

REQUEST FOR COUNCIL ACTION

Agenda Date: 1/11/2016

Agenda Item: 14.a

Department Approval



City Manager Approval



Item Description: Request for approval of a preliminary plat at 934 Woodhill Drive and 2659 Victoria Street (PF15-025)

APPLICATION INFORMATION

Applicant: United Properties Residential LLC

Property Owner: Roseville Area Schools – ISD #623

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

Application Submission: received on November 12, 2015; considered complete on November 19, 2015

City Action Deadline: January 18, 2016, City Code §1102.01E

GENERAL SITE INFORMATION

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	Multi-family residential	HR/POS	HDR-1/PR
North	One-family residential, detached, and Golden Life Center	LR/HR	LDR-1/HDR-1
West	Duplexes and Parkview Terrace and Estate condos	LR/HR	LDR-1/HDR-1
East	Victoria Street and one-family residential, detached	LR	LDR-1
South	County Road C, Railroad, and Central Park	POS	PR

Natural Characteristics: The site includes a number of trees and the Owasso Ballfields.

Planning File History: None

Planning Commission Action:

On December 2, 2015, the Planning Commission voted (4 – 0, with 2 abstentions) to recommend approval of the proposed preliminary plat, subject to certain conditions.

1 **PROPOSAL**

2 United Properties proposes to subdivide the property into two lots. It plans to develop Lot 1,
3 Block 1, Applewood Pointe of Roseville at Central Park as a 105-unit senior cooperative and to
4 sell Lot 2 of the same to the City to preserve the Owasso Ballfields. The proposed preliminary
5 plat documentation and conceptual site plan is included with this report as Attachment D and E.

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

16 **PRELIMINARY PLAT ANALYSIS**

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

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

24 Roseville’s Public Works staff has completed a traffic study that considered the impact of both
25 the Applewood Pointe project and the Cherrywood project at Lexington and Woodhill and did
26 not find anything irregular or of concern regarding the need for additional traffic improvements
27 for either project.

28 City staff has discussed a number of Code items regarding the Applewood project and will
29 continue to work with United Properties as it begins the formal process of site design.
30 Attachment D is the conceptual site plan, which indicates building placement, parking lots and
31 landscaping, including trees to be preserved. Although United Properties has not finalized a
32 development plan, their goal is to save as many of the perimeter trees as possible. Because all
33 development plans and necessary reviews would follow after final plat approval and the transfer
34 of the park property to the City, they do not impact the request before the City Council.

35 Regarding park dedication, this project is not following the typical process for determining park
36 dedication; rather this is addressed in the City’s purchase agreement. United Properties will be
37 paying the full park dedication fee; however, it will be done as a credit against the purchase price
38 since the City is buying park land.

39 Roseville’s Development Review Committee (DRC) met on November 5 and 12, 2015, to
40 discuss this application. The Planning Division commented that the park lot should be changed
41 from an outlot to a standard lot and that the applicant should complete a title review to make
42 certain no additional easements are indicated on the plat. Both of these recommendations have

43 been completed. The City will also require the existing roadway easement for County Road C to
44 be dedicated as a component of the platting process.

45 **PUBLIC COMMENT**

46 The public hearing for this application was held by the Planning Commission on December 2,
47 2015 (Attachment C). One member of the public spoke in opposition the proposal, indicating
48 that she and her neighbors were concerned over the possibility of a four-store building being
49 built adjacent their three-story building, and that the new building/development would not blend
50 with the surrounding uses.

51 After reviewing the proposal, staff's analysis, and the public comment received at the public
52 hearing, the Planning Commission voted unanimously to recommend approval of the preliminary
53 plat with four conditions as follow:

- 54 a. Public Works Department shall approve easements, grading and drainage, storm water
55 management, and utility requirements as necessary to meet the applicable standards prior
56 to the approval of the final plat or issuance of permits for site improvements;
- 57 b. Permits for site improvements shall not be issued without evidence of an approved permit
58 from the watershed district;
- 59 c. City's authorized tree consultant shall approve the final tree preservation plan prior to the
60 issuance of a building permit.

