

REQUEST FOR COUNCIL ACTION

Agenda Date: 8/24/2015

Agenda Item: 14.c

Department Approval



City Manager Approval



Item Description: Request for approval of a preliminary plat at 2668 – 2688 Lexington Avenue (the southeast corner of Lexington Avenue and Woodhill Drive, excluding the County Cycles property)

APPLICATION INFORMATION

Applicant: United Properties

Property Owner: United Properties, City of Roseville

Open House Meeting: none required (proposed plat yields fewer than 4 lots)

Application Submission: received on July 2, 2015; considered complete on July 27, 2015

City Action Deadline: September 11, 2015, City Code §1102.01E

GENERAL SITE INFORMATION

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	Multi-family residential	HR	HDR-1
North	One-family residential, detached	LR/NB	LDR-1/NB
West	Small-scale retail/ City Hall campus	NB/ IN	NB\ INST
East	One-family residential, detached/ Condominium	LR/ HR	LDR-1/ HDR-1
South	Multi-family residential	HR	HDR-1

Natural Characteristics: The site includes many trees, steep slopes, and pond/wetland area.

Planning File History: **PF3018:** (1998) purchase of the 2668 Lexington Avenue parcel by City of Roseville as part of the Housing Replacement Program to replace deteriorating lower-value housing with new homes or multi-family housing

PF3202: (2000) approval of the sale of the 2668 Lexington Avenue parcel to a private developer, “contingent upon successful approval of a Planned Unit Development for senior housing” on the land are that is mostly identical to the present plat proposal

PF3519: (2003) Planning Commission review of a sketch plan for the senior housing development; no formal application for approval was ever submitted

Planning Commission Action:

On August 5, 2015, the Planning Commission unanimously recommended approval of the proposed preliminary plat, subject to certain conditions.

PROPOSAL

United Properties proposes to plat the property into two lots: a large lot, owned by United Properties, for development of a proposed Cherrywood Pointe facility, and a small lot owned by City of Roseville, which may be used for providing access from Lexington Avenue into this development site as well as into other future development(s) generally south of the City-owned parcel. Approving the proposed plat would not confer any ownership or development rights on the City-owned parcel to United Properties. The City's intent in participating in the plat application as a property owner is to resolve the apparent overlap in legal descriptions as shown on the plat and to facilitate negotiation with United Properties with respect to the possible transfer of ownership or access rights on that parcel. The proposed preliminary plat information, the staff analysis presented in the Request for Planning Commission Action, and other supporting documentation, as well as draft public hearing minutes, are included with this report as RCA Exhibit A.

The updated preliminary plat (included with this RCA as Exhibit B) meets or exceeds all applicable requirements, and the Planning Commission's approval recommendation included five conditions as follow:

- a. The Public Works Department shall approve easements, grading and drainage, storm water management, and utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements;*
- b. Permits for site improvements shall not be issued without evidence of an approved permit from the watershed district;*
- c. Final plat approval shall not be issued without approval of a tree preservation plan, accounting for any impacts not yet anticipated, by the Community Development Department;*
- d. Vacation of the existing sewer easement and dedication of the proposed replacement sewer easement shall be addressed in conjunction with the Public Improvement Contract that will be required for the reconstruction of the sewer infrastructure related to those easements;*
- e. The applicant shall pay park dedication fees in the amount of \$3,500.00 per unit;*
- f. The applicant shall complete a traffic study for this project. The traffic study will be reviewed by, and any required mitigation efforts approved by, the City Engineer prior to the issuance of a building permit; and*
- g. The applicant is aware that any future variance requests will be reviewed on their merits, and the platting process does not have any impact on the variance process, if needed, in the future.*

Since the Planning Commission met, the applicant has continued working with Public Works staff on the engineering-related plans, and has begun coordinating with Roseville's consulting

traffic engineers to perform the traffic study required in condition “f” of the recommended approval.

Recommended condition “g” was added by the Planning Commission largely in recognition of the fact that the tree replacement required as a product of proposed tree removal for the development may represent more trees than can be reasonably planted on the property. The City is presently considering revisions to the tree preservation requirements, and these revisions may provide the ability for developers to plant required replacement trees in approved off-site locations (e.g., neighboring properties, nearby parks, or adjacent boulevards) or the option to contribute money to a tree-planting fund in lieu of installing more trees on a development site than that site can reasonably accommodate. While this zoning amendment might provide United Properties some flexibility in meeting this requirement by the time the development site is ready to accommodate newly-planted trees, any such amendments have yet to be fully considered and approved and, if United Properties is unable to satisfy tree replacement (or other) requirements in place at the time development occurs or replacement trees are to be planted, a variance may be required.

PUBLIC COMMENT

The public hearing for this application was held by the Planning Commission on August 5, 2015. Several members of the public spoke about the proposal, and the primary concerns were related to pedestrian safety in light of increased traffic. Because this application did not require the developer to host an open house meeting, no such informal meeting was held prior to the public hearing and members of the public were generally unaware of the development plans. United Properties had been intending to hold an open house-style meeting to introduce their plans to the neighborhood, but they were waiting until they had enough detail about both the Cherrywood Pointe project as well as the Applewood Pointe project proposed nearby; as of the time this RCA was drafted, United Properties was preparing to hold the open house. After discussing the application and the public comment received during the hearing, the Planning Commission voted unanimously to recommend approval of the proposed preliminary plat. At the time this report was prepared, Planning Division staff has not received any additional public comments.

RECOMMENDED ACTION

Pass a motion approving the proposed preliminary Cherrywood Pointe at Lexington plat, dated August 3, 2015 and generally comprising the property at 2668 – 2688 Lexington Avenue, based on the findings and recommendation of the Planning Commission and the content of this RCA, subject to the following conditions:

- a. The Public Works Department shall approve easements, grading and drainage, storm water management, and utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements;
- b. Permits for site improvements shall not be issued without evidence of an approved permit from the watershed district;
- c. Final plat approval shall not be issued without approval of a tree preservation plan, accounting for any changes to grading, utility, or storm water plans not yet anticipated, by the Community Development Department;
- d. Vacation of the existing sewer easement and dedication of the proposed replacement sewer easement shall be addressed in conjunction with the Public Improvement Contract that will be required for the reconstruction of the sewer infrastructure related to those easements;

- e. The applicant shall pay park dedication fees in the amount of \$3,500.00 per unit;
- f. The applicant shall complete a traffic study for this project. The traffic study will be reviewed by, and any required mitigation efforts approved by, the City Engineer prior to the issuance of a building permit; and
- g. The applicant is aware that any future variance requests will be reviewed on their merits, and the platting process does not have any impact on the variance process, if needed, in the future.

ALTERNATIVE ACTIONS

- A) Pass a motion to table the item for future action.** Tabling beyond September 11, 2015 may require an agreement to extend the 60-day action deadline established in City Code §1102.01 to avoid statutory approval.
- B) By motion, deny the request.** Denial should be supported by specific findings of fact based on the City Council's review of the application, applicable City Code regulations, and the public record.

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

RCA Exhibits: A: 8/5/2015 RPCA packet and draft
public hearing minutes

B: Updated preliminary plat drawings



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 8/5/2015

Agenda Item: 5b

Division Approval

Agenda Section

PUBLIC HEARINGS

Item Description: Request for approval of a preliminary plat (PF15-010)

APPLICATION INFORMATION

Applicant: United Properties

Location: 2668 – 2688 Lexington Avenue (the southeast corner of Lexington Avenue and Woodhill Drive, excluding the County Cycles property)

Property Owner: United Properties, City of Roseville

Open House Meeting: none required (plat yields fewer than 4 lots)

Application Submission: received on July 2, 2015; considered complete on July 27, 2015

City Action Deadline: September 11, 2015, City Code §1102.01E

GENERAL SITE INFORMATION

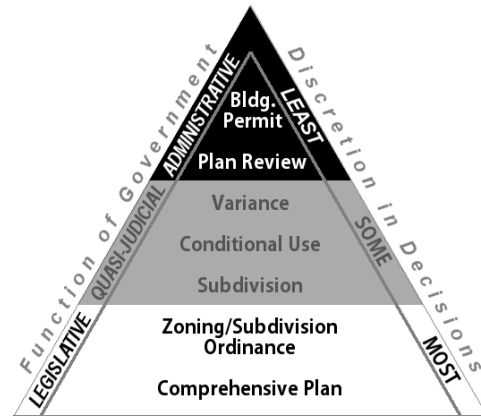
Land Use Context

	Existing Land Use	Guiding	Zoning
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- 1 Natural Characteristics: The site includes many trees, steep slopes, and pond/wetland area.
- 2 Planning File History: **PF3018:** (1998) purchase of the 2668 Lexington Avenue parcel by
- 3 City of Roseville as part of the Housing Replacement Program to
- 4 replace deteriorating lower-value housing with new homes or multi-
- 5 family housing
- 6 **PF3202:** (2000) approval of the sale of the 2668 Lexington Avenue
- 7 parcel to a private developer, “contingent upon successful approval of
- 8 a Planned Unit Development for senior housing” on the land are that is
- 9 mostly identical to the present plat proposal
- 10 **PF3519:** (2003) Planning Commission review of a sketch plan for the
- 11 senior housing development; no formal application for approval was
- 12 ever submitted

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on a plat request is **quasi-judicial**; the City's role is to determine the facts associated with the request, and weigh those facts against the legal standards contained in State Statute and City Code.



PROPOSAL

United Properties proposes to develop the subject property as an assisted living and memory care facility. The proposed preliminary plat documentation is included with this report as Attachment C. While the proposal shows access to the development across the City-owned parcel (2668 Lexington Avenue) and the plat is intended to include the City-owned parcel, the preliminary plat drawing available at the time this report was prepared did not show this entire parcel within the plat boundary. Planning Division staff anticipates that the plat drawing will be updated in time to present to the Planning Commission as a bench handout. It should also be noted that approving the proposed plat would not confer any ownership or development rights on the City-owned parcel to United Properties. The City's intent in participating in the plat application as a property owner is to resolve the apparent overlap in legal descriptions as shown on the plat and to facilitate negotiation with United Properties with respect to the possible transfer of ownership or development rights on that parcel.

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

PRELIMINARY PLAT ANALYSIS

As a preliminary plat of multi-family-zoned property, neither the zoning nor subdivision codes establish minimum requirements for area or width of lots, but the proposal is subject to the easement standards of the subdivision code, established in Chapter 1103 (Design Standards) of the City Code.

City Code §1103.04 (Easements): Drainage and utility easements 12 feet in width, centered on side and rear property lines, are required where necessary. The proposed plat meets this requirement.

Roseville's Public Works Department staff have been working with the applicant to address the requirements related to grading and drainage, the utilities that will be necessary to serve the contemplated development as well as existing infrastructure that traverses the property, and dedication of additional right-of-way to Lexington Avenue and Woodhill Drive. With respect to right-of-way, Ramsey County Traffic Engineer, Erin Laberee, has alerted City staff to the fact

that another 16.5 feet of right-of-way will need to be dedicated for Lexington Avenue, beyond what is shown in the current documents, to meet the requirements of Ramsey County's Major Street Plan. Even if these engineering plans are not discussed in more detail at the public hearing, actions by the Planning Commission and the City Council typically include conditions that such plans must ultimately meet the approval of Public Works staff. To that end, the applicant has addressed the initial comments of Roseville's Public Works staff, and staff is comfortable that the current plans are able (perhaps with minor modifications as plans are finalized) to satisfy all applicable requirements.

Further, the proposed future development will necessitate the reconstruction and relocation of an existing sewer line, vacation of an associated, existing sewer easement, and dedication of a new easement for the relocated infrastructure. In order not to prematurely vacate the existing easement and dedicate a new easement that would be superfluous if the proposed development does not occur, the preliminary plat can be approved with a condition that the easement vacation and dedication occur in conjunction with formalizing the Public Improvement Contract that will be required for construction of the new sewer infrastructure.

