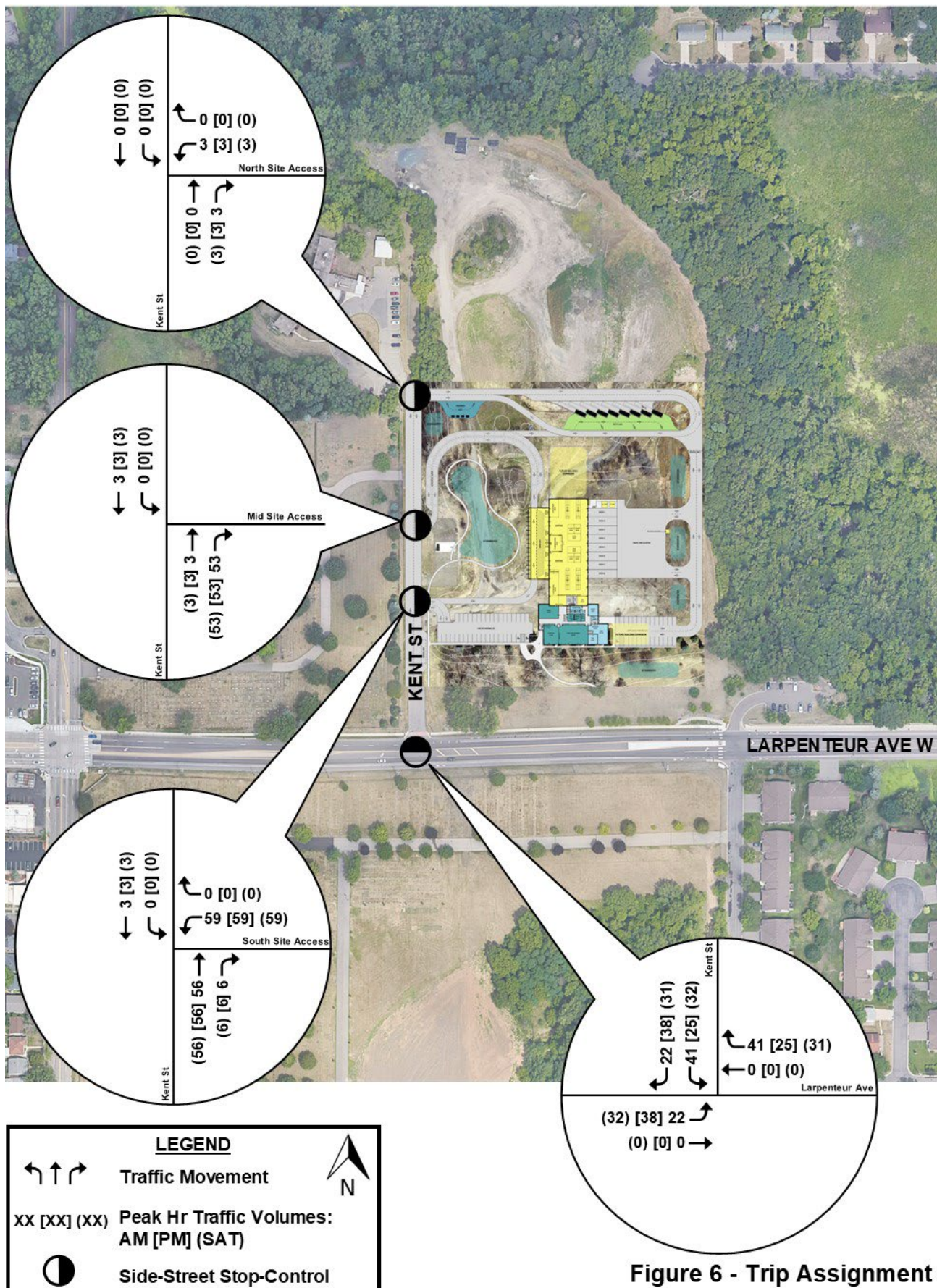


Figure 5 - 2025 No-Build Traffic Volumes



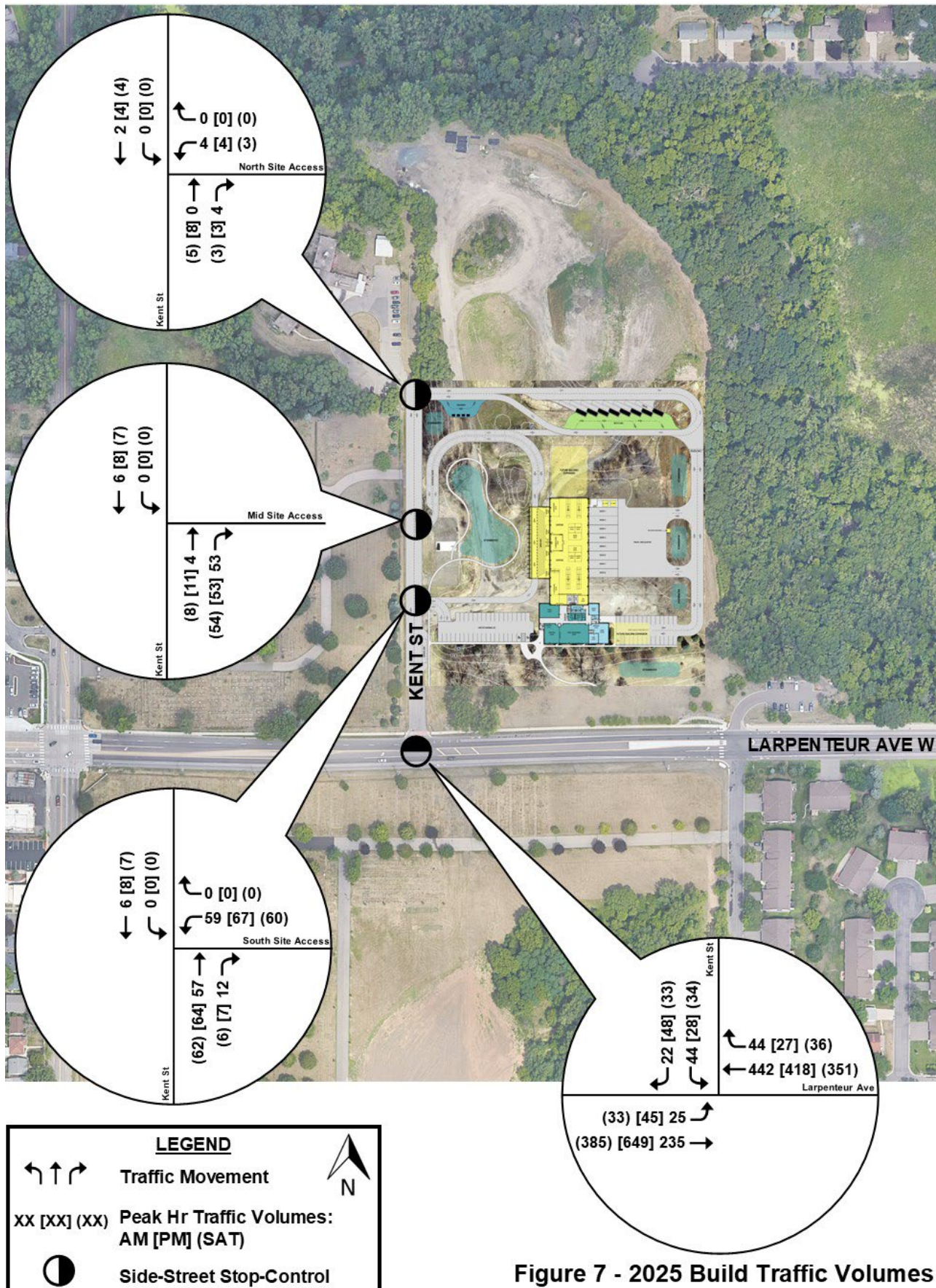


Figure 7 - 2025 Build Traffic Volumes

CHAPTER 1007 INSTITUTIONAL DISTRICT

SECTION:

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

1007.01: STATEMENT OF PURPOSE

The Institutional District is designed to:

- A. 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.
- B. Require appropriate transitions between higher-intensity institutional uses and adjacent lower-density residential districts.
- C. Encourage sustainable design practices that apply to buildings, private development sites, and the public realm in order to enhance the natural environment.

1007.02: DESIGN STANDARDS

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

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

3. Stepbacks of upper stories; or

4. Placement of doors, windows and balconies.

E. Window and Door Openings:

1. Windows, doors, or other openings shall comprise at least 60% of the length and at least 40% of the area of any ground floor facade fronting a public street. At least 50% of the windows shall have the lower sill within 3 feet of grade.

2. Windows, doors, or other openings shall comprise at least 20% of side and rear ground floor facades not fronting a public street. On upper stories, windows, or balconies shall comprise at least 20% of the facade area.

3. Glass on windows and doors shall be clear or slightly tinted to allow views in and out of the interior. Spandrel (translucent) glass may be used on service areas.

4. Window shape, size, and patterns shall emphasize the intended organization and articulation of the building facade.

5. Displays may be placed within windows. Equipment within buildings shall be placed at least 5 feet behind windows.

F. Materials: All exterior wall finishes on any building must be a combination of the following materials: No less than 60% face brick; natural or cultured stone; pre-colored factory stained or stained on site textured pre-cast concrete panels; textured concrete block; stucco; glass; fiberglass or similar materials and no more than 40% pre-finished metal, cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar, redwood, and fir), or fiber cement board. Under no circumstances shall sheet metal aluminum, corrugated aluminum, asbestos, iron plain or painted, or plain concrete block be acceptable as an exterior wall material on buildings within the city. Other materials of equal quality to those listed may be approved by the Community Development Department.