61 **RECOMMENDED ACTION**

62 **Pass a motion approving the proposed preliminary plat of Applewood Pointe of Roseville at**
63 **Central Park**, dated November 2, 2015 and comprising the property at 934 Woodhill Drive and
64 2659 Victoria Street, based on the findings and recommendation of the Planning Commission,
65 the content of this RCA, public input, and City Council deliberation, subject to the following
66 conditions:

- 67 a. The Public Works Department shall approve easements, grading and drainage, storm
68 water management, and utility requirements as necessary to meet the applicable standards
69 prior to the approval of the final plat or issuance of permits for site improvements;
- 70 b. Permits for site improvements shall not be issued without evidence of an approved permit
71 from the watershed district;
- 72 c. City's authorized tree consultant shall approve the final tree preservation plan prior to the
73 issuance of a building permit.

74 **ALTERNATIVE ACTIONS**

- 75 **A) Pass a motion to table the item for future action.** Tabling beyond January 18, 2016,
76 may require extension of the 60-day action deadline established in City Code §1102.01E
- 77 **B) By motion, deny the request.** Denial should be supported by specific findings of fact
78 based on the City Council's review of the application, applicable City Code regulations,
79 and the public record.

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

Attachments: A: Area map
B: Aerial photo

C: Preliminary plat information
D: Conceptual site plan

Attachment A for Planning File 15-025



Prepared by:
Community Development Department
Printed: November 23, 2015



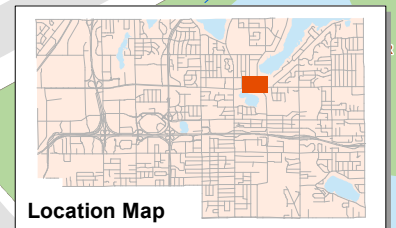
Site Location

Data Sources

* Ramsey County GIS Base Map (11/2/2015)
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.



0 100 200 Feet



mapdoc: planning_commission_location.mxd

Attachment B for Planning File 15-025



Prepared by:
Community Development Department
Printed: November 23, 2015



Site Location

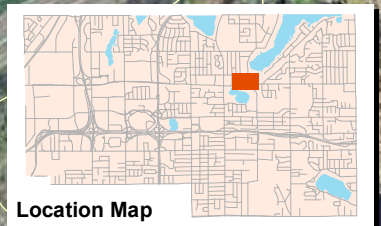
Data Sources

- * Ramsey County GIS Base Map (10/2/2015)
- * Aerial Data: MnGeo (4/2012)

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**Extract of the December 2, 2015,
Roseville Planning Commission Meeting Minutes**

a. PLANNING FILE 15-025

Request by United Properties, Inc., in conjunction with Roseville Area School District No. 623 (property owners) for approval of a PRELIMINARY PLAT of 2659 Victoria Street

Chair Boguszewski opened the public hearing for PLANNING FILE 15-025 at:24 p.m.

With this proposed action at tonight's Planning Commission, Chair Boguszewski asked staff to clarify whether ownership of this property had yet passed Independent School District 623 to United Properties. Chair Boguszewski also sought clarification from staff on the quorum needed for a vote on this request.

City Planner Paschke advised that the Purchase Agreement remained pending on tonight's preliminary plat approval, and was a multi-faceted project also involving city-owned property. Mr. Paschke noted that part of the conditions of the Purchase Agreement was having this preliminary plat in place in order to facilitate the sale of Lot 2, the park property to the city, which was the main purpose of tonight's requested action. Mr. Paschke advised that a simple majority vote or 4 votes would be needed for this proposed action.

Chair Boguszewski advised that as a member-elect to the I.S.D. 623 School Board, to avoid a potential conflict of interest, he would participate in discussion and continue to chair the meeting, but would abstain from voting on the request.

Member Murphy also advised that, as a member of the Board of Directors for a Senior Cooperative property in Roseville with a continuing relationship with United Properties, he would recuse himself from participating in this requested action, also to avoid any potential conflict of interest.

City Planner Thomas Paschke provided a brief history of this request as detailed in staff report, and based on staff's analysis, reported that staff recommended approval of the request.

Member Gitzen questioned if the City hadn't at one point requested Lot 2 as an outlot. Member Gitzen asked if it was subsequently sold, was it a buildable lot.

