

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: July 10, 2023
Item No.: 7.b

Department Approval
Janice Gundlach

City Manager Approval
Araceli

Item Description: Consider a Resolution providing preliminary approval of a Major Plat of an existing parcel as ten lots for single-family attached homes (twinhomes) (PF23-002)

BACKGROUND

Applicant: Sophies, LLC
Location: 2560 Fry Street
Property Owner: Sophies, LLC

Community Engagement: February 28, 2023

Application Submittal: Received and considered complete 4/7/2023

City Action Deadline: 8/5/2023, per Minn. Stat. 462.358 subd. 3b

General Site Information

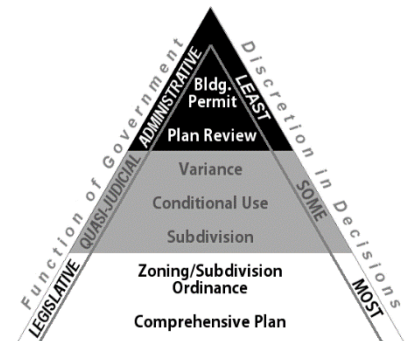
Land Use Context

	Existing Land Use	Guiding	Zoning
Site	Vacant/former Press Gym	MR	MDR
North	Rosebrook Park	PR	POS
West	One-family residential, detached	LR	LDR
East	Assisted Living	HR	HDR
South	Assisted Living	HR	HDR

Notable Natural Features: none

Land Use History: none

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



Proposal Summary

The proposed subdivision creates lots to facilitate individual ownership of ten twin home dwellings. Plans and other information detailing the proposed preliminary plat are included with this RCA as Attachment 3.

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

Plat Analysis

Roseville’s Development Review Committee (DRC) met on several occasions to review the proposed subdivision plans. Some of the comments and feedback based on the DRC’s review of the application are included in the analysis below, and the full comments offered by DRC members are included with this RCA as Attachment 4.

Proposed Lots

A site developed with twin home dwellings such as those in the Danny Boy Estates plat is required to comprise at least 3,600 square feet per dwelling unit. The individual areas of the smallest of the proposed lots is 3,773 square feet, which exceeds the minimum required area. Although building setbacks are not specifically reviewed and approved as part of a plat application, the buildings represented in the development plans do appear to conform to the minimum setbacks of the MDR district.

Right-of-Way and Easements

Roseville’s City Engineer has indicated the proposed drainage and utility easements as shown on the proposed plat meet the requirements of the City.

Proposed Shared Driveway

While the specific details of the shared driveway are not the subject of the review and approval of the proposed plat, the DRC has the following feedback on the details presented in the preliminary plans.

- The City Engineer has indicated that the shared driveway must be at least five feet from the western boundary of the subject property.
- Roseville’s Fire Chief has noted the dwellings will likely need to be sprinkled since the shared driveway does not include a turn-around suitable for fire apparatus.

Park Dedication

The Parks and Recreation Commission (PRC) reviewed the proposal at its May 2 meeting and recommended a dedication of cash in lieu of park land. At the current rate of \$4,250 per dwelling unit, the net increase of nine residential lots in the proposed ten-unit development will require \$38,250 to be paid before the City will release the signed plat to be recorded at Ramsey County. The full comments from Parks and Recreation Department staff, along with an excerpt of the May 2 PRC meeting minutes, is included with this RCA as part of Attachment 4.

Storm Water Management

The grading and storm water management plan illustrated in Attachment 3 addresses the proposed development on the lots as required. The City Engineer has noted the plans can be made to meet the City's requirements and, since the storm water BMPs are to be private, a public improvement contract will be necessary to ensure their proper ongoing maintenance.

Tree Preservation

The tree preservation and replacement plan requirements in City Code §1011.04 provide a way to quantify the amount of tree material being removed for a given project and to calculate the potential tree replacement obligation. A few trees were removed as part of grading done last fall (to fill the hole left from demolition of the previous structure several years ago), and the preliminary calculation of a replacement obligation based on these removals and the proposed development illustrated in Attachment 3 would not elicit replacement trees.

Public Comment

Plat applications creating four or more lots require the developer to hold an “open house meeting” to engage nearby community members, answer their questions, and address their concerns. While the applicant’s scheduled in-person meeting was delayed because of a snow storm, they did still hold a meeting and made themselves available for people to engage with them by email and by phone over several days. People’s concerns appear to be largely centered on issues of traffic and on-street parking. In response to these concerns, City policy does not require a traffic study for the proposed plat and minimum parking requirements established under the Zoning Code do not trigger designated off-street parking spaces beyond what an attached garage and driveway provide. A summary of the engagement is a required component of this plat application, and it is included with this RPCA as Attachment 5.

A public hearing for the preliminary plat proposal was held by the Planning Commission on June 7, 2023. The one person who spoke was generally supportive of the proposal, but echoed the parking concerns raised by others. The Planning Commission voted 5-1 to recommend approval of the request consistent with the conditions recommended by staff. Commissioner McGehee opposed the request, citing concerns with the proposal’s proximity to Rosebrook Park, existing parking issues at the park and a feeling the proposed development would add to traffic concerns in the area, and her preference that the subject property be purchased for parkland. Draft minutes of the public hearing are included as part of Attachment 5.

POLICY OBJECTIVES

- Establish public-private partnerships to ensure life-cycle housing throughout that City attracts and retains a diverse mix of people, family types, economic statuses, ages, and so on.
- Explore opportunities to encourage smaller housing units, “non-traditional” housing development (which could include culturally-appropriate housing to reflect the population demographics of the City), and opportunities to address the lack of housing in the “missing middle” styles.

BUDGET IMPLICATIONS

Acquisition of park dedication funds. Refer to DRC comments in Attachment 4.

STAFF RECOMMENDATION

Adopt a resolution approving the proposed Danny Boy Estates preliminary plat based on the content of this RCA, public input, the recommendation and findings of the Planning Commission, and City Council deliberation, with the following conditions.

- 86 1. Pursuant to the memo from Public Works Department staff in Attachment 4 of this RCA, the
87 applicant shall create a homeowners association for maintenance of the shared driveway and storm
88 water BMPs, and shall enter into an agreement pertaining to the public water and sanitary sewer
89 improvements in the site.
- 90 2. Pursuant to the comments from Parks and Recreation Department staff in Attachment 4 of this
91 RPCA, the applicant shall submit payment of the \$38,250 park dedication fee before the City will
92 release the signed mylars for recording at Ramsey County.

93 **REQUESTED COUNCIL ACTION**

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102 RPCA, the applicant shall submit payment of the \$38,250 park dedication fee before the City will
103 release the signed mylars for recording at Ramsey County.