City Code specifies that an approved tree preservation plan is a necessary prerequisite for approval of a preliminary plat. The tree preservation plan (included with this RPCA as part of Attachment C) indicates the expected removal of about two-thirds of the "significant" trees and about four-fifths of the "heritage" trees, resulting in an obligation to plant about 1,100 inches (measured as trunk diameter at breast height) worth of new trees. Based on the minimum 3-inch trunk diameter for replacement trees, that would translate into about 365 new trees. The tree preservation plan has been provided to Roseville's consulting arborist with S&S Tree Service for his review, and Planning Division staff anticipates being able to answer more detailed questions that may arise during the public hearing.

A determination has not yet been made regarding park dedication; United Properties is also working on another residential development of the former Owasso School site at Woodhill Drive and Victoria Street, and park dedication for this proposal will be incorporated into the larger negotiation related to the school site.

Roseville's Development Review Committee (DRC) met on July 9, 23, and 30, 2015 to discuss this application. All of the feedback from members of the DRC is incorporated into the above comments pertaining to the zoning and subdivision codes and engineering requirements.

PUBLIC COMMENT

At the time this report was prepared, Planning Division staff has not received any communications from members of the public about the proposal.

RECOMMENDED ACTION

By motion, recommend approval of the proposed preliminary plat of Cherrywood Pointe at Lexington, generally comprising the property at 2668 – 2688 Lexington Avenue, based on the comments and findings of this report, and subject to the following conditions:

- a. The Public Works Department shall approve easements, grading and drainage, storm water management, and utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements;
- b. Permits for site improvements shall not be issued without evidence of an approved permit from the watershed district;

RCA Exhibit A

- c. Final plat approval shall not be issued without approval of a tree preservation plan, accounting for any impacts not yet anticipated, by the Community Development Department; and
- d. Vacation of the existing sewer easement and dedication of the proposed replacement sewer easement shall be addressed in conjunction with the Public Improvement Contract that will be required for the reconstruction of the sewer infrastructure related to those easements.

ALTERNATIVE ACTIONS

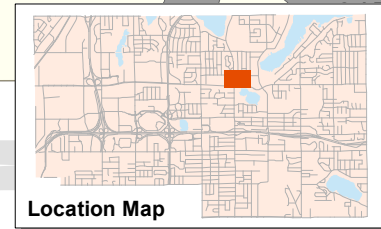
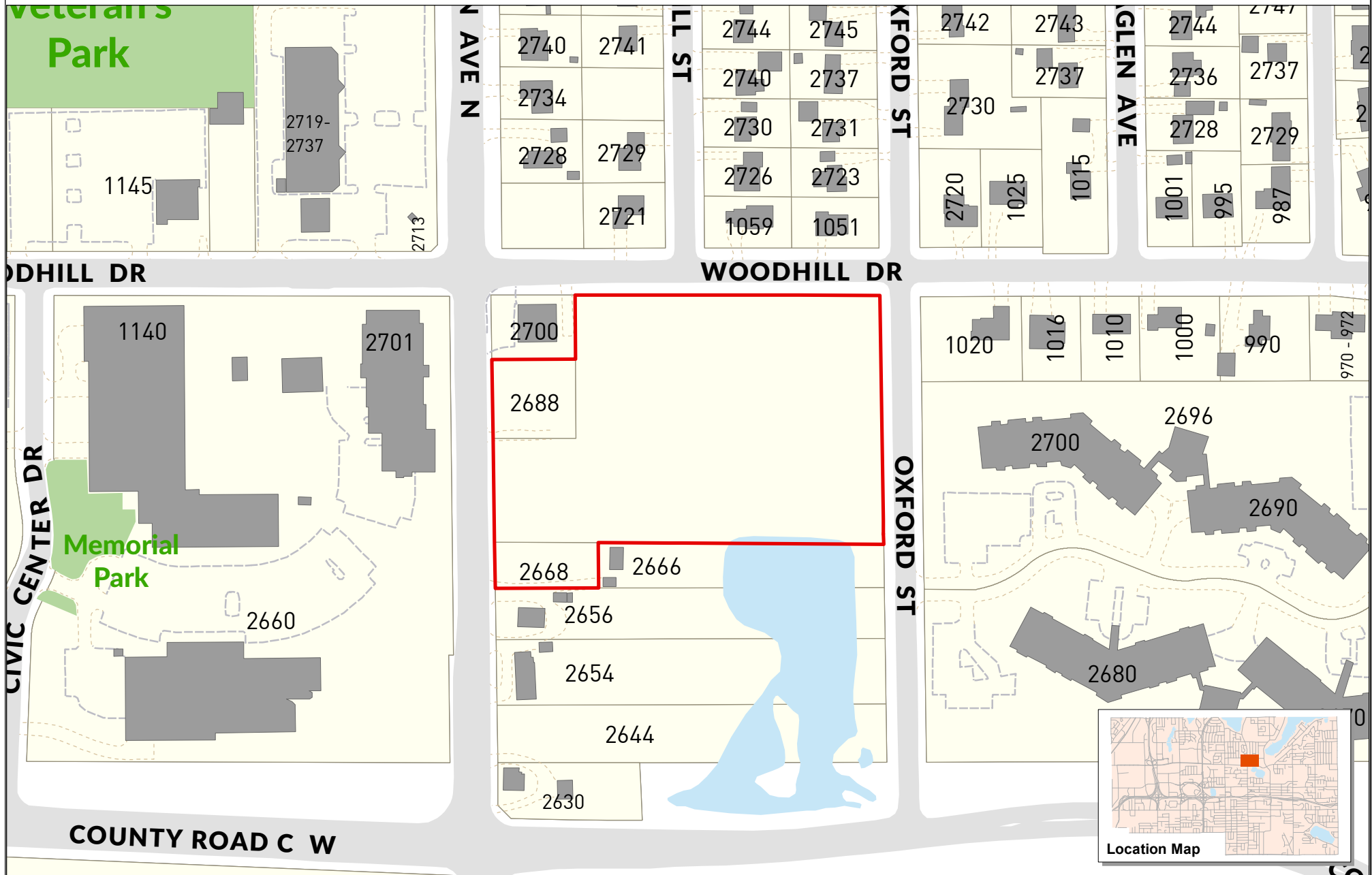
Pass a motion to table the item for future action. Tabling beyond September 11, 2015 may require extension of the 60-day action deadline established in City Code §1102.01E

By motion, recommend denial of the proposal. A recommendation to deny should be supported by specific findings of fact based on the Planning Commission's review of the application, applicable City Code regulations, and the public record.

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

Attachments: A: Area map C: Preliminary plat information
B: Aerial photo

Attachment A for Planning File 15-015



Site Location

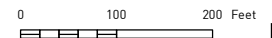
Comp Plan / Zoning
Designations
LR / LDR-1

Data Sources

* Ramsey County GIS Base Map (6/29/2015)
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.



Attachment B for Planning File 15-015



Prepared by:

Community Development Department

Page 6 of 21, 2015



Site Location

Data Sources

* Ramsey County GIS Base Map (6/29/2015)

* Aerial Data: MnGeo (4/2012)

For further information regarding the contents of this map contact:

City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN**Disclaimer**

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0 50 100 Feet



ROSEVILLE HEIGHTS
ALTA/ACSM LAND TITLE SURVEY

~for~ UNITED PROPERTIES RESIDENTIAL, LLC
~of~ REILING PARCEL

CERTIFICATION

I hereby certify to United Properties Residential LLC, a Minnesota limited liability company, and to Stewart Title Guaranty Company, that this is a survey of:

Parcel 2: (Per Title Commitment)
Beginning at a point 496 feet North from the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 2, Township 29, Range 23, thence North 120 feet, thence East 160 feet, thence South 120 feet, thence West to the point of beginning, Ramsey County, Minnesota.

Parcel 3: (Per Title Commitment)
That part of the West 1/4 of the Southwest 1/4, Section 2, Township 29, Range 23, Ramsey County, Minnesota, lying South of the centerline of County Road C (now called Woodhill Drive); except the South 336 feet thereof; and except the North 253.8 feet of the South 749.8 feet of the West 160 feet thereof.

and is based upon information found in the commitment for title insurance prepared by Stewart Title Guaranty Company, File No. 01040-5066, dated effective March 31, 2014 at 8:00 A.M., and shows the locations of all buildings, structures, or improvements on said property; that there are no visible rights of way or easements on said described property other than shown or noted hereon; that there are no party walls or visible encroachments on said described property by buildings, structures, or other improvements situated on adjoining property except as shown or noted hereon; that all easements, if any, listed in Schedule B on the herein referenced commitment for title insurance, are shown hereon and that this map or plot and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 2011, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 5, 6a, 8, 9, 11(b), 13 and 16 of Table A thereof.

I further certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: May 29th, 2014

E.G. Rud & Sons, Inc.

Jessan E. Rud, Land Surveyor
Minnesota License No. 41578

GENERAL NOTES

- Fee ownership is vested in Roger Joseph Reiling for Parcels 2 and 3.
Parcel ID Numbers: Parcel 2 = 02-29-23-33-0047
Parcel 3 = 02-29-23-33-0048
- Address of the surveyed premises:
Parcel 2 = 2688 Lexington Avenue North, Roseville, Minnesota.
Parcel 3 = 0 Oxford Street North, Roseville, Minnesota.
- Bearings shown hereon are based on Ramsey County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to Flood Insurance Rate Map Community Panel No. 27123C00206 by the Federal Emergency Management Agency, effective date June 04, 2010.
- Boundary area of the surveyed premises: 251,377± sq. ft. (5.77 acres) including right-of-way
214,250± sq. ft. (4.92 acres) excluding right-of-way
- A search of the City of Roseville's website indicates that the surveyed premises shown on this survey is currently zoned HDR-1 (High Density Residential-1 District). A zoning endorsement letter has not been provided for this survey. Under the applicable zoning regulations, the current lot standards and setbacks are:

Maximum density	Attached	Multifamily
Minimum density	24 Units/net acre	
Maximum building height	12 Units/net acres	
Maximum improvement area	35 Feet	65 feet
Minimum front yard building setback:	75%	75%
Street	30 Feet	30 Feet
Interior courtyard	10 Feet	10 Feet
Minimum side yard building setback:		
Interior	8 Feet (end unit)	20 Feet, when adjacent to ldr-1 or ldr-2
Corner	15 Feet	10 Feet, all other uses
Minimum rear yard building setback	30 Feet	30 Feet

- For additional information contact the Planning and Zoning Department at the City of Roseville at (651) 792-7000.
- There are no marked or striped parking areas onsite. (0 regular, 0 handicapped)
- The surveyed premises has access to Lexington Avenue, Woodhill Drive and Oxford Street, all public streets.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. United Locating Services (612-270-7632) was used for utility locates. The Gopher State Ticket number obtained by United Locating Services for this survey locate request is 141323722. Utility Companies contacted by One Call are as follows: AT&T LOCAL SVCS/TRANSMISSI (903) 753-3145; BP PIPELINE (800) 546-6482; CITY OF ROSEVILLE (651) 792-7004; COMCAST - COMCAST (612) 522-9141; MC (800) 289-3427; MN COMMERCIAL RAILWAY (651) 295-8609; RAMSEY COUNTY PUBLIC WORKS (651) 266-7100; XCEL ENERGY (651) 229-2427; TIM OPERATING CORP (866) 753-8309; CENTURYLINK (800) 283-4237 and ZAYO GROUP No number provided.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- The field survey of this site was completed on May 23rd, 2014.
- Stewart Title Guaranty Company, Commitment No. 01040-5066, Schedule B-II Survey Related Exceptions regarding Parcels 2 and 3 only:

- Lexington Avenue and Woodhill Drive as laid out and traveled. [Surveyor's Note: Lexington Avenue and Woodhill Drive as laid out and traveled are shown. The widths shown are per the Ramsey County Half Sections Maps and therefore it is not warranted or guaranteed for accuracy. No documentation was provided to determine the legal width of said right-of-way.]
- Terms and conditions of Easement dated 11/12/1962, filed 11/21/1962, as Document No. 1577421. [Surveyor's Note: Easement per Document No. 1577421 is shown in approximate location only. The easement does not provide a basis of bearings to accurately depict the location. The easement also does not cover the entire sanitary sewer line as shown.]
- Terms and conditions of Easement dated 12/7/1962, filed 12/31/1962, as Document No. 1580419. [Surveyor's Note: Easement per Document No. 1580419 does not lie within Parcels 2 and 3.]
- Terms and conditions of Easement dated 5/8/1968, filed 6/19/1968, as Document No. 1726546. [Surveyor's Note: Easements per Document No. 1726546 are shown.]
- Terms and conditions of Easement dated 11/14/1972, filed 12/18/1972, as Document No. 1844504. [Surveyor's Note: Easement per Document No. 1844504 does not lie within Parcels 2 and 3.]
- Terms and conditions of Easement dated 12/1/1972, filed 12/26/1972, as Document No. 1845114. [Surveyor's Note: Easements per Document No. 1845114 are shown.]
- Right of the public, State of Minnesota and adjoining land owners to the body of water on the property and consequences of the change in location or expansion of the body of water due to rising and falling levels. [Surveyor's Note: The body of water is shown.]
- There is a description gap between Parcels 2 and 3 as shown.
- Curb shots are taken at the top and back of curb.