Mr. Paschke responded that actually the lot had originally been an outlot, but the City requested it be changed to a lot as there was no need for it to remain an outlot. Mr. Paschke advised that this lot was zoned and designated as park property; and if ever sold would need to be reguired and rezoned accordingly from Park/Open Space to accommodate any other type of development.

At the request of Member Gitzen, Mr. Paschke clarified that Woodhill Drive was a city jurisdiction street and Victoria Street was under Ramsey County jurisdiction as a county road. Mr. Paschke advised that Ramsey County's Transportation Department was currently reviewing the proposal, and their questions were working through their staff and city staff for the development itself, and were outside the purview of tonight's requested action to approve the proposed lots on the preliminary plat. Mr.

Paschke clarified that any revisions to those details would not change the location of the lots, only access points and/or amenities but not lot configurations.

At the further request of Member Gitzen, Mr. Paschke advised that to his knowledge, Ramsey County was not requesting any right-of-way for Victoria Street beyond that already dedicated; and clarified that the City was not seeking any additional right-of-way for a right turn lane. Mr. Paschke further clarified for Member Gitzen that parking for the ball field would be addressed through a shared agreement for a certain guaranteed number of spaces, and become part of the site design and final documents rather than recorded against the plat.

From a technical perspective, Chair Boguszewski suggested revised less-specific language under recommended Condition C to identify the “City’s authorized tree service” rather than its current consulting firm.

Mr. Paschke concurred.

The applicant’s representatives were present but had no additional comment beyond staff’s written report and verbal presentation.

Public Comment

Marianne Hedin, 2690 Oxford Street, Unit #210

Ms. Hedin stated all the neighbors remained up-in-arms about something they apparently couldn’t do anything about, and that being the proposed four-story building. Ms. Hedin stated she lived in a three-story condominium, and homes surrounding them were all one-story; and opined that this proposed building didn’t blend in with surrounding buildings. Ms. Hedin noted the previous buildings housing the school and Comcast were one story; and noted the ball fields were already the highest point of land in that area.

Chair Boguszewski closed the public hearing at 7:35 p.m.; no one else spoke.

MOTION

Member Bull moved, seconded by Member Gitzen to recommend to the City Council approval of the proposed PRELIMINARY PLAT of Applewood Pointe of Roseville at Central Park, generally comprising the property at 934 Woodhill Drive and 2659 Victoria Street; as detailed and based on the information and analysis, and as conditioned and outlined in the project report dated December 2, 2015; amended as follows:

Condition D revised to read: “[~~S & S Tree Service~~] [The City’s authorized tree service] shall approve the final tree preservation plan prior to the issuance of a building permit.”

Ayes: 4

Nays: 0

Abstentions: 2 (Boguszewski and Murphy)

Motion carried.

PRELIMINARY PLAT

~of~ APPLEWOOD POINTE OF ROSEVILLE AT CENTRAL PARK
~for~ UNITED PROPERTIES

LEGAL DESCRIPTION

That part of Government Lot 4, Section 2, Township 29, Range 23, lying East of the West 165 feet thereof, West of the centerline of Victoria Street and South of the centerline of County Road C.

That part of the North half of the Northwest Quarter of Section 11, Township 29, Range 23, lying East of the West 250 feet thereof, West of the centerline of Victoria Street and Northerly of the Northern Pacific Railway Company's railroad right-of-way.

Ramsey County, Minnesota
Torrens Property-Certificate of Title No. 231030

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.

BLAKE L. RIVARD

Date: 11/2/15 License No. 19421

REFER TO ALTA/ACSM LAND TITLE SURVEY PREPARED FOR UNITED PROPERTIES DATED 4/27/15 FOR MORE DETAILED INFORMATION

GENERAL NOTES

- Fee ownership is vested in Independent School District No. 623, a Public Corporation. Parcel ID Number: 02-29-23-34-0024.
- Address of the surveyed premises: 2659 Victoria Street North, Roseville, Minnesota.
- Bearings shown hereon are based on the North line of the Northwest Quarter of Section 11, Township 29, Range 23, Ramsey County, Minnesota, having an assumed bearing of North 89 degrees 54 minutes 34 seconds East.
- Surveyed premises shown on this survey map is in Flood Zone X (area of minimal flooding), according to Flood Insurance Rate Map Community No. 270599, Panel 0020, Suffix G, Map Number 27123C0020G by the Federal Emergency Management Agency, effective date June 4, 2010.
- Boundary area of the surveyed premises: 742,907± sq. ft. (17.05 acres). Area includes Woodhill Avenue, Victoria Street N. and County Road C.
- 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) and PR (Parks and Recreation). A zoning endorsement letter has not been provided for this ALTA Survey. Under the applicable zoning regulations, the current building setbacks are:

HDR-1 (High Density Residential-1)
Front = 30 feet
Corner = Behind established building line of principal structure
Side = 5 feet
Rear = 5 feet

PR (Parks and Recreation)
20 feet from property lines abutting residential districts

For additional information contact the Community Development Department at the City of Roseville at (651) 792-7071.

- There are no visible marked or striped parking areas onsite.
- The surveyed premises has access to Woodhill Avenue, Victoria Street North and County Road C, 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 was used for utility locates. The Gopher State Ticket Number obtained by United Locating Services for this survey is 150221587.
- 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 March 30, 2015.
- First American Title Insurance Company, File No. NCS-715701-MPLS, Schedule B-II Survey Related Exceptions:
 - Highway easement in favor of Ramsey County, as set forth in the instrument recorded in Book 2095, Page 470 of Ramsey County Records. (Shown on survey)
 - Subject to Victoria Street, County Road C and Oxford Street extension as shown on available maps. (Shown on survey)

LEGEND

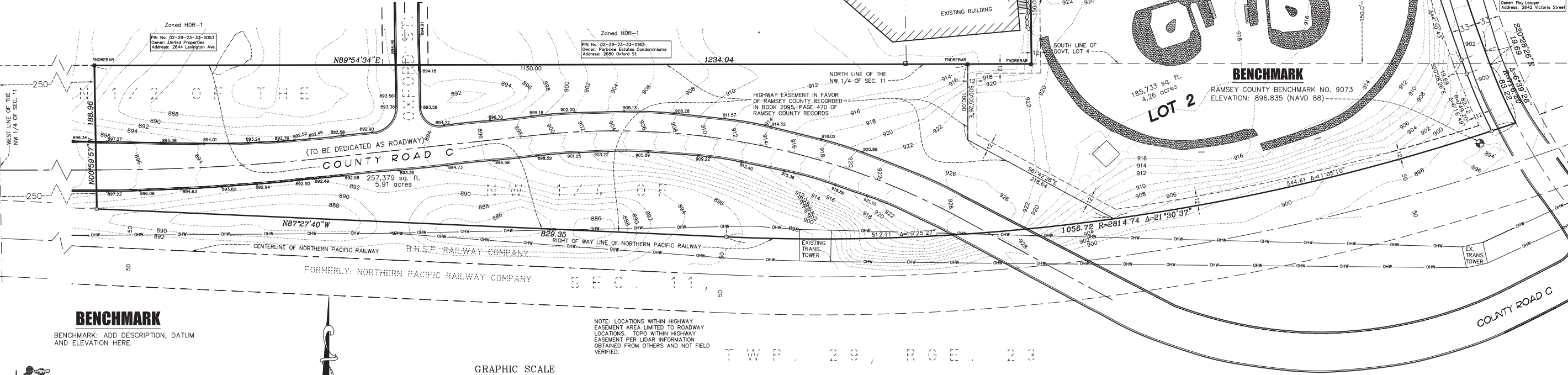
- DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES IRON MONUMENT SET, MARKED RLS# 19421
 - ⊙ DENOTES CATCH BASIN
 - ⊕ DENOTES STORM SEWER MANHOLE
 - ⊗ DENOTES SANITARY SEWER MANHOLE
 - ⊖ DENOTES WATER MANHOLE
 - ⊘ DENOTES HYDRANT
 - ⊙ DENOTES GATE VALVE
 - ⊕ DENOTES POWER POLE
 - ⊗ DENOTES EXISTING SPOT ELEVATION
 - ⊖ DENOTES SIGN
 - ⊘ DENOTES TELEPHONE PEDESTAL
 - ⊙ DENOTES CABLE PEDESTAL
 - ⊕ DENOTES ELECTRIC METER
 - ⊗ DENOTES FENCE
 - ⊖ DENOTES RETAINING WALL
 - DENOTES EXISTING CONTOURS
 - DENOTES EXISTING SANITARY SEWER
 - DENOTES EXISTING STORM SEWER
 - DENOTES EXISTING WATER MAIN
 - DENOTES OVERHEAD WIRE
 - DENOTES UNDERGROUND ELECTRIC LINE
 - DENOTES CONCRETE SURFACE
 - DENOTES BITUMINOUS SURFACE
 - DENOTES GRAVEL SURFACE
- TREE DETAIL:
- Denotes Elevation
 - Denotes Tree Quantity
 - Denotes Tree Size in Inches
 - Denotes Tree Type