G. Four-sided Building Design: Building design shall provide consistent architectural treatment on all building walls. All sides of a building must display compatible materials, although decorative elements and materials may be concentrated on street-facing facades. All facades shall contain window openings. This standard may be waived by the Community Development Department for uses that include elements such as service bays on one or more facades.

H. Special or Object-Oriented Buildings: In some cases, a uniquely designed building may be proposed that is considered outside of these stated Standards due to its purpose, use, design, and/or orientation (e.g. a memorial, special civic function, etc.). If such a building is proposed, then it may be considered independently of these standards and would be subject to final approval by the City Council.

I. Maximum Building Length: Building length parallel to the primary abutting street shall not exceed 200 feet without a visual break such as a courtyard or recessed entry, except where a more restrictive standard is specified for a specific district.

J. Garage Doors and Loading Docks: Loading docks shall be located on rear or side facades and, to the extent feasible, garage doors should be similarly located. Garage doors of attached garages on a building front shall not exceed 50% of the total length of the building front.

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

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

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

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

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

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

1007.03: TABLE OF ALLOWED USES

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

A. Uses marked as “P” are permitted.

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

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

Table 1007-2	INST	Standards
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		

Table 1007-2	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	

From: [McKenna, Andrea](#)
To: [Lydia Major](#); [Thomas Paschke](#)
Cc: [Homolka, James](#); [Martin Thompson](#); [Jess Vetrano](#)
Subject: RE: ESC Submittal
Date: Thursday, May 11, 2023 9:58:22 AM
Attachments: [image002.png](#)
[Environmental Service Center PowerPoint \(small file size\).pdf](#)
[Fall 22 Engagement Summary.pdf](#)
[Spring 23 Engagement Summary \(draft\).docx](#)

You don't often get email from andrea.mckennan@co.ramsey.mn.us. [Learn why this is important](#)

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

Hi Thomas,

As Lydia promised, I'm writing to share a summary of the engagement work we've conducted related to the Environmental Service Center. Below and attached is some information related to our most recent engagement work. We've conducted two rounds of engagement since last fall, and we plan to do one more round this summer.

