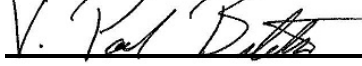


REQUEST FOR CITY COUNCIL ACTION

DATE: **10/26/2015**
ITEM NO: 14.d

Department Approval



City Manager Approval



Item Description: Request by the City of Roseville for Approval of an Amendment to the 2030 Comprehensive Plan Pertaining to Property at 3253 and 3261 Old Highway 8

APPLICATION INFORMATION

Applicant: City of Roseville
Property Owners: John P. Henz, 3253 Old Highway 8 and Thomas Arthur Ranallo,
3261 Old Highway 8
Open House Meeting: July 23, 2015
Application Submission: N/A
City Action Deadline: N/A

Planning Commission Action:

On September 7, 2015, the Planning Commission held the public hearing for the proposed Comprehensive Land Use Plan map and Zoning map changes and voted 6-1 to recommend approval of the changes. The action on the Zoning map change cannot be processed until after the Comprehensive Plan change is approved by the Metropolitan Council.

BACKGROUND

The 1979 Comprehensive Plan guided the subject properties as High Density Residential (HDR), and the Official Zoning Map classified them as Single Family Residential District (R-1). During the 2008 update process of Roseville's Comprehensive Plan, the two properties remained HDR, as the adjacent uses were generally high density residential and the subject properties lie adjacent to two busy intersections (Old Highway 8 and County Road C2). In 2010, as a component of the overall rezoning of the City to create consistency between land use designations and zoning classifications required under State Statutes, the City Council discussed changing the two subject properties to a lower density. The Council ultimately decided at that time that the guiding and zoning were appropriate and no change was considered. Subsequently the two properties were rezoned from R-1 to the newly created High Density Residential-1 District (HDR-1) in order to be consistent with the Comprehensive Plan designation.

Over the past few years, the Planning Division has had discussions with interested developers about possible multi-family residential projects on the 3253 property, however, none of these proposals have come forth to seek formal approval.

In June 2015, the Roseville City Council discussed the subject sites and their current land use designations and instructed the Planning staff to begin the process to change the guiding and zoning to medium density.

19 An applicant seeking approval of a COMPREHENSIVE LAND USE PLAN MAP CHANGE and/or ZONING
20 MAP CHANGE is required to hold an open house meeting to inform the surrounding property owners
21 and other interested individuals of the proposal, to answer questions, and to solicit feedback. The
22 open house for this application was held on July 23, 2015; comment sheets completed by most all
23 attendees and the emails received by the City Planner are included with this staff report as
24 Attachment C. The owners of the two properties in question were notified about the open house and
25 the City's proposal.

26 **PROPOSED ANALYSIS**

27 COMPREHENSIVE LAND USE PLAN MAP CHANGE: City Code §201.07 (Comprehensive Plan
28 Amendments) allows property owners to seek, and the Planning Commission to recommend,
29 changes to the Comprehensive Plan. A recommendation by the Planning Commission to approve a
30 change to the Comprehensive Plan must have the affirmative votes of at least 5/7ths of the Planning
31 Commission's total membership.

32 The Comprehensive Plan identifies the following:

33 **Land-Use Issues**

34 *This residential neighborhood is often perceived as being isolated as it is separated from the rest of*
35 *Roseville's neighborhoods by major highways, a railroad, and the large industrial area west of I-*
36 *35W. Bordering the southeast side of the district is County Road 88, which produces traffic and*
37 *noise that can negatively impact the neighborhood. Existing land uses on the east side of County*
38 *Road 88 are primarily heavy and light industrial as part of Roseville's large industrial area west of*
39 *I-35W. The neighborhood would benefit from improved access to the rest of the Roseville, including*
40 *on- or off-street routes for walking and biking that would better connect the neighborhood to the*
41 *City's parks and recreation system.*

42 *Planning District 1 contains one vacant site, which consists of two adjacent parcels totaling*
43 *approximately nine acres located just south of County Road D between Old Highway 8 and County*
44 *Road 88. Because potential soil and fill material problems on the site would challenge the economic*
45 *feasibility of developing a multistory building, the site's previous future land use designation was*
46 *Business. The desired development of more intensive uses will most likely require substantial soil*
47 *corrections. If this land is developed for residential uses, the provision of public or private*
48 *parks/open space should be considered as part of the development. This park land could be designed*
49 *to improve the district's access to park space in the neighborhood as well as the community's park*
50 *system.*

Future Land Use

The Comprehensive Plan does not mention the subject site in its future land use analysis.

Generally speaking from a planning perspective, busy intersections lend themselves to higher densities because higher density properties can be constructed to mitigate sound, but low density properties are designed to take advantage of outdoor areas, which can't be as easily protected from road noise. High density properties also limit the number of access points onto busy streets, which allows them to function better than if there are a large number of low-density driveway curb cuts. In the case of the subject area, there is a mix of medium- and high-density developments that appear to work and function well for the broader neighborhood. Since the Comprehensive Plan does not specifically discuss the subject properties or area and the future High Density, the Planning Division has concluded the proposed COMPREHENSIVE LAND USE PLAN MAP CHANGE wouldn't change the purpose and intent of the Comprehensive Plan. In fact, the Comprehensive Plan discusses the challenges of developing a multi-story building and the challenging soils at the site, which may provide further support for density reduction. Instead, the proposal would result in a slight adjustment in the future uses allowed by decreasing residential density and creating an area that supports a larger mix of residential that better suits the area.

The Zoning map change cannot be processed until the Comprehensive Plan is changed, which requires Metropolitan Council approval. Once the Comprehensive Plan change is final, the rezoning will be placed on a future City Council agenda. Until these two steps occur, the property will still be zoned HDR-1 and any HDR-1 compliant application would need to be processed accordingly.

PUBLIC COMMENT

As indicated above, the Planning Division held the required open house for the item on July 23, 2015, at which meeting 45+ citizens attended. The majority of comments discussed at the open house with the City Planner indicated support for the change to medium density.

Specifically, many area residents noted the existing traffic issues and the 5-way intersection. They also noted the area has many children and few sidewalks. Similarly, they noted support for developments similar to Woodsedge Townhomes and Roseville Commons Condos, which have a more acceptable density, in their view, than a multiple story, multi-family residential development with nearly twice the density.

The general feeling from the citizens who attended was that the high density designation was too much density for the corner and the area. Medium density offers a more consistent density with the area and would have fewer negative impacts in the areas of traffic, height, and massing of structures.

Mr. John Runquist, Trustee for the Henz Trust, 3253 Old Highway 8, submitted a letter of opposition to the changes at the July 23, 2015, open house. In his letter Mr. Runquist cites loss in value of a property guided since 1979 and a change that is counter to the existing and adjacent high density uses as his reasons to oppose the proposed change. His letter is the first in the grouping from the July 23, 2015, open house in Attachment C. The property owner of 3261 Old Highway 8 has provided comments, which are contained on one of the comment forms from July 23.

89 **RECOMMENDATION**

90 At its meeting of October 7, 2015, the Roseville Planning Commission held the public hearing
91 regarding the proposed Comprehensive Plan Amendment and Rezoning for the subject properties.
92 At this hearing, Commissioners had a few questions of the Planning staff and a number of residents
93 and one property owner addressed the Commission. At the printing of this report the draft minutes
94 of the October 7, 2015, Planning Commission meeting were not available.

95 Based on the information and analysis provided in the Planning Division report, public comments,
96 and Planning Commission discussion, the Commission voted 6-1 to recommend approval of the
97 proposed COMPREHENSIVE LAND USE PLAN MAP CHANGE AND ZONING MAP CHANGE pursuant to Title
98 2 (Commissions), Title 10 (Zoning), and Title 11 (Subdivisions) of the City Code, subject to the
99 approval of the Comprehensive Plan Map Change by the Metropolitan Council.

