

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Agenda Date: 3/28/2016

Agenda Item: 14.a

Department Approval

City Manager Approval



Item Description: Request for approval of rezoning a portion of property along Dale Street from Low Density Residential-1 District to Low Density Residential-2 District and preliminary plat of 5.82 acres into 17 lots **(PF16-003)**

APPLICATION INFORMATION

Applicant: Golden Valley Land Company

Location: Planning District 5 – generally, the west side of Dale Street, north of County Road C, and along both sides of an undeveloped portion of Wheaton Avenue right-of-way

Property Owner: George J. Reiling

Open House Meeting: held on December 17, 2015

Application Submission: received on January 5, 2016; considered complete on February 4, 2016

City Action Deadline: rezoning: April 4, 2016, per Minn. Stat. §15.99
preliminary plat: June 3, 2016, per Minn. Stat. §462.358 subd. 3b

GENERAL SITE INFORMATION

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	undeveloped	LR	LDR-1
North	One-family residential, detached	LR	LDR-1
West	One-family residential, detached	LR	LDR-1
East	Multi-family residential, attached One-family residential, attached	HR MR	HDR-1 MDR
South	One-family residential, detached Two-family residential, attached One-family residential, attached	LR LR MR	LDR-1 LDR-2 MDR

Natural Characteristics: The site includes mature trees, drainage issues on nearby parcels, and some steep slopes

Planning File History: none

Planning Commission Action:

On March 2, the Planning Commission unanimously recommended approval of the requested rezoning and the proposed preliminary plat, subject to certain conditions.

PROPOSAL OVERVIEW

The applicant proposes to rezone the parcel in the northwest corner of County Road C and Dale Street from Low-Density Residential-1 (LDR-1) to Low-Density Residential-2 (LDR-2) and plat the parcel as six lots (i.e., Lots 7 – 12, Block 2 of the proposed plat) for development of one-family, detached homes. The proposal also includes constructing an extension of Wheaton Avenue to intersect with Dale Street, and platting the subject parcels adjacent to the Wheaton Avenue right-of-way as 11 lots for development of one-family, detached homes. The proposed preliminary plat information, the staff analysis presented in the Request for Planning Commission Action, and other supporting documentation, as well as draft public hearing minutes, are included with this report as RCA Exhibit A.

Part of the proposal was a request to approve the extension of Wheaton Avenue as a 28-foot wide street, with parking along only one side, as a means of reducing storm water runoff and as an additional traffic calming measure. Public Works staff is supportive of the proposal, but the Planning Commission recommended adhering to the 32-foot standard street width to better coordinate with the existing section of Wheaton Avenue. The recommended City Council action reflects the Planning Commission's recommendation to approve the preliminary plat with a standard 32-foot street.

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

- a. *The Public Works Department shall approve easements, grading and drainage, storm water management, and utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements;*
- b. *A Public Improvement Contract pertaining to the construction, dedication, and warranty of public infrastructure as detailed in this report shall be prepared by the applicant and reviewed by the City for approval concurrent with the final plat;*
- c. *The width of the proposed street shall not be less than 32 feet; and*
- d. *Permits for site improvements shall not be issued without evidence of an approved permit from the watershed district.*

Since the Planning Commission met, the applicant has continued working with Public Works staff on the engineering-related plans. The preliminary plat has also been amended to include several narrow outlots on the perimeter of the property, corresponding to parts of the legal descriptions that overlap neighboring parcels or leave gaps from the neighbors. Because the subject property is Torrens, the legal descriptions cannot simply be amended to eliminate the gaps and overlaps; instead, the uncertainty about ownership caused by the gaps and overlaps would be resolved by transferring ownership of these outlots, via quit claim deed, to the owners of the abutting properties. Even though these outlots would only be several inches wide, the developer is currently discussing the proposed transfers with the adjoining property owners to

ensure that the land is not inadvertently abandoned and continues to be maintained as appropriate.

PUBLIC COMMENT

The public hearing for this application was held by the Planning Commission on March 2, 2016. Several members of the public spoke about the proposal; there was some discussion about whether the proposed LDR-2 zoning was appropriate in that location and about whether the proposed storm water plan would really help to mitigate existing drainage issues as intended. Draft minutes of the public hearing are included with this RCA as part of Exhibit A. After discussing the application and the public comment received during the hearing, the Planning Commission voted unanimously to recommend approval of the requested rezoning and the proposed preliminary plat. At the time this report was prepared, Planning Division staff has not received any further public comments.

RECOMMENDED ACTIONS

Pass an ordinance rezoning Ramsey County PIN 02-29-23-44-0065 from LDR-1 to LDR-2 based on the findings and recommendation of the Planning Commission, the content of this RCA, public input, and City Council deliberation. A draft ordinance is included with this RCA as Exhibit C.

By motion, approve the proposed Wheaton Woods preliminary plat of Ramsey County PINs 02-29-23-44-0065, -0066, and -0067, based on the findings and recommendation of the Planning Commission, the content of this RCA, public input, and City Council deliberation, and subject to the following conditions:

- a. The Public Works Department shall approve easements, grading and drainage, storm water management, and utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements;
- b. A Public Improvement Contract pertaining to the construction, dedication, and warranty of public infrastructure as detailed in this report shall be prepared by the applicant and reviewed by the City for approval concurrent with the final plat;
- c. The width of the proposed street shall not be less than 32 feet;
- d. Permits for site improvements shall not be issued without evidence of an approved permit from the watershed district; and
- e. Pursuant to §1103.07 of the City Code and the February 29, 2016, meeting of the Roseville Parks and Recreation Commission, the City Council will accept park dedication of cash in lieu of land. Because the proposed 17-lot plat would create 14 new building sites in the subject land area and the 2016 Fee Schedule establishes a park dedication amount of \$3,500 per residential unit, payment of the \$49,000 park dedication shall be made by the applicant before the signed final plat is released for recording at Ramsey County.

ALTERNATIVE ACTIONS

- A) Pass a motion to table one or both parts of the application for future action.** Tabling the rezoning beyond April 4, 2016 may require extension of the 60-day action deadline established in Minn. Stat. 15.99; tabling the preliminary plat beyond June 3, 2016, may require extension of the 120-day timeline established in Minn. Stat. §462.358 subd. 3b.

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

Prepared by: Senior Planner Bryan Lloyd
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RCA Exhibits: A: 3/2/2016 RPCA packet, additional B: Updated preliminary plat drawing
 public comment, and draft public C: Draft rezoning ordinance
 hearing minutes

**REQUEST FOR PLANNING COMMISSION ACTION
PUBLIC HEARING**

Agenda Date: 3/2/2016
Agenda Item: 5a

Item Description: Request for approval of rezoning a portion of property along Dale Street from Low Density Residential-1 District to Low Density Residential-2 District and preliminary plat of 5.82 acres into 17 lots (**PF16-003**)

APPLICATION INFORMATION

Applicant: Golden Valley Land Company

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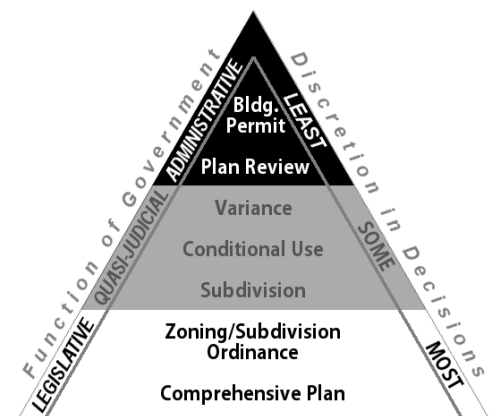
GENERAL SITE INFORMATION			
Land Use Context			
	Existing Land Use	Guiding	Zoning
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Natural Characteristics: The site includes mature trees, drainage issues on nearby parcels, and some steep slopes.

Planning File History: none

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on a proposed zoning change is **legislative** in nature; the City has broad discretion in making land use decisions based on advancing the health, safety, and general welfare of the community. Action taken on a plat request is **quasi-judicial**; the City's role is to determine the facts associated with the request, and weigh them against the legal standards in State Statute and City Code.



PF16-003_RPCA_20160302

PROPOSAL OVERVIEW

The applicant proposes to rezone the parcel in the northwest corner of County Road C and Dale Street from Low-Density Residential-1 (LDR-1) to Low-Density Residential-2 (LDR-2) and plat the parcel as six lots (Lots 7 – 12, Block 2 of the proposed plat) for development of one-family, detached homes. The proposal also includes constructing an extension of Wheaton Avenue to intersect with Dale Street, and platting the subject parcels adjacent to the Wheaton Avenue right-of-way as 11 lots for development of one-family, detached homes. The proposed rezoning and preliminary plat documentation is included with this report as Attachment C.

When exercising the City’s legislative authority on a rezoning request, the role of the City is to review a proposal for its merits in addition to evaluating the potential impacts to the public health, safety, and general welfare of the community. If a rezoning request is found to be consistent with the Comprehensive Plan and is otherwise a desirable proposal, the City may still deny the rezoning request if the proposal fails to promote the public health, safety, and general welfare.