104 **ALTERNATIVE ACTIONS**

- 105 **A. Pass a motion to table the request for future action.** An action to table consideration the request
106 must be based on the need for additional information or further analysis to make a decision. Tabling
107 beyond July 24, 2023, may require an extension of the action deadline mandated in Minnesota
108 Statute to avoid statutory approval.
- 109 **B. Adopt a resolution to deny the request.** A denial should be supported by specific findings of fact
110 based on the City Council's review of the application, applicable zoning or subdivision regulations,
111 and the public record.

112 Prepared by Senior Planner Bryan Lloyd

- Attachments:
- | | |
|-------------------|---|
| 1. Area map | 4. Comments from DRC |
| 2. Aerial photo | 5. Draft 6/7/2023 Planning Commission minutes,
public comment, and open house feedback |
| 3. Proposed plans | 6. Draft resolution |

Attachment 1: Planning File 23-002



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 23-002



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:
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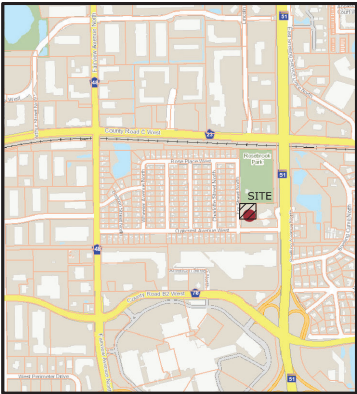


PRELIMINARY PLAT

~for~ O'MEARA CUSTOM HOMES
~of~ DANNY BOY ESTATES
2560 FRY STREET
ROSEVILLE, MN

VICINITY MAP

PART OF SEC. 9, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

DEVELOPMENT DATA

TOTAL AREA: = 1.33 ± ACRES
PROPOSED NUMBER OF LOTS = 10 LOTS
PROPOSED NUMBER OF OUTLOTS = 1 OUTLOT
RIGHT-OF-WAY DEDICATION = 0.16 ± ACRES
DENISTY = 7.52 LOTS/ACRE

EXISTING ZONING

MDR - MEDIUM DENSITY RESIDENTIAL

PROPOSED SETBACKS

INTERIOR FRONT = 15 FEET
SIDE STREET = 10 FEET
SIDE YARD = 5 FEET
REAR YARD = 30 FEET

EXISTING PROPERTY DESCRIPTION

[DESCRIPTION PER RAMSEY COUNTY CERTIFICATE OF TITLE NO. 643450.]

That part of the West 260.5 feet of the East 655.5 feet of the Northeast Quarter of the Northeast Quarter of Section 9, Township 29, Range 23, lying South of the North 767 feet thereof and North of the South 335 feet thereof.

NOTES

- Field survey for the boundary was completed by E.G. Rud and Sons, Inc. on 09/16/2022.
- The topography shown was provided by the client and was prepared by Cornerstone Land Surveying, Inc. dated 04/20/2021.
- Project grading has commenced since the boundary and topo survey were performed. Said topography has not been updated to reflect the changes.
- Bearings shown are on Ramsey County Coordinate System.
- Parcel ID Number: 09-29-23-11-0004.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- No recording information was provided for the drainage and utility easement shown per the Sketch and Description prepared by E.G. Rud & Sons, Inc. dated 9/21/2022. If the easement has not been recorded, a drainage and utility easement will be dedicated on the plat covering that area depicted.
- Site plan information per Plowe Engineering.

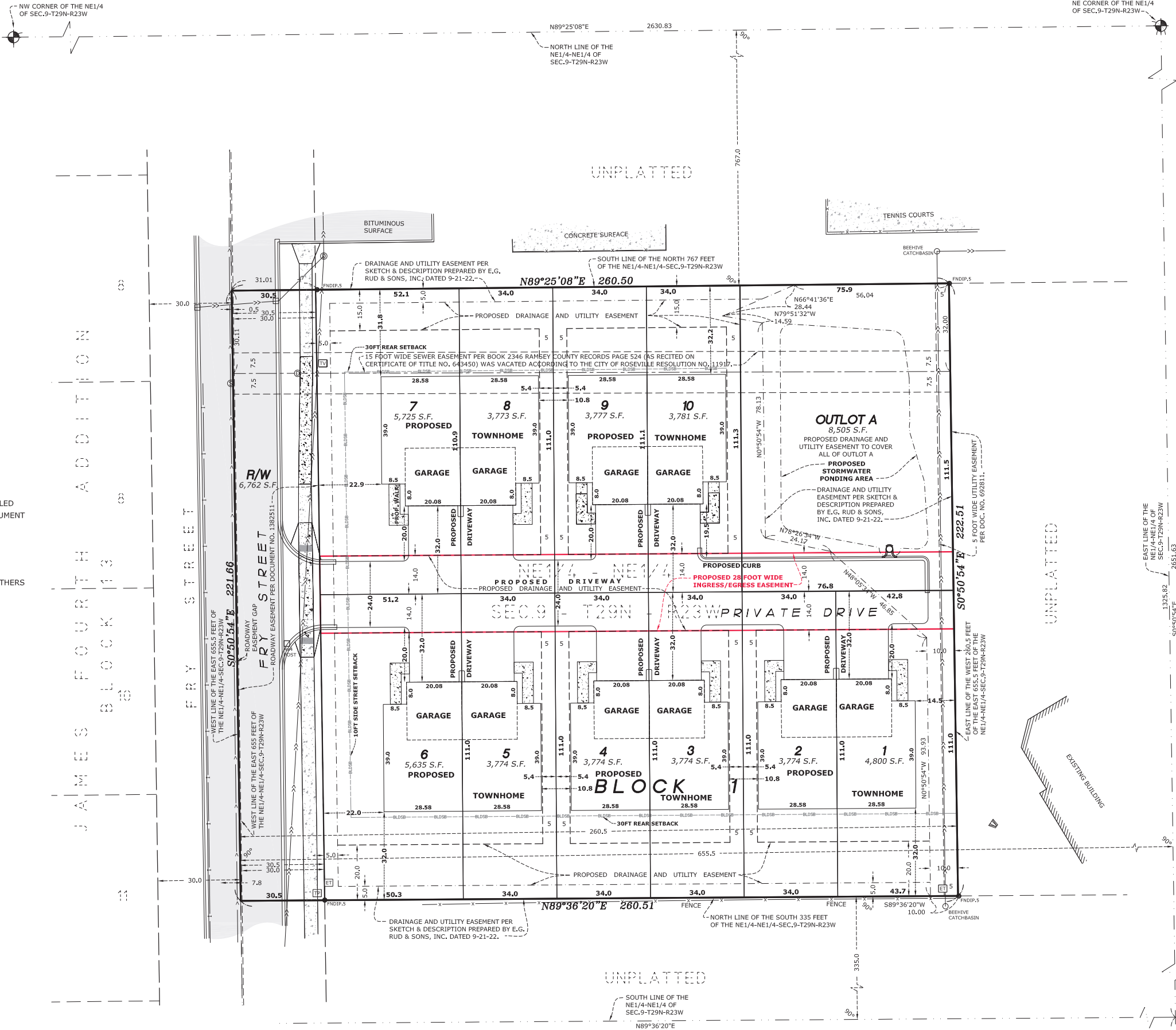
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CABLE TV PEDESTAL
- DENOTES CATCH BASIN
- DENOTES ELECTRIC TRANSFORMER
- DENOTES FLARED END SECTION
- DENOTES TELEPHONE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION PER OTHERS
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BITUMINOUS SURFACE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 04-06-2023 License No. 25343