100 **SUGGESTED ACTION**

101 Adopt a Resolution approving a Comprehensive Plan Land Use Map designation change from High
102 Density Residential to Medium Density Residential at 3253 and 3261 Old Highway 8, subject to
103 Metropolitan Council review and approval.

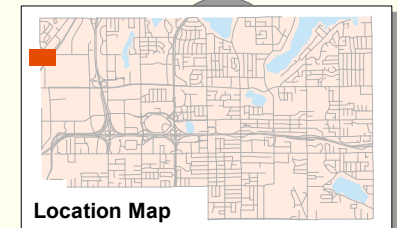
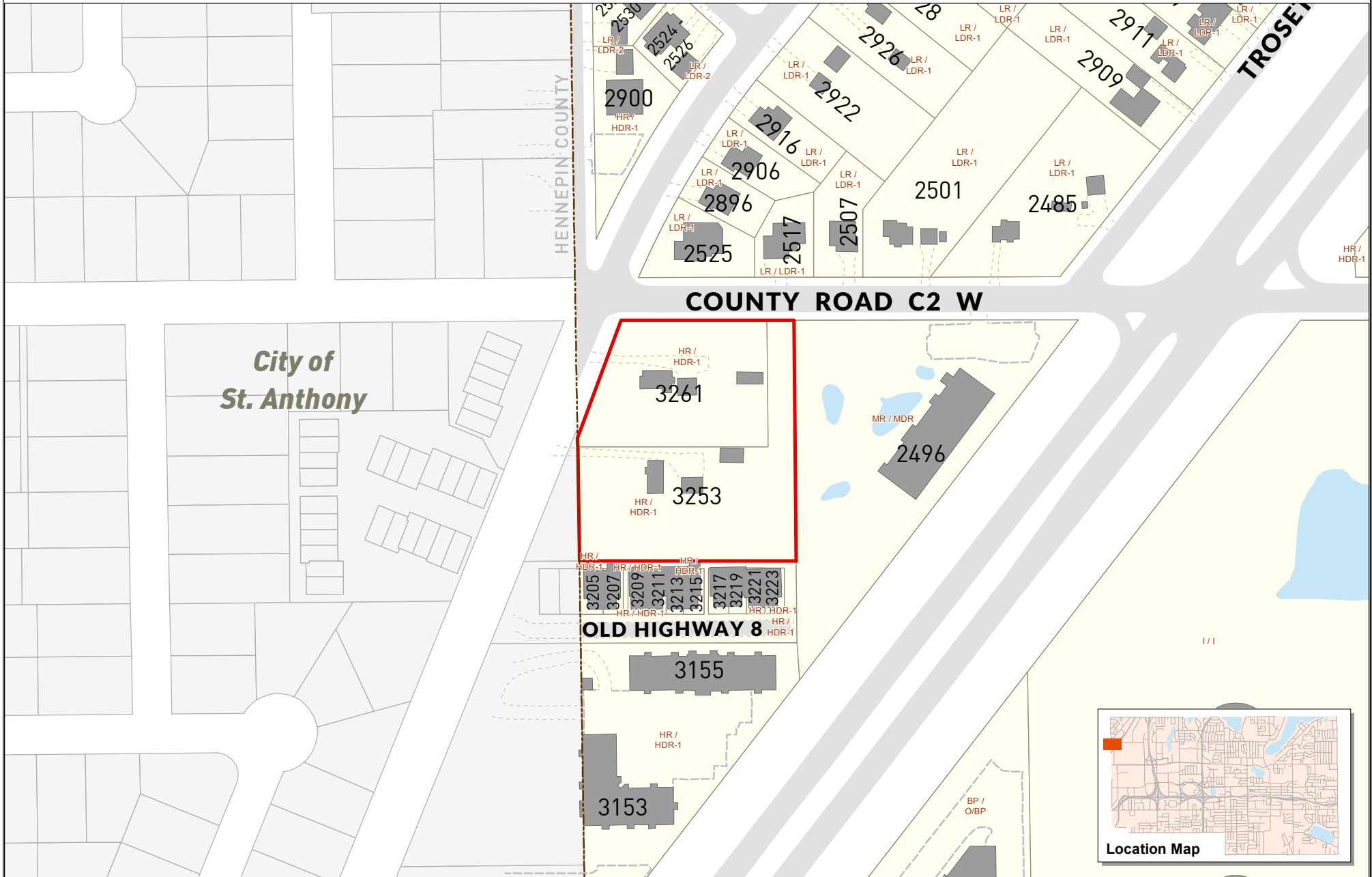
Prepared by: City Planner Thomas Paschke 651-792-7074 | thomas.paschke@cityofroseville.com

Attachments: A: Area Maps
B: Comp Plan Maps

C: Open House Materials
D: Draft Resolution

3253 and 3261 Old Highway 8

Attachment A



Prepared by:
Community Development Department
Printed: August 25, 2015



Site Location

Comp Plan / Zoning
Designations
LR / LDR-1

Data Sources

* Ramsey County GIS Base Map [8/2/2015]
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.

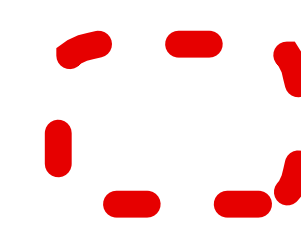
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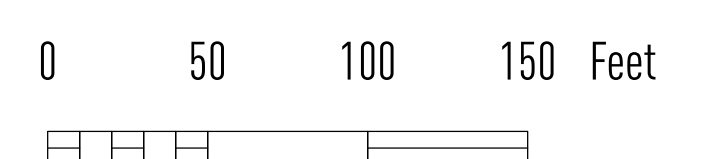
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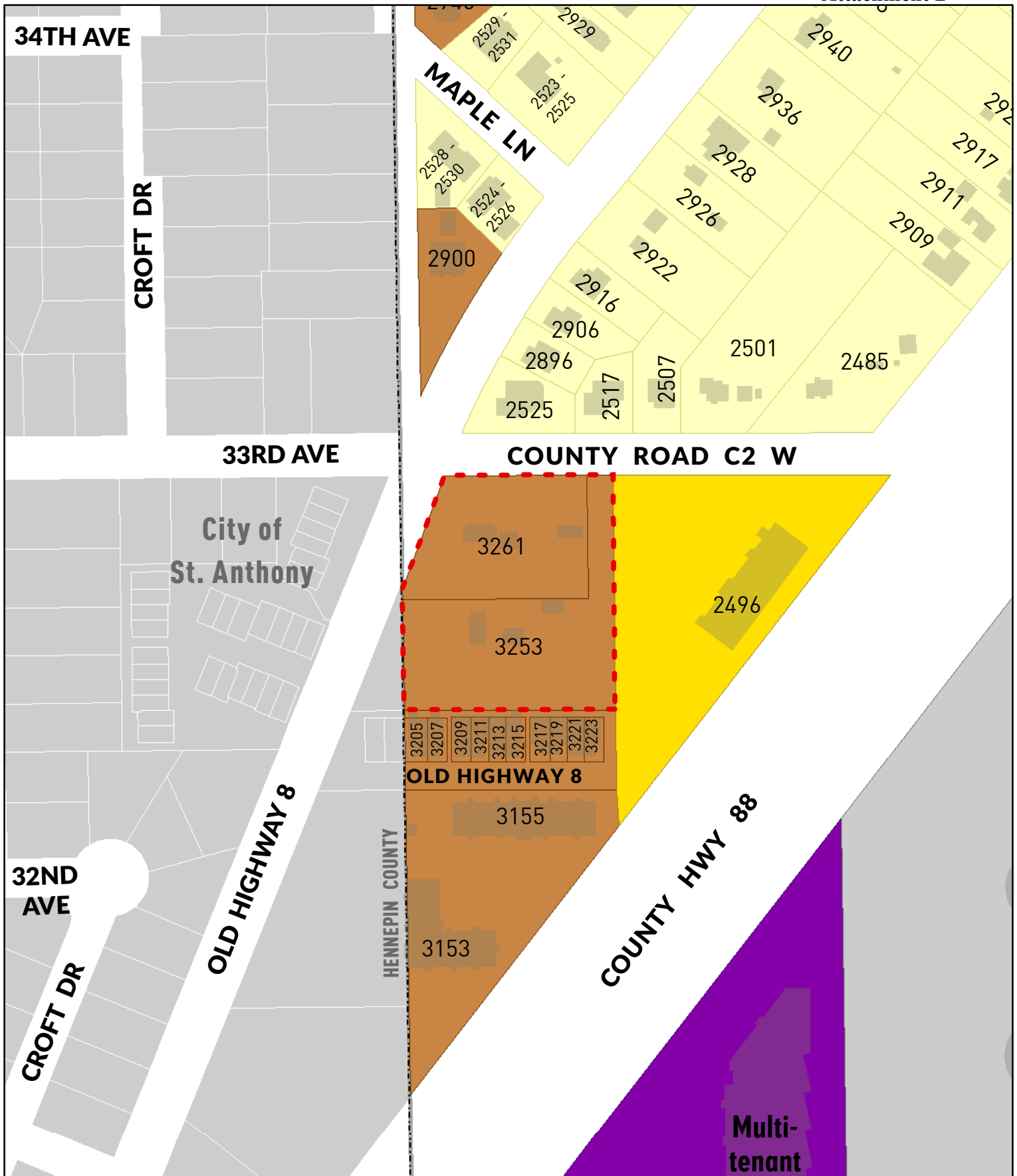