VICINITY MAP

PART OF SEC. 2 & 11, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

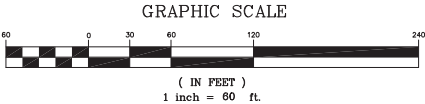


BENCHMARK

BENCHMARK: ADD DESCRIPTION, DATUM AND ELEVATION HERE.

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

NORTH



NOTE: LOCATIONS WITHIN HIGHWAY EASEMENT AREA LIMITED TO ROADWAY LOCATIONS. TOPO WITHIN HIGHWAY EASEMENT PER LIDAR INFORMATION OBTAINED FROM OTHERS AND NOT FIELD VERIFIED.

DRAWN BY: BPN	JOB NO: 15147PP	DATE: 11/2/15
CHECK BY: BLR	SCANNED	
1		
2		
3		
NO.	DATE	DESCRIPTION
BY		

Preliminary Plat Application - Supplemental Information

Attachment

Written Narrative

United Properties intends to purchase approximately 10 acres currently owned by the Roseville Area School District. The site is located on the northwest corner of County Road C and Victoria Street. We entered into an agreement to purchase the land in January, 2015. As part of this transaction, we will sell the southern portion of this site of approximately 4.4 acres to the City of Roseville. There are currently two ball fields on this site and the City would like to create a park and maintain these ball fields. We have reached an agreement with the City of Roseville to sell this portion of the site. On the remaining acreage, we will build a 105 unit Applewood Pointe Cooperative. This will be called Applewood Pointe of Roseville at Central Park. This would be our third senior cooperative in the City of Roseville. The building is currently designed in an "X" shape with two wings to the north and two facing south. The main entrance will be off of Victoria Street where we will provide additional parking that can be used by the adjacent ball fields. There is additional parking on the north side of the building. There will be a full garage under the building containing one parking space per unit. Common areas are centrally located and will be oriented towards the east. Exterior finishes will be high quality, low maintenance similar to our existing communities.

Our latest demand study completed by Maxfield Research specific to senior cooperative housing in Roseville, indicated excess demand in 2013 of 247 homes increasing to 407 by 2017. Accordingly, we would only need to capture 25-30% of this excess demand to reach full occupancy. We began marketing this community in July, and in less than 4 months we have approximately 100 reservations. This will be a HUD insured development, so we will need 60%, or approximately 63 homes sold prior to breaking ground. Given the current level and velocity of reservations, we anticipate beginning the sales process in February with groundbreaking in late spring or early summer 2016. The project should take approximately 14 months to complete.

Open House

United Properties hosted an open house at Roseville City Hall to present both our Cherrywood community located on Lexington Avenue and County Road C and this proposed Applewood community on Victoria and County Road C. A variety of material was presented, including aerials of both sites, proposed site plans, history of United Properties and the Cherrywood and Applewood developments and the proposed timing. The meeting was well attended and feedback was positive. There was very little concern about use – most seeking information about the projects. Two issues brought up included the railroad tracks to the south and connectivity to Central Park. One neighbor wondered about noise from the railroad tracks; however, several neighbors said the track was used infrequently; they lived in the neighborhood and did not have any concern about noise. Several neighbors wanted to make sure the community connected in some manner to Central Park to the south. We indicated that there would be sidewalks along Victoria Street; however, we are not sure about the connection across County Road C to the park. We will discuss with City staff.