- Fall 2022 engagement – Community feedback on proposed site location. Held four community listening sessions (two in person, two virtual) and offered an online survey. All residents within a mile radius of the proposed site were mailed an invite. 73 people attended the listening sessions, and 25 people responded to the survey. The summary of this engagement work is attached (Fall 22 Engagement Summary).
- Spring 2023 engagement – Community feedback on proposed site and building plan. Held four community listening sessions (two in person, two virtual) and offered an online survey. 32 people attended the listening sessions, and 189 people responded to the survey. We don't yet have the final summary of this engagement work, but I'm attaching a rough summary (Spring 23 Engagement Summary Draft), as well as the PowerPoint that we shared at the listening sessions (Environmental Service Center PowerPoint). When we have the final summary document complete, I'll share that.
- Summer 2023 engagement – We intend to conduct another round of community engagement this summer, when we'll be sharing proposed building designs with the public for feedback. We'd be happy to incorporate any questions that you'd like us to bring to those conversations – please let us know if you have thoughts on that.

We also conducted additional engagement in 2020 and 2021 that helped define the vision for this facility. This engagement work was broader in nature and addressed the county's waste system more generally. Would that information be helpful to see as well? If so, I'll send info on that.

Let me know if it would be helpful to have a conversation about any of this work.

Thank you!
Andrea

FALL 2022 COMMUNITY
ENGAGEMENT SUMMARY

Environmental Service Center



Ramsey County is building a new facility to provide more opportunities for residents to reduce, reuse, repair and recycle. Here's what may be included:

- Free drop-off site for recyclables, food scraps, electronic waste and household hazardous waste.
- Space for community education and resources.
- Permanent location for Fix-It Clinics where the community can get household items fixed for free and learn valuable repair skills.
- Free product reuse room where the community can find products like paints, automotive fluids and household cleaners.

Community Open Houses October 2022

Community open house engagements were conducted virtually and in person during October of 2022. Residents were invited to learn about and share their ideas about the Environmental Service Center, inquire about the new facility and programs, receive answers to their questions and concerns and see example design ideas.

Here's how residents were invited:

- Letter sent to households within one mile of proposed facility location.
- Social media and newsletters shared by the county, as well as by cities and district councils within the county.
- Focus was on residents living closest to the proposed site, but all Ramsey County residents were encouraged to attend.

Feedback received and summarized in this document is helping to inform the development of the Environmental Service Center.

Will having an Environmental Service Center encourage you to recycle more?

68% YES



54%

of residents are **very interested** in recycling and waste disposal services.

Survey Method



Online
Survey



Mentimeter
Survey



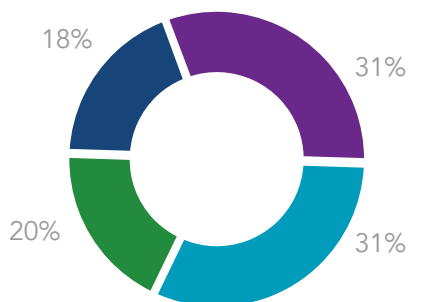
Question and Answer
at Open Houses

Residents attending were from

Saint Paul
Roseville
Arden Hills
New Brighton
North Saint Paul

Interest in Services

Which recycling and waste disposal services are you most interested in participating in?

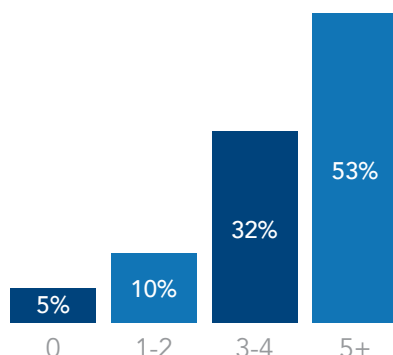


- Household hazardous waste collection
- Food scraps drop-off
- Electronic waste collection
- General recycling drop-off

Facility Use

How often do you think you will use the Environmental Service Center?

Results in times per year.



What is most exciting about the new facility?

Featured in order of how often each topic was mentioned.

- One stop shop
- Community space
- Location/accessibility
- Fix-It Clinics
- Free electronics recycling
- Recycling and waste education

Reuse and Repair

How interested are you in having reuse and repair programming?



Remaining residents are hardly or not at all interested.

How interested are you in using the free product reuse room?



Remaining residents are hardly or not at all interested.

94% of residents

are looking forward to using the Environmental Service Center.



What does Ramsey County need to consider when building the Environmental Service Center?

Featured in order of how often each topic was mentioned.

Impact on surroundings (including safety)

Accessibility (bikers, pedestrian, public transit)

Educational programming/ community space

Use of sustainable and environmentally friendly materials (in construction of facility and maintenance)

Collaboration with community



ENHANCING ENVIRONMENTAL HEALTH SERVICES

Environmental Service Center

Welcome

Presenters

- Sara Hollie, Director, Public Health
- Rae Eden Frank, Interim Division Manager, Environmental Health
- Jennifer McMaster, Director of Planning and Project Management

Objectives

- Introduce the Enhancing Environmental Health Services initiative
- Discuss plans for an Environmental Service Center
- Hear from you!

Group Agreements

- Share your thoughts and be open-minded.
- Listen actively/respectfully when others are speaking.
- Speak from your own experience instead of generalizing ("I" instead of "they," "we," and "you").
- If you have a question, please ask it respectfully and refrain from personal attacks.
- Do not dominate the conversation and allow others to be heard.

Land Acknowledgement

Every community owes its existence and vitality to generations from around the world who contributed their hopes, dreams, and energy to making the history that led to this moment. Some were brought here against their will, some were drawn to leave their distant homes in hope of a better life, and some have lived on this land since time immemorial. Truth and acknowledgment are critical to building mutual respect and connection across all barriers of heritage and difference.

We are standing on the ancestral lands of the Dakota People. We want to acknowledge the Ojibwe, the Ho Chunk and the other nations of people who also called this place home. We pay respects to their elders past and present. Please take a moment to consider the treaties made by the tribal nations that entitle non-Native people to live and work on traditional Native lands. Consider the many legacies of violence, displacement, migration, and settlement that bring us together here today. And please join us in uncovering such truths at any and all public events.

The acknowledgment given in the USDAC Honor Native Land Guide - edited to reflect Minnesota tribes. In review with SIA and endorsed by Shannon Geshick, Executive Director Minnesota Indian Affairs Council.