3253 and 3261 Old Highway 8



Proposal Site





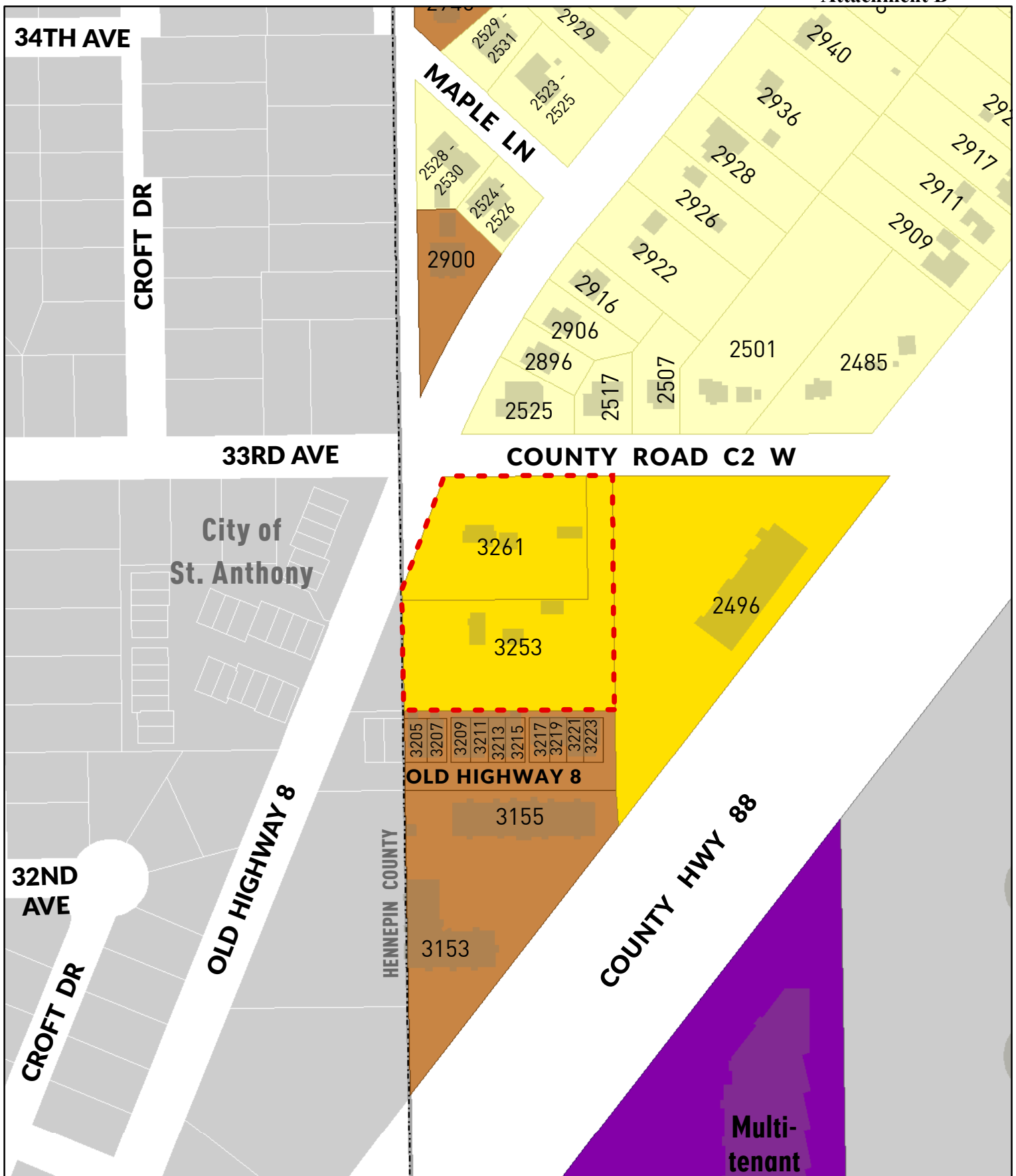
Existing Comprehensive Plan

- LR - Low Density Residential
- MR - Medium Density Residential
- HR - High Density Residential
- BP - Business Park
- I - Industrial

 Proposal Site

0 100 200 300 Feet





Proposed Comprehensive Plan

- LR - Low Density Residential
- MR - Medium Density Residential
- HR - High Density Residential
- BP - Business Park
- I - Industrial

 Proposal Site

0 100 200 300 Feet



**Open House – July 23, 2015**

To gather public input related to the City Council's decision to initiate the process of **amending the comprehensive plan and zoning map regulations that apply to 3253 and 3261 Old Highway 8**. These properties are currently guided and zoned for high-density residential development and the proposal is to regulate them for medium-density development. This open house meeting is an important source of feedback from the community and is a required step in the process of seeking City approval for the proposed comprehensive plan and zoning map changes. A summary of the comments and questions raised at the open house meeting will become part of the formal application. *(Planning Project File 0036)*

Please share your comments below:

See attached

Name: JOHN H.B. RUNQVIST Address: 511 RIVIERA DRIVE NEW BRIDGTON

Phone: [REDACTED] Email: [REDACTED]

As I sat down to write this summary, it was July 21, 2015. Interesting date, because that makes it 10 years and 1 day since John Henz' death July 20th in 2005.

John and I were acquainted since 1962 and good friends for most of the time since. I got him a lawyer to help set up his Trust and later when he threw out his son John as Trustee because of the latter's alcoholism, I became his Trustee. It has in many ways made it the worst troublesome ten years of my life. John had originally designated his son to get 75 % of his estate and therefore included a clause that the Trustee be unpaid (since his son was to receive such a generous share.) When he dropped John to 25% and I became Trustee unfortunately that clause remained. So for all my efforts, I have never been compensated.

I took charge of the task and had done almost everything needed to close the estate/trust within about 9 months. This included; having a survey made of the property and an appraisal completed, all insurance collected, all accounts closed and opened for the Trust, all bills paid, all addresses and phone numbers of scattered heirs collected, etc. I would have preferred to get the property listed for sale during that timeframe, however, one obstacle loomed very large - the issue of the South property line.