VICINITY MAP

PART OF SEC. 02, TWP. 29, RNG. 23



BENCHMARK

BENCHMARK: RAMSEY COUNTY BM
#0900 ALUMINUM MONUMENT
ELEV.=904.156 NAVD 1988

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

CITY'S PARCEL DESCRIPTION

All the West 353 feet of the following described premises located in Section 2, Township 29, Range 23, Beginning 266 feet North of the Southwest corner of the Southwest Quarter of the Southwest Quarter, Section 2, Township 29, Range 23; thence North 70 feet; thence East 40 rods; thence South 70 feet; thence West 40 rods to the point of beginning. Except the East 160 feet thereof.

CITY'S PARCEL NOTES

- Description for City's Parcel is per Warranty Deed Document No. 3070327.
- No title work was furnished for City's Parcel. Therefore, there may or may exist easements or other encumbrances that are not shown on this survey.
- There is a description overlap between the City's Parcel and Parcel 3 as shown.

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- ⊙ DENOTES GAS METER
- ⊙ DENOTES POWER POLE

LEGEND

- DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- DENOTES RETAINING WALL
- DENOTES EXISTING 2 FOOT CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER

- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)

DRAWN BY: JEN	JOB NO: 14233PP	DATE: 05/29/14
CHECK BY: JER	SCANNED	
1		
2		
3		
NO. DATE	DESCRIPTION	

PC-1 Exhibit A

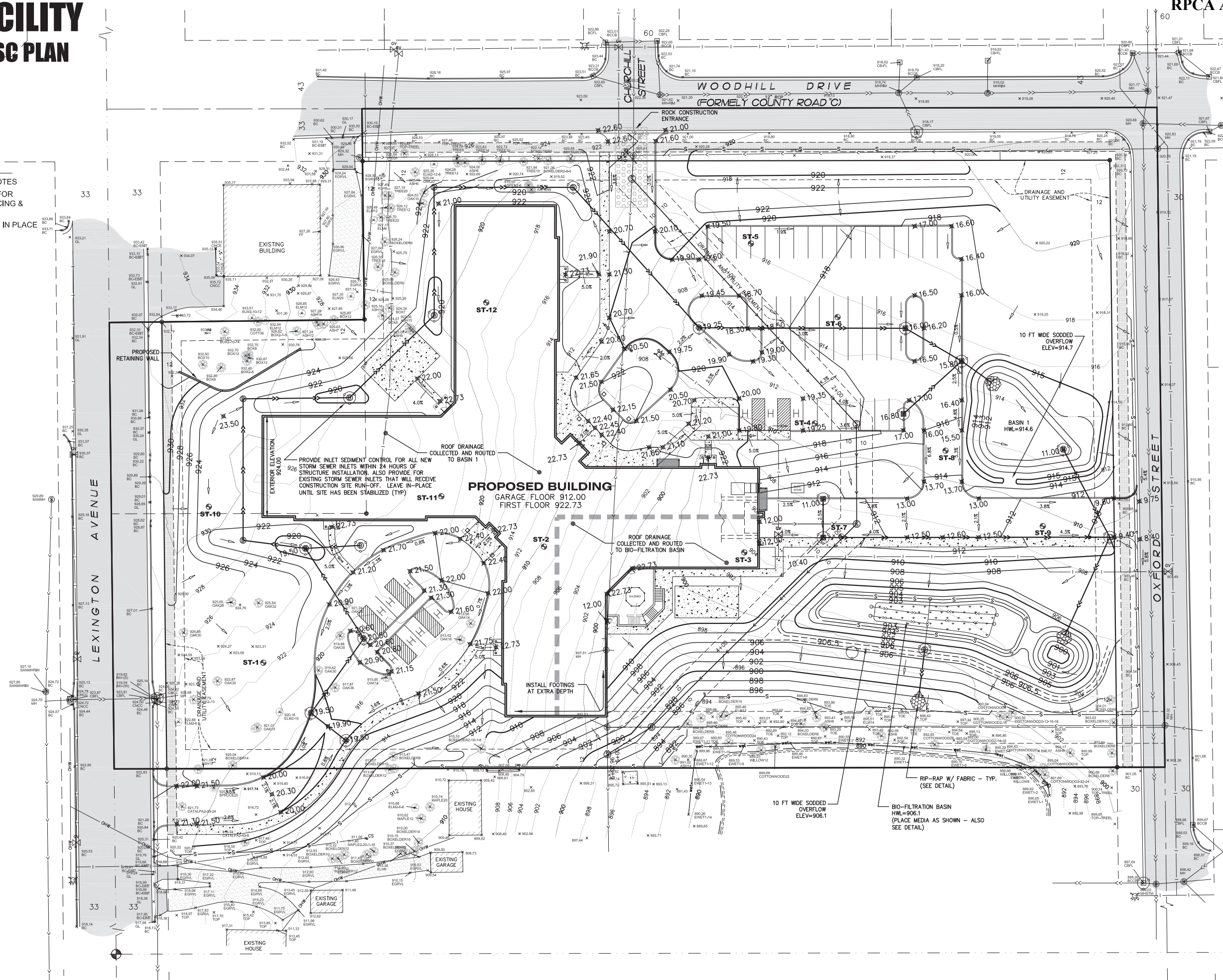
SENIOR CARE FACILITY

GRADING, DRAINAGE & ESC PLAN

ROSEVILLE, MINNESOTA

NOTES:

- 1) SEE SHEET C0 FOR LEGEND AND CONSTRUCTION NOTES
- 2) SEE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL EROSION CONTROL NOTES, SITE SEQUENCING & EROSION AND SEDIMENT CONTROL DETAILS
- 3) TEMPORARY EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION



Know what's below.
Call before you dig.
Page 8 of 21

RPCA Attachment C

CHCKD BY: C.W.P.	PROJ. NO. 14-1493
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ORIGINAL DATE:
FEBRUARY 11, 2015

[illegible]

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

ADAM GINKEL
2015 LIC NO 43963

DATE: 07/22/2015

**SENIOR CARE FACILITY
LEXINGTON & WOODHILL
ROSEVILLE, MINNESOTA**

PREPARED FOR:
UNITED
PROPERTIES

SITE PLANNING
& ENGINEERING

PLOWE
ENGINEERING, INC.

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



C2.1
Page 2 of 5

TREE PRESERVATION & REPLACEMENT SUMMARY:

- SIGNIFICANT TREE

Total: 1154 inches

Removed: 778 inches

Total Significant Trees: 1154 inches x 35% = 404 inches allowed for removal

Replacement: 778 total inches removed - 404 inches = 374 inches over

374 x 0.5 inches = 187 inches required
- HERITAGE TREE

Total: 676 inches

Removed: 556 inches

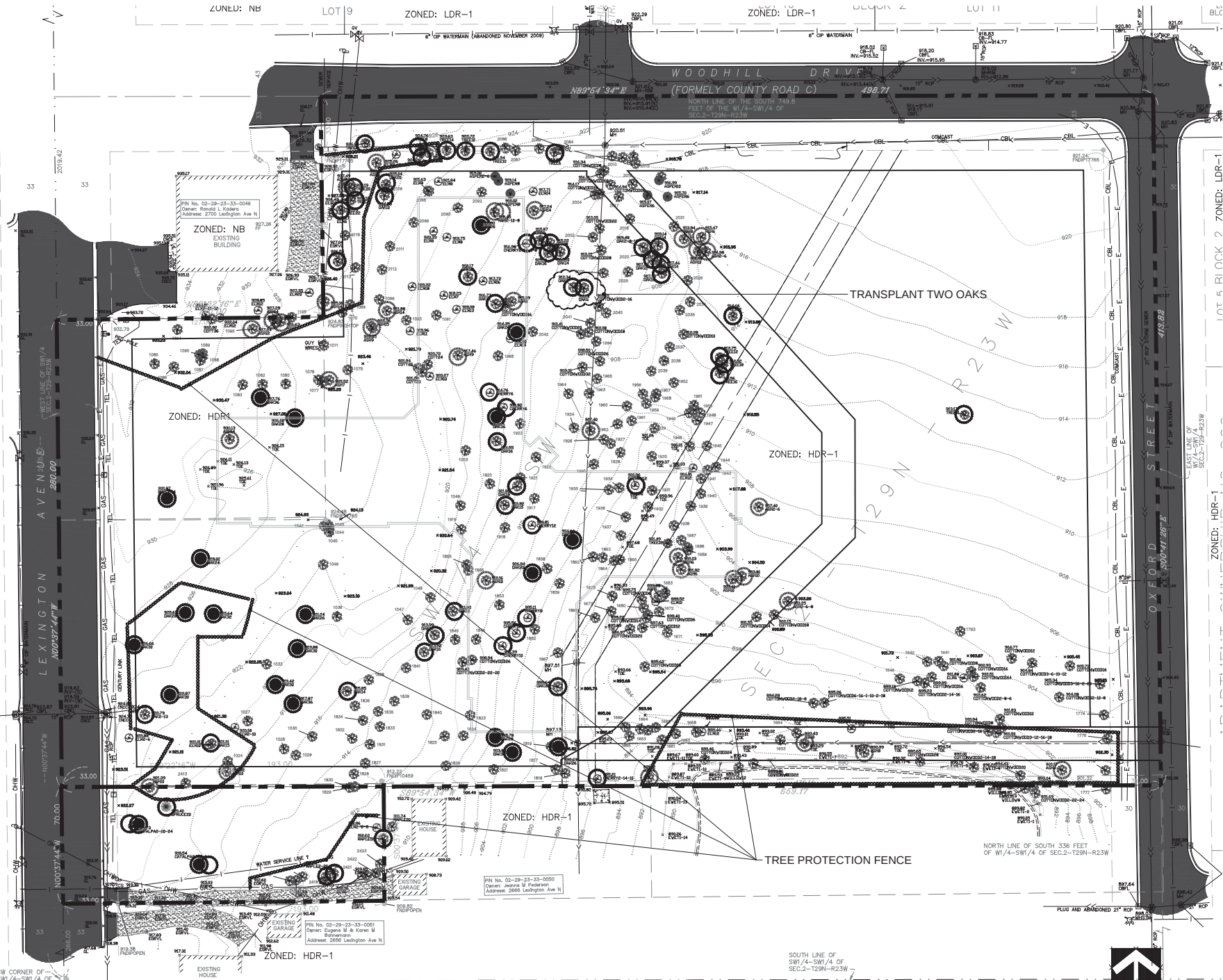
Total: 676 inches x 15% = 101 inches allowed for removal

Replacement: 556 inches removed - 101 inches allowed = 455 inches over

455 inches x 2 inches required for replacement = 910 inches required for replacement

GRAND TOTAL: 1097 INCHES REQUIRED

- LEGEND:
- H- TREE = HERITAGE TREE
- H- TREE = HERITAGE TREE REMOVED
- TREE = SIGNIFICANT TREE REMOVED
- E- TREE = EXEMPT TREE REMOVAL