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

REZONING ANALYSIS

The portion of the plat that would be rezoned, according to the application, is the existing parcel abutting Dale Street (assigned Ramsey County Parcel Identification Number 02-29-23-44-0065), which would be platted as Lots 7 – 12, Block 2. The subject property is guided by the Comprehensive Plan for Low-Density Residential (LR) land uses, which generally allows one- and two-family homes up to eight dwelling units per acre. The proposed LDR-2 District was established to facilitate development consistent with the LR designation by providing:

“an environment of one-family dwellings on small lots, two-family and townhouse dwellings, along with related uses such as public services and utilities that serve the residents in the district. The district is established to recognize existing areas with concentrations of two-family and townhouse dwellings, and for application to areas guided for redevelopment at densities up to 8 units per acre or with a greater diversity of housing types.” *City Code §1004.09*

The LDR-1 and LDR-2 districts were created as the two zoning districts that are compatible with the LR designation in the Comprehensive Plan, so Planning Division staff finds that the proposed rezoning is not inconsistent with this guidance of the Comprehensive Plan. Further, because the requested LDR-2 rezoning would facilitate smaller lots that would naturally constrain the size of homes that can be built on them, they would be consistent with the spirit and intent of the Comprehensive Plan and the LDR-2 zoning district to increase the diversity of housing types and sizes available in the community. The increased density of the proposed LDR-2 lots compared to

the LDR-1 district to the west can also be viewed as a reasonable way to transition from those lower-density residences to the high-density condominium buildings across Dale Street. Finally, if the rezoning request were denied, this part of the plat would be limited to two corner lots and one “interior” lot, all of which would be unusually wide and shallow in order to conform to the existing LDR-1 lot size standards. For these reasons, Planning Division staff finds that the requested rezoning is an appropriate application of the LDR-2 district, and recommends its approval.

Attempts to rezone property to LDR-2 for new development across the city have not been successful to date. The Planning Commission may recall the last such rezoning request occurred in 2014 and pertained to the site for which the Farrington Estates plat was recently approved; that 2014 plat proposal was called Moore’s Farrington Estates. The Planning Division believes that the current Wheaton Woods differs significantly from Moore’s Farrington Estates. In order to understand the differences, the following paragraphs identify the findings of fact underpinning City Council Resolution 11150 denying the Moore’s Farrington Estates proposal (in *italics*), and discuss why each finding might or might not apply to the Wheaton Woods application and location.

Moore’s Farrington Estates Denial Finding A: *Per 1004.09.A of the City Code, the LDR-2 zoning district is intended for “one family dwellings on small lots,” or two-family or townhouse dwellings. The proposed single family lots, while narrow, are in all other respects not found to be small lots, and therefore not consistent with the intent of the LDR-2 zoning district.*

Moore’s Farrington Estates’ proposed LDR-2 lots had area figures that exceeded the LDR-1 minimum standards, and the requested rezoning was denied because these lots, despite being narrow, were not *small* lots as intended by the LDR-2 district. By contrast, the Wheaton Woods lots within the requested LDR-2 district would be about 60 – 70 feet wide and about 7,000 – 8,000 square feet, which is substantially smaller than the LDR-1 minimum standards of 85 – 100 feet in width and 11,000 – 12,500 square feet. Therefore, Planning Division staff believes that the proposed Lots 7 – 12 of Block 2 are small lots, consistent with the spirit and intent of the LDR-2 district.

Moore’s Farrington Estates Denial Finding B: *While not proposed in this development, the potential allowance of two-family or townhome dwellings in the LDR-2 district is not consistent with the surrounding neighborhood of large and more average single family lots, the Southwind townhome development approximately 900 feet to the east notwithstanding.* Wheaton Woods Lots 7 – 12, Block 2 would be directly across Dale Street from the Ramsey Square Condominiums, within 150 feet of the Westwood Village 2 townhome development (which is also on the east side of Dale Street), and about 125 feet from a duplex property and the Rosetown Ridge townhome development across County Road C. Moreover, a large undeveloped parcel zoned for high-density residential development is located in the opposite corner of the intersection of County Road C and Dale Street. While the Wheaton Woods proposal does not contemplate two-family or townhome dwellings, Planning Division staff believes that the potential future development of these residential types in the proposed LDR-2 district would not be inconsistent with the surrounding neighborhood.

The LDR-2 lots proposed in Moore’s Farrington Estates, in addition to being substantially far from other LDR-2 or MDR developments, were much larger than the LDR-2 lots proposed for Wheaton Woods. The larger lots of Moore’s Farrington Estates would have easily accommodated duplexes or other two-family units to be built on them in the future, having

the possibility of doubling the residential density in the future, despite the developer's intentions to build single-family homes. The LDR-2 lots in Wheaton Woods are, by contrast, much smaller, and are not conducive to future redevelopment as two-family homes.

Moore's Farrington Estates Denial Finding C: *In addition, the minimum single home lot sizes and density allowed in the LDR-2 district are not consistent with the surrounding neighborhood of large and average size single family lots.*

Wheaton Woods Lots 9 – 12, Block 2 in the proposed LDR-2 district would directly abut a relatively large LDR-1 parcel and other average-sized parcels farther to the west, but Planning Division staff believes the proposed small lots would be consistent with the extensive small-lot, duplex, and multi-family residential development in the LDR-2, MDR, and HDR-1 districts across the adjacent streets. As mentioned earlier, the proposed small, single-family lots would also serve as a transition from the denser residential areas south and east of the site to the less-dense neighborhood to the north and west.

Moore's Farrington Estates Denial Finding D: *This property, as part of the Comprehensive Planning Process in 2008 and 2009, had been zoned LDR1 after deliberate analysis, study, and deliberation by City staff and City Council.*

Unlike the rejected Moore's Farrington Estates proposal, the Wheaton Woods property did not receive such attention during that Comprehensive Planning process or in the subsequent zoning update process that was completed in 2010. The 2040 Comprehensive Plan's treatment of Planning District 5 focuses primarily on the Rice Street corridor and otherwise "reinforces existing land use patterns."

Moore's Farrington Estates Denial Finding E: *The proposed plat creates lot sizes that do not meet the lot standards for single-family required in Chapter 1103.06 of the Subdivision Code.*

The section of the Subdivision Code cited in this finding, adopted in 1956, says that the "minimum lot dimensions designed for single-family detached dwelling developments shall be" 100 feet of width and depth and 12,500 square feet for corner lots, and 85 feet in width, 110 feet in depth, and 11,000 square feet for non-corner lots. And when Roseville's first zoning ordinance was adopted in 1959, the residential districts were consistent with these standards because the Zoning Code did not anticipate that kind of small-lot, single-family, detached residential development that has occurred in more recent decades through Planned Unit Development approvals. With the adoption of the current Zoning Code in 2010, standards for small lots intended for development of single-family, detached dwellings were established in the LDR-2 and MDR districts which are smaller than the standards of §1103.06. The fact that smaller lot size standards were created for development of one-family, detached dwellings in LDR-2 and MDR districts leads one to the conclusion that the lot size standards of the Subdivision Code were understood to relate only to the LDR-1 district—and not to apply to single-family development lots in other districts.

Moreover, on April 21, 2014, the Planning Commission and City Council approved a preliminary plat for an initial version of what became the Garden Station development. In part, this plat created 11 small lots designed for development of single-family detached dwellings, which conformed to the minimum standards for such lots in the Medium-Density Residential zoning district, but which were significantly substandard to the requirements in §1103.06. Here again, this action leads to the conclusion that the provisions of §1103.06 do not apply to *all* lots intended for development of single-family, detached homes.

The preceding discussion is intended to clarify that, despite some superficial similarities, Planning Division staff finds that the Wheaton Woods proposal is materially different from the Moore's Farrington Estates plat that was rejected in 2014, and is consistent with the spirit and intent of the LDR-2 district.

PRELIMINARY PLAT ANALYSIS

As a preliminary plat of a residential subdivision, the proposal is subject to the minimum lot sizes and roadway design standards of the subdivision code, established in Chapter 1103 (Design Standards) of the City Code. The applicable standards are reviewed below.

City Code §1103.02 (Streets): An existing Wheaton Avenue right-of-way connects the dead end of the street on the west end of the subject property to Dale Street on the east, but the right-of-way remains undeveloped. The present proposal would vacate the existing, straight right-of-way and dedicate a new, gently curving right-of-way in its place. The proposed right-of-way would preserve the perpendicular intersection with Dale Street, and would be 60 feet in width, as required for a local street.

§1103.021 (Minimum Roadway Standards): The proposed street is shown as 32 feet in width, which conforms to the standard width requirement and allows for parking on both sides of the street. The applicant is requesting consideration of a 26-foot wide street, however, because the narrower street would reduce the impervious coverage of the new development, it would still allow parking on one side of the street, and it would have a traffic calming effect near Dale Street. A street width less than 32 feet would be "substandard," but narrower widths (and reduced on-street parking) can be approved by the City Council with the support of the Public Works Department. Public Works staff would support parking on one side of the street and a width of 28 feet, but not 26 feet. Presently, staff would recommend the parking be on the south side of Wheaton Avenue and that the street expand on the north side at its tie-in point with the existing section of Wheaton Avenue to the west. The developer would be responsible for the costs of the no parking signs and installation, which would be covered in the Public Improvement Contract (PIC).

City Code §1103.04 (Easements): Drainage and utility easements 12 feet in width, centered on side and rear property lines, are required where necessary. The proposed plat shows 10-foot easements in these locations, but a recommendation to approve the preliminary plat should include a condition that the required easements be dedicated.

City Code §1103.06 (Lot Standards): Subd. A of this section requires that all lots for one-family detached dwellings must be at least 85 feet wide, 110 feet deep, and comprise at least 11,000 square feet in area, Subd. B of this section requires that all corner lots for one-family detached dwellings must be at least 100 feet wide, 100 feet deep, and comprise at least 12,500 square feet in area, and Subd. F of this section specifies that "side lines of lots shall be at right angles or radial to the street line."

REVIEW OF LOTS 1 – 5, BLOCK 1, AND LOTS 1 – 6, BLOCK 2

All of these lots meet or exceed the minimum size requirements.

Depending on how the term "street line" is defined in Subd. F, however, one may conclude either that these lots do meet this requirement or that they do not. Clearly, most of the proposed new side lines of these lots are neither radial nor perpendicular to the curvatures of the right-of-way or the proposed curb line, and this can reasonably lead to the conclusion that the proposal violates this provision of the Subdivision Code. Alternatively, if the "street line" is understood a

little more broadly to describe the straight line between the current end of Wheaton Avenue and its nearby intersection with Dale Street, then the proposed new side lines of those lots would conform to this requirement.