When the 12 townhomes were developed on the South side of the Henz property, Roseville approved development plans calling for 131' of space in a lot 125' wide. At the last meeting during which the Council voted 4-1 to rezone the Henz property to high density residential, I listed the measurements: boulevard, access road, driveway length, depth of townhouse, deck depth and required setback - 131'. This meant the buildings were built with their decks up to, and some, over the property line. Then of course, the owners of those townhomes had been draining not only their eaves but also their sumps - not just to, but also across the property line, thus creating a substantial wetland in an area where John and Helen had previously grown raspberries. When I was taking pictures to show the encroachments, the president of the Homeowners' Association yelled at me to get off her land - ironically she was standing on Henz property as she did so. She threatened to call the police and I invited her to do so, but I continued with taking photos and taking measurements.

That incident was to foreshadow how difficult she would be to deal with. At the beginning, with a survey in my possession, I tried to explain that in fact 3 of 12 units had been built over the lot line and needed to be removed or the problem addressed, she simply yelled and said they didn't need to do anything. And the illegal drainage continued.

I went to Roseville City Hall and tried to get help about the water problem. The gentleman that I met there said that he had met Mr. Henz when he came to complain about the drainage problem - Yes, he knew all about the problem. Now since John was in dire health straits and not ambulatory for over a year prior to his death, it becomes apparent they did not do anything to grant John Henz relief from the ongoing damage to his property. And guess what, I got the same lack of assistance. I was told that the

most physical change Roseville could require would be to force an "L" pipe to be attached at the lot line and the most enforcement would be a \$100 fine to be levied on the various offending property owners. In short nothing was done about the violation by anyone at Roseville City Hall.

Finally, to my relief, a gentleman owner of another townhome convinced Rita, the Association president or chairperson that they had to deal with me on the various issues. Soon, those two and the owner of the engineering firm which had done survey work on their development, and I sat down. We quickly agreed that if I sold a drainage easement for \$3,500, the engineering company would put in a French tile drainage system (some kind of a system was to have been done by Mendota Homes - the developer). Oh yes, I also had to agree that the physical encroachments had to remain. There was a further stipulation that the wet area (now about 25' wide) needed to be drained by me before he would commence work. Thus, I wound up digging a trench about 180' long by a spade depth, with tributaries, in 95 degree heat. The water drained, the work got done, and I survived.

The fact that issues got settled once they were agreed to is testament to the difficulty in dealing with Rita. I deposited the check when the agreement was signed - finally, finally, I could list the property for sale. the deposit was made May 18, 2008. She would have nothing to do with me or the issues for nearly 2 1/2 years thus delaying the listing of the property for sale until 2 years and 10 months after John's death. You must surely remember what was happening to the economy and real estate values by that time!!!

The Appraisal of the Henz property had given a value for commercial development of \$465,000. I signed the first Purchase Agreement with Golden Gopher Properties for \$400,000, but after all their development preparation was for, I recall, 37 units that met various setback and other requirements, they defaulted by failing to close. I was told during various discussions they assigned a land cost value at about \$11,000 per unit which supports their offering price. They admitted default but still wanted an extra 60 days to close. They would not agree to additional \$10,000 earnest money and the negotiations ended. I had their rights severed legally and kept their \$10,000 for the Trust account.

Next, my broker negotiated with Mr Doug Simek and offers and counteroffers settled verbally at an agreement for \$400,000. However, he also wanted the Ranollo property as well, he finally became frustrated with dealing with Tom Ranollo and withdrew his offer for the Henz property.

Next, I signed a Purchase Agreement with MWF Properties for \$400,000, being twice bitten, I extracted on advice of counsel, a clause whereby they paid the real estate taxes during their due diligence period. I was told that they withdrew because they couldn't come to agreement with Roseville as to whether they would do "market value" development versus low cost housing. In a discussion with Roseville Senior Planner Bryan Lloyd at City Hall on July 20th, he assured me that was not the reason they withdrew, rather that they probably didn't get concessions they wanted from the City.

Oh well, I took their tax money, but you can see a fairly well defined pattern here. That various developers thought that for high density projects they proposed - they set the price at \$400,000. This was consistent across this time period - \$400,000.

Having changed Brokers twice since the title problems i.e. boundary and water issues, I am told several groups are showing interest. How strong that interest may be or how soon I might get an offer, I simply have no idea at this time. But it has been ten years, so long, that I am fairly certain one heir, John's sister Mrs Margaret Irwin has passed on while waiting for her fair share. She was elderly and in ill health and I never heard from her from about 2 years after John died.

During the period that the land has been on the market, Roseville undertook the legal process of making Comprehensive Plan and Zoning designation agree and we were caught up in that - myself representing the Trust and Mr Tom Ranollo for his home property. This was an arduous and exhausting process we overcame the arguments of all who wanted a change for these properties. Against the recommendation of the Planning Commission, by a 4-1 final vote the Roseville Council changed our property zoning to high density residential. That marked a singular victory for the Henz Heirs, but now the neighbors, apparently from the townhomes, have prevailed with the Council and asked to have this all overturned.

These people live in property that is high density residential as is the next property South of them. The townhomes across Hwy 8 are 29 units on a bit over 2 acres, looks pretty high density to me. They sit on land zoned R3 townhomes, and I couldn't get a density designation out of the St. Anthony City Planner - she tried but just couldn't give me a solid designation. There isn't much green space, mostly buildings and driveways. The apartments in the "V" shaped lot Northwest of the nearby intersection at 33rd and C2 are also zoned high density residential.

We fought this battle to get high density residential zoning. The Council voted 4-1 to make it so. The crux of the matter is still the same as it was. The effect of changing now to medium density will destroy the value of the Trust. With a maximum potential of probably no more than 15-16 units at a designated land cost for the developer per unit of \$11-12,000, offers will probably be well less than half of the recent \$400,000 that I still believe it is possible to receive.

I know that the City of Roseville has every right to ultimately determine the character and density of residential development and it is the responsibility of the Council to vote the critical decisions. I was led to understand in my discussion with Senior Planner Bryan Lloyd that no new issues were raised by the people who somehow convinced the Council to overturn their prior 4-1 decision. I believe that the Council could have invited opposing opinions and have deliberated at another meeting before its vote to have the Planning Department start this process over. With this having been a very contentious issue, I certainly would have appreciated the chance to give voice in a meeting such as we have now - prior to having the process all over again.

I fail to see if what transpired was merely the rehashing of previous arguments in favor of Medium density, how could there have been sufficient reason to overturn a 4-1 decision. That decision came after very extended arguments were examined, very many interested parties were heard over and over and the 5 members who then voted stated their votes loudly and clearly making it seem that they were very firm in their conviction that it was the appropriate outcome.

We appear to be headed down the road so recently traveled. When all the voices have again been heard, I hope and I pray that the zoning and comprehensive plan remain unchanged. There can be no fairness in ignoring the credibly demonstrated fair market value of the property if it were developed under current zoning. With fewer units to be developed under Medium Density the potential price offered will likely be less than half. The taxable value surely might be less as well.

The son and four grandchildren with families would realize much diminished inheritance. In ten years, they have suffered long delay partially caused by some of the very people who now want this process to be a do-over. I understand that for the Henz Trust you have no heirs residing in Roseville, but you have their economic interests residing in your hands. The impact of lowering the density will severely impact their lives. This very action having been initiated has effectively taken the property off the market pending its conclusion - yet, now is the season to have it actively marketed.

For any developer keeping track of what is going on, should we prevail, would these developers trust the Roseville City Council that you might not again take this up yet again. Word might get around that it is a tricky place in which to do business.

And finally, remember that the vocal few that have asked for this reconsideration - they don't as the saying goes, "have any skin in the game" - and they do have their own high density zoning that they wish to have stricken from others.

I have already asked that the Planning Commission NOT take this up in its September 2nd meeting as I will be unavailable on that date. I made this request via email to Mr. Bryan Lloyd on July 21st, 2015. I sincerely hope that at the very least, my request for delay will be honored. I am also unavailable for an August 5th. In both cases I will be out of country.

Thank you for your attention, John H.B. Runquist, Trustee of the John P Henz Trust

7-23-2015

To Thomas Paschke,

This letter is asking for your support. Our names are Lynn and Nancy Rood at 3240 Old Highway 8. We are across from the proposed properties in the Rezoneing notification.