1 L1.0 SIGNIFICANT TREE INVENTORY AND PRESERVATION PLAN
Scale: 1" = 40'-0"

LEGEND		TREE INVENTORY LIST	
10" = TREE SIZE -2 = NUMBER OF TREES			
TREE NO.	TREE TYPE AND SIZE	TREE NO.	TREE TYPE AND SIZE
1019	ELM2-6	1674	COTTONWOOD14
1020	OAK2-13	1675	COTTONWOOD12
H-1021	OAK30	1676	BOXELDER10
1022	OAK15	1677	BOXELDER10
1023	ELM10	1678	BOXELDER10
1024	BOXELDER15	1679	COTTONWOOD6
1025	ASH10	1680	BOXELDER8
1026	ELM2-10	1681	ELM10
1027	BOXELDER7	1682	ASH6
1028	BOXELDER8	1683	BOXELDER6
1029	BOXELDER8	1684	ASH6
1030	BOXELDER8	1685	ASH6
H-1031	OAK36	1686	TREE12
H-1032	OAK30	1687	BOXELDER8
H-1033	OAK30	1688	BOXELDER6
H-1034	OAK30	1689	BOXELDER8
H-1035	OAK26	1690	ASH10
1036	BOXELDER8	1691	ASH10
H-1037	OAK32	1692	COTTONWOOD14
H-1038	OAK28	1693	COTTONWOOD18
H-1039	OAK30	1694	ASH2-8
H-1040	OAK24	1695	ASH2-8
H-1041	MAPLE44	1726	ASH14
1042	BOXELDER12	1769	COTTONWOOD12
1043	BOXELDER12	1770	COTTONWOOD3-6-10-12
1044	BOXELDER24	1771	COTTONWOOD16
1045	BOXELDER7	1772	COTTONWOOD3-16-2-20
1046	BOXELDER10	1773	BOXELDER2-10-8
1047	BOXELDER9	1774	TREE12
1048	BOXELDER10	1775	BOXELDER10
1049	BOXELDER14	1776	BOXELDER6
1050	OAK15	1777	BOXELDER6
1051	OAK18	1778	ASH8
1052	OAK16	1779	COTTONWOOD16
1053	BOXELDER9	1780	COTTONWOOD2-22-24
H-1054	OAK36	1781	WILLOW8
1055	ASH12	1782	COTTONWOOD20
1056	COTT26	1783	WILLOW8
1057	COTT24	1784	COTTONWOOD2-14-18
1058	ELM10	1785	COTTONWOOD2-16
1059	ELM11	1786	CHERRY11
1060	BOX8	1787	COTTONWOOD8-12-16-18
1061	BOX6	1788	COTTONWOOD12
1062	ELM7	1789	COTTONWOOD2-8-6
1063	ELM13	1790	COTTONWOOD14
1064	ASH9	1791	COTTONWOOD16
1065	ELM18	1792	ELM6
1066	BOX9	1793	BOXELDER6
1067	ASH15	1811	CHERRY2-14-10
1068	ASH19	1812	BOXELDER10
1069	BOX7	1817	BOXELDER18
1070	BOX8	H-1818	OAK26
1071	BOX9	1819	BOXELDER8
1072	BOX10	H-1820	BOXELDER8
1073	BOX11	1821	BOXELDER8
1074	ASH7	H-1822	OAK28
1075	BOX12	1823	BOXELDER12
H-1076	BOX6	1824	BOXELDER2-12-6
1077	BOX12	1825	BOXELDER2-12-6
1078	BOX6	1826	BOXELDER2-16-1-8
H-1079	BOX12	1827	BOXELDER8
1080	BOX12	1828	BOXELDER8
H-1081	OAK36	1829	BOXELDER12
1082	BOX2-7	1830	BOXELDER10
1083	BOX7	1831	BOXELDER12
1084	ASH14	1832	BOXELDER10
1085	BOX10	1833	BOXELDER10
1086	BOX8	1834	BOXELDER10
1087	BOX2-8	1835	BOXELDER14
1088	BOX8	1836	BOXELDER6
1089	BOX8	1837	OAK14
1090	BOX12	1838	BOXELDER6
1091	ELM12	1839	BOXELDER8
1092	COTT136	1840	BOXELDER10
1093	ELM2-10-12	1841	BOXELDER12
1094	BOX2-10-14	1842	OAK16
1095	BOX2-7-9	1843	OAK14
1096	ELM12	1844	OAK10
1097	ASH14	1845	BOXELDER8
1098	ASH12	1846	BOXELDER6
1099	ASH7	1847	COTTONWOOD26
1100	BOX12	1848	COTTONWOOD2-22-20
1101	TREE11	1849	CHERRY10
1102	COTTONWOOD8	1850	CHERRY6
1103	BOXELDER6	1851	CHERRY8
1104	BOXELDER6	1852	BOXELDER12
1105	COTTONWOOD16	1853	BOXELDER2-10-8
1106	COTTONWOOD2-14-16	1854	ASH10
1107	BOXELDER2-8-10	1855	BOXELDER8
1108	ELM14	1856	BOXELDER8
1109	ASH8	1857	OAK28
1110	COTTONWOOD28	1858	BOXELDER8
1111	BOXELDER6	1859	BOXELDER8
1112	BOXELDER6	1860	BOXELDER10
1113	BOXELDER6	1861	OAK32
1114	BOXELDER6	1862	BOXELDER6
1115	BOXELDER6	1863	BOXELDER2-12-8
1116	BOXELDER6	1864	BOXELDER8
1117	BOXELDER6	1865	BOXELDER12
1118	BOXELDER6	1866	BOXELDER12
1119	BOXELDER6	1867	BOXELDER2-14
1120	BOXELDER6	1868	OAK16
1121	BOXELDER6	1916	CHERRY12
1122	BOXELDER6	1917	BOXELDER8
1123	BOXELDER6	1918	BOXELDER6
1124	BOXELDER6	1919	BOXELDER6
1125	BOXELDER6	1920	BOXELDER6
1126	BOXELDER6	1921	BOXELDER6
1127	BOXELDER6	1922	BOXELDER6
1128	BOXELDER6	1923	BOXELDER6
1129	BOXELDER6	1924	BOXELDER8
1130	BOXELDER6	1925	ASH8

LEXINGTON AVE APPLEWOOD POINTE
United Properties
Tree Preservation Plan

701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
Tel: (763) 541-4800 • Fax: (763) 541-1700
wsbeng.com

WSB
engineering • planning • environmental • construction

SHEET

PCA Drafting
PRELIMINARY PLAT
~of~ CHERRYWOOD POINTE AT LEXINGTON
~for~ CHERRYWOOD POINTE OF
ROSEVILLE AT LEXINGTON LLC

PROPERTY DESCRIPTION

(Description per Stewart Title Guaranty Company, Commitment No. 01040-5066.)

Parcel 2: (Per Title Commitment)
Beginning at a point 496 feet North from the Southwest corner of the Southwest Quarter of Section 2, Township 29, Range 23, thence North 120 feet, thence East 160 feet, thence South 120 feet, thence West to the point of beginning, Ramsey County, Minnesota.

Parcel 3: (Per Title Commitment)
That part of the West 1/4 of the Southwest 1/4, Section 2, Township 29, Range 23, Ramsey County, Minnesota, lying South of the centerline of County Road C (now called Woodhill Drive); except the South 336 feet thereof; and except the North 253.8 feet of the South 749.8 feet of the West 160 feet thereof.

DEVELOPMENT DATA

TOTAL SITE AREA = 251,377 S.F. (5.77± ACRES)
TOTAL NUMBER OF LOTS = 1
LOT 1 BLOCK 1 = 214,250 S.F. (4.92± ACRES)

GENERAL NOTES

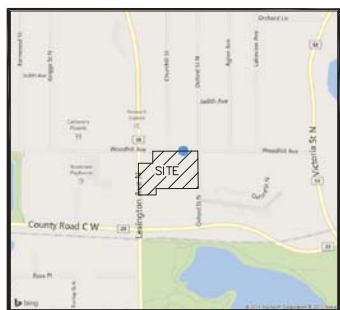
- Fee ownership is vested in Roger Joseph Reeling for Parcels 2 and 3.
Parcel ID Numbers: Parcel 2 = 02-29-23-33-0047
Parcel 3 = 02-29-23-33-0048
- Address of the surveyed premises:
Parcel 2 = 2688 Lexington Avenue North, Roseville, Minnesota.
Parcel 3 = 0 Oxford Street North, Roseville, Minnesota.
- Bearings shown hereon are based on Ramsey County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to Flood Insurance Rate Map Community Panel No. 27123C00205 by the Federal Emergency Management Agency, effective date June, 04, 2010.
- Boundary area of the surveyed premises: 251,377± sq. ft. (5.77 acres) including right-of-way
214,250± sq. ft. (4.92 acres) excluding right-of-way.
- A search of the City of Roseville's website indicates that the surveyed premises shown on this survey is currently zoned HDR-1 - (High Density Residential-1 District). A zoning endorsement letter has not been provided for this survey. Under the applicable zoning regulations, the current lot standards and setbacks are:

	Attached	Multifamily
Maximum density	24 Units/net acre	12 Units/net acre
Minimum density	12 Units/net acre	12 Units/net acre
Maximum building height	35 Feet	65 Feet
Maximum improvement area	75%	75%
Minimum front yard building setback:		
Street	30 Feet	30 Feet
Interior courtyard	10 Feet	10 Feet
Minimum side yard building setback:		
Interior	8 Feet (end unit)	20 Feet, when adjacent to ldr-1 or ldr-2
Corner	15 Feet	20 Feet, all other uses
Minimum rear yard building setback	30 Feet	30 Feet

For additional information contact the Planning and Zoning Department at the City of Roseville at (651) 792-7000.
7. There are no marked or striped parking areas onsite. (0 regular, 0 handicapped)
8. The surveyed premises has access to Lexington Avenue, Woodhill Drive and Oxford Street, all public streets.
9. Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. United Locating Services (612-270-7632) was used for utility locates. The Gopher State Ticket number obtained by United Locating Services for this survey locate request is 141323722. Utility Companies contacted by One Call are as follows: AT&T LOCAL SVCS/TRANSMISSI (903) 753-3145; BP PIPELINE (800) 548-6482; CITY OF ROSEVILLE (651) 792-7004; COMCAST - COMCAST (612) 522-8141; MCI (800) 289-3427; MN COMMERCIAL RAILWAY (651) 295-8609; RAMSEY COUNTY PUBLIC WORKS (651) 266-7100; XCEL ENERGY (651) 229-2427; TIM OPERATING CORP (866) 753-8309; CENTURYLINK (800) 283-4237 and ZAYO GROUP No number provided.
10. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
11. The field survey of this site was completed on May 23rd, 2014. Delineated wetlands were located on June 10th, 2014.
12. Stewart Title Guaranty Company, Commitment No. 01040-5066, Schedule B-II Survey Related Exceptions regarding Parcels 2 and 3 only:
10.) Lexington Avenue and Woodhill Drive as laid out and traveled. [Surveyor's Note: Lexington Avenue and Woodhill Drive as laid out and traveled are shown. The widths shown are per the Ramsey County Half Sections Maps and therefore it is not warranted or guaranteed for accuracy. No documentation was provided to determine the legal width of said right-of-way.]
11.) Terms and conditions of Easement dated 11/12/1962, filed 11/21/1962, as Document No. 1577421. [Surveyor's Note: Easement per Document No. 1577421 is shown in approximate location only. The easement does not provide a basis of bearings to accurately depict the location. The easement also does not cover the entire sanitary sewer line as shown.]
12.) Terms and conditions of Easement dated 12/7/1962, filed 12/31/1962, as Document No. 1580419. [Surveyor's Note: Easement per Document No. 1580419 does not lie within Parcels 2 and 3.]
13.) Terms and conditions of Easement dated 5/8/1965, filed 6/19/1968, as Document No. 1726546. [Surveyor's Note: Easements per Document No. 1726546 are shown.]
14.) Terms and conditions of Easement dated 11/14/1972, filed 12/18/1972, as Document No. 1844504. [Surveyor's Note: Easement per Document No. 1844504 does not lie within Parcels 2 and 3.]
15.) Terms and conditions of Easement dated 12/1/1972, filed 12/26/1972, as Document No. 1845114. [Surveyor's Note: Easements per Document No. 1845114 are shown.]
16.) Right of the public, State of Minnesota and adjoining land owners to the body of water on the property and consequences of the change in location or expansion of the body of water due to rising and falling levels. [Surveyor's Note: The body of water is shown.]
13. There is a description gap between Parcels 2 and 3 as shown.
14. Curb shots are taken at the top and back of curb.
15. Proposed Site Plan information provided by JSSH Architects, ponding provided by Plowe Engineering.