Ramsey County Goals and Priorities



County Goal

- Strengthen individual, family and community well-being through innovative programming, prevention and environmental stewardship.

County Strategic Priority

- Residents first: effective, efficient and accessible operations.

Enhancing Environmental Health Services

- System-wide redesign of services provided to residents.
- Motivated by resident feedback, which identified opportunities for improvement in accessibility, efficiency and scope of services.



What is an Environmental Service Center?

- Facility for the collection of recyclables, food scraps and household hazardous waste.
 - Household hazardous waste includes items such as cleaning supplies, paint, fuel, batteries, used oil, fluorescent bulbs, electronic waste and more.
- Permanent location for Fix-It Clinics.
- Free product reuse room where the community can find items like paint, automotive fluids and household cleaners.
- Space for community education programs.





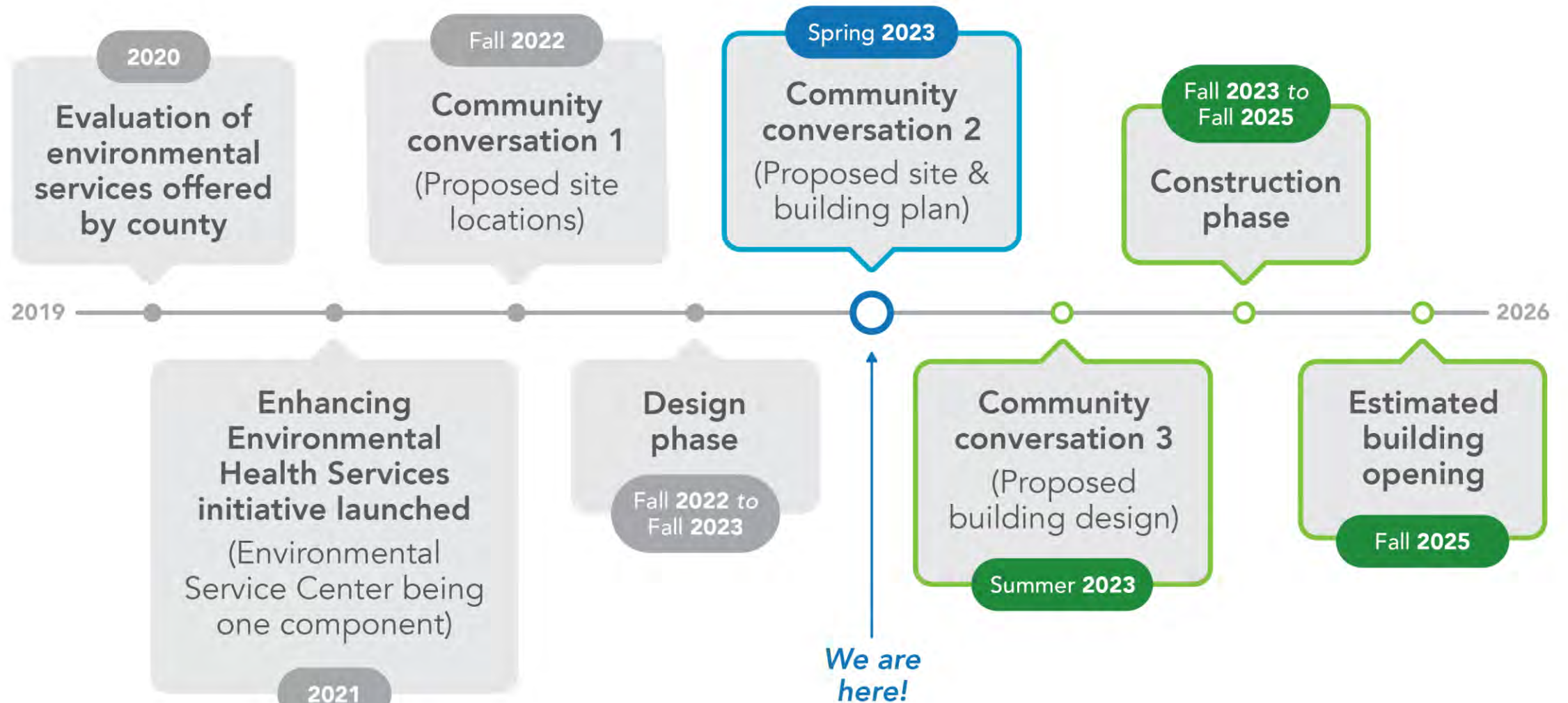
Existing facility, Washington County
Environmental Center, MN



Conceptual rendering of facility in
Pope Douglas, MN







Timeline is subject to change.