DRAWN BY: JEN	JOB NO: 221019MS	DATE: 04/06/23
CHECK BY: JEN	FIELD CREW: DT-CT	
1		
2		
3		
NO.	DATE	DESCRIPTION
BY		



E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

DANNY BOY ESTATES

TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN

ROSEVILLE, MINNESOTA

LEGEND *

Legend symbols for utilities, structures, and terrain. Includes: OHW, TEL, CBL, EXISTING TELEPHONE PEDESTAL, EXISTING ELECTRICAL PEDESTAL, EXISTING CABLE PEDESTAL, EXISTING UTILITY POLE, EXISTING LIGHT POLE, EXISTING STORM SEWER, EXISTING WATER MAIN, EXISTING SANITARY SEWER, EXISTING FORCEMAIN, EXISTING STORM MANHOLE, EXISTING CATCH BASIN, EXISTING FLARED-END SECTION, EXISTING GATE VALVE, EXISTING HYDRANT, EXISTING WELL, EXISTING SANITARY SEWER MANHOLE, EXISTING CONTOUR, EXISTING SPOT ELEVATION, EXISTING SPOT ELEVATION (MATCH INTO ELEVATION), EXISTING BITUMINOUS, EXISTING TREES, EXISTING TREE TO BE REMOVED, SURFACE DRAINAGE DIRECTION, EXISTING FENCE, EXISTING RETAINING WALL, EXISTING WETLAND, PROPOSED WATER PIPE, PROPOSED SANITARY SEWER PIPE, PROPOSED STORM SEWER PIPE, PROPOSED DRAIN TILE AND CLEAN-OUT, ELEC, PROPOSED ELECTRIC SERVICE *, GAS, PROPOSED GAS SERVICE *, TEL, PROPOSED TELEPHONE SERVICE *, PROPOSED STORM MANHOLE, PROPOSED CATCH BASIN, PROPOSED FLARED-END SECTION, PROPOSED GATE VALVE, PROPOSED HYDRANT, PROPOSED SANITARY SEWER MANHOLE, PROPOSED CONTOUR, PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED), PROPOSED SILT FENCE, PROPOSED DIRECTION OF DRAINAGE, PROPOSED BITUMINOUS, PROPOSED FILTRATION MEDIA, PROPOSED INLET PROTECTION, PROPOSED HEAVY-DUTY PAVEMENT, PROPOSED ENKAMAT, PROPOSED RETAINING WALL, BITUMINOUS PAVEMENT REMOVAL, CONCRETE SIDEWALK REMOVAL, PROPOSED CONCRETE SIDEWALK, EXISTING TREE TO BE SAVED/PRESERVED, EXISTING TREE TO BE REMOVED.

* NOT ALL SYMBOLS ARE APPLICABLE.

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.

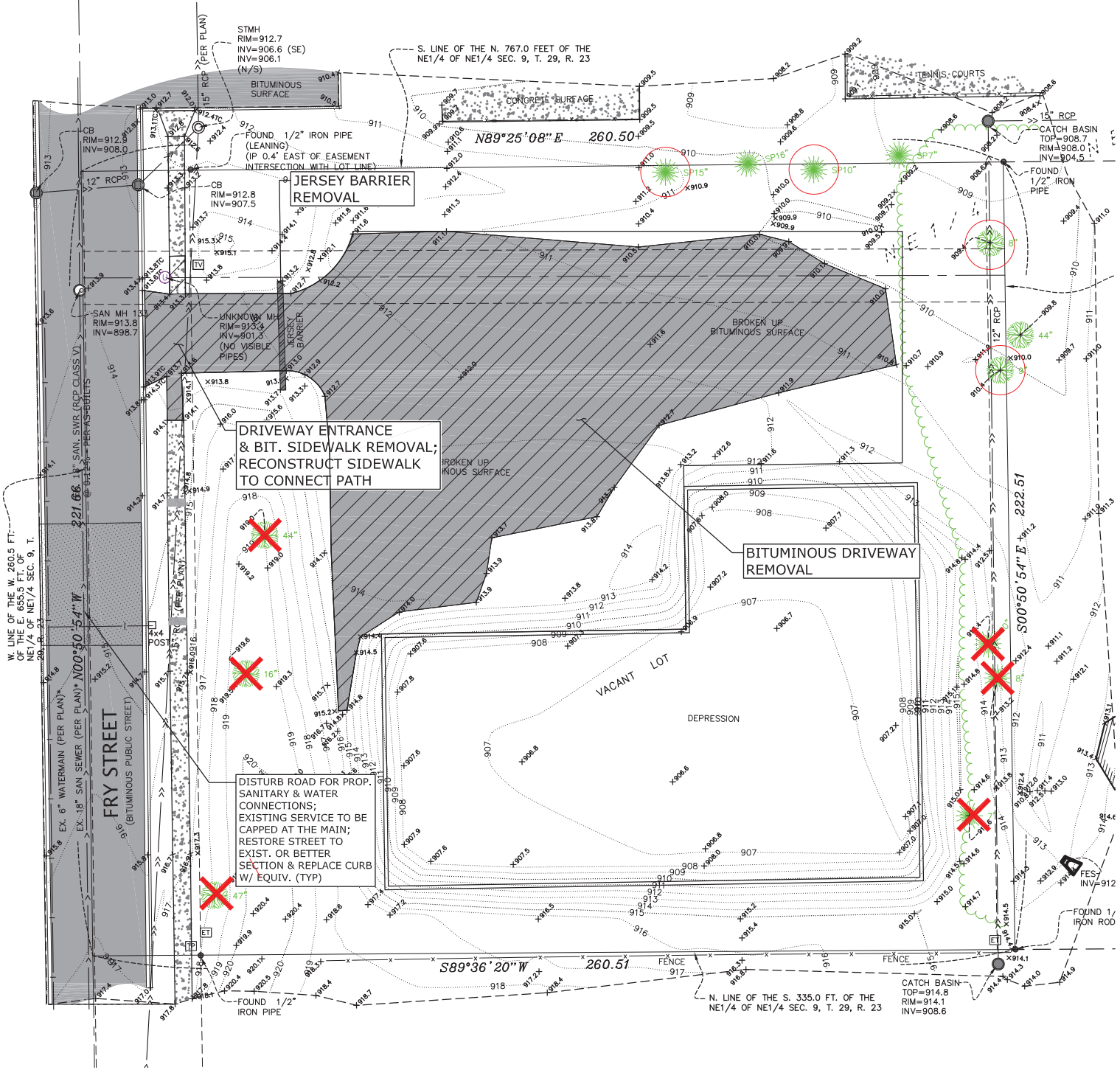
STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.



below.
Call before you dig.