It is the opinion of Planning Division staff that the Planning Commission can reasonably recommend approval of the right-of-way as proposed, finding that the side lines of the proposed new lots meet the spirit and intent of this “perpendicularity” requirement, despite the undulations in this short section of street that is making an otherwise straight west-to-east connection of existing roadways. The Commission could instead reasonably recommend that the right-of-way be straightened so that the side lines of the proposed new lots are perpendicular to the right-of-way itself. If the right-of-way is supported as proposed, it would perpetuate the curvilinear character of, and the roughly north-to-south side lines of parcels along, the existing section of Wheaton Avenue. Alternatively, if a straight right-of-way is supported, all of the proposed lots along Wheaton Avenue would still meet or exceed the minimum lot size requirements, although significant re-engineering of the grading and drainage plans may become necessary.

REVIEW OF LOTS 6 – 12, BLOCK 2

As discussed in lines 103 – 126 above, Planning Division staff believes that the minimum lot size requirements of City Code §1103.06 are only intended to apply to the LDR-1 zoning district. Consequently, the pertinent minimum size standards for one-family, detached residential lots in the LDR-2 zoning district are established in Table 1004-4 (LDR-2 Dimensional Standards) of the Zoning Code. All of the proposed LDR-2 lots meet or exceed the minimum required width of 60 feet and the minimum required lot area of 6,000 square feet.

Roseville’s Public Works Department staff has been working with the applicant to address the requirements related to grading and drainage, street design, and the public utilities that will be necessary to serve the new lots. Even if these plans are not discussed in detail at the public hearing, actions by the Planning Commission and the City Council typically include conditions that such plans must ultimately meet the approval of Public Works staff.

City Code §1011.04B specifies that the current plat proposal triggers the applicability of the tree preservation and restoration requirements. A tree preservation and restoration plan has been submitted, and is included with this RPCA as Attachment D; the plan is presently under review by Mark Rehder, Roseville’s consulting certified arborist. While this plan may continue to be modified as a result of required changes to grading and storm water plans or conditions of preliminary plat approval, Mr. Rehder has observed that the applicant’s current calculations are correct, and that the proposed tree removal would obligate the developer to plant at least 23 replacement trees of a minimum 3-inch caliper. This replacement total may seem low, but that’s the result of the fact that the existing tree cover is not a “high value” forest, as it is mostly composed of Siberian elms and boxelder, with lots of downfall and poor quality trees. Mr. Rehder’s team did not notice any specimen-type trees to potentially preserve, nor did they find any potentially hazardous trees near the property lines.

At its meeting of February 29, 2016, Roseville’s Parks and Recreation Commission reviewed the proposed preliminary plat against the park dedication requirements of §1103.07 of the City Code. At the time this RPCA was drafted, the commission’s recommendation about whether to require park dedication of land or cash in lieu of land has not yet been made. Planning Division staff will report on this topic as part of the presentation at the public hearing. Since the subject property comprises three developable parcels the proposed 17-lot plat would create 14 new building sites. The 2016 Fee Schedule establishes a park dedication amount of \$3,500 per residential unit; if the

Parks and Recreation Commission recommends a dedication of cash, the 14 newly-created residential lots would require a total of \$49,000, to be collected prior to recording an approved plat at Ramsey County.

Roseville's Development Review Committee (DRC) met on several occasions between January 14 and February 18, 2016, to discuss this application. Beyond the above comments pertaining to the zoning and subdivision codes representatives of the Public Works Department had the only additional comments; they are listed below.

a. In general, the proposed storm water plan meets City requirements, but a few additional improvements will be required to address additional runoff onto Dale Street.

- The City will maintain the new infiltration basins as runoff is from public rights-of-way and other property adjacent to the development.
 - o Proper easements around the ponds need to be made.
 - o Proper easements for access to the pond on Lot 2 block 2 needs to be made.
 - o The City will allow curb cut openings in lieu of drain tile overflows.
 - o As part of the PIC, the City will require a 2-year maintenance/warranty period on the infiltration basins to assure they are functioning properly.
- Additional storm sewer catch basins are required on Dale Street to accommodate additional runoff from the proposed lots.
- Additional storm sewer and catch basins are required on Wheaton Avenue to manage runoff.
 - o The City will work with the applicant to provide some additional underground storage/infiltration.

b. In general the water and sewer utility layout meets City standards.

c. The only grading concern is the proposed retaining wall on Lots 8 – 10 Block 2. This wall would be private, and the applicant has not yet demonstrated that they can achieve proper drainage around this location.

d. The 17 single-family homes that would be facilitated by the proposed preliminary plat would be expected to contribute approximately 170 vehicle trips per day to the nearby road network. Given the close proximity of these homes to Dale Street and the scale of the increase in vehicle traffic, staff doesn't believe that a traffic analysis is necessary.

PUBLIC COMMENT

The required open house meeting for this proposal was held by the applicant on December 17, 2015. A summary of the discussion at the meeting is included with this RPCA as part of Attachment D. Please note that the initial proposal, which was presented at the open house meeting, involved a request for a variance to allow some narrower lots along the north side of Wheaton Avenue; that part of the application has been withdrawn.

At the time this report was prepared, Planning Division staff has received three emails from members of the public about the proposal; these written comments are also included with this RPCA as part of Attachment D.

RECOMMENDED ACTIONS

By motion, recommend approval of the proposed rezoning of Ramsey County PIN 02-29-23-44-0065 from LDR-1 to LDR-2 based on the comments and findings of this report.

By motion, recommend approval of the proposed Wheaton Woods preliminary plat of the Ramsey County PINs 02-29-23-44-0065, -0066, and -0067, based on the comments and findings of this report, and subject to the following conditions:

- a. The Public Works Department shall approve easements, grading and drainage, storm water management, and utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements;
- b. A Public Improvement Contract pertaining to the construction, dedication, and warranty of public infrastructure as detailed in this report shall be prepared by the applicant and reviewed by the City for approval concurrent with the final plat;
- c. The width of the proposed street shall not be less than 28 feet. If the street is approved narrower than 32 feet, the street shall expand/taper on the north side at its tie-in point with the existing section of Wheaton Avenue to the west, parking shall be prohibited on the north side of the street, and the applicant shall be responsible for installing "no parking" signage as required.
- d. Permits for site improvements shall not be issued without evidence of an approved permit from the watershed district;

If the Planning Commission wishes to recommend that Wheaton Avenue be approved as a straight street rather than a curvilinear street as proposed, the following additional condition would be appropriate:

- e. The Wheaton Avenue right-of-way shall be left straight, contrary to the proposed curving alignment, in order for the lots in the proposed plat to conform to City Code §1103.06F.

Please note that the preliminary plat as proposed necessitates the requested rezoning. If the Planning Commission is inclined to recommend denial of the rezoning but is willing to consider a revised plat that leaves the LDR-1 zoning in place, the Commission can encourage the applicant to withdraw the rezoning application and table action on the preliminary plat to allow revisions and additional discussion at a later date

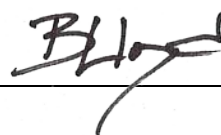
ALTERNATIVE ACTIONS

Pass a motion to table one or both parts of the application for future action. Tabling the rezoning beyond April 4, 2016 may require extension of the 60-day action deadline established in Minn. Stat. 15.99; tabling the preliminary plat beyond June 3, 2016, may require extension of the 120-day timeline established in Minn. Stat. §462.358 subd. 3b.

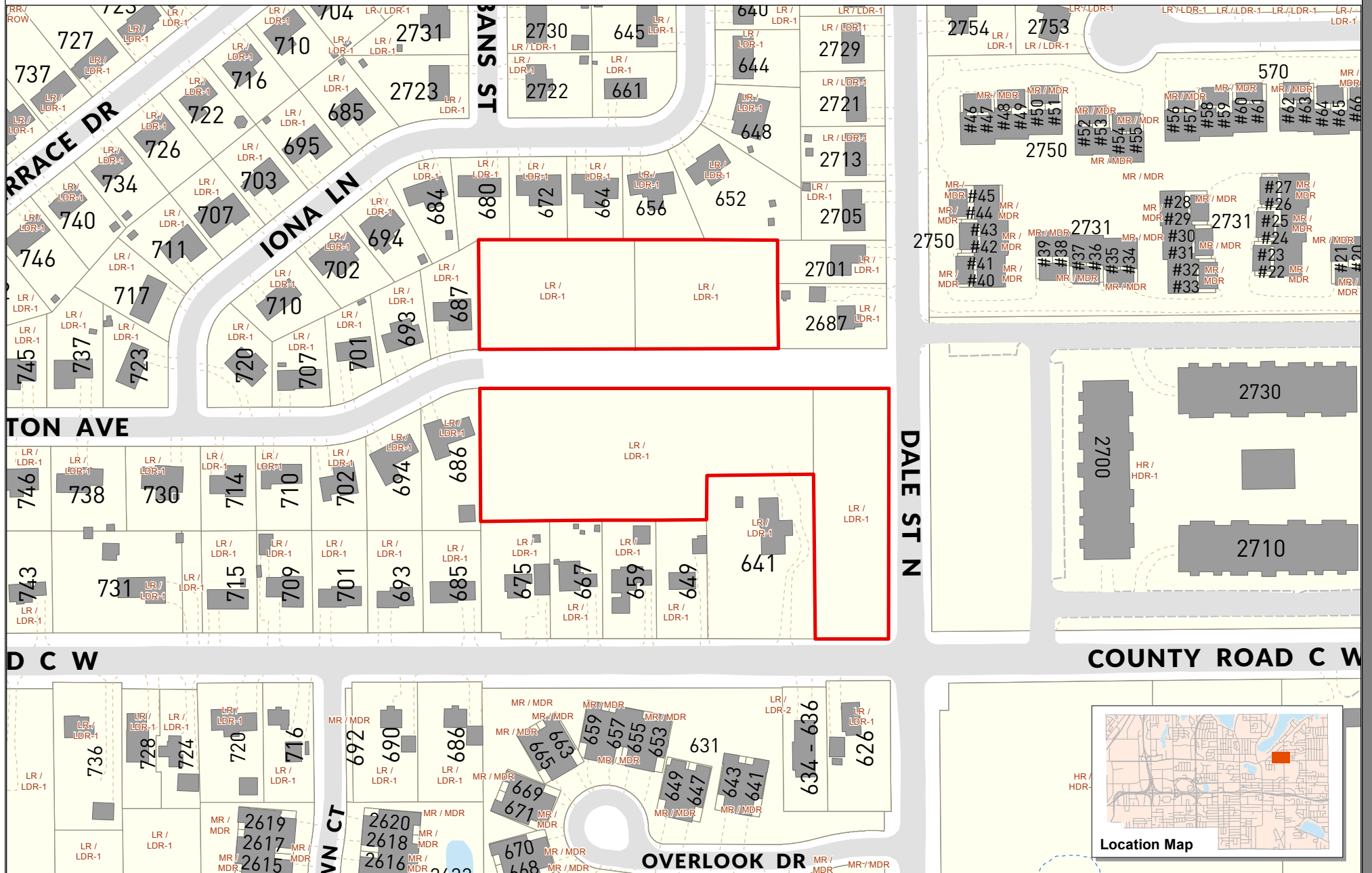
By motion, recommend denial of the request. A recommendation to deny either part of the application should be supported by specific findings of fact based on the Planning Commission's review of the application, applicable City Code regulations, and the public record.

