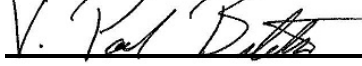


REQUEST FOR CITY COUNCIL ACTION

DATE: **02/08/2015**
ITEM NO: 10.b

Department Approval



City Manager Approval



Item Description: Request by the City of Roseville for Approval of Rezoning of 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.

An applicant seeking approval of a COMPREHENSIVE LAND USE PLAN MAP CHANGE and/or ZONING MAP CHANGE is required to hold an open house meeting to inform the surrounding property owners and other interested individuals of the proposal, to answer questions, and to solicit feedback. The open house for this application was held on July 23, 2015; comments were compiled and submitted as a component of the City Council as an attachment to the Comprehensive Plan amendment discussion.

On October 26, 2015, the City Council passed Resolution 11265, which changed the Comprehensive Plan's land use guidance from High Density Residential (HR) to Medium Density Residential (MR) for the properties addressed at 3253 and 3261 Old Highway 8. This action was taken as part of the process of rezoning these parcels as Medium Density Residential District (MDR). Before the City Council could rezone these subject properties as intended, the Comprehensive Plan Amendment (CPA) fundamental to the rezoning needed to be reviewed and approved by the Metropolitan Council. On January 19, 2016, the Metropolitan Council issued a letter confirming its approval of the CPA; a copy of the approval letter is included with this RCA as Exhibit A.

SUMMARY OF RECOMMENDED CHANGES TO THE ZONING MAP

As noted above, the Planning Commission recommended approval of the proposed change in Zoning Map designation from High-Density Residential-1 (HDR-1) District to Medium Density Residential (MDR) District for the parcels addressed as 3253 and 3261 Old Highway 8. State statute requires that a community's zoning map be consistent with its comprehensive plan land use map; because the City Council has already taken action to amend the Comprehensive Plan land use guidance for the subject parcels, rezoning the subject parcels to MDR District is a technical necessity to comply with the pertinent statute. The draft ordinance to rezone the subject properties is included with this RCA as Exhibit B.

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. The property owner of 3261 Old Highway 8 has also provided comments; those comments are contained on one of the comment forms from the July 23 open house.

RECOMMENDATION

Pass an ordinance rezoning existing HR-zoned parcels addressed as 3253 and 3261 Old Highway 8 to to MDR, based on the findings and recommendation of the Planning Commission, the content of this RCA, public input, and City Council deliberation.

64 **ALTERNATIVE ACTIONS**

65 **Pass a motion to table one or more of the actions for future action.** While there's no required
66 timeline for approving City-initiated proposals such as this, deferring action into the future could
67 have adverse consequences for property owners or potential developers who may be following this
68 process and anticipating its conclusion.

69 **By motion, deny the request.** Denial should be supported by specific findings of fact based on the
70 City Council's review of the application, applicable City Code regulations, and the public record.

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

Attachments: A: CPA approval letter from Metropolitan Council C: Resolution 11265
B: Draft rezoning ordinance

January 19, 2016

Thomas Paschke, City Planner
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

RE: City of Roseville Old Hwy 8 – High Density to Medium Density Comprehensive Plan Amendment – Administrative Review
Metropolitan Council Review File No. 20516-4
Metropolitan Council District 10

Dear Mr. Paschke:

The Metropolitan Council received the City's Old Hwy 8 – High Density to Medium Density Comprehensive Plan Amendment (amendment) on December 22, 2015. This amendment reguides approximately 2.66 acres, located at 3253 and 3261 Old Hwy 8, from High Density Residential (12-30 units per acre) to the Medium Density Residential (4-12 units per acre). The amendment request stems from soil and wetland constraints on the site which limit high density development potential.

Council staff finds the amendment meets the Comprehensive Plan Amendment Administrative Review Guidelines revised by the Council on July 28, 2010. The proposed amendment does not affect official forecasts. Though the amendment reduces opportunities to accommodate the City's share of the region's affordable and lifecycle housing need, the City still has sufficient land guided to address the housing requirements of the Metropolitan Land Planning Act. Therefore, the Council will waive further review and action; and the City may place this amendment into effect.

In addition, staff offers the following advisory comments for your consideration:

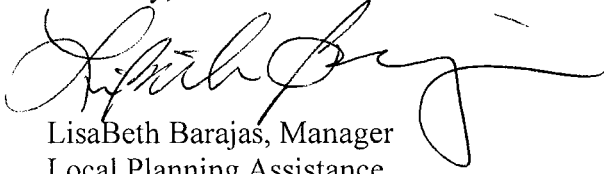
Environmental Review (Jim Larsen, 612-605-1159)

There is no specific development proposal being evaluated, but the application indicates that any future proposal will need to incorporate grading and drainage plans that will need to be reviewed and approved by the City and Rice Creek Watershed. The Council encourages the City to be especially cognizant of stormwater runoff issues, given the previous history of building code errors involving property boundaries and runoff from the property immediately to the south of the site.

Mr. Paschke, City of Roseville
January 19, 2016
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The amendment, explanatory materials, and the information submission form will be appended to the City's Update in the Council's files. If you have any questions please contact Eric Wojchik, Principal Reviewer, at 651-602-1330.

Sincerely,

A handwritten signature in black ink, appearing to read 'LisaBeth Barajas', with a long horizontal flourish extending to the right.

LisaBeth Barajas, Manager
Local Planning Assistance

CC: Steve O'Brien, Minnesota Housing
Tod Sherman, Development Reviews Coordinator, MnDOT Metro Division
Marie McCarthy, Metropolitan Council District 10
Eric Wojchik, Principal Reviewer
Raya Esmaeili, Reviews Coordinator

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ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE, CHANGING CERTAIN REAL PROPERTY LOCATED AT 3261 AND 3253 OLD HIGHWAY 8 FROM HIGH DENSITY RESIDENTIAL-1 DISTRICT (HDR-1) TO MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

The City Council of the City of Roseville does ordain:

Section 1. Real Property Rezoned. Pursuant to Section 1009.06 (Zoning Changes) of the City Zoning Code of the City of Roseville, and after the City Council consideration on PROJ0036, the following property, located at 3261 and 3253 Old Highway 8, are hereby rezoned from High Density Residential-1 District (HDR-1) to Medium Density Residential District (MDR).

**Said rezoning shall affect the following addressed properties also see attached map
3261 and 3253 Old Highway 8**

Section 2. Effective Date. This ordinance amendment to the City Code and Zoning Map shall take effect upon:

1. Acceptance by the Metropolitan Council of a corresponding Comprehensive Plan land use map change; and
2. The passage and publication of this ordinance.

Passed this 8th day of February 2016.

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: McGehee, Willmus, Etten, Roe
and the following were absent: Laliberte

Councilmember Willmus introduced the following resolution and moved its adoption:

RESOLUTION NO. 11265

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.

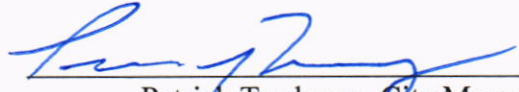
The motion for the adoption of the foregoing resolution was seconded by Member McGehee and upon vote being taken thereon, the following voted in favor thereof: McGehee, Willmus, Etten, Roe
and the following voted against the same: None.

WHEREUPON said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 26th day of October 2015 with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 26th day of October 2015.



Patrick Trudgeon, City Manager