Class	Trees/Class		Total Mod DBH	Allowed Removal		Remove/Class		DBH Remove	Net Preserve	Incentive Multiplier	DBH Inch Surplus
	Conif.	Decid.		Percent	DBH Inches	Conif.	Decid.				
Heritage	0	0	0	15%	0	0	0	0	0	2	0
Significant	0	1	15	35%	5	0	0	0	5	1	5
Common	0	6	52	35%	18	0	3	25	-7	0.5	-3.5
Exempt	0	3	107	100%	107	0	3	107	0	0	0
Total	10		174	n/a	130	6		132	-2	n/a	2

Calculation by Planning Division staff.

No replacement required.

RPCA Attachment 3

DESIGN BY:	C.W.P.
CHKD BY:	PROJ. NO.
M.Q.A.	21-1997
ORIGINAL DATE:	MAY 16, 2022

DATE	REVISION DESCRIPTION
08/16/22	REVISED REMOVAL LIMITS
04/06/23	ADDED TREE REMOVAL

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
CHARLES W. PLOWE
DATE: 04.06.2023 LIC. NO. 18227

DANNY BOY ESTATES
ROSEVILLE, MINNESOTA

TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN

PREPARED FOR:
O'MEARA

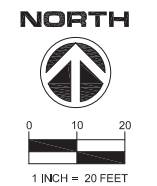


SITE PLANNING
& ENGINEERING

**PLOWE
ENGINEERING, INC.**

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701



CO

TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN
2560 FRY STREET

DATE	REVISION DESCRIPTION
08/16/22	ADDRESS CITY COMMENTS
02/13/23	ADDED FILTRATION MEDIA HATCH
04/06/23	REVISED GRADES FOR NEW SITE LAYOUT

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
CHARLES W. PLOWE
DATE: 04.06.2023 LIC. NO. 18227

DANNY BOY ESTATES
ROSEVILLE, MINNESOTA
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PREPARED FOR:
O'MEARA



SITE PLANNING
& ENGINEERING

**PLOWE
ENGINEERING, INC.**

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH



0 10 20
1 INCH = 20 FEET

C2

SITE SEQUENCING

- PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY.) ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY FALL COVER SPRING/SUMMER SOIL-BUILDING COVER 1-2 YEARS COVER 2-5 YEARS COVER	MNDOT MIX 21-112 (100 LBS/ACRE) MNDOT MIX 21-111 (100 LBS/ACRE) MNDOT MIX 21-113 (110 LBS/ACRE) MNDOT MIX 22-111 (30.5 LBS/ACRE) MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
FERTILIZER	3881

- * MOW A MINIMUM OF ONCE PER 2 WEEKS
- ** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

- ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN FOURTEEN (14) DAYS.
- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.
- PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.
- IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.
- THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES & OVERFLOWS.
- UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOD OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
- EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.
- IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARP.

OTHER POLLUTION CONTROL MEASURES

CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.

HAZARDOUS WASTES - ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED PROPERLY TO PREVENT SPILLS AND VANDALISM. WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND/OR STATE REGULATION OR BY THE MANUFACTURER.

SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS BY A LOCAL, LICENSED WATER MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.

OFFSITE VEHICLE TRACKING - A ROCK CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARP.

VEHICLE CLEANING - NO ENGINE DEGREASING IS ALLOWED ON-SITE. EXTERNAL WASHING OF VEHICLES TO BE CONFINED TO A DEFINED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE DESIGNATED TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE) AND DISPOSED OF PROPERLY.

SPILL PREVENTION AND CONTROL - ALL VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED ON-SITE AND ALL SPILLS WILL BE CLEANED UP IMMEDIATELY. DISCOVERY, SPILL ASSESSMENT MATERIALS AND RAGS WILL BE HAULED OFF-SITE IMMEDIATELY AFTER THE SPILL IS CLEANED UP AND PROPERLY DISPOSED OF. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED ONCE CONSTRUCTION BEGINS.

SOIL STOCKPILES - INSTALL SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AROUND ALL TEMPORARY SOIL STOCKPILES. LOCATE SOIL OR DIRT STOCKPILES SUCH THAT DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8 M (25 FEET) FROM THE TOE OF THE PILE TO A SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER, IF REMAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. DURING STREET REPAIR, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 8 M (25 FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TARPS, AND PROTECT STORM SEWER INLETS WITH SILT SOCKS OR STAKED SILT FENCE.