What We've Heard from You

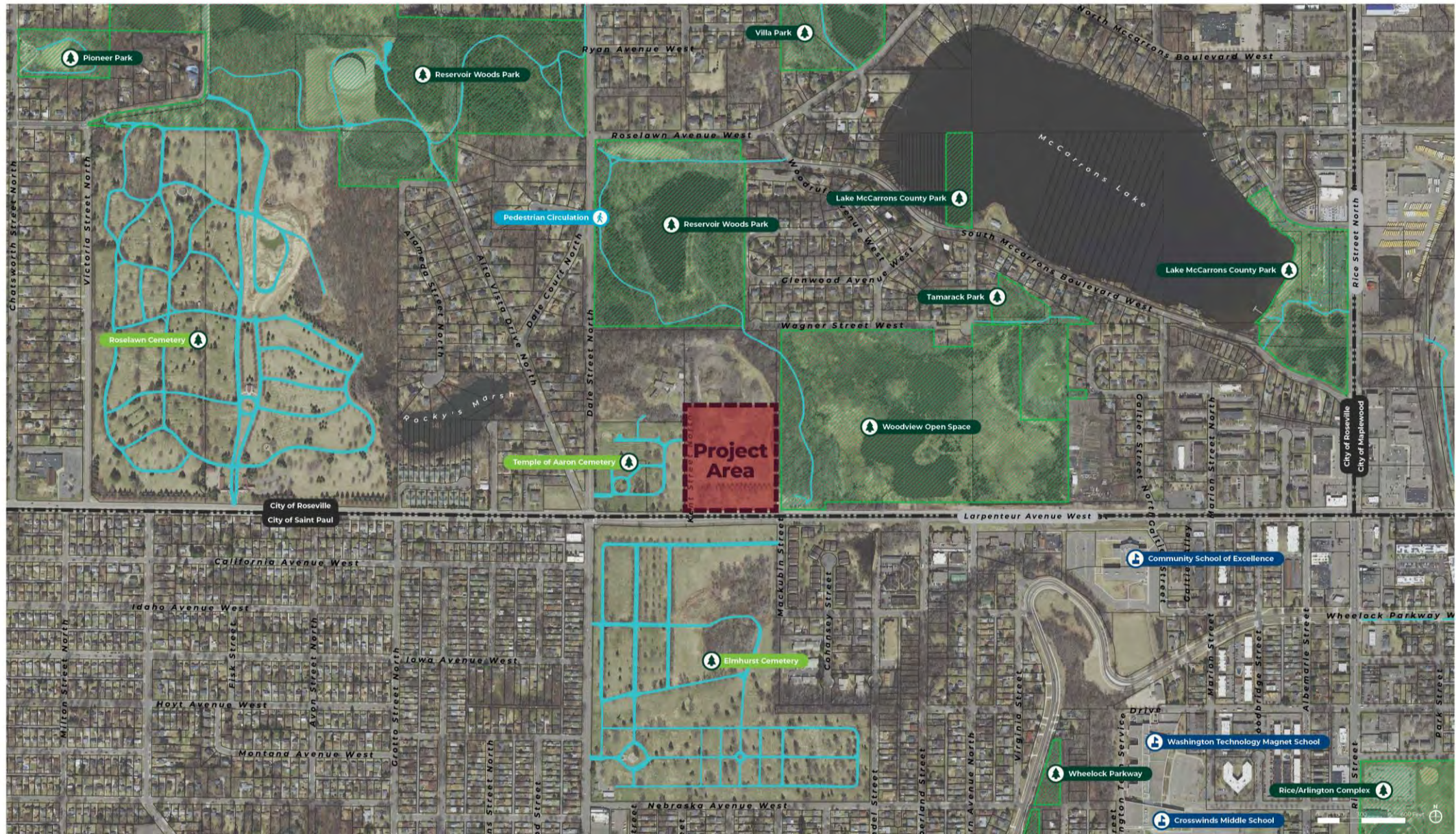
Through surveys and listening sessions conducted in fall of 2022 we heard:

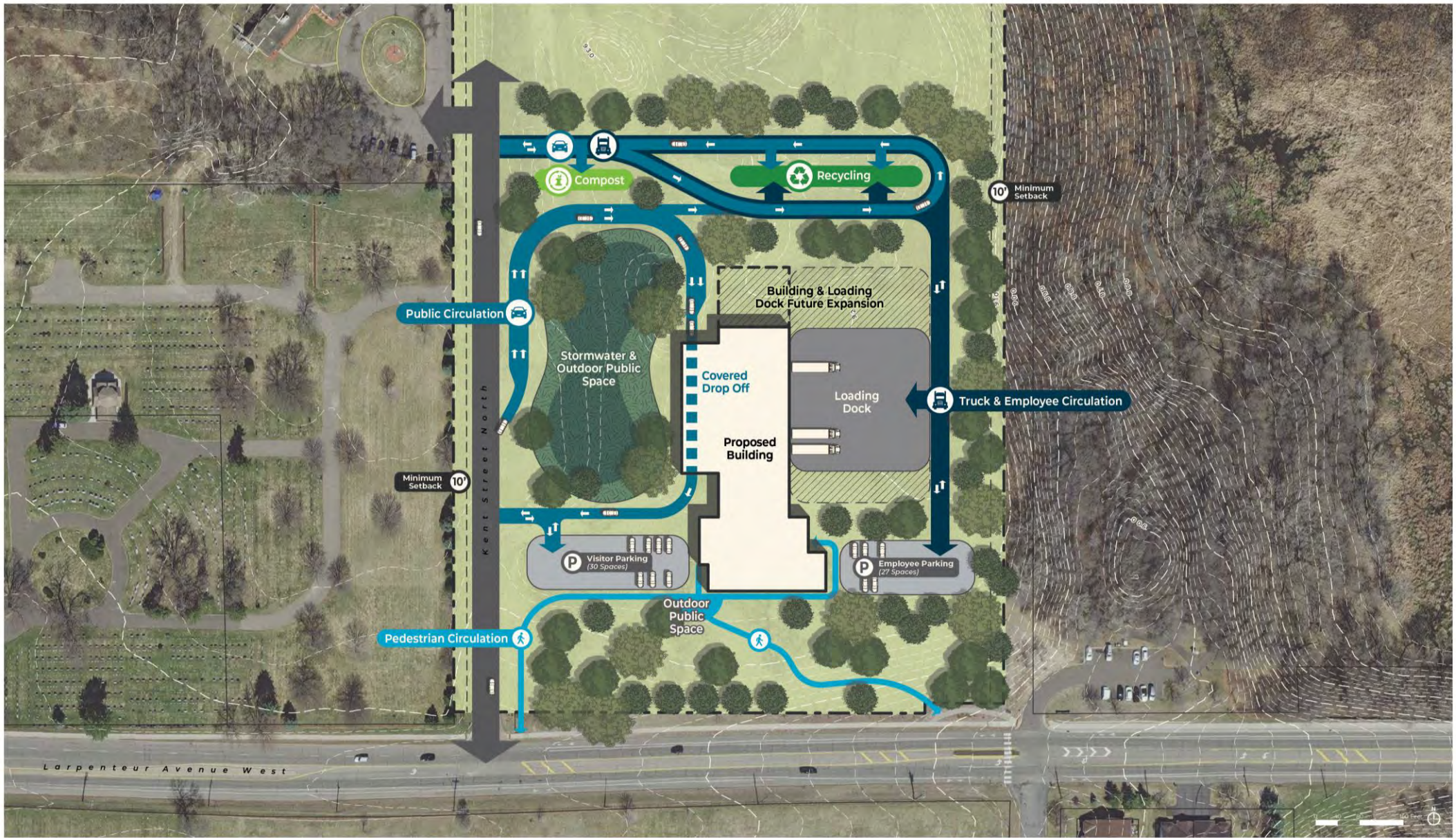
- 94% of residents are looking forward to using the new Environmental Service Center.
- Residents are excited about:
 - One-stop shop for recycling and disposal services
 - Community space
 - Convenient, accessible location
- Residents are concerned about:
 - Impact to surrounding area – traffic, safety, and noise
 - Ensuring accessibility