Our concern is increased traffic, the 5 stop light intersection and many local driveways.

We would like the area not to be high density and stay much the way it is.

Yours, *Lynn Rood*
Nancy Rood

Name: Paul & Jen Tinarella Address: 2916 Old Hwy 8, Roseville
Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

To gather public input related to the City Council's decision to initiate the process of **amending the comprehensive plan and zoning map regulations that apply to 3253 and 3261 Old Highway 8**. These properties are currently guided and zoned for high-density residential development and the proposal is to regulate them for medium-density development. This open house meeting is an important source of feedback from the community and is a required step in the process of seeking City approval for the proposed comprehensive plan and zoning map changes. A summary of the comments and questions raised at the open house meeting will become part of the formal application. (Planning Project File 0036)

Please share your comments below:

This area is for low occupancy
dwellings - single family Houses &
small apartment Buildings -
a high occupancy structure would
not fit prevailing standards
so not want the extra traffic/
congestion

Name: Gaby GRANER Address: 3112 CROFT AVE. SAV
Phone: [REDACTED] Email: [REDACTED]



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Please share your comments below:

I Roseville (even though) my address is St Anthony
 I pay taxes to "Roseville & Ramsey Co"
 I don't want anymore traffic in the
 area - we already have enough traffic
 There is wildlife that would
 loose their home - it is a wetland
 you can ~~hardly~~ hardly get on Old 8
 from the driveway - the intersection
 at Old 8 & C-2 - no way
 to bust - Please Return land
 to med to low density -

Name: Nancy Wilson Address: 3155 Old Hwy #203 St Anthony 55418

Phone: [REDACTED] Email: [REDACTED]

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- 1) HIGH DENSITY WOULD CREATE A TRAFFIC PROBLEM ON C-2 & HIGHCREST (A 5 CORNER INTERSECTION)
- 2) ALSO CHANGE THE CHARACTER OF NEIGHBORHOOD
- 3) SERIOUS TRAFFIC STUDY SHOULD BE DONE AS TO WHERE DRIVEWAYS WOULD BE ALLOWED.

Phone: [REDACTED] Email: [REDACTED]



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Please share your comments below:

Many things concern me regarding high density residential but top are eco standards and traffic.

I am a resident at Roseville Commons and we have a large portion of our lot dedicated to ponds and greenery. We spend a lot of our budget to keep the ponds functioning ~~and~~ as a natural habitat for wildlife ~~and~~ as a good part of our ^{and geological} neighborhood. We are careful to ~~have~~ use only earth friendly materials in the upkeep of our property.

These lots are small and it seems to be a difficult proposition to keep the surrounding areas from being overloaded by drainage, etc.

Thirtieth County Rd C2 is already very busy and so is Old Highway 8 as traffic cuts through to 37th and North.

Thank you for considering these concerns.

Name: Mary G Higgins

Address: 2496 County Rd C2 West #309

Phone: [REDACTED]

Email: [REDACTED]



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Please share your comments below:

We enjoy the quiet community feel of our neighborhood and don't want new high density development. We want to live near other single family houses not large apartment buildings and think that there are plenty of apartment buildings in the neighborhood already and that adding more will deteriorate the residential, safe, quiet quality of our neighborhood. We support changing the Zoning from High to Medium.

Name: Nick Gronenberg-Schneers Address: 2969 Patton Rd.
Phone: [REDACTED] Email: [REDACTED]



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Please share your comments below:

thank you for bringing neighbors together to discuss this critical issue. It has been a real eye-opener tonight to find out what has gone on through the years - unfortunately it does not speak well for the people voted in to look out for the best interests of the neighborhood residents. It is truly sad to see that greed (or at least that's what it sounds like to me) take precedence over doing what is good (and right) for Roseville residents. I would strongly support reducing the properties in question to minimum medium density. Packing more people into less space sounds like parts of the City of Mpls/St. Paul that I moved out of years ago. Roseville has already lost land to development - taking more and more wild life habitat. We have had turkeys who roost in our trees at night because they have no place to go. Start hearing the people. Change the properties to medium density - low density would be even better. DWANE SIPPPELL

Name: CAROLE ARNDT Address: 3066 Patton Road, Roseville MN
 Phone: [REDACTED] Email: [REDACTED]



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Please share your comments below:

We live on 33rd Avenue and Croft Drive in St. Anthony, and we're worried that adding high-density housing to the Old Highway 8 parcels would add too much traffic to the 5-way intersection at C2 & Old Highway 8. There are a lot of young kids in the neighborhood, and both 33rd and Highcrest are major walking routes for kids going to Wilshire Park Elementary.

I think the City Council should change the zoning of these parcels to medium-density.

Name: Charles Whitebridge Address: 3301 Croft Drive, St. Anthony

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

I am a strong advocate of medium density. This seems to balance the interests of neighborhood, property owners, & City as medium density would mitigate neighborhood concerns (see below) relative to HDR while still giving property owners an opportunity for value appreciation relative to the single family residential property/land value (where they originally invested & paid taxes). Furthermore, this compromise would support the city's desire to expand medium density housing stock, respond to public safety concerns, & support civic engagement.

Concerns: traffic & safety at S-way intersection (lots of kids in area)
re HDR fit/height relative to area, drainage, noise, loss of green space

Please don't let the threat of legal action ~~prevent~~ prevent you from doing the right thing for the community as a whole.

Name: Brian Buck Address: 3609 33rd Ave NE
Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

I am a resident who lives on 33rd Ave. NE, and I have some concerns about the lots being zoned high-density. The intersection of 33rd, Old Hwy 8, & Higherest is a busy intersection today and the addition of a high-density apartment building would cause an increase in traffic flow. The neighborhood is growing with young families, and there is a big safety concern with increased traffic flow. Another concern I have is for the natural green space and habitat being preserved. We have a family of turkeys that wander the neighborhood and live in the woodlands. With new development we will no longer see the variety of wildlife we see today. Changing the zoning to medium-density would be a more appropriate zoning designation for these two properties!

Name: Paige Buck Address: 3609 33rd Ave. NE

Phone: _____ Email: _____



Open House – July 23, 2015

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Please share your comments below:

We love Roseville, due in large part to the safe, walkable neighborhoods with a relaxed feel so close to MSP and St. Paul!

Higher density devalues this significant asset, and reduces the charm of the city we've come to love. (notwithstanding the traffic safety and other issues!)

Medium density is a great compromise.

Name: Tony Richter Address: Roseville, MN

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

Decrease Density of Development for properties in discussion. Concerns are traffic, Disruption to our neighborhood, SAFETY, # of people, appearance of development buildings, height of buildings, & noise. Also makes it difficult for those living on Old Hwy 8 to back out of their driveways.

This area is residential, single family homes, more higher density would change the nature of our neighborhood.

Name: Pam & Peter Fischer Address: 2965 Manson St 55113 Roseville

Phone: _____ Email: _____



Open House – July 23, 2015

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Please share your comments below:

Decreasing the density of development for future use of these properties is crucial for the protection of the natural wetland area that occupies the western half of our property. Our developer was required to take steps to preserve the wetland nature of this area through extensive drainage easements and construction of storm water retention ponds.

Less dense development will also allow for proper set back from the Woods Edge Townhome development immediately south of these properties. Originally part of a PLD with our building, allowance was made to build these townhomes virtually on the north boundary of their property.

Name: David Tidball Address: 2496 G Rd (2 W) #510
 Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

Prefer MPD - 1) that appropriately compares to the neighborhood
 2) The area/neighborhood is predominately of 2nd
 3) HDH would be misplaced given the
 single family & ld/md housing currently in place.
 4) The density ~~was~~ for HDH would limit
 open areas for park/open areas for young
 family.
 5) Traffic congestion with HDH would
 be very restrictive --- to an area that
 currently has numerous challenges.
 6)

Name:

Don Lambert

Address:

3064 Poth Rd Roseville

Phone:

[Redacted]

Email:

[Redacted]



Open House – July 23, 2015

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Please share your comments below:

I am opposed to any development in the area. There is a lot of traffic now & this would certainly make it very difficult to even visit the property where I live.