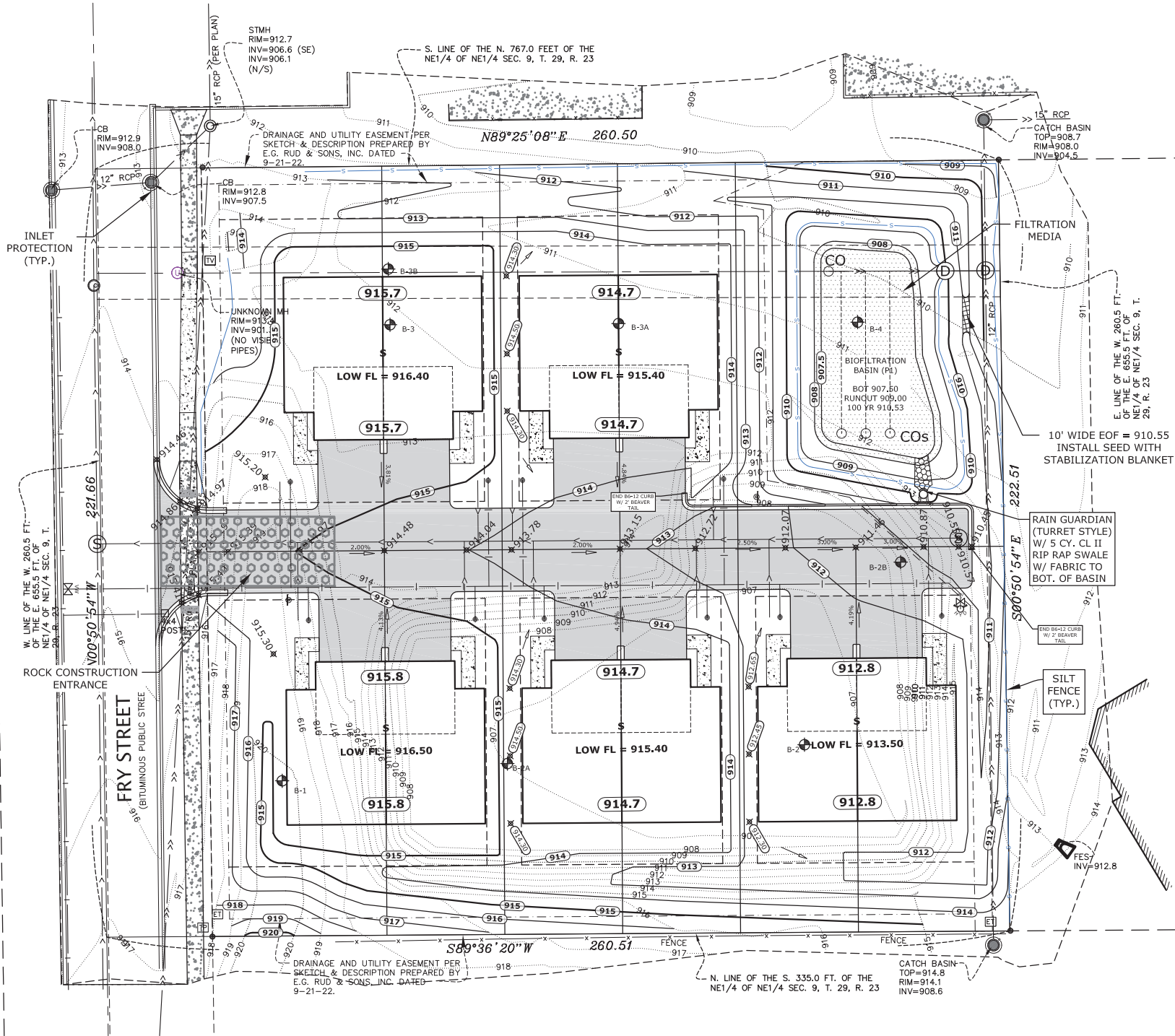
PROVIDE WIMCO (OR APPROVED EQUAL) FOR INLET PROTECTION AT ALL EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING CONSTRUCTION. INLET PROTECTION TO REMAIN IN-PLACE UNTIL AT LEAST 70% OF SITE VEGETATION HAS BEEN ESTABLISHED.

CONTRACTOR TO PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. KEEP WASHOUT AREAS AS FAR AS PRACTICAL FROM STORM DRAINS, DITCHES AND PONDS. DO NOT ALLOW RUN-OFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE. AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.

THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPs, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES.

GRADING, DRAINAGE, AND EROSION CONTROL PLAN 2560 FRY STREET

Page 3 of 3



**INTEROFFICE MEMORANDUM**

Date: May 20, 2023

To: Bryan Lloyd, Senior Planner

From: Matthew Johnson, Parks and Recreation Director

RE: Danny Boy Estates (2560 Fry St)

The Parks and Recreation Commission (PRC) reviewed this proposed project regarding park dedication on May 2, 2023 (DRAFT minutes attached). They recommended cash at the 2023 fee of \$4,250 per unit. Based on the proposal, the developer would pay \$38,250 (\$4,250 x 9 new units) at the time of final plat.

The Parks and Recreation System Master Plan does not specifically identify a need for additional land in this constellation.

The Parks and Recreation chapter (8) of the Roseville 2024 Comprehensive Plan does recommend prioritization of parkland adjacent to existing parks when possible. However, the small size (0.11 acres) of any parcel that could be acquired via park dedication with this development made that option less desirable. Additionally, the developer stated that if land were to be required for park dedication, they would likely consider an alternate platting option that would not require park dedication.

There are a number of redevelopment items planned for Rosebrook Park in the coming years which these funds could support to ensure the provision of park services for these new residents.

This parcel is identified as an important connection to the park for many of the residents of the neighborhood, and is classified as such in the Parks and Recreation System Master Plan.

recommendation as to whether the City should accept land, cash, or a combination, to satisfy the Park Dedication requirement.

The developer was present at the meeting to answer any questions. The developer provided the history of the purchase of the parcel.

Commissioner Arneson relayed that he would support recommending cash in lieu of land as the parcel is not connected to Reservoir Woods.

The Commission discussed the small size of the potential 0.15 acres park and if that land could be useful as a pocket park. They agreed that the size and location would not be a beneficial addition to the park system.

Commissioner Brown moved to recommend cash in lieu of land to satisfy Park Dedication at 691-711 Shryer Avenue to the City Council. Commissioner Arneson seconded.

Roll Call

Ayes: Arneson, Beckman, Boulton, Baggenstoss, Brown, Dahlstrom, Raygor.

Nays: None.

Abstain: None.

b) **Park Dedication Recommendation - 2560 Fry Street**

Maps were provided to show the location of the 2560 Fry Street parcel. The proposed development is located in Constellation I of the Parks and Recreation system. Staff noted that Constellation I is largely commercial and Rosebrook Park effectively serves the residential homes in that constellation.

The developer had relayed to staff that they don't have land available to allocate towards a park in the current proposal and that a recommendation of land could inhibit their ability to move forward with the project.

The proposal includes ten units on a 1.17-acre development. The project qualifies for Park Dedication. The cash amount for the nine additional units would be \$38,250 (\$4,250 per unit). The required land amount would be 10% of 1.17 acres or 0.117 acres.

Staff noted that the Master Plan does not specifically call out additional park land in this area. The Comprehensive Plan does state a goal of procuring land adjacent to existing park parcels. Upcoming Capital Improvements at Rosebrook over the coming years include the pool and playground.

Staff reiterated that the role of the Parks and Recreation Commission is to review the proposed development and relevant parks and recreation system plans and goals; and to make a recommendation as to whether the City should accept land, cash, or a combination, to satisfy the Park Dedication requirement.

The project developer was available at the meeting to answer any questions.

Commissioner Arneson mentioned that the parking lot at Rosebrook Park is very small and potentially expanding the size could be beneficial.

Commissioner Boulton added that a larger parking lot may be useful for the future Capital Improvements at the park.

The Commission questioned the land type and existing utilities on the north side of the parcel. The project developer answered that there is no existing utilities on the north 30 feet of the parcel. There was a previous easement that has been vacated and the land is now a proposed drainage easement to outlot A.

Staff clarified that a recommendation of land would send the project back to city staff to work with the developers to find an equitable land location to satisfy Park Dedication.

The project developer relayed that the financial impact of a land recommendation for Park Dedication would make the project no longer fiscally feasible.

Commissioner Baggenstoss asked staff how the land could be used as it is adjacent to an existing park and questioned why the city did not initially purchase the parcel. Staff relayed that there are trees on the parcel that may survive the construction and removing living trees is always a difficult decision. There is a concept plan for the pool to potentially switch it to a splash pad. However, the neighborhood has not been engaged with on the changes. Staff noted that the additional space could potentially be used during the future evolution of the pool at Rosebrook Park.