VICINITY MAP

PART OF SEC. 02, TWP. 29, RNG. 23



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.

JASSIN E. RUD
Date: 7/08/15 License No. 41578

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

CITY'S PARCEL DESCRIPTION

All the West 353 feet of the following described premises located in Section 2, Township 29, Range 23, Beginning 266 feet North of the Southwest corner of the Southwest Quarter of the Southwest Quarter, Section 2, Township 29, Range 23; thence North 70 feet; thence East 40 rods; thence South 70 feet; thence West 40 rods to the point of beginning. Except the East 160 feet thereof.

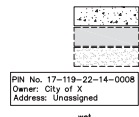
CITY'S PARCEL NOTES

- Description for City's Parcel is per Warranty Deed Document No. 3070327.
- No title work was furnished for City's Parcel. Therefore, there may or may exist easements or other encumbrances that are not shown on this survey.
- There is a description overlap between the City's Parcel and Parcel 3 as shown.

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊕ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES GATE VALVE
- ⊕ DENOTES GAS METER
- ⊕ DENOTES POWER POLE

- ⊕ DENOTES SIGN
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES CABLE PEDESTAL
- ⊕ DENOTES ELECTRICAL BOX
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES EXISTING SANITARY SEWER
- ⊕ DENOTES EXISTING STORM SEWER
- ⊕ DENOTES EXISTING WATER MAIN
- ⊕ DENOTES OVERHEAD WIRE
- ⊕ DENOTES UNDERGROUND ELECTRIC LINE
- ⊕ DENOTES UNDERGROUND GAS LINE

LEGEND



DENOTES CONCRETE SURFACE
DENOTES BITUMINOUS SURFACE
DENOTES GRAVEL SURFACE

DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)
DENOTES WETLANDS AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICE COMPANY IN JUNE 2014.

BENCHMARK

BENCHMARK: RAMSEY COUNTY BM
#080 ALUMINUM MONUMENT
ELEV.=904.156 NAVD 1988

DRAWN BY: JEN	JOB NO: 14233PP	DATE: 07/08/15
CHECK BY: JER	SCANNED	
1		
2		
3		
NO. DATE	DESCRIPTION	

c. **PLANNING FILE No. 15-015**

Request by United Properties for approval of a PRELIMINARY PLAT of land in the southeast corner of Lexington Avenue and Woodhill Drive

Chair Boguszewski opened the public hearing for Planning File 15-015 at 7:08 p.m.

Member Murphy advised Chair Boguszewski that he would be recusing himself from this discussion in lieu of any potential conflict of interest, as he was a member of the Board of Directors for a Cooperative that was still doing business with United Properties. Member Murphy left the bench at 7:09 p.m., and observed from the audience through completion of the case.

In his review of the staff report and attachments, Senior Planner Bryan Lloyd noted the Preliminary Plat included was inaccurate as it had omitted in its entirety the city-owned parcel on the southern most edge, and with the updated August 3, 2015 as displayed at this time, was shown as Lot 2. Furthermore, Mr. Lloyd noted the original 33' easement dedication and information provided in the meeting agenda packet, had been reviewed and corrected that the actual distance required is 49.5', as also shown on the updated plat as displayed. Mr. Lloyd briefly revised that city-owned parcel and the applicant's plat not conveying ownership rights to the applicant (United Properties) with negotiations ongoing as to whether the applicant will be able to access property from another access point or by crossing the city-owned easement; or if the parcel would be transferred in part or whole to the applicant. Mr. Lloyd clarified that Preliminary Plat approval does not affect property ownership, with ultimate approval of those negotiations by the City Council at a later date. As part of the Preliminary Plat approval, Mr. Lloyd further noted that High Density Residential (HDR) zoning designation for this property did not address lot sizes or shape diameters as part of the Subdivision Code and would be reviewed as a separate process; with only property boundaries addressed as part of the Preliminary Plat approval as shown on the displayed plat, and ultimate right-of-way dedication corrected as dictated by Ramsey County during their review of this parcel adjacent to Lexington Avenue, a county roadway.

Mr. Lloyd reviewed the existing storm sewer easement and infrastructure on the property, and subsequent proposed vacation and dedication of a new easement and storm sewer line as part of the new plat. Mr. Lloyd noted that the Public Works/Engineering Department indicated it was proper to hold off on the vacation element until negotiation and completion of a Public Improvement Contract ultimately approved by the City Council to address any easements if and when needed.

As indicated in the staff report, Mr. Lloyd noted the preliminary tree preservation plan, and advised that the City's consulting arborist was in the audience to address any questions with the preliminary calculations based on required tree plantings on the site, which he noted would change some with the extension of the right-of-way by an additional 16.5'. Mr. Lloyd noted that, under the current tree preservation ordinance, the obligation for replanting was quite extensive and would be a challenge on this parcel. Mr. Lloyd note this further served to indicate the need for revised language as coming before the Planning Commission and City Council for discussion in the near future in considering replanting on site, funding the cost of tree planting elsewhere in the city versus on site and at another location if impractical on a given site; and other potential considerations moving forward. In this instance and under current City Code for tree preservation, Mr. Lloyd advised that the applicant may need to apply for a variance when the final tree calculations are determined.

Mr. Lloyd advised that staff would be recommending an additional or revised condition for approval as part of their recommendation, since at the time of the staff report; there had been no recommendation from the City related to a park dedication.

In context, Community Development Director Paul Bilotta noted that this application was for an easy subdivision. However, Mr. Bilotta noted that this project developer was also the controlling developer for the former Owasso School site, location of the Owasso ballfields; and noted that active negotiations were still in play at this time, and therefore remained confidential, but clarified that some of those elements were in play with this

project on adjacent land as well. Mr. Bilotta advised that Lot 2 was part of that discussion for possible inclusion as part of this project, but whether or not it occurred remained in the negotiation process. Either way, Mr. Bilotta noted that the City ended up with a platted parcel and in bringing it forward separately was part of the desire not to hold up this project allowing it to get in the ground this fall. Mr. Bilotta noted that the remaining project, the former Owasso School site had many complexities; and the latest draft of a Purchase Agreement separated out the park dedication issue. Therefore, Mr. Bilotta asked that the Commission add an additional condition that the developer agrees to pay park dedication fees in the amount of \$3,500 per unit, the standard rate, as separated from the agreement and in negotiations, and therefore was not following the normal process of the Parks & Recreation Commission making a recommendation.

At the request of Chair Boguszewski, Mr. Bilotta advised that, at this time, the developer estimated a total of 116 units; and confirmed that the \$3,500 park dedication fee was a standard per unit cost.

In conclusion, staff recommended approval of the revised Preliminary Plat dated August 3, 2015 including Lot 2; based on the conditions outlined in the staff report, in addition to the additional condition as detailed by Mr. Bilotta. Mr. Lloyd suggested that, given the uncertainty with the quantity of trees or another means to accommodate their replacement, Condition C be revised to address tree preservation/replacement as an obligation of subsequent Final Plat approval by the City Council.

Chair Boguszewski clarified that, if Condition C remained as currently written in the staff report, and subsequently it was found that getting 365 trees on the site after construction, the applicant could then choose to come forward with a Variance request; to which Mr. Lloyd responded affirmatively, similar to that process used by Pizza Lucé as an example.

Given the sensitivity of and interest by the community in tree preservation, and personally as a Planning Commissioner, Chair Boguszewski asked that staff make sure that it is clearly understood by the applicant that any future Variance is not a given, but any actual application to the Variance Board would be thoughtfully considered, and if the Preliminary Plat was approved tonight it should in no way indicate to the applicant or give them any signal that a future Variance application would be granted.

At the request of Member Daire, Mr. Lloyd clarified the location of the replacement storm water easement.

At the request of Member Cunningham, Mr. Lloyd clarified that the identity of the city-owned parcel, identified as Lot 2, was addressed as 2668 Lexington Avenue N. Also, Mr. Lloyd confirmed for Member Cunningham that because this subdivision was for less than four lots, it did not meet the threshold requiring that the developer hold an open house; with the proposal involving three lots, but creating two lots under the revised Preliminary Plat.

At the request of Member Gitzen, Mr. Bilotta confirmed that current negotiations would determine ultimate ownership of Lot 2; originally a single-family lot, but currently designated multi-family zoning. As part of those negotiations, Mr. Bilotta confirmed for Member Gitzen that easements and access points would be addressed; and any further title and boundary issues would be resolved prior to the Final Plat approval and included in documents and maps filed and recorded with Ramsey County.

As noted by Member Gitzen, Mr. Lloyd clarified that his intent was not to indicate any additional dedication required on the north end on Woodhill Drive, but simply to recognize that street with rights-of-way for verification through the process.

Member Bull asked for staff to address the characteristics for the driveway on Lot 2, and whether there would be additional hard cover to extend the driveway.

Mr. Bilotta advised that, while this is a city lot, as part of the broader look with any and all property acquisition, it was intended as the entry point to serve this area, along with any necessary easements for surrounding properties as part of the larger development for adjacent parcels (e.g. Old Owasso School site). Mr. Bilotta noted that the City would prefer that location as the access point versus the currently controlled access point,

based on Lexington Avenue being a county road and grade issues, as well as its location directly across the road from the Fire Station. Mr. Bilotta advised that that preference was to pull access points as far away from that intersection as possible without sliding them further into and creating issues at County Road C and Lexington Avenue to the south. When developed, Mr. Bilotta noted the result would achieve better traffic safety and one versus multiple access points on Lexington Avenue.

If the ownership of Lot 2 is not transferred, Member Stellmach asked if it would be possible for that access point to be moved further north or if there were additional restrictions.

Mr. Bilotta responded that if Lot 2 was ultimately not part of the project, reminding the Commission that it was not approving any Preliminary Site Plan for that portion of the project (Old Owasso School site) at this time, the applicant would need to propose an alternative for City and Ramsey Council approval, whether further north or requiring a redesign of the project with no access off Lexington Avenue.

At the request of Member Stellmach, Mr. Bilotta noted that no traffic studies had been required, since this was proposed as an assisted living use, and therefore any significant increase in vehicles per day would be minimal. From his best recollection, and without benefit of data at hand, Mr. Bilotta estimated current traffic volumes for Oxford Street, Woodhill Drive and Lexington Avenue.

At the request of Member Daire, Mr. Lloyd confirmed that the proposed facility was 2-3 levels, with the lower level of the facility being 10-12' below the driveway coming off Lexington Avenue, and with two entry points, one at the top level and one lower. However, Mr. Lloyd advised that, at this Preliminary Plat approval point, staff had yet to review any building plan specifics beyond that proposed to ensure grading was sufficiently addressed, including elevations and floor plans to see how levels related to one another.

Based on the traffic expectations addressed by staff in their report, Chair Boguszewski asked if staff was comfortable that current development plans would address current and future traffic on Lexington Avenue with only minor adjustments. Given the back-up already evident on Lexington Avenue, Chair Boguszewski opined that it was important to address and make sense of any additional traffic generated by this project. While recognizing the validity of staff's comments that as an assisted living/memory care facility, traffic would be negligible from residents living on site, Chair Boguszewski noted that there would be traffic generated from staff and visitors and vendors accessing the site. Therefore, Chair Boguszewski noted such a development application would typically include a traffic study, while staff was indicating they found it not to be a challenge in this case; and suggested – if possible – the Commission may prefer to make it a condition of approval serving to satisfy the Commission and community that an additional level of vetting had been pursued.

Mr. Bilotta had since obtained current traffic number data from his office; and advised that, whether or not a traffic study was deemed appropriate, the Commission could add it as a condition for approval. While an assisted living facility would generate less traffic, since it is a large facility located on a county roadway, Mr. Bilotta advised that as part of their approval, Ramsey County may require a traffic study as well. Therefore, Mr. Bilotta stated that he saw no problem adding that as a condition for approval of the Preliminary Plat. At the request of Chair Boguszewski, Mr. Bilotta confirmed that a traffic study would indicate the level of intensity at which the developer could build.

Member Cunningham asked if there was a reason why access had to be on Lexington Avenue as opposed to Oxford Street, opining that an access point there seemed of less impact to her.