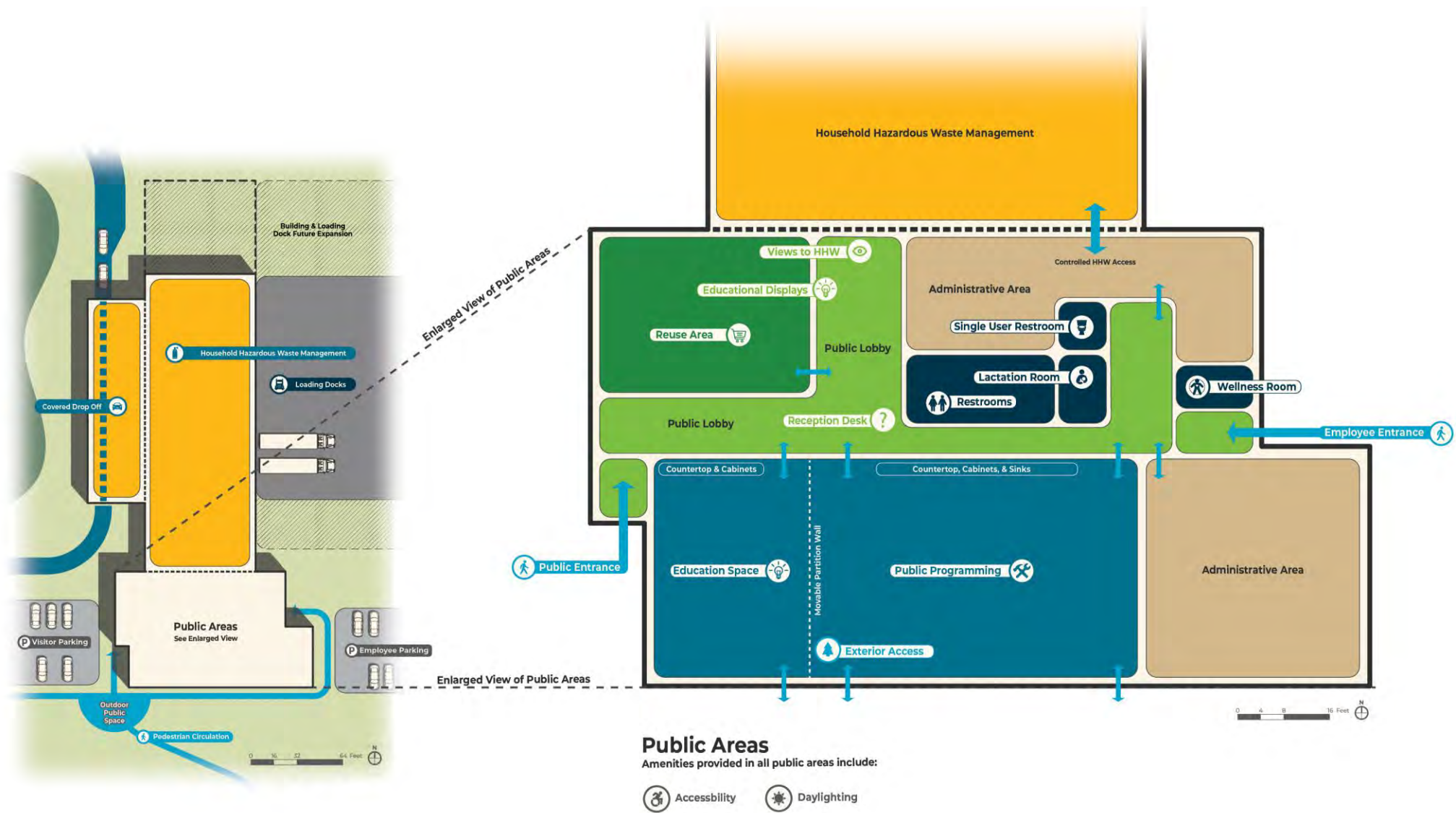
Addressing Your Concerns

- Impact to surrounding area:
 - New plantings will provide buffer between site and nearby neighbors and park
 - Hill between site and park space will help with buffering as well
 - Conducting traffic assessment to help ensure minimal traffic disruption to surrounding area
- Ensuring accessibility:
 - Site is centrally-located in county
 - Site is located along public transit lines and public walkways









Funding Source

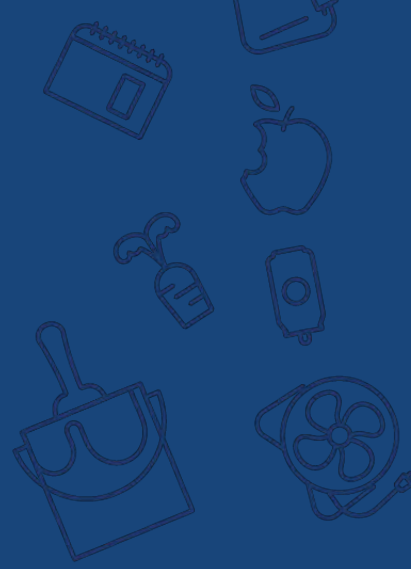


- The Solid Waste Fund, generated from the Ramsey County Environmental Charge, will be used to build the Environmental Service Center.
 - The County Environmental Charge is a fee on trash collection services – it's part of your trash bill
 - Projected cost range: \$27 - \$29 million
- There will be **no increase** to the existing County Environmental Charge as a result of constructing this facility.