Name: Nancy Jones Address: 3256 Old Highway 8

Phone: [REDACTED] Email: _____



Open House – July 23, 2015

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Please share your comments below:

Jean Lynch - 3246 Old Highway 8.

I face both 3253 and 3261 and notice the busy street and the difficulty of taking a left turn out of my driveway due to lots of traffic. I would like the zoning to be residential. This is already a busy and dangerous intersection for me, my son and my dog. We walk 3 X a day and would like the woods and nature to remain!

Name: Jean Lynch Address: 3246 Old Highway 8

Phone: [REDACTED] Email: [REDACTED]



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Please share your comments below:

I am opposed to keeping ~~the~~ the zoning as high-density because I am concerned about the increase in traffic for the intersection at ^{Old} Hwy 8 + County Road C. The intersection is problematic as it is and I feel adding too many more residents/cars will only increase the problems. I live 2 blocks from the intersection and have 2 small children. It is hazardous to cross the intersection when walking and more cars will lead to long lines/backups at the stop signs.

Name: Stephanie Walbridge Address: 3301 Craft Dr. St. Anthony
 Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

- I strongly support moving to medium density.
- Single family homes in St Anthony. resale - drop in price.
- At some time if the rental fee (starting at?) could not be felt - I am concerned a drop in rent - would affect resale of our homes.
- Timing of this proposal seems to coincide with the opening of the Mosque - I could be wrong. Please address.....
- Townhomes (higher end) are the desirable approach opposed to one unit, to keep
- ~~A resident for 28 yrs.~~ in line with the townhouses currently behind the 2 lots & across the street.
- VERY OPPOSED to high density

Thank You Lori Schrempf

Name: LORI SCHREMPF Address: 3209 CROFT DR.

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

I live @ 3112 Croft Dr. We have a nice
 neighbor hood of single family homes. A building
 of this size and 24 units, will take our
 quiet neighborhood into a less desirable
 environment. Increased traffic and
 congestion; safety issues, environmental
 impact on our green space and overall congest
 ion will impact the value of our property.
 I do wonder if the new Islamic Center
 has some bearing in this decision to
 create as many apartments as can be squeezed
 in.

Name: Asherie Granger Address: 3112 Croft Dr.

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

Thank you for opening up the conversation regarding 3253 + 3261 Old Highway 8. I realize these properties have been contentious for years. Because of its history as a working urban farm, it is rich with mature trees and fruit bearing trees & bushes. It also has an adjoining wet land. Urban habitat/green space is in short supply in our area. We have a cleared park but very little undisturbed habitat. The property has become home to a variety of rare/^{near}endangered birds including the WOOD THRUSH and the BROWN THRASHER. Unfortunately for all of us and for generations to come, once the habitat is lost, it cannot be reclaimed. I realize the pressure to "develop" is immense and that the pressure to do so comes from many varied sources. If preserving the lot(s) as an urban habitat is not feasible, then reducing the impact on the aesthetics, safety & quality of life of

Name: Christine Welch Address: 3265 Old Highway 8

Phone: [REDACTED] Email: [REDACTED]

The neighborhood is the next best option.

High density would make the corner even more chaotic with increased traffic, noise and light pollution. If preserving the properties as habitat is not feasible, I would like to know why. In my conversations with staff at the Nature Conservancy, the Land Trust and the Sierra Club, I know the area is small but rich. Every agency I have contacted has encouraged me to continue to advocate for conservation. Unfortunately, the lot is too small to qualify for funding. The Nature Conservancy has resources to manage & preserve an area such as this, if we can save it from development...

Medium density is the lesser of the evils but I hope the council and the planning commission will look to the future and work to preserve the little urban habitat this area of Roseville has left. Please don't hesitate to contact me if you have questions or want more details about my concerns.



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Please share your comments below:

We support changing this property to medium density for a few reasons. I have contacted both Roseville + St. Anthony Police departments in regards to the traffic on Highcrest, 33rd and old Hwy 8. There are Hundreds of cars who already are using our neighborhood streets to cut through from ~~the~~ Co Rd D to 88 and it's dangerous around Rush hour. We moved into a family neighborhood, the kids use the sidewalk ~~area~~ walking to + from school. I frequently request extra patrols as the ~~sway~~ ^{area} is dangerous. I would also be concerned with the environmental impact as there is wetland/pond water adjacent.

We strongly support changing it to medium density.

Name: Katy Tharaldson Address: 3320 Highcrest Rd NE St Anthony

Phone: [REDACTED]

Email: [REDACTED]



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Please share your comments below:

I have Three main concerns: 1) The increased traffic at the corner. Will the increased Flow (of vehicles) be monitored? Is there a plan? If, An increase in auto crashes is happening? ^{at} ~~corner~~ 2) Our Family would NOT like it if people living there are frequently parking ~~on~~ ~~front of~~ the street in front of our house for long stretches of time, so: ON-STREET-PARKING issue.

3) - The height of the residential development. will it be three stories?

We feel that high-density would be a very UNWISE plan. With high-density housing, the neighborhood would be ~~adversely affected~~,
 ^{adversely affected}

Name: Patrick J. McGuire Address: 2896 Old Highway 8, Roseville

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

I would like to see medium density housing such as town homes in the area. The intersection of 33rd and Old hwy 8 is busy enough with the current traffic. It is difficult for pedestrians to cross the intersection, especially children. Many children cross this intersection as it is close to the schools. A high density housing would create more traffic in the area than it can handle.

Name: Stacey Stark Address: 3236 Old hwy 8

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

I WOULD LIKE TO SEE MEDIUM DENSITY, TOWNHOMES
IN THE CORRIDOR, THE INTERSECTION CANT HANDLE
ANY MORE TRAFFIC THAT ALREADY AS IS

Name: LUCAS BALLYEAT Address: 3236 OLD HWY 8 ST. ANTHONY, MN
Phone: [REDACTED] Email: [REDACTED]

Please share your comments below:

NO MORE APT COMPLEX

DON'T NEED MORE TRAFFIC

DON'T NEED MORE GROUND WATER RUN OFF

Name: P. L. WORTHROP Address: 3155 OLD HWY 8 #309 B

Phone: Email:

**Open House – July 23, 2015**

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Please share your comments below:

Don't want high density
Don't want tree less
Don't want more traffic

Name: SV Seyle Address: 3155 Old Highway #308

Phone: [REDACTED] Email:

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**Open House – July 23, 2015**

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Please share your comments below:

I support a change to medium-density development. The corner/intersection of Cty Rd 2W + Highway 8 is already very busy - too busy. Additional housing units will make it more congested.

Name: Rita Moe

Address: 3077 Lydia Ct. RSV/55113

Phone: _____

Email: _____



Open House – July 23, 2015

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Please share your comments below:

I have lived here for 25 years & have great concern for my own lovely neighborhood & those around it. Please consider what is best for these neighborhoods & the residents. High density development would increase traffic & impact safety, noise, & existing green space. It would change the nature of the area. Therefore, I am opposed to high-density residential development.

Name: Lisa Dalke Address: 3045 Patton Rd

Phone: [REDACTED] Email: [REDACTED]

RSV 55113



Open House – July 23, 2015

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Please share your comments below:

My family and I have lived in this neighborhood for 25 years. We value the low-density nature of the area.

I am strongly in favor of the proposal to regulate 3253 and 3261 for medium-density development. My concerns are the increased traffic and noise and the decreased safety of the neighborhood ^{with high-density zoning}. Especially concerning are the impacts of increased traffic on Old 8 and on City CZ W. The intersection (5-way) of these roads is already congested and dangerous - especially for pedestrian traffic, and especially during rush hour in the morning when many school children move throughout the area.