Attachments: A: Area map C: Proposed plans
B: Aerial photo D: Open house information and public comment

Prepared by: Senior Planner Bryan Lloyd
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Attachment A for Planning File 16-003



Data Sources
 * Ramsey County GIS Base Map (2/1/2016)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Disclaimer
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0 100 200 Feet



Attachment B for Planning File 16-003



Location Map



Prepared by:

Community Development Department

Page 10 of 41
Revised: 10/19/2016

Site Location

Data Sources

* Ramsey County GIS Base Map (2/2/2016)

* Aerial Data: Surdex (4/2015)

For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

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0 50 100 Feet



Golden Valley Land Company

6001 Glenwood Ave.
Golden Valley, MN 55422
(612-309-9215; Peter Knaeble)
(peterknaeble@gmail.com)

**WHEATON WOODS, ROSEVILLE
RE-ZONING NARRATIVE****2/3/16**

Golden Valley Land Company is proposing a residential land development project for the 5.82 ac. vacant land site that is located at Wheaton Ave. and Dale St. N. (in the NW quadrant of County Road C and Dale St. N.). The site is currently zoned LDR-1 Low Density Residential and is privately owned.

The proposed project would be for 17 single family homes (eleven zoned LDR-1 Low Density Residential and six zoned LDR-2 Low Density Residential). A portion of the site along Dale St. N. would be proposed to be rezoned from LDR-1 Low Density Residential to LDR-2 Low Density Residential with 60-70' wide lots. The proposed project would extend the existing Wheaton Ave. east to Dale St. N.

We believe that our rezoning to LDR-2 Low Density Residential for six lots is appropriate because across Dale St. N. to the east are the Ramsey Square Condos (zoned HDR-1 High Density); and across Co. Rd. C to the south are the Rosetown Ridge Townhomes (zoned MDR-1 Medium Density). Our proposed LDR-2 Low Density Residential zoning is a reasonable transition between the High Density HDR-1 zoning and the Low Density Residential LDR-1 zoning.

Golden Valley Land Company

6001 Glenwood Ave.
Golden Valley, MN 55422
(612-309-9215; Peter Knaeble)
(peterknaeble@gmail.com)

**WHEATON WOODS, ROSEVILLE
PRELIMINARY PLAT NARRATIVE****2/3/16**

Golden Valley Land Company is proposing a residential land development project for the 5.82 ac. vacant land site that is located at Wheaton Ave. and Dale St. N. (in the NW quadrant of County Road C and Dale St. N.). The site is currently zoned LDR-1 Low Density Residential and is privately owned.

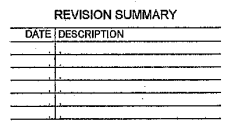
The proposed project would be for 17 single family homes (eleven zoned LDR-1 Low Density Residential and six zoned LDR-2 Low Density Residential). A portion of the site along Dale St. N. would be proposed to be rezoned from LDR-1 Low Density Residential to LDR-2 Low Density Residential with 60-70' wide lots. The proposed project would extend the existing Wheaton Ave. east to Dale St. N.

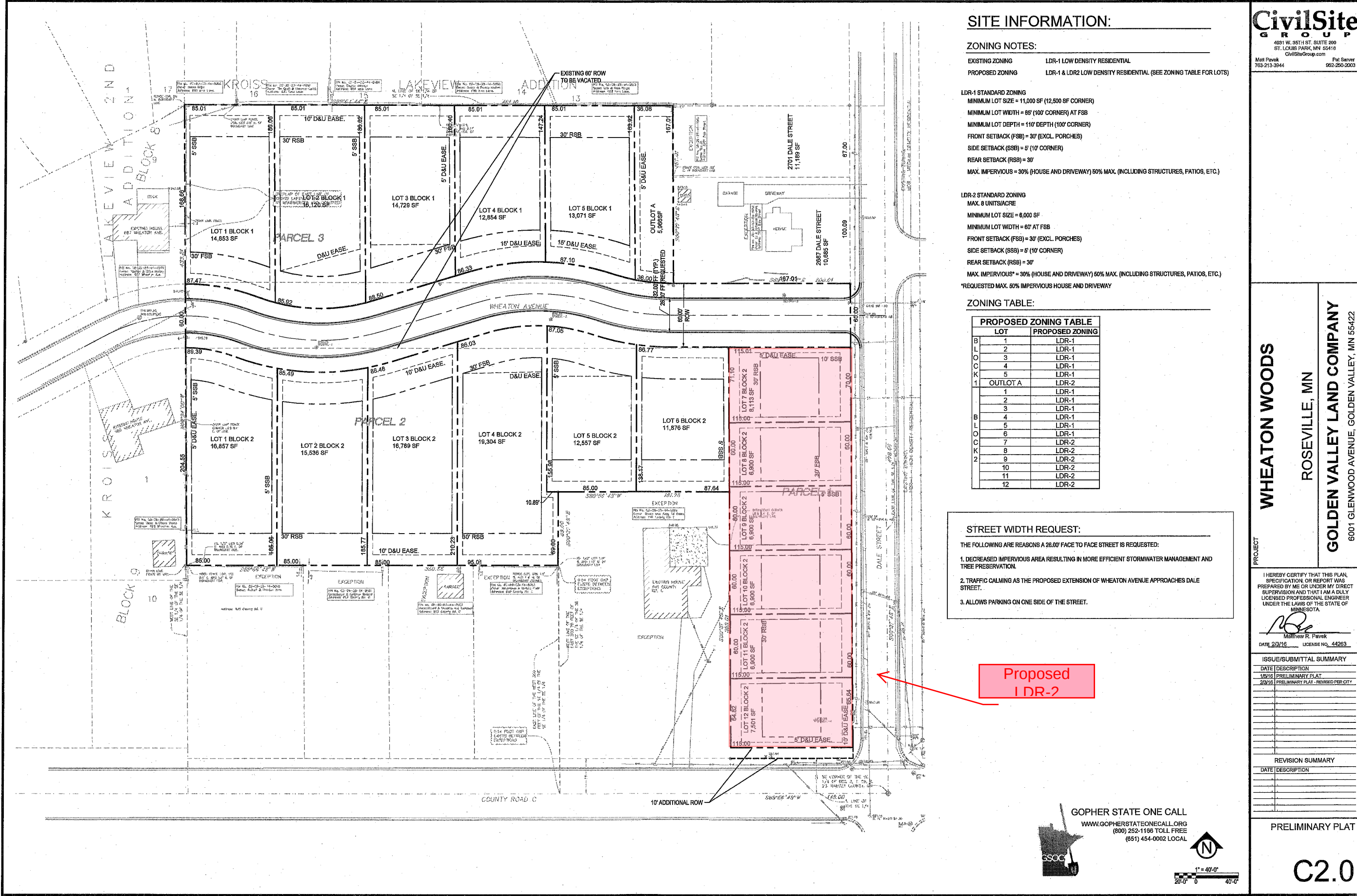
We believe that our rezoning to LDR-2 Low Density Residential for six lots is appropriate because across Dale St. N. to the east are the Ramsey Square Condos (zoned HDR-1 High Density); and across Co. Rd. C to the south are the Rosetown Ridge Townhomes (zoned MDR-1 Medium Density). Our proposed LDR-2 Low Density Residential zoning is a reasonable transition between the High Density HDR-1 zoning and the Low Density Residential LDR-1 zoning.