Next Steps

- Resident survey: www.ramseycounty.us/ESC
- Community listening sessions through early April.
- Feedback gathered through this process will inform site and facility plan.
- Will have preliminary facility designs to share with community in early summer.





Questions?

www.ramseycounty.us/ESC
AskEH@ramseycounty.us

Thomas Paschke

From: Laurie Siewert <LSiewert@McManis-Monsalve.com>
Sent: Tuesday, June 6, 2023 2:35 PM
To: RV Planning
Cc: Matascastillo, Trista Louise
Subject: 6/7/23 Planning Commission Meeting; PF23_005
Attachments: RE: Mackubin and Larpenteur

You don't often get email from lsiewert@mcmanis-monsalve.com. [Learn why this is important](#)

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

Attn: Mr. Thomas Paschke
Re: Kent Street Project, PF23_005

Mr. Paschke,

I am not able to attend the Planning Commission meeting tomorrow evening, and would appreciate it if you would add this email into the record of discussion. I have read through the attachments for the project on Kent Street, PF23_005. I am concerned with your finding that the projected increased traffic on Larpenteur falls within acceptable limits. Acceptable to the user going to the new center? Or to the residents who live nearby? Adding 500 trips per day on Larpenteur will not go unnoticed to nearby residents.

Our townhome association, Cohansey Park Townhomes, is situated on Mackubin and Cohansey streets. Larpenteur is the only outlet from our neighborhood; we do not have another option when traffic backs up.

Of note, your traffic study from 2018 was done prior to the conversion of Larpenteur from 4 lanes to 3. I am glad you didn't use numbers during the pandemic, however, using a traffic study prior to the rebuild does not provide you an accurate forecast. During one of the listening sessions in 2019 for the Larpenteur conversion, the county engineer verbally shared with me that it could take over 2-1/2 minutes to turn left from Mackubin. Once Dale is similarly converted, you should expect further delays during rush hour.

I am including an email from August, 2019 to the County Engineer in charge of the Larpenteur conversion project related to traffic issues from the conversion. Promises made pre-conversion were not kept; the changes made in 2019 were made permanent in 2020, without any changes to accommodate resident concerns.

Please include a plan to re-review traffic projections on Larpenteur. Thank-you for your consideration.

Laurie Siewert

President
Cohansey Park Townhomes
1650 Mackubin Street, St. Paul, MN 55117
Office: 651-348-8860 | Cell: 651-261-6491

Links:

<https://rosevillemn.portal.civicclerk.com/event/2136/overview>

Attachment 4:

<https://civicclerk.blob.core.windows.net/stream/ROSEVILLEMN/69d7f890-8d19-46ce-8fc9-41e1ae335067.pdf?sv=2022-11-02&st=2023-06-06T16%3A12%3A56Z&se=2024-06-06T16%3A17%3A56Z&sr=b&sp=r&sig=itD973BIVJ1vVleSWmsQl07pFWPE12bql0hIdYw87y4%3D>

Attachment 6:

<https://civicclerk.blob.core.windows.net/stream/ROSEVILLEMN/d71f8baa-af3d-41cf-b873-cf48adfc5fe3.pdf?sv=2022-11-02&st=2023-06-06T16%3A12%3A56Z&se=2024-06-06T16%3A17%3A56Z&sr=b&sp=r&sig=o1nmXVMS%2Bhm5RfmwhTW4BtTGBW%2FvSZSy2t0bgt0%2BIce%3D>

EXTRACT OF THE JUNE 7, 2023 PLANNING COMMISSION DRAFT MEETING MINUTES

a. Request by LHB and Ramsey County Property Management to Consider a Zoning Code Text Amendment to §1001.10, Definitions, and the Table of Allowed Uses (1007-2) of the Institutional District, and to Consider a Conditional Use, all in Support of an Environmental Service Center at 1725 Kent Street (PF23-005)

Chair Pribyl opened the public hearing for PF23-005 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 July 10, 2023.

Chair Pribyl indicated she was going to recuse herself and turn over the management of this item to Vice-Chair Schaffhausen. She indicated she works for the firm that is doing the design on this building but is not personally involved.

City Planner Paschke summarized the request as detailed in the staff report dated June 7, 2023.

Member McGehee asked if there was a specific reason why staff chose to make this a conditional use rather than permitted.

Mr. Paschke indicated the main reason for the conditional use over a permitted use was when the initial discussion was brought to the Planning Commission there were potential concerns or issues that were raised by Commissioners as it related to an environmental service center and the number of uses. Staff chose to require the conditional use because that is what the Planning Commission had recommended back in 2022. He noted from his perspective it could have gone either way as it related to being permitted but staff felt this was the best path to move forward.

Member McGehee noticed that the Director of Public Works had asked for the traffic study, and she wondered if he was privy to the comments that have come in regarding traffic.

Mr. Paschke explained he sent the Public Works Director the comments and he is the one that forwarded those to the Ramsey County Traffic Engineer and received the reply that is in the packet.

Vice-Chair Schaffhausen asked if this site is currently being used for this purpose.

Mr. Paschke explained it is on an annual basis. For a certain number of days there is an interim use permit to allow for the household hazardous waste.

Vice-Chair Schaffhausen thought that was reason why the Planning Commission wanted the conditional use for this site.

Vice-Chair Schaffhausen invited the applicant to come up to speak .

Ms. Lydia Major, Landscape Architect with LHB explained she was at the meeting on behalf of Ramsey County. She added that Ramsey County has done extensive community engagement around both the idea of having an environmental service center and specifically having one at this site and the response has been very positive. This is a facility that will be an amenity to the community, that will help residents of Roseville and beyond and believe this location is very well intended to serve that. She indicated the traffic has increased in the area but does not seem to have a detrimental impact on Larpenteur and to the surrounding intersections. Landscaping will be done and will protect the park and the amenities in the

park. The areas will be complimented with extensive native landscaping, pollinators, and other things that the community feels are very desired on this space. Ramsey County will also be doing its best with LHB to try to protect as many trees as possible in the front facing lot. In addition to that, the building space itself has the warehouse functions and collection functions that are expected but also has some community room and a reuse of free retail space where people can come and get paints and other materials that they would have otherwise go out and buy and they plan to incorporate the building design with the stormwater and other landscape so it is an integral indoor and outdoor space that is really a great amenity to Roseville and Ramsey County.