Mr. Paschke reviewed the location of the propose main access, as well as drop-off and pick-up points for workers and/or guests of Oxford Street and Woodhill Drive, considered as the back parking lot due to grade and what seemed to work out most appropriately.

From his personal perspective, Chair Boguszewski addressed internal traffic circulation for this HDR designated property and steps to adequately address and not degrade the quality of life for those single-family residential properties in the area. Chair Boguszewski recognized that the project itself would need to meet design standards of current City Code, with the proposed front facing Lexington Avenue in accordance with that Code, thereby identifying access off Lexington Avenue versus off the back of the building site. However, if the applicant and City ultimately determine that a better way could be found to address traffic concerns, even against City Code, Chair Boguszewski clarified that this was something that would and could come before the Commission for a Variance to adjust that issue.

At the request of Member Daire, Mr. Bilotta further reviewed traffic volume calculations in this area, currently and with the addition of 116 units for assistant living housing; and compared this development with that of the Lexington Apartment complex immediately to the north with approximately 258 general occupancy units (e.g. multiple vehicles per unit). While not in any way attempting to defend or make insignificant concerns and potential issues with traffic, Mr. Bilotta did note that any time a vacant lot developed with a large building, it was intimidating and created some fear.

At the request of Member Cunningham, Mr. Lloyd reviewed the process for Preliminary Plat approval: with the public hearing before the Planning Commission, followed by City Council action on the Preliminary Plat based on the Commission's recommendation; if approved, the applicant proceeds to the Final Plat (intended to be the finalized version of the Preliminary Plat) that would return to the City Council for their final review and action for approval or denial; and eventual recording of the Final Plat with Ramsey County for perpetuity.

At the request of Member Stellmach, Mr. Lloyd confirmed that the property was currently zoned HDR; and since the actual development plan had yet to be reviewed or approved, the number of units and size of the area with or without Lot 2 was not yet done.

At the request of Chair Boguszewski, Mr. Bilotta was charged with drafting appropriate language for an additional condition requiring a traffic study as part of the Commission's recommendation to the City Council.

Applicant/Developer Representative, Mark Nelson, United Properties

Mr. Nelson addressed questions raised by commissioners from the developer's perspective. Specific to Lot 2, Mr. Nelson suggested this not be a major concern at this time, as the developer negotiated on a broader front and based on the long-term vision for the access to Lexington Avenue for this parcel and location of the bike shop on the corner and potential access further to the south. In that overall context, as noted on the displayed preliminary plat and general site plan, Mr. Nelson advised that during discussions with Ramsey County Engineers, it had become apparent that access on Lot 2 was their preferred location as alluded to by Mr. Bilotta; and equidistant between the two lots and as shown on these preliminary drawings. Technically, Mr. Nelson noted that the plan works without that access and could work on Lot 1; but it was the intent of the developer to accommodate the broader vision.

In focusing on just this development and not the overall plan for this block, Mr. Nelson noted and displayed the current tree preservation plan, noting that some on Lexington Avenue and others on Woodhill Drive were not included for saving due to their species and whether considered significant under current city code language. Since this was moving into more detailed information than necessary or currently available at this time under a preliminary plat approval, Mr. Nelson advised that the developer was happy to reasonably accommodate city code as it relates to tree preservation.

As to why the site plan was laid out as shown, Mr. Nelson advised that they ran into fill on the eastern portion of the site, directly in half on Woodhill Drive – apparently consisting of road debris which they had attempted to address through the site plan, as it would prove a herculean effort to completely remove it from those parcels. As previously mentioned by Mr. Paschke, Mr. Nelson noted that current city code design standards call for the front door of the development on Lexington Avenue, so the intent was to not make that

218 too far away, while still allowing for some parking off Lexington Avenue and an
219 aesthetically pleasing streetscape.

220 Regarding grading of the site and levels for entries, Mr. Nelson clarified those levels,
221 each accessed differently; and reviewed locations for employee, visitor and other parking
222 and signage to direct that internal traffic flow for the best functioning of the site.

223 Regarding concerns about an overlap to the east, Mr. Nelson stated he did not feel there
224 was an overlap, even though the updated survey called out Lot 2, with that city-owned
225 parcel overlapping on the development; and advised that a similar situation occurred
226 between their internal lots with a current small single-family home on the lot. Mr. Nelson
227 advised that the original plat was very old and inaccurate legal descriptions had occurred
228 with titles over time, but in reality there was no additional overlap on the east to his
229 knowledge.

230 Specific to density, Mr. Nelson noted that this property was currently zoned high-density
231 residential (HDR), and given the size of the parcel could accommodate about 118-120
232 units; with their development anticipating 115 units of assisted living/memory care; and
233 providing for one guest suite for family, making a total of 116 total units in the proposed
234 four-story building; with all parking at the first level.

235 Mr. Nelson advised that even though HDR was the designated zoning for this type of
236 density, with no access system surrounding the development according to current code
237 requirements, the developer was willing to conduct a traffic study to address any
238 concerns of the neighbors or city.

239 In conclusion, Mr. Nelson stated that United Properties was a local developer, having
240 worked in and around Roseville for a number of years, previously known for commercial
241 developments, and then moving onto senior residential housing options, developing the
242 first cooperative housing option in Roseville opened in 2004 at the former Ralph Reeder
243 School site. Mr. Nelson noted this had served as a flagship development for their firm,
244 and provided pictures of phases of the Langton Lake development and redevelopment of
245 that area they'd achieved even during the recent recession, as well as additional housing
246 options they'd constructed since then and over the last twelve years, and meeting a large
247 need for various senior housing options and services in today's marketplace. Mr. Nelson
248 provided examples from other metropolitan communities as well and samples of their
249 architectural variability.

250 Chair Boguszewski noted that this proposed development was well within the scale and
251 mass of current city code that was a potential expectation of this type of site.

252 Mr. Nelson expressed United Properties' interest in further development as negotiations
253 continue for the adjacent properties (former Owasso School site); offering that their intent
254 was to hold a joint open house for both sites and developments at that point. However,
255 since this project was ready to go, Mr. Nelson advised that they had decided to move
256 forward at this time for this part of the project. Mr. Nelson apologized to surrounding
257 neighbors if this created any concern on their part in not giving them an opportunity
258 through an open house to view the proposal and comment on it at that time, even though
259 the size and zoning for this project did not require that such an open house be held.

260 At the request of Chair Boguszewski, Mr. Nelson advised that an anticipated 35 FTE (full-
261 time equivalent employees) with a total of fifty employees, with shifts probably in the
262 range of 25-30 employees per shift. Mr. Nelson further responded that he would
263 anticipate peak hour traffic during those shift changes to be about 30-35 vehicles based
264 on their other sites of similar size.

265 At the request of Member Bull, Mr. Nelson clarified the entrances to the site from
266 Lexington Avenue and Woodhill Drive in accessing the first level of the buildings as
267 grading changes on the lot.

Public Comment**Mike Flanagan, 1016 Woodhill**

Mr. Flanagan reminded everyone that Woodhill Drive was still a county road, which should be considered in discussions regarding easements.

Also, noting current stormwater pooling during heavy rains on the 1059 and 1051 addressed parcels, Mr. Flanagan asked that developers use caution in moving and relocating stormwater management to take advantage of the lowest point on Woodhill Drive to move water as quickly as possible, which he'd frequently seen ready up to 4' and stall vehicles. Mr. Flanagan also noted the existing stormwater pond at the bottom of County Road C and that connection with Lake Bennett; and asked that drainage from this new development, including oil and fuel from vehicles on site, be addressed to ensure an environmental collection point is available to handle those new materials and filter them before reaching the lake.

While understanding this is a preliminary plat, Mr. Flanagan stated "we love our trees," and noted a recent development (Josephine Heights) immediately north on Lexington Avenue where a majority of the mature trees had been removed to make room for the development, with 400 removed and not many replaced. Mr. Flanagan questioned whether, in reality, 360 trees could be fit back on this parcel after development; and suggested looking at facilitating some of those required replacement trees along Woodhill Drive as boulevard trees, since many of the existing trees along that roadway are mature and starting to die. Mr. Flanagan further noted perhaps the allotted tree replacement could be handled through new trees for residents in that area as well.

While recognizing that United Properties may be able to replace trees on other lots, since this will add additional traffic to the area, Mr. Flanagan asked that it be made as attractive as possible, making it better than it is currently without losing more trees in this existing natural wildlife area and protecting the integrity of that park-like area.

Regarding any park dedication fee, if it was going to be used elsewhere in the community instead of immediately adjacent to this site, Mr. Flanagan asked that it not be too far from the development area to keep the money in the neighborhood.

Mr. Flanagan admitted he and other neighbors were concerned about additional traffic, especially with weekend traffic being heavier, and in light of the potential development at the other end of the block having even more impact; again asking that the traffic-related integrity of the neighborhood also be addressed.

Based on the type of facility and limited resident vehicles for this use, Mr. Flanagan asked why the developer needed a garage and also asked how large that garage would be.

Mr. Nelson

At the request of Chair Boguszewski, Mr. Nelson responded that the garage floor would have approximately fifty parking stalls, and since this facility will offer a continuum of care and services, there may be a few residents that will initially retain their cars, perhaps involving up to half of the units. Mr. Nelson advised that depending on the season, some key staff people may also park their vehicles in the garage. However, Mr. Nelson clarified that the garage space would provide storage for the facility as well as for residents, including other building storage that may be required. Mr. Nelson advised that the garage would not involve the entire building footprint, and with four wings to the building, it would not involve the wing toward Lexington Avenue in an effort to preserve those existing trees.

Regarding stormwater management, Mr. Nelson advised that the development proposed to relocate the sanitary sewer line, not the storm sewer line, since right now, for whatever reason, it followed a straight line south of Woodhill Drive running directly to their property. Mr. Nelson advised that the developer was proposing to relocate that sanitary sewer line to tie it from the south end around the building to the north end of Woodhill Drive.

As far as stormwater management was addressed, Mr. Nelson advised that they would continue to work with the city and watershed district, with the district already having

provided conditional approval for their proposal. Mr. Nelson noted this involved a series of ponds similar to the preliminary plat application materials and staging water collection at various infiltration points before getting into the existing wetland area to the south. Mr. Nelson assured everyone that the developer's intent was to directly address that sedimentation through plant cleaning the stormwater before it arrived at the wetland area.

Ann Berry, 1059 Woodhill Drive

As a resident in this location for fifty-two years and observing the many changes to the area, Ms. Berry noted her enjoyment during those years in viewing the natural area directly south of her property. Ms. Berry expressed appreciation that the access on Woodhill Drive would not be directly across from her property, but asked for further clarification on the access points.

At the request of Chair Boguszewski, Mr. Lloyd clarified access points for the proposed development in relationship for Ms. Berry.

Ms. Berry expressed concern with the current number of school bus stops and children along Woodhill Drive, even though it provided a wonderful neighborhood for aging in place, but asked that the developer and city be aware of and responsive to that safety concern.

Ms. Berry expressed appreciation for the efforts to save trees, and while realizing redevelopment was inevitable, she noted the fill – road debris – on site and past experience with illegal dumping and her many phone calls and staff responses in regulating and enforcing those activities.

While recognizing this development would result in a significant change to the neighborhood, she hoped the developer would provide an attractive site, with well-controlled traffic, and that they remain cognizant of children and their safety in that neighborhood.

Tongue in cheek, Ms. Berry suggested it would be ideal if the facility was built in time for her to simply move across the street when it came time for her to move from her single-family home.

At the request of Chair Boguszewski, Mr. Paschke advised that typically a traffic study would use vehicle counters to study raw traffic data and how traffic was disbursing from the area during morning and evening peak hours. However, Mr. Paschke advised that he was not sure it would specifically address school bus traffic.

Benna Sydow, 2750 N Oxford Street

Mr. Sydow questioned the number of surface area parking spaces in the development.

Mr. Nelson responded that approximately fifty were anticipated, similar to the number offered in the garage area; with 6-8 spaces on the Lexington Avenue side, and the remaining located on the Woodhill Drive/Oxford Street side.

Mr. Sydow expressed his concern with garbage trucks and access to the site; as well as accommodating sidewalks for pedestrians in the area, especially given the number of children in the neighborhood and accessing Central park. Mr. Sydow opined that such an accommodation as part of this development would be greatly appreciated to get pedestrians off the street and improve safety.