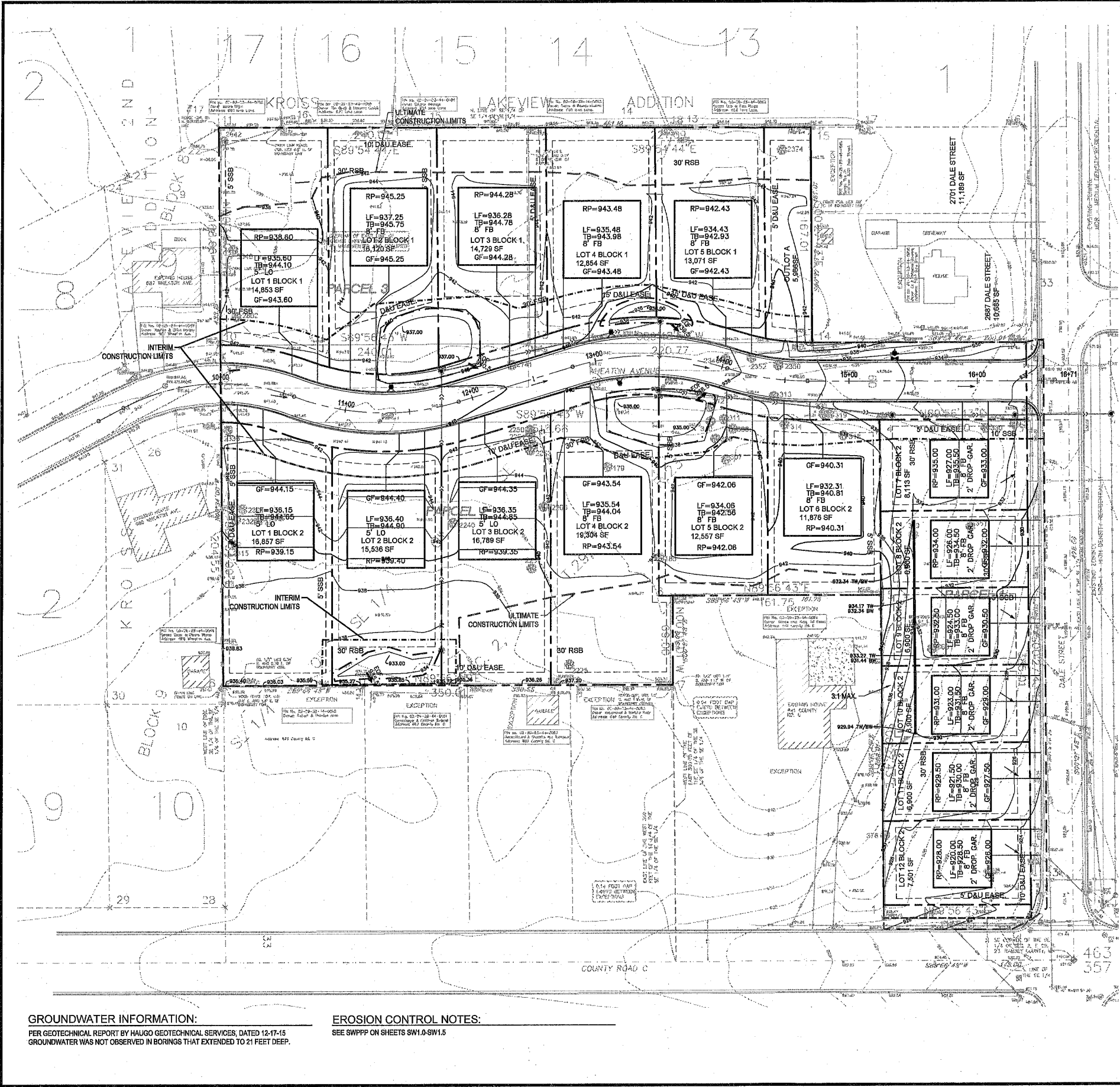
Stormwater for this project will be treated with a series of infiltration basins design to exceed the standards of the both the City of Roseville and the Rice Creek Watershed District. These standards account for both infiltration and rates of runoff from the site. Sanitary sewer and watermain will be constructed along Wheaton Ave. and will connect to the existing sanitary sewer and watermain stubs on Dale St. N.

The additional traffic from these 17 new homes will be approximately 170 trips/day. We do not expect these additional trips to exceed the capacity of either Wheaton Ave. or Dale St. N. We would expect the majority of these trips will go west on Wheaton Ave., south on Dale St. N., to County Road C. or continue south on Dale St. N.

We had our surveyor and our certified tree inspector prepare a tree survey of this property. Of the 477 trees surveyed, only 38 (7.9%) were designated "significant" trees. There were no "heritage" trees on the property. According to our preliminary Tree Preservation Plan, we will be required to replace 68 caliper inches of trees.







- GENERAL GRADING NOTES:**
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
 - THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
 - GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
 - PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
 - PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
 - PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
 - IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
 - EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT OUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
 - FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
 - PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
 - TOLERANCES
 - 12.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - 12.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - 12.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - 12.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
 - MAINTENANCE
 - 13.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - 13.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEED AND MULCHED.
 - 13.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

- CITY OF ROSEVILLE GRADING NOTES:**
- RESERVED FOR CITY SPECIFIC GRADING NOTES.
- GRADING PLAN LEGEND:**
- 891 ----- EX. 1' CONTOUR ELEVATION INTERVAL
 - 819 ----- 1.0' CONTOUR ELEVATION INTERVAL
 - 891.0 SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED)
 - 891.0 G SPOT GRADE ELEVATION GUTTER
 - 891.0 BC SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
 - 891.0 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
 - T.O. TIP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE - TAPER GUTTERS TO DRAIN AS SHOWN
 - EXISTING AND PROPOSED DRAINAGE ARROWS

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1188 TOLL FREE
(651) 454-0002 LOCAL

North arrow pointing up.

Graphic scale showing 0, 20, and 40 feet.

CivilSite GROUP
4031 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Mail: 763-213-3944 Fax: 952-250-2003

PROJECT:

WHEATON WOODS
ROSEVILLE, MN
GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

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

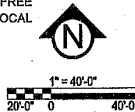
Matthew R. Pavik
DATE 2/2/16 LICENSE NO. 44283

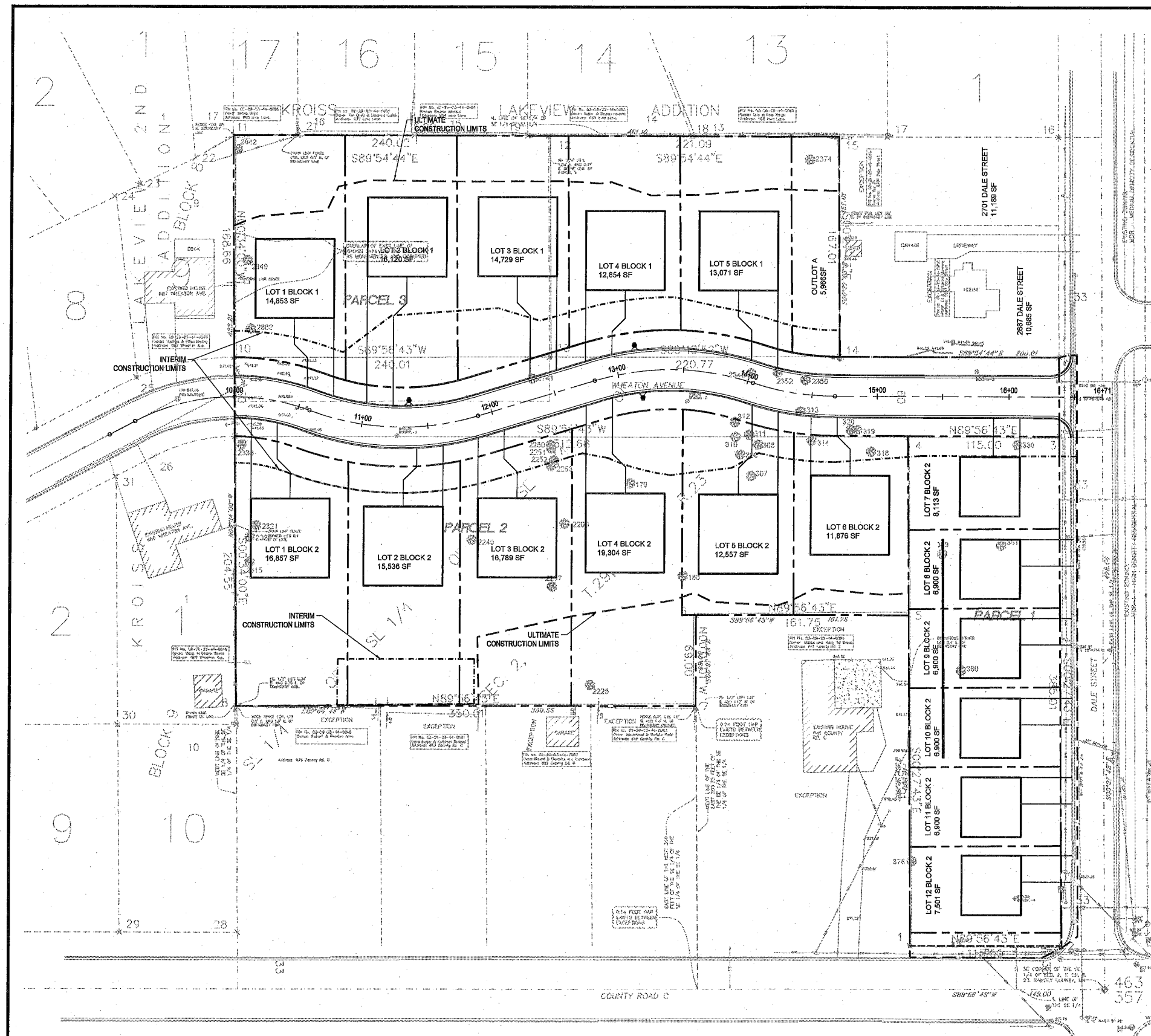
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
1/5/16	PRELIMINARY PLAN
2/2/16	PRELIMINARY PLAN - REVISED PER CITY

REVISION SUMMARY	
DATE	DESCRIPTION

PRELIMINARY GRADING PLAN

C3.0





CITY OF ROSEVILLE TREE NOTES:
1. RESERVED FOR CITY SPECIFIC TREE REMOVAL NOTES.