Staff relayed that the city utilizes the “willing buyer-willing seller” rule for acquiring new parcels that come up for sale.

Commissioner Arneson suggested potentially moving away from willing buyer-willing seller in the future.

The Commission discussed if recommending land to satisfy Park Dedication would add useable parkland to Rosebrook Park.

Commissioner Baggenstoss questioned if any proposed sidewalks were planned for this parcel. Staff noted that a sidewalk currently exists on the parcel and added that they will confirm with city staff if the sidewalk needs to be updated to satisfy the Pathway Master Plan.

Commissioner Boulton asked if the water feature will stay at Rosebrook Park. Staff answered that over time a discussion regarding an update to the water feature will be had with the neighborhood. During that time land usage for park amenities will be reviewed. However, staff acknowledged that removing a water feature from the park would be difficult.

Commissioner Arneson moved to recommend cash in lieu of land to satisfy Park Dedication at 2560 Fry Street to the City Council. Commissioner Boulton seconded.

Roll Call

Ayes: Arneson, Beckman, Boulton, Brown, Dahlstrom, Raygor.

Nays: Baggenstoss.

Abstain: None.

c) Review and Verify Parks and Recreation Commission Goals

Commissioner Arneson recommended adding a goal to work towards ending the “willing buyer-willing seller” way or purchasing additional park land. Chair Dahlstrom noted that he supports the idea but he is not sure that it belongs as a Commission Goal.

Commissioner Baggenstoss questioned if the “willing buyer-willing seller” is a specific city policy or if it is an interpretation of a policy. Staff relayed that it is written in the Comprehensive Plan and the Parks and Recreation Master Plan under the goals of acquisition of park land and is a city policy that could be discussed with the City Council.

Commissioner Brown suggested adding a goal of “Acquire more parkland” with a long-term goal of updating the “willing buyer-willing seller” policy.

The Commission discussed the “willing buyer-willing seller” policy language and how they could potentially move forward with updating it. The Commission agreed on adding the goal of “Explore more ways and opportunities to acquire parkland”.

The Commission discussed potentially purchasing parkland on the south side of Lake Owasso. Staff noted that it may be hard to purchase land that was previously recommended for cash in lieu of land to satisfy Park Dedication.

Commissioner Arneson suggested adding city water access on one of the Roseville lakes with rentable spots to store kayaks.

**INTEROFFICE MEMORANDUM**

Date: May 31, 2023

To: Bryan Lloyd, Senior Planner

From: Jennifer Lowry, Roseville Public Works

RE: Danny Boy Estates / 2560 Fry Street Preliminary Plat

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

1. Site Plan

- Due to the minimal amount of lots created, the development did not meet the threshold per City policy to conduct a traffic study. A traffic study was not conducted but minor increase to traffic on Fry Street and other nearby roads is expected but will not create any significant issues.
- Public pathway improvements on the east side of Fry Street are shown. A Development Agreement will be required for these improvements.
- The private road meets the minimum width of 24-foot-wide. Parking will not be allowed per city ordinance. No parking signs shall be posted and plans should indicate no parking.
- If setbacks, easements, or lot sizes change, the changes will need additional review.

2. Utilities

- Water
 - The watermain is proposed be extended, to be public, and exist within proposed drainage and utility easements. A Development Agreement will be required for these improvements.
 - Hydrant location will need to exist within a drainage and utility easement.
 - Final construction plans will be approved by the City prior to issuing permits.
 - MDH Water Permit is required.
- Sanitary
 - The sanitary sewer is proposed be extended, to be public, and exist within proposed drainage and utility easements. The connection in Fry Street must be made with construction of a new manhole. A Development Agreement will be required for these improvements.

- Final construction plans will be approved by the City prior to issuing permits.
- MPCA Sewer Extension Permit is required.
- Storm Sewer
 - The development has to meet city stormwater standards. Submittals from the developer's consulting engineer demonstrate that the site can meet the requirements of the city.
 - The storm sewer improvements within the site will be private. Provide an executed Operation & Maintenance Agreement in favor of the City of Roseville that has been recorded with Ramsey County. The template agreement can be found at www.cityofroseville.com/privatebmp.
 - Submit contact information for the trained erosion control coordinator responsible for implementing the Stormwater Pollution Prevention Plan (SWPPP) for the site. If that person has not been selected, a SWPPP Amendment is required prior to construction.
 - An asbuilt for site grading and stormwater infrastructure will be required prior to final approval and release of Erosion Control and Grading escrow
 - Provide a copy of the Rice Creek Watershed Permit(s), or documentation that a permit is not required.
 - Provide a copy of the NDPES Permit(s), or documentation that a permit is not required.
 - City Erosion Control, Grading and Storm Water Permit is required. Final construction plans will be approved by the City prior to issuing permits.

3. General

- An Encroachment Agreement will be will be required for the public water and sewer utilities to exist under the private driveway.
- A home owners association will be required to maintain the private road and storm water features.
- City ROW permit is required.

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

This document serves to summarize the Fry St. community meeting on 2/28/2023 to discuss the proposed development of the property just south of the park owned by Sophie's LLC. The meeting was attended by 10 members of the surrounding community, who left their names and phone numbers or email addresses on a sign-in sheet. The meeting was led by Barry O'Meara and Brendan O'Meara.

A community member asked if the proposed development had already started. The developers stated that they only had a permit for filling the hole and that platting was not done yet. They described the next step in the process as a planning commission meeting.

Several people at the meeting described current problems with street parking and excess traffic due to activities at the park. People were concerned that a new development will exacerbate the problems. The developers responded that in their tentative proposed development, each unit would include parking for four vehicles--two in the garage and two in the driveway. They don't expect the proposed development to negatively impact the parking and traffic in the neighborhood.

Community members expressed concern about the creation of excess noise and traffic during construction. The developers stated that they would follow city code on these items.

A community member asked whether the land could be used for single-family homes and they expressed the feeling that it would be a better fit for the neighborhood. The developers responded that single-family homes would not be cost effective and that the land is zoned for medium-density, multiple-family housing—up to 12 units per acre. It was noted that this proposal, at 10 units, is much less than what zoning would permit.

A community member asked whether the land could be used to enlarge the park or be left vacant. Both the developers and other community members stated that the city has had opportunities to buy the land, and still could, but has opted not to do that.

There were several questions about the tentatively proposed twin-homes, including the number of floors, the square footage, the anticipated sale prices, and the expected buyers. People expressed concern about how the twin-homes would fit into the neighborhood and how the proposed development would affect their property values. The developers described a tentative plan for two-floor, 2000 square-foot buildings that would sell for higher amounts than the neighboring houses.