Mr. Sydow further opined that this type of project is encouraging for Roseville and the need for senior housing; and expressed his appreciation of the possibility of being able to simply move down the street when the time came to consider other housing options.

Dwight Gange, 2723 Oxford Street

Mr. Gange sought clarification as to the traffic study and whether it looked at foot traffic or just that of vehicles.

Chair Boguszewski responded that generally the traffic study calculated vehicle traffic and differences between current and projected increases.

Mr. Gange asked if this facility included independent and assisted living units, opining that depending on how many were independent units it could also impact not only vehicular traffic but pedestrian traffic in the neighborhood.

Mr. Nelson confirmed that both would be included, and the percentage breakdowns between the two types of units would vary, depending on the need. Mr. Nelson estimated initially independent units may represent about one-third or 40% of the available units based on their other facilities and projected needs in the community and area; but reiterated that this would ebb and flow as residents moved from one type of unit to another. Mr. Nelson suggested about 1/3 of the units not memory care with the remainder of approximately 30 units for memory care, or 35-50% of the remaining 85 units.

With no one else appearing to speak, Chair Boguszewski closed the public hearing at 8:21 p.m.

Commission Discussion

After public comment, Chair Boguszewski opined that he was even more convinced that a traffic study was needed. While the preliminary plat met all code requirements and it was recognized that the plan was not written in stone at this point of the development, Chair Boguszewski stated that there may be other options found and conditions to address site access, parking and other amendments that could still meet requirements of city code and serve the site and neighborhood more effectively.

Mr. Lloyd acknowledged that comment; however, he clarified that a preliminary plat's intent was at its core required to address boundaries and easements; with the proposal for actual development illustrated in the meeting materials only intended as a concept and to help understand engineering work done to-date.

Chair Boguszewski noted conditions for approval of this preliminary plat already outlined in the staff report as defined by staff; and recognized the potential for additional conditions as well.

Member Daire sought clarification on the trigger requiring a developer to hold an open house and how that related to this proposal and preliminary plat.

Mr. Lloyd clarified that, since this development was under the subdivision threshold of four lots, with it currently being four lots creating two in replatting, the developer had not been required to hold an open house.

Member Daire noted that this public hearing may represent the only and first opportunity, given the number of neighbors present in tonight's audience, that the neighborhood had gotten details on the project.

Mr. Lloyd acknowledged that this may be the case; but further noted that the process was typical for a public hearing on a preliminary plat with a development proposal going along with it on the same parallel course. As Mr. Nelson stated earlier in his comments, Mr. Lloyd noted that this was the first opportunity for the neighbors to hear the details, and had offered to hold a non-required informational meeting with neighbors to address this project along with the one proposed further east of this project as well.

In his service on the City's Task Force reviewing and revising zoning notification areas, Member Daire noted that he had become very sensitive to the need to involve neighbors early on in discussions. As a matter of courtesy, Member Daire suggested it may have been prudent for the developer to hold an open house prior to tonight's public hearing.

Mark Nelson

Mr. Nelson reiterated the developer's commitment to holding an open house, but admitted the timing had gotten off track, and their original intent had been to discuss both projects at the same time. However, due to unforeseen issues, Mr. Nelson noted the former Owasso School site project had been running behind. Mr. Nelson expressed appreciation for the good feedback and good ideas heard during tonight's public comment, and the public process in general to facilitate this dialogue. Mr. Nelson stated the developer's commitment to hold an open house as the Owasso School project proceeds, and clarified that it was not nor had it ever been their intent to skirt any open

425 house discussion with neighbors. Mr. Nelson assured neighbors and the commission that
426 they would follow-up with an open house for both projects in the very near future.

427 Chair Boguszewski recognized that the developer was operating under current city code
428 and not being required to hold an open house, and reiterated that the developer was not
429 attempting to evade holding an open house.

430 Mr. Nelson noted that, for a considerable time during the planning process, the developer
431 didn't even think there would be a need to plat the property for this project, other than
432 through the administrative approval process. However, once it became evident that the
433 road right-of-way and 1.5 acre overlap on 50' of Lot 2 needed to be cleaned up on the
434 title, Mr. Nelson advised this initiated this more formal process to clarify those issues.

435 To further clarify for the benefit of the public, Chair Boguszewski noted that both he and
436 Member Daire served on the Task Force previously referenced by Member Daire; and
437 further noted that the Task Force was supported by Mr. Paschke and Mr. Bilotta of staff;
438 with the general intent to look at the current process and triggers requiring notification of
439 projects with the eye toward improving and probably enlarging the number of property
440 owners and residents included in notices beyond that of today. Chair Boguszewski
441 advised that over the last several years, efforts to improve good civic engagement and
442 address resident issues with an apparent lack of transparency in the past had come forth
443 based on common courtesy, that the current process needed modification. However,
444 since nothing had yet been finalized or any recommendations formally presented to the
445 City Council for formal action, Chair Boguszewski opined that it would be unfair in the
446 middle of those discussions, to require a developer to meet those higher standards
447 before they were adopted.

448 Chair Boguszewski noted that it was prudent that the Roseville public be aware that the
449 City desired to continue improving the process.

450 Mr. Paschke noted, in this unique instance, the developer was not required to plat the
451 property and they could have simply subdivided the property without any project. Mr.
452 Paschke clarified that when talking about extending the notification process for projects
453 requiring a formal review and approval process versus the normal administrative process
454 as guided and zoned, it was not the intent to notify for each and every project coming
455 forward unless it met certain triggers or thresholds.

456 Member Daire noted a recent parking lot resurfacing project occurring near a citizen's
457 home and their questioning of why they were not notified of that occurring. Member Daire
458 noted his surprise with that statement, and reiterated that it had made him sensitive to
459 people needing to know what was going on around them. Member Daire clarified that he
460 did not intend to suggest this developer was attempting in any way to avoid examination
461 of their project.

462 While recognizing no fault with the developer, and specific to the work of the Task Force,
463 Member Cunningham asked that her colleagues bring this particular example to the Task
464 Force as evidence of the need to modify current practices and processes. Member
465 Cunningham noted the need for the developer to be aware of and respond to questions
466 and concerns of residents before a public hearing at the Planning Commission level.
467 Member Cunningham expressed appreciation to residents accepting that this property
468 would be developed and no longer be a vacant lot. However, Member Cunningham
469 expressed confidence in the developer and their efforts in performing their due diligence
470 in meeting current requirements; and offered her support of the project moving forward.

471 Member Stellmach noted that, since this property was zoned HDR, a much denser
472 project could have been possible. Member Stellmach stated this represented a good
473 project for the overall neighborhood, and offered his support for the proposal.

474 Member Gitzen stated the neighbors had brought forward good comments, and thanked
475 Mr. Nelson for immediately responding to those concerns and comments; and offered his
476 support of the project.

477 Member Bull expressed appreciation for the good information received and organization
478 of the presentation and public comments; and offered his support of the project.

Finding himself generally supportive of the idea, Member Daire offered his support of the project as well.

Chair Boguszewski agreed with comments of his colleagues, and as noted by Member Stellmach something much worse than this proposal on this HDR-zoned parcel could occur. Chair Boguszewski noted that this addressed the needs for additional senior housing in the community, and – while not a determining factor – it further met the long-range goals of the community. As long as additional safeguards are added to the conditions as previously discussed, Chair Boguszewski stated he was comfortable in supporting the proposal.

Regarding resident comments regarding tree replacement, Chair Boguszewski noted that while suggestions for planting trees along the Woodhill Drive boulevard or on private property may be a future possibility, under current code, the developer was required to replace them on site depending on caliper calculations. Chair Boguszewski noted that again the City Council was in the process of commission a task force or committee to look at the current tree preservation process, rules and regulations; and one of the many ideas talked about going forward was the option for replacing trees off-site. However, Chair Boguszewski noted that, as written today, the City's tree preservation ordinance unfortunately did not allow for that option, but a future concept of a tree canopy for the overall good of Roseville, and ability to satisfy that replanting elsewhere in the community may be a recommendation.

On that note, Mr. Paschke advised that the September Planning Commission agenda tentatively scheduled a presentation of the current tree preservation ordinance and initial draft for an update, which may shed light on some of those very issues.

Member Daire noted the creative input provided by neighbors tonight in replacing aging or dying trees on private property using the tree preservation requirements, even though admitting he didn't know the legal or other ramifications for such an option. Member Daire noted the other comment suggesting separating pedestrian and vehicular traffic along a high volume road such as Lexington Avenue or Woodhill Drive had some validity. Member Daire questioned if Woodhill was still a county road or had been turned back to the city. Member Daire opined that separating pedestrian and vehicular traffic as volumes rise in general throughout the city was a good idea deserving of future consideration.

MOTION

Member Boguszewski moved, seconded by Member Cunningham to recommend to the City Council approval of the proposed PRELIMINARY PLAT dated August 3, 2015 for Cherrywood Pointe at Lexington, generally comprising the property at 2668 – 2688 Lexington Avenue; based on the comments, findings, and conditions contained the project report dated August 5, 2015; amended as follows:

- ***Revise Condition C as presented in the staff report to state that “The applicant shall pay park dedication fees in the amount of \$3,500 per unit.”***
- ***New Condition: “The applicant shall complete a traffic study for this project. The traffic study will be reviewed by and any required mitigation efforts approved by the City Engineer prior to issuance of a building permit.”***
- ***New Condition: “The applicant is hereby made aware that any future variance requests will be evaluated on their individual merits; and this conditioned preliminary plat approval does not nor will have any impact on that variance process, if needed, in the future.”***

Ayes: 6

Nays: 0

Abstentions: 1 (Murphy)

Motion carried.

PRELIMINARY PLAT

~of~ CHERRYWOOD POINTE AT LEXINGTON
~for~ CHERRYWOOD POINTE OF
ROSEVILLE AT LEXINGTON LLC

PROPERTY DESCRIPTION

(Description per Stewart Title Guaranty Company, Commitment No. 01040-5066.)

Parcel 2: (Per Title Commitment)
Beginning at a point 496 feet North from the Southwest corner of the Southwest Quarter of Section 2, Township 29, Range 23, thence North 120 feet, thence East 160 feet, thence South 120 feet, thence West to the point of beginning, Ramsey County, Minnesota.

Parcel 3: (Per Title Commitment)
That part of the West 1/4 of the Southwest 1/4, Section 2, Township 29, Range 23, Ramsey County, Minnesota, lying South of the centerline of County Road C (now called Woodhill Drive); except the South 336 feet thereof, and except the North 253.8 feet of the South 749.8 feet of the West 160 feet thereof.