WHEATON WOODS, ROSEVILLE, MN

SUMMARY TABLE									
	Allowed Removal	Allowed Removal	Number of Inches	Actual Removal	Net Removal or Net Incentive	Calculus Incentive	Net Incentive		
Number of Inches	Number of Inches	Number of Inches	Number of Inches	Removal	Removal	Removal	Removal	Actual Removal	Net Incentive
Heritage (27")	0	0	15%	0	0	0	2.0	0	0
Significant (5-26.9")	24	254	35%	89	22	-225	-136	0.5	-68
Not net	14	121	100%	111	14	-111	0	0	0
Total	38	375	21%	110	36	-345	-136	-68	-68

TAG#	DBH	SPECIES	TYPE	Heritage		Significant		Exempt	Percent Asap	Significant
				Spec	NonSpec	Spec	NonSpec			
179	8	Green Ash	Significant				8			
186	10	Red Maple	Significant					10		
307	13	Green Ash	Significant							
308	10	Red Maple	Significant				13			
309	7	Red Maple	Significant					9		
310	7	Green Ash	Significant					7		
311	9	Green Ash	Significant					9		
312	11	Green Ash	Significant						11	
313	9	Green Ash	Significant				9			
314	7	Green Ash	Significant					7		
316	6	Green Ash	Significant				6			
319	8	Green Ash	Significant					8		
320	6	Amer. Elm	Significant					6		
330	8	Green Ash	Significant					8		
349	8	Green Ash	Significant				8			
351	8	Green Ash	Significant				8			
360	13	Green Ash	Significant						13	
378	8	Green Ash	Significant					8		
2205	6	Red Maple	Significant					9		
2223	7	Red Maple	Significant					7		
2227	19	Red Maple	Significant					19		
2240	8	Red Maple	Significant				8			
2250	12	Red Maple	Significant						12	
2251	10	Red Maple	Significant						10	
2252	14	Red Maple	Significant						14	
2253	12	Red Maple	Significant					12		
2315	7	Green Ash	Significant				7			
2320	10	Red Maple	Significant					7		
2321	7	Red Maple	Significant				7			
2336	7	Blackwood	Significant						7	
2340	10	Green Ash	Significant				10			
2350	9	Green Ash	Significant					9		
2352	10	Green Ash	Significant					10		
2374	7	Green Ash	Significant				7			
2743	7	Green Ash	Significant					7		
2642	22	Silver Maple	Significant				22			
2645	16	Red Maple	Significant						16	
2652	12	Red Maple	Significant						12	
38	375			0	0	29	225	121		

CivilSite
GROUP
4831 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com

Matt Pavsek
763-213-3944

Pat Sarver
952-250-2003

WHEATON WOODS

ROSEVILLE, MN

GOLDEN VALLEY LAND COMPANY

6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

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

Matthew R. Pavak
DATE 2/3/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION

1/5/16	PRELIMINARY PLAT
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2316	PRELIMINARY PLAT - REVISED PER C
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A blank coordinate grid with x and y axes. The x-axis is horizontal and the y-axis is vertical, intersecting at the origin. There are tick marks on both axes, but no numerical labels are present. The grid is composed of a series of small squares.

REVISION SUMMARY

DATE	DESCRIPTION
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PRELIMINARY TREE ESTIMATION

PRESERVATION PLAN

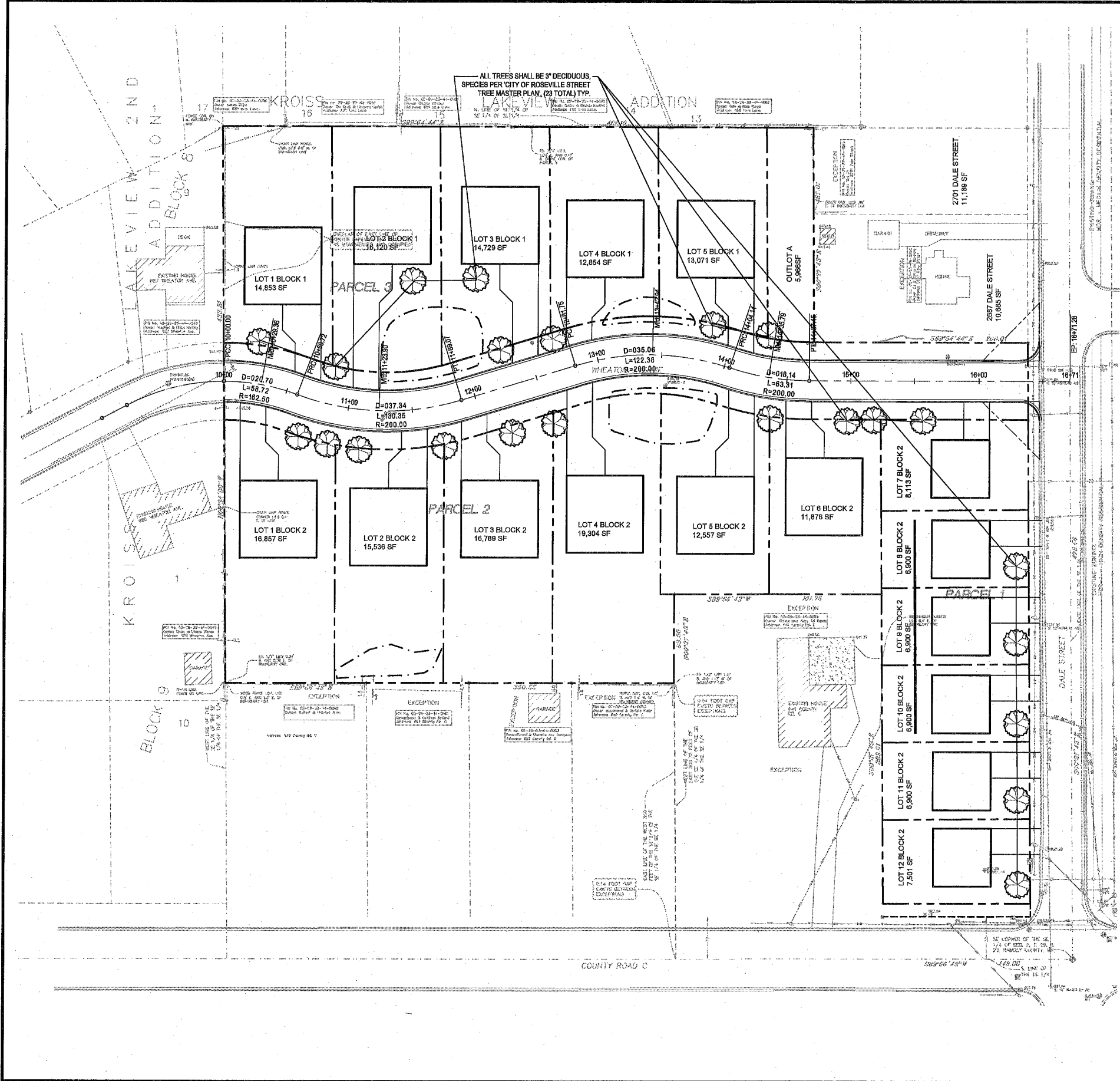
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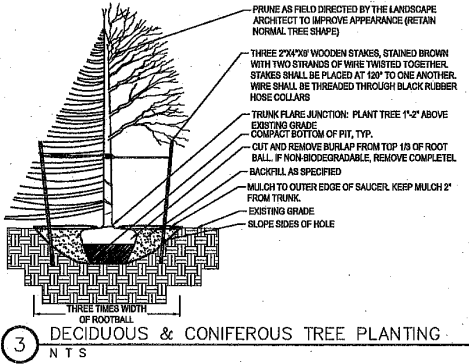
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18



LANDSCAPING NOTES

1. ALL SHRUB BEDS SHALL BE MULCHED WITH 4\" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNERS REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
2. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
3. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
4. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4\" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES. LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
8. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
9. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.



LEGEND

- SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- SOD
- 1\" DIA. DECORATIVE ROCK MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 16\"-30\" DIA.

CivilSite
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4931 W. 35TH ST. SUITE 200
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CivilSiteGroup.com

Matt Pavlek 763-213-3944 Pat Server 952-250-2003

WHEATON WOODS
ROSEVILLE, MN

GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

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Patrick J. Server
DATE 2/3/16 LICENSE NO. 24904

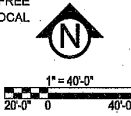
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
1/15/16	PRELIMINARY PLAN
2/3/16	PRELIMINARY PLAN - REVISED PER CITY

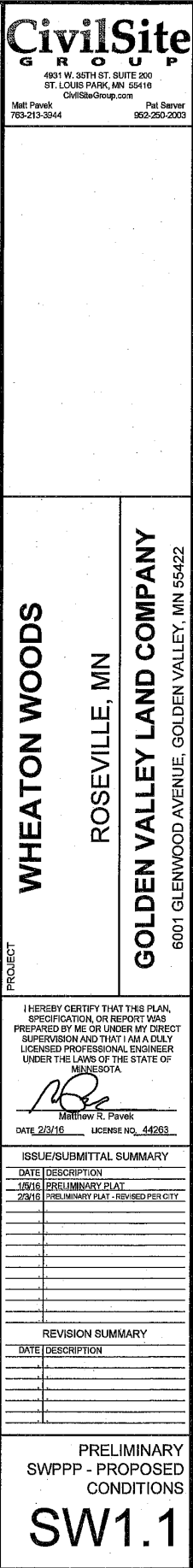
REVISION SUMMARY	
DATE	DESCRIPTION

PRELIMINARY
LANDSCAPE PLAN

L1.0

GOPHER STATE ONE CALL
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(800) 262-1188 TOLL FREE
(651) 454-0002 LOCAL





NEIGHBORHOOD OPEN HOUSE

Thursday; December 17, 2015

6:00 - 8:00 pm

Council Chambers, Roseville City Hall
2660 Civic Center Drive
Roseville, MN 55113

Golden Valley Land Company is proposing a residential land development project for the 5.82 ac. vacant land site that is located at Wheaton Ave. and Dale St. N. (in the NW quadrant of County Road C and Dale St. N.).