A community member asked whether the developers would be selling or renting out the proposed twin-homes. Other members stated that several homes in their neighborhood were rentals and that some had as many as 6-7 cars. Members expressed a preference for owner-occupied units over rental units. The developers responded that they are not at a stage in the development to make that decision. One resident said that Roseville, right now, is dealing with rental restrictions in the city.

New construction

To bjomeara42@comcast.net

Sent from my iPhone

To whom it may concern my name is Stephen Huberty I live at 2599, Charlotte St, Roseville MN 55113 my opinion is this neighborhood is too busy to add more housing between the bingo hall and all the activities at the park I am against the idea of new construction u can't even park on the street in front of ur own house in the spring,summer,fall and I live a blk away from the new proposed building site so my vote is a strong no !

2560 Fry Street

To bjomeara42@comcast.net

Hello,

I am writing to express concerns and request you not move forward with your proposal for developing the plat near our park. There are several reasons this would, most certainly, be a bad thing for our neighborhood.

1. Our park is already massively overcrowded due to its proximity to Snelling as well as the new development on County C.
2. New housing would not blend in at all with our current housing and will affect our resale prices should we decide to sell.
3. Our streets are loaded with cars all summer - more housing will only add to this.
4. The park is where we all go to get away from manmade structures. Housing in the shadow of the park will take this aspect away.
5. We don't want to be hanging out in the pool with peoples' houses overlooking us 24/7.
6. The construction noise and vehicle traffic will be a terribly inconvenience for the many families with young children in this neighborhood.
7. With all the new housing that just got put up on County C I am entirely unconvinced housing is even needed in this area.

Please take these into consideration — this project would not be good for the residents in this area.

--

By His grace and for His glory,

Mike Schumann

Flat Proposal on Fry Street

To bjomeara42@comcast.net

Good morning, Mr. O'Meara,

I am a resident of Roseville living in close proximity to the property you are seeking to develop on Fry Street. I wanted to express some concerns many in this neighborhood have.

1. We fear the noises of construction will interfere with our sleep.
2. Lots of new housing has just been built in Roseville, as I'm sure you know. Already, the park has suddenly felt more crowded with people so that many who have lived here for a long time are already feeling crowded out.
3. Many of us in this neighborhood have been hoping that property would be used to expand park facilities (or park parking) or for the Sunrise Senior Living.
4. Fry Street and Charlotte Street are already very full of cars that park especially during park events. Many of us in the neighborhood are concerned that adding new homes will only create greater parking issues.
5. Many children live in this neighborhood. Already, the roads are growing busier because of the increased park traffic from those living in the new housing in Roseville. People on Fry Street already don't feel safe crossing that road with their kids in the summer because of the increased traffic, especially from soccer games. There is a major shortage for parking during soccer games, so our streets become so full that we can hardly walk or bike on them safely. We do not want to see something added to our neighborhood that will increase neighborhood traffic, especially on the road right near the park where children live and are playing.

Thank you for hearing our concerns,
Amelia Schumann

--

If, then, you have been raised with Christ, set your minds on the things above, where Christ is seated at the right hand of God. ~Colossians 3:1

2/22/23

John Fugate

612-419-5405

Pave Brook
Park

own or rent ?

more parking

40 year lived there
apartment is eyesore ^{to north}
want

King Court
big tree front
Yard

bring pictures of
other developments
done done

would have been
apart Bldg if
previous owner
developed it

he'll come the night

2/24/23
Greg ~~Zeit~~ Zeit
651-558-1855
lives 7558 Charlotte

works
U.S. Postal

Pratt Gym
owner

double car garage

Interested in buying

he'll come this night

1 **c. Request for Approval of a Preliminary Plat of an Existing Parcel as Ten Lots for**
2 **Single-Family Attached Homes (Twinhomes) (PF23-002)**

3 Chair Pribyl opened the public hearing for PF23-002 at approximately 8:00 p.m. and
4 reported on the purpose and process of a public hearing.

5
6 Senior Planner Bryan Lloyd summarized the request as detailed in the staff report
7 dated June 7, 2023.

8
9 Member Aspnes indicated she drove around this parcel and had some concerns about
10 the private drive only because of the amount of snow there was this past year, she
11 wondered where all of the snow will go.

12
13 Mr. Lloyd indicated he did not know the answer but suggested there are large side
14 yards adjacent to Fry Street and maybe the owner would not be able to pile snow in
15 their drainage outlot but is a place where he would put it. Whatever provisions are in
16 the maintenance code, even though it is not a City street it still has similar sorts of
17 requirements for the maintenance and that sort of thing.

18
19 Member Aspnes asked if the units will be rental units or owner-occupied dwellings.

20
21 Mr. Lloyd explained that is not a question staff considers in subdivision requests. A
22 dwelling unit is a dwelling unit, a lot is a lot. In a subdivision like this the separate
23 parcels, the separate lots facilitates separate owners but does not prevent someone
24 from buying one or more of them and renting it rather than occupying it. The
25 transition from doing the development in a single parcel with the ten dwellings, which
26 in his mind would more likely be rentals, proceeding through the plat process like the
27 applicant is doing suggests the intent to sell them and purchased then by either
28 residents or someone who would rent them out.

29
30 Member McGehee explained since the City might require a homeowner's association,
31 she has seen homeowners' associations that specifically specify that the homes cannot
32 be rented for more than a year and is a condition that the City could apply, if the City
33 is the one requiring the homeowner's association.

34
35 Mr. Lloyd explained he was not sure that the City could require some tenancy
36 provisions in a homeowner's association. The City can regulate rentals through the
37 City's Rental Registration program of Rental Licensing program, but he did not
38 believe that the City has the ability to prohibit them.

39
40 Member McGehee indicated she was probably going to object to this on the basis of
41 traffic because there is the dense neighborhood that is very much landlocked,
42 particularly with the changes now on Snelling and only two exits coming out onto
43 Fairview. She thought both exits were very dangerous for access to this
44 neighborhood. The other thing is the City just added approximately four hundred
45 units just across from this and this is one of the parks that is expected to take some of
46 the influx of new people in the community. This particular park seems to her to be an
47 ideal space to add a little land rather than add more houses in an area that already has
48 a severe traffic access and exit problem and is quite a densely populated area now.

Mr. Lloyd explained in the process of reviewing this project the Parks and Recreation Director indicated recently that the Parks Department did have the opportunity to consider purchasing the entire parcel for additional park space and they declined to do that at the time and there was serious consideration of acquiring dedication of land on the northern side of this parcel to expand the park a little bit and the Parks and Recreation Commission declined that as well. The final decision about land or cash dedication lies with the City Council and can still make that choice. As far as what the City Council has decided beyond that, the only thing that comes to his mind is during the Zoning update process of a couple three years ago, he believed this was one of the sites that got special focus on whether the zoning should be high density as the adjacent assisted living facility is medium density or something else and the ultimate decision at that point was for the medium density zoning that is in place today.