Name: Kurt Roehmayer Address: 3045 Patton Rd, RSVL 55113

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

Medium Density development is what we would like
 We don't want more car traffic ext
 of nor is already busy as is.
 Less problems to home ext.

Name:

Michael McCloskey

Address:

2525 County Rd C2 West

Phone:

[Redacted]

Email:



Open House – July 23, 2015

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Please share your comments below:

I am a resident who lives close to the proposed land re-zoning. I support the re-zoning of the property that applies to 3253 and 3261 Old Highway 8 to medium density. By re-zoning to medium density, there would be less traffic, cars and congestion in an already dangerous 5 road intersection. I am concerned with the environmental impact on ~~near-by~~ marsh and wet lands.

I believe and support a medium-density re-zoning would better fit into a community of individual low and medium density.

I am opposed to high density zoning of this area.

Name: Jacqueline Geisler Address: 2975 Manson Street

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

Hello my name is Thomas Rando
and my address is 3261 Old Hwy 8.
Which is one of the properties currently
high density. I would love to see it
stay high density for these reasons.
I believe that townhomes take up a lot
more green space and have way
more asphalt drive way. Also Roseville
has allowed high density across the
street at 2900 Highway 8. Also a
30 unit at 2496 City Road C-2 that
connects to my back yard. Also address
3155 ^{old Hwy 8} is also high density approx
50 unit, then across the street is
30 townhomes in St. Anthony. Please
let it stay high density.

Name: Thomas A. Rando Address: 3261 Old Hwy 8

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

Thank you for your consideration of medium density. I live directly across the street and a high density development would drastically lower my property value. I do not believe the streets can handle a high density building traffic wise. I also think the water runoff would be a concern with high density. Medium density development would fit in and make a nice transition. ~~The area~~

We also have St Anthony school on 33rd and there is always kids walking to school. Please consider medium density for all of the nearby neighbors, the environment and the needs of the majority. Thank you!

Name: Nancy Tonnell Address: 3226 Old Hwy 8

Phone: [REDACTED] Email: [REDACTED]

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Keeping this development as high density brings
 more traffic & a very busy stop sign at 3rd -
 old Hwy 8 & Highest very dangerous,

Name: Sylvia Schmitz Address: 3238 Old Hwy 8 St. Anthony, MN 55418
Phone: [REDACTED] Email: None



Open House – July 23, 2015

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Please share your comments below:

I agree with the plan to change this property to medium density or low density for several reasons. There are already drainage problems with the town houses next door because the water table is so high. There is a lot of traffic in the area at its present level and many children crossing at school buses. MDR or LD low density would be better.

Name: Joseph Giannetti Address: 3209 Old Highway 8

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

I agree that guiding for Medium Density Residential is better for our neighborhood. Drainage problems at our townhomes would be worsened by large impervious parking lots. Wetland areas and many mature trees would be displaced. Increased traffic at 5-way stop is hazardous to many elderly & school children. Two cities and two school districts = twice as many school buses.

MDR would be much better for Roseville. Planning Commission approved for PUD in 1997 (1/10) and approved MDR again in 2010.

Name: Lita Mix Address: 3207 Old Highway 8
 Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

To gather public input related to the City Council's decision to initiate the process of **amending the comprehensive plan and zoning map regulations that apply to 3253 and 3261 Old Highway 8**. These properties are currently guided and zoned for high-density residential development and the proposal is to regulate them for medium-density development. This open house meeting is an important source of feedback from the community and is a required step in the process of seeking City approval for the proposed comprehensive plan and zoning map changes. A summary of the comments and questions raised at the open house meeting will become part of the formal application. (Planning Project File 0036)

Please share your comments below:

Where we are living the area that would impact us is across from our house. Concern increase traffic and the increase of population - increase in accidents.

The area is 'green' now and with high density 'green' will go with that. There are many reasons not to change to low & medium, but major impact is safety for all involved if one is one foot or driving.

↑ traffic = ↑ accidents = \$

Name: Rebecca Johnson Address: 2517 Caty Rd C2

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

I support amending the comprehensive plan -
re-zoning 3253 + 3261 Old Hwy 8 to MDH
because containing traffic and noise is
important to maintaining a livable neighborhood.
I pass this area daily on my way to work.
It is already congested and the 5way intersection
congestion would only increase.

We have lived in the "triangle" for almost
25 years and have worked with our neighbors
and local businesses to keep this area
the great place it is to live.

Better yet - make it a park - preserve
the garden - make it a wild life area.

Name: Cory Patten Address: 3057 Parker Rd Roseville 95613

Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

To gather public input related to the City Council's decision to initiate the process of **amending the comprehensive plan and zoning map regulations that apply to 3253 and 3261 Old Highway 8**. These properties are currently guided and zoned for high-density residential development and the proposal is to regulate them for medium-density development. This open house meeting is an important source of feedback from the community and is a required step in the process of seeking City approval for the proposed comprehensive plan and zoning map changes. A summary of the comments and questions raised at the open house meeting will become part of the formal application. (Planning Project File 0036)

Please share your comments below:

We reside in St. Anthony, and we have so much high density housing within a two mile radius of the proposed development area on 33rd Ave & Hwy 88, including in St. Anthony Village and Roseville including the newest high density apartment building completed just north of Walmart. The Wetlands next to the lot on 33rd Ave. would be destroyed only to be bought in some other county to satisfy the State law of relocating wetland credits. Esthetically speaking a medium density housing development would be much better across from the existing Village Townhouses instead of some huge building. In addition, with the school system being completely filled adding a large group building would overwhelm the our already school system. What is already an extremely busy traffic →

Name: Eileen Jaszeowski Address: 3325 Croft Dr.

Phone: [REDACTED] Email: [REDACTED]

pattern, adding high density housing would be make for an even more congested intersection.

We pride our community in having a small town feel and adding a high density property would change our community philosophy.



Open House – July 23, 2015

To gather public input related to the City Council's decision to initiate the process of amending the comprehensive plan and zoning map regulations that apply to 3253 and 3261 Old Highway 8. These properties are currently guided and zoned for high-density residential development and the proposal is to regulate them for medium-density development. This open house meeting is an important source of feedback from the community and is a required step in the process of seeking City approval for the proposed comprehensive plan and zoning map changes. A summary of the comments and questions raised at the open house meeting will become part of the formal application. (Planning Project File 0036)

Please share your comments below:

I Am concerned that ST Anthony Village City streets would be greatly impacted with the increased traffic. Since two schools are anchored at Higuerest and 37th and 33rd and Rankin are already established this will be a risk to our children and students walking to school. Silver Lake Road is already over-load with daily commuting traffic also which would just increase too. Single family homes or townhouses would be ok. I worry about my property values going down in ST. Anthony
OVER

Name: Thomas A. JASZEWSKI

Address: 3325 CROFT DR ST Anthony 55410

Phone:

Email:

Also real estate goes up and down, right now there is so much over-building that if something was built it could take a long time to actually sell if another recession happens leaving vacant properties and that attracts ~~less~~ ^{more} crime. Sell properties for new homeowners, not High rise high density which can't be supported in this small village.

**Open House – July 23, 2015**

To gather public input related to the City Council's decision to initiate the process of **amending the comprehensive plan and zoning map regulations that apply to 3253 and 3261 Old Highway 8**. These properties are currently guided and zoned for high-density residential development and the proposal is to regulate them for medium-density development. This open house meeting is an important source of feedback from the community and is a required step in the process of seeking City approval for the proposed comprehensive plan and zoning map changes. A summary of the comments and questions raised at the open house meeting will become part of the formal application. *(Planning Project File 0036)*

Please share your comments below:

I am concerned about overcrowding and the lack of public transportation. Also the concerns previously mentioned traffic, building height etc. Mary Richards

Name: _____ Address: _____

Phone: _____ Email: _____

Jane Reilly

From: Anderson, Eric H [REDACTED]
Sent: Monday, July 20, 2015 3:08 PM
To: Thomas Paschke
Subject: Medium Density for Old Highway 8 and County Road C2

Thomas Paschke

I am a resident of St Anthony at 3305 Croft Dr – about two blocks from the proposed housing development at Old Highway 8 and County Road C2. **I ask that you please consider rezoning this development to Medium Density Residential.**

As a parent of two young children, I am concerned about traffic issues at the 5 way intersection and surrounding areas. High density housing will reduce the pedestrian friendly area.