The proposed project would be for 18 single family homes. A portion of the site is proposed to be rezoned from LDR-1 Low Density Residential to LDR-2 Low Density Residential. The proposed project would extend the existing Wheaton Ave. east to Dale St. N.

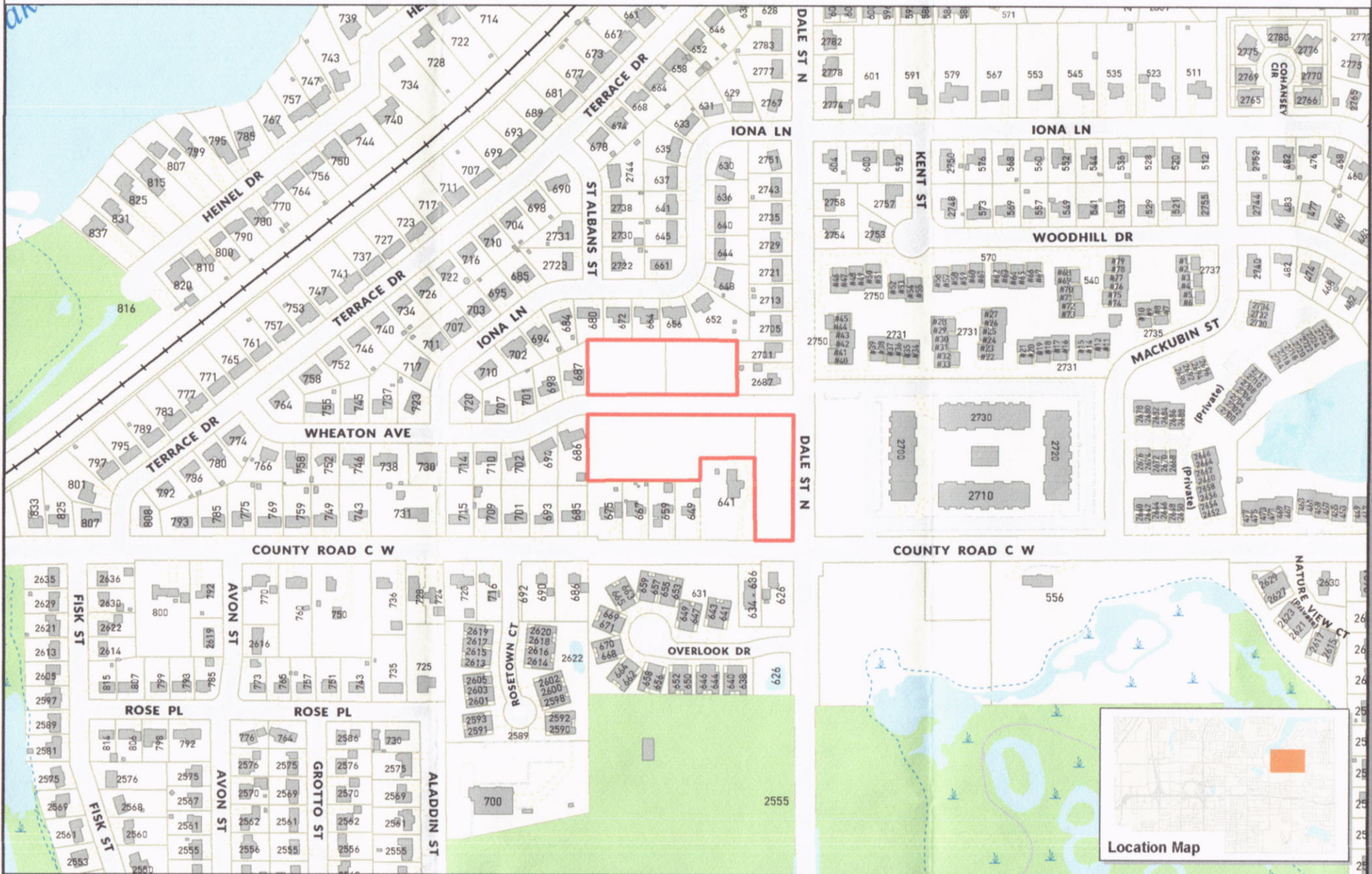
This open house meeting is an important source of feedback from nearby property owners, and is a required step in the process of seeking City approval for the proposed zoning map change. A summary of the comments and questions raised at the open house meeting will be submitted to the City as part of the formal application.

If you cannot attend this open house meeting, and have questions about this project, please call or email the developer per the contact information below.

Golden Valley Land Company

6001 Glenwood Ave.
Golden Valley, MN 55422
(763-213-3944; Matt Pavék)
(mattpavek@gmail.com)

Proposed Project Area



Prepared by:
Community Development Department
Page 21 of 412, 2015

Site Location

Data Sources

• Ramsey County GIS Base Map [12/2/2015]
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

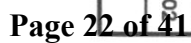
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0 200 400 Feet



Location Map

mapdoc: planning





NEIGHBORHOOD OPEN HOUSE SUMMARY

Thursday; December 17, 2015

6:00 - 8:00 pm

Council Chambers, Roseville City Hall

2660 Civic Center Drive

Roseville, MN 55113

Golden Valley Land Company (Peter Knaeble and Matt Pavek) held a Neighborhood Open House regarding the proposed residential land development project for the 5.82 ac. vacant land site that is located at Wheaton Ave. and Dale St. N. (in the NW quadrant of County Road C and Dale St. N.). The site is currently zoned LDR-1 Low Density Residential and is privately owned. Notices were mailed to 463 property owners per the list provided by the City Staff. 21 homeowners attended the Neighborhood Open House.

We explained that the proposed project would be for 18 single family homes (11 LDR-1 zoned and 7 LDR-2 zoned). A portion of the site along Dale St. N. would be proposed to be rezoned from LDR-1 Low Density Residential to LDR-2 Low Density Residential with 60' wide lots. The five LDR-1 zoned lots on the north side of Wheaton Ave. would need a variance for lot width from 85' to 80'. The proposed project would extend the existing Wheaton Ave. east to Dale St. N.

The following issues/concerns were heard:

1. Visibility at the new intersection of Wheaton Ave. and Dale St. N. We responded that the sight lines at the NW and SW corners would be improved by removing the existing landscaping, and meeting the City's sight triangle requirements.
2. The home at 686 Wheaton Ave. is currently experiencing drainage issues in their backyard. We responded that when we prepare our site grading plan we would try to drain this existing off-site landlocked low area if possible.
3. Existing speed of traffic on Dale St. N. heading south. We responded that we would look at the sight distances from Wheaton Ave. to the north and south, as part of our street design. Existing traffic speeds on Dale St. N. will not be exacerbated by our project.
4. Proposed traffic increases on Wheaton Ave. and Dale St. N. caused by this project. We responded that this project will generate about 10 trips/day/home (180 trips/day total). Since the majority of these trips will travel east to Dale St. N., we do not expect that the traffic capacity of Wheaton Ave. or Dale St. N. will be exceeded or compromised.

5. Cul-de-sac on Wheaton Ave. We responded that we did not prepare a cul-de-sac concept of this site. The neighbors seem to support a cul-de-sac option vs. the through street option. We explained that a proposed cul-de-sac on the east end of the proposed Wheaton Ave. would exceed the City's maximum cul-de-sac length of 500'.
6. Poor street drainage on the existing east end of Wheaton Ave. We responded that our proposed street design for the extension of Wheaton Ave. to Dale St. N. would resolve this existing drainage problem.
7. Home construction building times. We responded that our builders would be required to meet the existing City requirements for allowable building days and times.
8. Project schedule. We explained that the street and utility construction would begin in Spring 2016, and be completed in Fall, 2016. The first homes could be started in Summer, 2016, and the final homes could be completed by Fall, 2018. Home construction would be subject to market demand.
9. Tree loss. We responded that the 12 lots on Wheaton Ave. would be custom graded by the builders at the time of home construction. This will maximize the number of existing trees that will be saved. We also explained that is project would meet or exceed the City of Roseville's tree preservation requirements.

Golden Valley Land Company

6001 Glenwood Ave.
Golden Valley, MN 55422
(763-213-3944; Matt Pavek)
(612-309-9215; Peter Knaeble)
[\(\[mattpavek@gmail.com\]\(mailto:mattpavek@gmail.com\)\)](mailto:mattpavek@gmail.com)
[\(\[peterknaeble@gmail.com\]\(mailto:peterknaeble@gmail.com\)\)](mailto:peterknaeble@gmail.com)

From: noreply@civicplus.com
To: [*RVPlanningCommission](#)
Subject: Online Form Submittal: Contact Planning Commission
Date: Monday, December 28, 2015 9:50:04 AM

Contact Planning Commission

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Please complete this online form and submit.

Subject: Wheaton Woods development

Contact Information

Name: Dawn Loven

Address: 686 W. County Road C

City: Roseville

State: MN

Zip: 55113

How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Phone Number: *Field not completed.*

Email Address:



Please Share Your
Comment, Question or
Concern

After attending the December 17th Neighborhood Open House (which I thought was terribly inconvenient for neighbors to attend one week before Christmas - obviously deliberately planned that way) I was deeply concerned that the developers are trying to change a very smart zoning strategy set up by the City of

Roseville. I want to make certain that you know the residents were opposed to the proposed rezoning from LRD-1 to LDR-2. There is absolutely no reason to change the zoning other than lining the pockets of the developers - putting 6 houses in that small space is a terrible idea. The neighborhood is already very nicely organized with larger yards and the proposed rezoning would destroy the quality of that particular block and would be an eyesore not matching in any manner the quality of the current neighborhood. Please DO NOT change the well planned zoning already in place.