Member McGehee did not think that was a problem but what she thought was a problem was if the City polls its residents and the residents ask for something and when the City has the opportunity to act on it, they don't as a City, and she thought particularly to an extent where the residents really values the parks and speak to everyone about the parks system. She thought it was unfortunate that a single person or a small group of people could decide that they do not want to add this to the park system when it was specified as an idea that people would really like.

Member Schaffhausen indicated when she thinks about traffic in particular, Fairview is also within the purview of Ramsey County.

Mr. Lloyd indicated that was correct. He reviewed the traffic patterns and volumes with the Commission.

Member Aspnes explained she walked around the park today and noticed there is park access from southbound Snelling. She wondered about, in general, parking at the ball area in the park and she wondered where everyone can park. There are a few parking lots in the park and this particular site abuts the pool in the park. She noted the elevation of the site is higher than the park land to the north of it. There are some scruffy looking pine trees and wondered about screening from the backyards of the two proposed twinhomes on the north side. She would like to see some nice screening, so these homes do not look directly into the pool area. She also wondered about the outlot. She assumed any water runoff will not go down from the development into the park and that any access water from developing this will be controlled by the stormwater management.

Mr. Lloyd explained how stormwater management will work to control the water runoff.

Chair Pribyl asked if the applicant would like to come forward to answer questions.

Mr. Barry O'Meara came forward to answer questions.

Member Aspnes wondered where the snow will be stored if there is a lot of snow in the winter.

Mr. O'Meara explained they have taken snow removal into account when the land was developed. He noted by Code there could be fourteen to fifteen units on this land but because of the possibility of snow storage the units were cut back to ten. Snow should be able to be handled onsite and if not, the development will need to pay to remove it.

Chair Pribyl wondered if the townhomes will be sold or be rental units.

Mr. O'Meara explained the development was created in such a way that either having the townhomes as rentals or sold could be done. He stated the intent is to be flexible.

Public Comment

Mr. Arthur McWilliams, 2571 Fry Street, explained he lives by the kiddie pool and suspected this development will be good for the neighborhood overall. There will be nice new buildings in the neighborhood and in the long run might have a ripple effect and will be an improvement from what was previously there. Parking came up, which is his sole concern. He noted the parks gets a lot of use as well.

No one else wished to address the Commission. Chair Pribyl closed the public hearing.

Commission Deliberation

Member Aspnes indicated she did not object to the twinhomes by themselves. Her concern is the City lost an opportunity to add to the park land, to this park which is really lovely. She can see some trees that have been planted in the park. She thought the park could use more parking so there is not so much traffic and parking on Fry Street.

Member Kruzel asked if staff knew why the Parks and Recreation Commission decided not to further investigate this or is that something that could be public knowledge.

Mr. Paschke thought when this property first went up for sale many years ago the Parks Department had a chance to buy it and chose not to and he believed the City was a part of that discussion.

Member McGehee indicated she personally would make findings that this plan has potentially very negative impact on the park because of the location, the oversite of the kiddie pool and the fact that people will be viewing this activity from their homes as well as the entire parking into the complex, the entire development is a problem, and this adds to it. She thought everything from snow removal to parking for those specific homes are inadequate and the homes having to have sprinkling system because there is not the kind of access for emergency vehicles that the City would normally require and the fact that this is a landlocked area with a very busy, highly used park with some amenities that are particular to this park and particular to Roseville in general where the City does not have them anywhere else and there are

148 already parking problems around the parks, especially in the summer, and this is
149 another example so she could not see in good conscious, herself in particular, could
150 vote to support this proposal based on the issues that have been raised and to which
151 there are not any answers. She would personally send this to the Council with those
152 preliminary findings of hers as to why this particular proposal should not move
153 forward.

154
155 Member Bjorum agreed with some of that. He did not want to penalize the developer
156 for doing a nice job of developing this property. Doing what he deems best for the
157 property, not going to the max density. He did not want to penalize him for planning
158 this because there is a parking problem that he is trying to plan for and has said so and
159 putting the burden of the neighborhood parking issue on his shoulders and this
160 development, he thought this was set up as medium density development and he did
161 not see an issue with what is on the plan and he did not see any legal ramification for
162 the Planning Commission to deny moving this forward. He understood this is next to
163 a very busy park and a very busy neighborhood, but he did not see the reason to
164 penalize the developer for those issues on this.

165
166 Member Aspnes thanked Member Bjorum for stating his reasons, there really is no
167 legal reason.

168
169 Member Bjorum explained acknowledged all of the residents in the neighborhood
170 that wrote in about parking issues and traffic issues but at the same time there is a
171 containment design here for those units and development.

172
173 **MOTION**

174 **Member Bjorum moved, seconded by Member Schaffhausen, to recommend to**
175 **the City Council approval of a Preliminary Plat of an Existing Parcel as Ten**
176 **Lots for Single-Family Attached Homes (Twinhomes) (PF23-002).**

177
178 **Ayes: 5**

179 **Nays: 1 (McGehee)**
180

181 Member McGehee explained she would state again the reason that she stated
182 previously as findings, and she believed that the City might want to revisit this at the
183 Council level as a purchase and she did not believe that the developer should be
184 penalized and lose money on this. To that regard she did not believe that the
185 developer should be penalized financially but she thought the City Council should
186 review this as something that they might want to revisit.

187
188 **Motion carried.**

189
190 Chair Pribyl advised this item will be before the City Council on July 10, 2023.
191

**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 THE PROPOSED DANNY BOY ESTATES PRELIMINARY
PLAT (PF23-002)**

WHEREAS, Sophies, LLC has submitted a valid application for approval of the proposed Danny Boy Estates preliminary plat of the property addressed as 2560 Fry Street; and

WHEREAS the proposed subdivision conforms to all of the applicable standards of the City of Roseville zoning and subdivision codes; and

WHEREAS, the Roseville Planning Commission held the duly noticed public hearing for this application on June 7, 2023, and having closed said public hearing, voted 5-1 to recommend approval of the proposed preliminary plat with certain conditions based on the public record and the Planning Commission's deliberation with certain conditions; and

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, to approve the proposed Danny Boy Estates preliminary plat, based on the public record and City Council deliberation, with the following conditions:

1. Pursuant to the memo from Public Works Department staff in Attachment 4 of this RCA, the applicant shall create a homeowners association for maintenance of the shared driveway and storm water BMPs, and shall enter into an agreement pertaining to the public water and sanitary sewer improvements in the site.
2. Pursuant to the comments from Parks and Recreation Department staff in Attachment 4 of this RPCA, the applicant shall submit payment of the \$38,250 park dedication fee before the City will release the signed mylars for recording at Ramsey County.

WHEREUPON said resolution was declared duly passed and adopted.