DEVELOPMENT DATA

TOTAL SITE AREA = 264,715 S.F. (6.08± ACRES)
TOTAL NUMBER OF LOTS = 2
LOT 1 BLOCK 1 = 209,624 S.F. (4.81± ACRES)
LOT 2 BLOCK 1 = 9,884 S.F. (0.23± ACRES)

GENERAL NOTES

- Fee ownership is vested in Roger Joseph Reiling for Parcels 2 and 3.
Parcel ID Numbers: Parcel 2 = 02-29-23-33-0047
Parcel 3 = 02-29-23-33-0048
- Address of the surveyed premises:
Parcel 2 = 2688 Lexington Avenue North, Roseville, Minnesota.
Parcel 3 = 0 Oxford Street North, Roseville, Minnesota.
- Bearings shown hereon are based on Ramsey County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to Flood Insurance Rate Map Community Panel No. 27123C00200 by the Federal Emergency Management Agency, effective date June, 04, 2010.
- Boundary area of the surveyed premises:
251,377± sq. ft. (5.77 acres) including right-of-way
214,250± sq. ft. (4.92 acres) excluding right-of-way.
- A search of the City of Roseville's website indicates that the surveyed premises shown on this survey is currently zoned HDR-1 (High Density Residential-1 District). A zoning endorsement letter has not been provided for this survey. Under the applicable zoning regulations, the current lot standards and setbacks are:

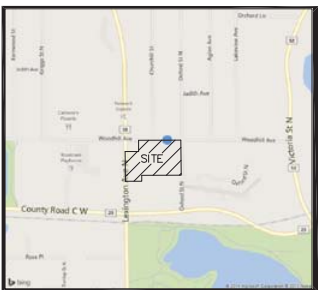
Maximum density	Attached	Multifamily
Minimum density	24 Units/net acre	
Maximum building height	12 Units/net acres	
Maximum improvement area	35 Feet	65 Feet
Minimum front yard building setback:	75% 75%	
Street	30 Feet	30 Feet
Interior courtyard	10 Feet	10 Feet
Minimum side yard building setback:		
Interior	8 Feet (end unit)	20 Feet, when adjacent to ldr-1 or ldr-2
Corner	15 Feet	20 Feet
Minimum rear yard building setback	30 Feet	30 Feet

- For additional information contact the Planning and Zoning Department at the City of Roseville at (651) 792-7000.
- There are no marked or striped parking areas onsite. (0 regular, 0 handicapped)
 - The surveyed premises has access to Lexington Avenue, Woodhill Drive and Oxford Street, all public streets.
 - Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. United Locating Services (612-270-7632) was used for utility locates. The Gopher State Ticket number obtained by United Locating Services for this survey locate request is 141323722. Utility Companies contacted by One Call are as follows: AT&T LOCAL SVCS/TRANSMISS (903) 753-3445; BP PIPELINE (800) 548-6462; CITY OF ROSEVILLE (651) 792-7004; COMCAST - COMCAST (612) 522-8141; MCI (800) 289-3427; MN COMMERCIAL RAILWAY (651) 295-8609; RAMSEY COUNTY PUBLIC WORKS (651) 266-7100; XCEL ENERGY (651) 229-2427; TIM OPERATING CORP (866) 753-8309; CENTURYLINK (800) 283-4237 and ZAYO GROUP No number provided.
 - Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
 - The field survey of this site was completed on May 23rd, 2014. Delineated wetlands were located on June 10th, 2014.
 - Stewart Title Guaranty Company, Commitment No. 01040-5066, Schedule B-II Survey Related Exceptions regarding Parcels 2 and 3 only.

- Lexington Avenue and Woodhill Drive as laid out and traveled. [Surveyor's Note: Lexington Avenue and Woodhill Drive as laid out and traveled are shown. The widths shown are per the Ramsey County Half Sections Maps and therefore it is not warranted or guaranteed for accuracy. No documentation was provided to determine the legal width of said right-of-way.]
- Terms and conditions of Easement dated 11/12/1962, filed 11/21/1962, as Document No. 1577421. [Surveyor's Note: Easement per Document No. 1577421 is shown in approximate location only. The easement does not provide a basis of bearings to accurately depict the location. The easement also does not cover the entire sanitary sewer line as shown.]
- Terms and conditions of Easement dated 12/7/1962, filed 12/31/1962, as Document No. 1580419. [Surveyor's Note: Easement per Document No. 1580419 does not lie within Parcels 2 and 3.]
- Terms and conditions of Easement dated 5/8/1968, filed 6/19/1968, as Document No. 1726546. [Surveyor's Note: Easements per Document No. 1726546 are shown.]
- Terms and conditions of Easement dated 11/14/1972, filed 12/18/1972, as Document No. 1844504. [Surveyor's Note: Easement per Document No. 1844504 does not lie within Parcels 2 and 3.]
- Terms and conditions of Easement dated 12/1/1972, filed 12/26/1972, as Document No. 1845114. [Surveyor's Note: Easements per Document No. 1845114 are shown.]
- Right of the public, State of Minnesota and adjoining land owners to the body of water on the property and consequences of the change in location or expansion of the body of water due to rising and falling levels. [Surveyor's Note: The body of water is shown.]
- There is a description gap between Parcels 2 and 3 as shown.
- Curb shots are taken at the top and back of curb.
- Proposed Site Plan information provided by JSSH Architects, pending provided by Plowe Engineering.

VICINITY MAP

PART OF SEC. 02, TWP. 29, RNG. 23



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.

JASON E. RUD

Date: 8/03/15 License No. 41578



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

CITY'S PARCEL DESCRIPTION

All the West 353 feet of the following described premises located in Section 2, Township 29, Range 23; Beginning 266 feet North of the Southwest corner of the Southwest Quarter of the Southwest Quarter, Section 2, Township 29, Range 23; thence North 70 feet; thence East 40 rods; thence South 70 feet; thence West 40 rods to the point of beginning. Except the East 160 feet thereof.

CITY'S PARCEL NOTES

- Description for City's Parcel is per Warranty Deed Document No. 3070327. No title work was furnished for City's Parcel. Therefore, there may or may not exist easements or other encumbrances that are not shown on this survey.
- There is a description overlap between the City's Parcel and Parcel 3 as shown.

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES DATE VALVE
- DENOTES GAS METER
- DENOTES POWER POLE

LEGEND

- DENOTES SIGN
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE

- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)
- DENOTES WETLANDS AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICE COMPANY IN JUNE 2014.

BENCHMARK

BENCHMARK: RAMSEY COUNTY BM #9080 ALUMINUM MONUMENT ELEV.=904.156 NAVD 1988

DRAWN BY: JEN	JOB NO: 14233PP	DATE: 07/08/15
CHECK BY: JER	SCANNED	
1 08/03/15	Added City Parcel & Add R/W	JEN
2		
3		
NO.	DATE	DESCRIPTION
		BY

PRELIMINARY COPY
UNRECORDED AS OF 8-03-15

KNOW ALL MEN BY THESE PRESENTS: That Cherrywood Pointe of Roseville at Lexington LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

That part of the West Quarter of the Southwest Quarter, Section 2, Township 29, Range 23, Ramsey County, Minnesota, lying South of the centerline of County Road C (now called Woodhill Drive); except the South 336 feet thereof.

Also excepting that part of the North 253.8 feet of the South 749.8 feet of the West 160 feet of the Southwest Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota, which lies north of the following described line:

Beginning at a point on the West line of said Southwest Quarter, 616 feet North from the Southwest corner of said Southwest Quarter; thence East at a right angle to the East line of said West 160 feet of the Southwest Quarter and said line there terminating.

And that The City of Roseville, a Minnesota municipal corporation, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

All the West 353 feet of the following described premises located in Section 2, Township 29, Range 23; Beginning 266 feet North of the Southwest corner of the Southwest Quarter of the Southwest Quarter, Section 2, Township 29, Range 23; thence North 70 feet; thence East 40 rods; thence South 70 feet; thence West 40 rods to the point of beginning. Except the East 160 feet thereof.

Have caused the same to be surveyed and platted as CHERRYWOOD POINTE AT LEXINGTON and do hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Cherrywood Pointe of Roseville at Lexington LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this ____ day of _____, 20 ____.

Signed: Cherrywood Pointe of Roseville at Lexington LLC

Brian P. Carey, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Brian P. Carey, Chief Manager of Cherrywood Pointe of Roseville at Lexington LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said The City of Roseville, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this ____ day of _____, 20 ____.

Signed: The City of Roseville

_____, Mayor _____ City Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ Mayor and by _____ City Manager of The City of Roseville, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Jason E. Rud, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20 ____.

Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 20____, by Jason E. Rud, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY OF ROSEVILLE

We do hereby certify that on the ____ day of _____, 20____, the City Council of the City of Roseville, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Mayor _____ City Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year ____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this ____ day of _____, 20 ____.

_____, Director By _____ Deputy

Property Records and Revenue

County Surveyor

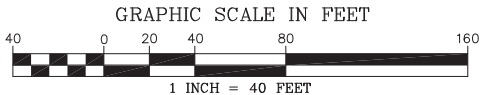
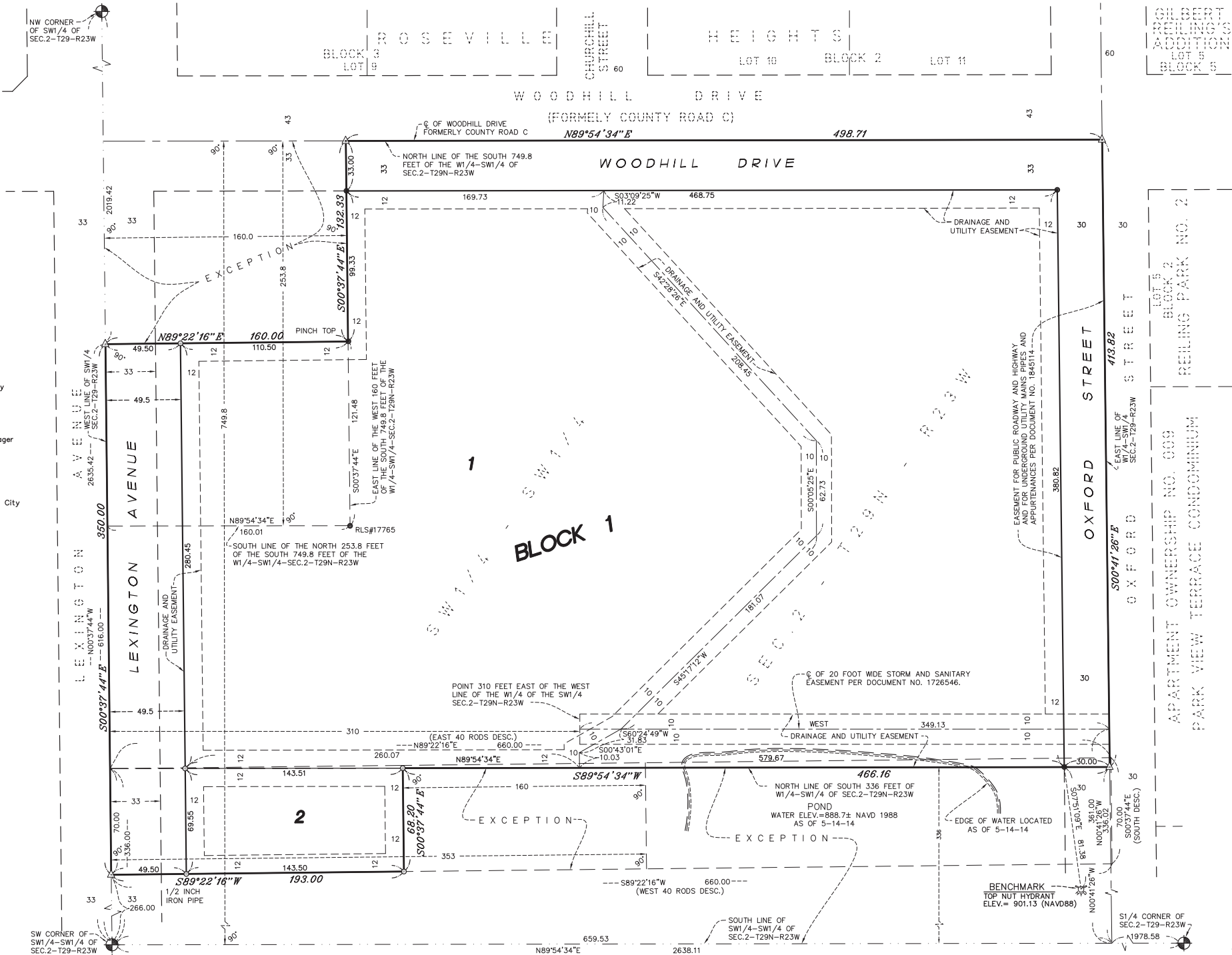
Craig W. Hinzman, L.S.
Ramsey County Surveyor

COUNTY RECORDER,
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of CHERRYWOOD POINTE AT LEXINGTON was filed in the office of the County Recorder for public record on this ____ day of _____, 20____, at ____ o'clock ____ M., and was duly filed in Book ____ of Plats, Pages ____ and ____ as Document Number ____.

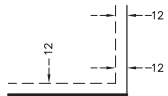
Deputy County Recorder

CHERRYWOOD POINTE AT LEXINGTON



EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 12 FEET IN WIDTH AND ADJOINING LOT LINES AND PUBLIC WAYS, UNLESS OTHERWISE SHOWN ON THIS PLAT.

The orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 adjustment.

- Denotes Ramsey County cast iron monument
- Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578.
- Denotes found 1/2 inch iron pipe monument marked RLS 17765, unless otherwise labeled.
- Denotes set PK nail with metal disk marked RLS 41578.

VICINITY MAP
SEC. 02, T.29, R.23
RAMSEY COUNTY, MINNESOTA