Public Comment

No one came forward to speak for or against this request. Chair Pribyl closed the public hearing.

MOTION

Member McGehee moved, seconded by Member Bjorum, to recommend to the City Council approval of a Zoning Code Text Amendment to §1001.10, Definitions, and the Table of Allowed Uses (1007-2) of the Institutional District, and to Consider a Conditional Use, all in Support of an Environmental Service Center at 1725 Kent Street (PF23-005).

Ayes: 5

Nays: 0

Abstain: 1 (Pribyl)

Motion carried.

City of Roseville

ORDINANCE NO. ____

AN ORDINANCE AMENDING §1001.10 (DEFINITIONS) AND TABLE 1007-2 (INSTITUTIONAL DISTRICTS TABLE OF USES) OF THE ROSEVILLE CITY CODE

The City Council of the City of Roseville does ordain:

SECTION 1. §1001.10 Definitions is hereby amended as follows:

Environmental Service Center: A multi-purpose government-owned facility where the principal use involves the collection of household hazardous waste, recycling, and organics, including associated offices and public outreach rooms

SECTION 2. Table 1007-2 is hereby amended as follows:

Table 1007-2	Inst	Standards
Emergency services	P	
Governmental offices	P	
<u>Environmental service center (ESC)</u>	<u>C</u>	
Library	P	
Museum, cultural center	P	

SECTION 3. Effective Date. This ordinance amendment to the Roseville City Code shall take effect upon passage and publication.

Passed this 10th day of July, 2023.

**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 10th day of July, 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 AN ENVIRONMENTAL
SERVICE CENTER FOR RAMSEY COUNTY AT 1725 KENT STREET (PF23-005).**

WHEREAS, an Environmental Service Center (ESC) is a use in the Institutional (INST) district requiring 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 CU for an ESC on June 7, 2023, voting 6-0 to recommend approval of the ESC CU for Ramsey County; and

WHEREAS, the property at 1725 Kent Street is legally described as:

Parcel ID: 132923330001

Lots 1, 2, 7 and 8, Sarah's Out Lots to St. Paul

WHEREAS, the City Council has determined that approval of the proposed ESC CU at 1725 Kent Street 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 an environmental services center doesn't appreciably advance land use goals of the Comprehensive Plan, aside from facilitating continued investment in a property, the City Council has concluded the proposed use does not conflict with land use goals outlined within 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. Additionally, the Comprehensive Plan outlines several goals and strategies related to Resilience and Environmental Protection and the services offered by the ESC aid in supporting many of those stated goals, including reduction in greenhouse gas emissions through leading by example, reducing climate-related risks, and increasing community awareness of resilience and environmental protection issues. Therefore, the City Council has determined the proposed environmental service center would align with the related goals and policies of the Comprehensive Plan.

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

- 39 *c. The proposed use is not in conflict with any City Code requirements.* The City Council
 40 finds the proposed environmental services center can and will meet all applicable City Code
 41 requirements; moreover, a conditional use approval can be rescinded if the approved use fails
 42 to comply with all applicable Code requirements or any conditions of the approval.
- 43 *d. The proposed use will not create an excessive burden on parks, streets, and other public*
 44 *facilities. The Planning Division does not anticipate the proposal will intensify any*
 45 *practical impacts on parks, streets, or public infrastructure.* Specifically, sanitary sewer
 46 and water in the area have acceptable capacity for the ESC project and the uses contemplated
 47 are not of the type that would generate impacts on parks and/or the trail system in the
 48 area. Specific to traffic and impacts on adjacent streets, the traffic study completed
 49 (Attachment 1) for the proposed ESC indicates the additional vehicle trips maintain
 50 acceptable operations with minimal vehicle delay and back-ups. Ramsey County staff will
 51 also review the traffic study and provide comments as Larpenteur Avenue is a county road.
- 52 *e. The proposed use will not be injurious to the surrounding neighborhood, will not*
 53 *negatively impact traffic or property values, and will not otherwise harm the public health,*
 54 *safety, and general welfare.* While the proposed ESC is designed to handle household
 55 hazardous waste and certain recyclables, these items are processed with care when unloaded,
 56 sorted, and stored for further processing and removal. Similarly, materials deemed
 57 hazardous are removed and stored in appropriately designed storage rooms for safe housing
 58 in accordance with the applicable code requirements either within or outside the facility.
 59 Likewise, the proposed ESC does not lie adjacent to any residential neighborhoods, but
 60 instead is situated adjacent to County open space (wetland), Reservoir Woods, and Temple of
 61 Aaron Cemetery. The nearest residential area lies to the north, approximately 1,000 feet from
 62 the residential homes along Wagner Street. Correspondingly, there will be an increase in
 63 traffic on Larpenteur Avenue, Dale Street, and Rice Street. However, these roadways and
 64 intersections are adequately designed to handle the increase in daily trips to this site.
 65 Consequently, the City Council has determined the proposed ESC will not be injurious to the
 66 surrounding neighborhood, will not negatively impact traffic or property values, and will not
 67 otherwise harm public health, safety, and general welfare.

68 NOW THEREFORE BE IT RESOLVED, by the Roseville City Council to APPROVE
 69 the requested Conditional Use for an Environmental Service Center at 1725 Kent Street, based
 70 on the submitted site and development plans, subject to the following conditions:

- 71 1. The Environmental Service Center should be constructed similarly to the plans
 72 submitted dated May 5, 2023 and provided as a component of Request for Planning
 73 Commission Action dated June 7, 2023 and in accordance with the Roseville City Code.
 74 The motion for the adoption of the foregoing resolution was duly seconded by Council Member
 75 _____ and upon vote being taken thereon, the following voted in favor: _____;
 76 and _____ voted against.

77 WHEREUPON said resolution was declared duly passed and adopted.