Thanks for your consideration

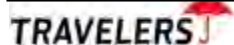
Eric

Eric H. Anderson | Director | Financial and Accounting Controls

Travelers

385 Washington St | NB9H

St Paul, MN 55102-1396



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Jane Reilly

From: john runquist [REDACTED]
Sent: Monday, July 20, 2015 5:19 PM
To: Bryan Lloyd
Cc: Thomas Paschke
Subject: Henz Property

Brian:

Let me again say thanks for your time today and the background you provided relative to the Henz property. I would like to formally request that as the process goes forward regarding a possible change of zoning, that the Planning Commission not take up this matter in their meeting in September but that they do so in October at the earliest. With what has transpired in the past at official meetings where votes were taken, I feel that it is important for me to be present during their deliberations. My wife gets shots on a fairly rigid schedule for her Macular Degeneration, we have to fit our other priority trips around her schedule. That having been said, we will be out of the country on September 2nd. Thus, I would be unavailable for a September meeting.

The financial consequences of a change to medium density residential from high density would be devastating to the value of the Henz Trust and its heirs. I can summarize in writing the points I would be revisiting, however, a piece of paper would surely not make the impact of a personal plea for no change. Several heirs and their families would be affected, to the probable tune of loss of one half or more of the inheritance they have waited enough years to receive - so long that an elderly sister Margaret Irwin has most assuredly passed on due to delays caused by the very owners now wishing to have this formal process restarted.

If someone can tell me with any confidence what impact on the process the arrival of a written offer would have - should that occur prior to Council vote to change the Comprehensive Plan and Zoning - I would really like to know as would prospective buyers now considering purchase. I really don't have any idea that anyone of various parties as to what their plans or interest amounts to. Someone there should have a notion as to what the effect would be, their answer should be somewhat straightforward and unbiased. I do recognize this is perhaps unique circumstance, but someone in Roseville should be able to answer.

I plan to be present, as often as needed, to protect the value and rights of the John P. Henz Trust, and sincerely hope my scheduling conflict for September will be accommodated.

As a footnote, I would add that the mailed notice included the wrong address for the Henz property. It would seem Roseville continues to make mistakes regarding this property.

Respectfully, John H.B. Runquist, Trustee of the John P. Henz Trust

Thomas Paschke

From: Karla Gedell [REDACTED] >
Sent: Monday, July 27, 2015 2:12 PM
To: Thomas Paschke
Subject: Proposed Rezoning of 3253/3261 Old Highway 8

Mr. Paschke,

I am sorry that I was unable to attend the Open House meeting related to the proposed rezoning of 3253/3261 Old Highway 8 held last Thursday, July 23. I am a homeowner at Woods Edge Townhomes bordering the 3253 property. **I am very much in favor of rezoning to medium density.** I think the two properties together would make an excellent site for additional townhomes, and would allow a builder to retain a border of trees between the current Woods Edge Townhomes and a new development. As a resident, I am concerned about privacy, parking for a new development, and the necessary lighting that would be involved. Trying to build a 3-story rental apartment unit with surface parking and lighting is, naturally, the last kind of development I would like to see. I recognize that there will be a closeness of buildings no matter what, but anything you can do to minimize the intrusion would be greatly appreciated. No one wants a new house or a new building five feet away from their existing home.

If you have additional opportunities for all surrounding residents to voice their opinion, I hope you will notify us as you did with the last meeting. We appreciate the chance to be heard on this important issue.

Karla Gedell
3219 Old Highway 8
Minneapolis, MN 55418-2558

[REDACTED]

Thomas Paschke

From: Paul Williamson <[REDACTED]>
Sent: Friday, July 24, 2015 12:59 PM
To: Thomas Paschke
Subject: Rezoning of 2353 and 3261 of old highway 8

Hi Thomas,

My name is Paul Williamson, me and my brother live and own the house kiddie corner to the said properties. We think that the property in question should stay the same, as a medium to low density property. Not only will it bring down our property value, and increase our property taxes. It will also make it a very dangerous place to live.

I'm speaking as to the amount of traffic that it will bring to the area. I'm here all day and I see how bad the traffic is already. With the amount of people, and kids, that ride bikes and walk on the sidewalks, the extra amount of traffic these apartments would bring, would be dangerous for the public to be out using the street and sidewalks in this area. It would be smart to leave it the way it is, for the safety of the children, and public, that use these public areas.

Thanks for listening.
Paul Williamson,
Terrance Thiel
3713 33rd Ave NE
St. Anthony, MN 55418

Jane Reilly

From: Joanne Arnold [REDACTED]
Sent: Monday, July 20, 2015 11:21 PM
To: Thomas Paschke
Subject: expressing support for MDR (not HDR!) at Old Hwy 8/C2

Dear Mr. Paschke,

I will be out of town and unable to attend the open house discussion this Thursday at Sandcastle Park (6-8 pm), but still wanted to express my strong support for the Roseville City Council to consider changing the zoning on two parcels of land at the southeast corner of Old Hwy 8 and 33rd Ave/C2. I believe it is currently zoned as high density, and we wish for it to be zoned for medium density residential.

A high density development would not fit well in that area, given the two-story single family homes adjacent to it, and the heightened traffic it would bring to a very busy area where many families and children travel (particularly down the street from Wilshire Park Elementary School) on foot, bike, and scooter/roller blades. I am also concerned about the environmental impact that a HDR development would have (migratory bird space is there, I understand, and green space in general is a premium in this area).

Thank you for having the open house. We appreciate it and again, I am sorry that I will be unable to attend, but I did want you to consider my concerns.

Thank you,
Joanne Griffin
3044 Croft Drive, St. Anthony, 55418

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

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 26th day of October 2015, at 6:00 p.m.

The following members were present:
and the following were absent:

Councilmember _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

**A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE LAND USE PLAN MAP
DESIGNATION FROM HIGH DENSITY RESIDENTIAL (HR) TO MEDIUM DENSITY RESIDENTIAL
(MR) FOR PROPERTY LOCATED AT 3261 AND 3253 OLD HIGHWAY 8 (PROJ0036)**

WHEREAS, the Planning Commission, at a public hearing held on October 7, 2015, pertaining to the request they received from the Roseville Community Development Department for a Comprehensive Land Use Plan Amendment on property commonly known as 3261 and 3253 Old Highway 8; and

WHEREAS, the proposed Comprehensive Land Use Plan Amendment requires a map designation change from “HR” (High Density Residential) to “MR” (Medium Density Residential); and

WHEREAS, said Comprehensive Land Use Plan Amendment affects the following addressed properties (also see attached map):

3261 and 3253 Old Highway 8

WHEREAS, after required public hearings, the Roseville Planning Commission recommended approval (6-1) of the request for a Comprehensive Plan Amendment, indicating support for the proposed change; and

WHEREAS, the Roseville City Council at their meeting of October 26, 2015, was presented with the project report from the Community Development staff regarding the subject request; and

NOW THEREFORE, BE IT RESOLVED, that the City Council hereby approves the amendment to the Comprehensive Plan from “HR” (High Density Residential) to “MR” (Medium Density Residential) for property located at 3261 and 3253 Old Highway 8 (legally described above), subject to the approval of the Comprehensive Plan Map Change by the Metropolitan Council.

The motion for the adoption of the foregoing resolution was seconded by Member _____ and upon vote being taken thereon, the following voted in favor thereof:
and the following voted against the same:

WHEREUPON said resolution was declared duly passed and adopted.