Unless restricted by law, all correspondence to and from Roseville City government offices, including information submitted through electronic forms such as this one, may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties.

Email not displaying correctly? [View it in your browser.](#)

Bryan Lloyd

From: Dawn Loven [REDACTED]
Sent: Monday, December 28, 2015 11:59 AM
To: Thomas Paschke; Bryan Lloyd
Subject: Wheaton Woods rezoning proposal

Hello,

I am one of the neighborhood residents who attended the recent December 17 Open House regarding the request from Golden Valley Land Company for a rezoning variance on the proposed Wheaton Woods development.

First and foremost, **NO**, the planning commission should not grant the proposed zoning map change. The City forefathers did a very good job of making this portion of Roseville a wonderful green space neighborhood that reflects the quality of life our city is known for having. By changing the zoning map from LDR-1 to LDR-2 it would create an overcrowded urban feeling that would destroy the wonderful sense of community pride in suburban yard space and would damage the quality of the neighborhood.

The purpose of my email is to make certain that the concerns of the neighborhood are heard by the staff of the Planning Commission.

It was most unfortunate that the "Open House" meeting was held one week before Christmas because I know the timing so close to the Holiday kept several concerned individuals from being able to attend.

Now the upcoming Planning Commission is just next week. Concerned neighbors must be notified and given the opportunity to attend. Time is short, but it would be good for you to notify as many neighbors as possible about your upcoming meeting.

Thank you,
Dawn Loven
686 West County Road C

Bryan Lloyd

From: John Funk [REDACTED]
Sent: Thursday, February 25, 2016 9:14 AM
To: RV Planning
Subject: Public Hearing Wed March 2, 2016

We cannot attend this meeting. Since we are on the corner of Wheaton and Iona, I just wanted to send a few comments to be read and or considered at the hearing.

1. Traffic: Since the rezoning of the property would result in many homes being built and thus more cars, we want to be sure there is no more traffic on Wheaton (from Dale to Iona) than there is now. We are on the corner so we get both the traffic on Iona AND Wheaton and would prefer no more traffic for safety and comfort.
2. Speed: Some how the speed on the thoroughfare needs to be controlled. I fear the Iona intersection might become more dangerous with Wheaton going through to Dale. This might become a shortcut for Cty Rd C at high congestion times.
3. Construction traffic, please direct all traffic to enter and exit on the Dale end.
4. Construction noise, please limit to business hours only. If and pile driving is needed limit to just a few hours each day so it does not continue all day.
5. Other: I am very concerned about the current Train noise we hear even inside our home, from the tracks on the east side of Rice Street. Having this lot cleared for the street may open up what is now a partial noise barrier. The train noise is enough to drive you crazy as it is.

We moved to this part of Roseville in '92 for the quiet and safe streets and would like to keep it that way.
Thank you for your consideration

John & Cheryl Funk
720 Iona Lane
Roseville

P.S. I would like to be put on all future notifications and paper trail of this plan so please forward my email this to the developer.

Bryan Lloyd

From: Dawn Loven <[REDACTED]>
Sent: Friday, February 26, 2016 3:30 PM
To: RV Planning
Cc: Brian Benjamin
Subject: Rezoning proposal for Wheaton development

To the Roseville Planning Commissioners, I have read through the Request for Planning Commission Action and have found its basic premises to be flawed. Please consider this a formal complaint and request that the Planning Commission deny this rezoning request for the portion of Wheaton Woods along Dale Street.

The decision to rezone should be based upon the current zoning and neighborhood dynamics, not based as a comparative study of a completely different and previously denied City Council Ruling for another development (Farrington Estates). Further, the smaller lots "requested" by the developer are the problem. The proposed development lots should be sized according to the already established zoning for the area which follows the LDR-1 standards. If the developer cannot (or will not) comply with these lot requirements and make the necessary investments to ensure compliance, then they should not be allowed to develop this area of land.

The Planning Staff are also wrong when it is stated that "the proposed LDR-2 district would not be inconsistent with the surrounding neighborhood." The staff are only looking to the East nearly every other aspect of the neighborhoods surrounding the proposed rezone site is not LDR-2 zoned, nor does the neighborhood does not reflect an LDR-2 zone with its large yards and evenly spaced single family homes.

This argument is further wrong, when it says this rezone will be a good transition between the different zones. That transition is already achieved by Dale Street and moving more high density homes from the East side of Dale to the West just does not support this position. Dale Street is the transition.

The Subdivision Code of 1956 was an insightful decision of how the city of Roseville would be developed to ensure healthy and family oriented neighborhoods with dwellers committed to making longterm investments in their properties. LDR-2 housing zones have a higher rate of turnover in ownership than LDR-1 zones and probably have a higher rate of transition into absentee non-homestead (rental) housing. The 1956 Code is an effective method for maintaining the residential standards. I am proud that this particular section of Roseville has maintained the highest standards for large yards and community green space. The proposed rezone will changing the tone of the neighborhood and damaging the aesthetic of the large yards and green space that we longtime residents have come to appreciate.

Your statement that "LDR-2 and MDR districts leads one to the conclusion that the lot size standards of the Subdivision Code were understood to relate only to the LDR-1 district--and not to apply to single-family development lots in other districts" (124-127) is completely misleading and makes unfounded assumptions about the outcomes of the 2010 Zoning Code. Cite the code and hold the developers to what was actually passed and decided. The Forefathers were visionaries for what makes Roseville such an attractive suburb and great place to live. By putting high density housing into more and more corners of our community, we are losing this unique quality of what makes Roseville so special.

I urge and plead with you to vote NO on the rezoning of Dale Street in Wheaton Woods.

Please make my concerns know and noted.

Dawn Loven
686 West County Road C

PLANNING FILE 16-003

Request by the Golden Valley Land Company in cooperation with George Reiling (property owner) to REZONE a portion of property along Dale Street from Low Density Residential-1 (LDR-1) District to Low Density Residential-2 (LDR-2) District and to SUBDIVIDE 5.82 acres into 18 single family residential lots, including construction of WHEATON AVENUE EXTENSION to Dale Street

Chair Boguszewski opened the public hearing for Planning File 16-003 at 6:56 p.m.

REZONING

Senior Planner Bryan Lloyd provided a summary of the request of the applicant to rezone a parcel at the northwest corner of County Road C and Dale Street from LDR-1 to LDR-2 and plat the parcel as six lots (Lots 7 – 12, Block 2 of the proposed plat) for development of single-family, detached homes. Mr. Lloyd advised that this proposal also included the construction of an extension of Wheaton Avenue to intersect with Dale Street, and plat the subject parcels adjacent to the Wheaton Avenue right-of-way as eleven lots for development of single-family, detached homes.

Mr. Lloyd noted that these requests were detailed in the staff report and Attachment C to the report dated March 2, 2016.

Mr. Lloyd provided staff's analysis as detailed in the staff report, including comparisons and differences in previous proposals before this application, and its allowance for more of a buffer area and transition from High Density Residential (HDR) District zoning to single-family uses, existing land use plans in zoning, and comprehensive plan guidance. Mr. Lloyd reviewed past proposals, and noted changes in city code since those applications compared to this application. Mr. Lloyd advised that zoning changes approved in 2010 and zoning district establishment addressed lot sizes in particular zoning districts in relationship with the city's subdivision code, particularly with the six lots proposed along Dale Street and their conformity to relevant size requirements in the zoning code.

PRELIMINARY PLAT

Specific to the Preliminary Plat of this residential subdivision, Mr. Lloyd provided a summary of the request of the applicant to re-plat that parcel and those north of the Wheaton Avenue right-of-way into single-family residential lots.

Mr. Lloyd noted that staff's analysis of this portion of the application was also detailed in the staff report and attachments dated March 2, 2016.

Mr. Lloyd noted that vacation of the existing right-of-way would occur at the City Council level and serve to erase and replace it with an undulating right-of-way and curvilinear roadway intended as an engineered traffic calming effect.

Mr. Lloyd displayed several maps as part of his presentation, including lot lines and street alignment in accordance with City Code. Mr. Lloyd advised that staff supports the proposal as presented and a broader interpretation of straight east/west lot lines and alignment of Wheaton Avenue further west and side property lines north/south versus applying them as proscribed as a radial or perpendicular location to the street. Mr. Lloyd noted that the City Zoning Code specified lot size standards for LDR-2 for each parcel and noted that all proposed parcels meet or exceed those standards and are located perpendicular to Dale Street.

Mr. Lloyd noted that at the time the staff report was written, the Parks & Recreation Commission had not yet made a determination for park dedication of land or cash-in-lieu-of; and advised that it would be available at the City Council meeting. Mr. Lloyd did note that at their Commission meeting last night, they had confirmed that a cash-in-lieu-of dedication would be appropriate, and that recommendation would be passed along to the City Council accordingly.

Mr. Lloyd advised that the applicant had submitted a tree preservation and thorough tree inventory of the site as part of their documentation. In relationship to the realignment of the street and stormwater drainage plans, Mr. Lloyd noted that, while the final iteration may change during the process, the City's Arborist had reviewed the plans and deemed them accurate as presented, resulting in a deficit from removal and replacement of twenty-three new trees across the site if development is completed as proposed.

Mr. Lloyd further advised that the City Engineer would continue reviewing plans submitted by the developer for grading, utilities, street details and stormwater management throughout the process, and therefore had not been included in staff's report at this time.

Following preparation of the staff report, Mr. Lloyd noted several emails provided to the Commission, and one additional follow-up email distributed tonight as a bench handout, attached hereto and made a part hereof.

In conclusion, Mr. Lloyd advised that staff's analysis supported recommending Rezoning and approval of the Preliminary Plat, subject to those changes identified in the staff report, lines 266 – 281.

Chair Boguszewski started discussion and questions of staff by clarifying the application, community engagement and content for this two-pronged request requiring two separate actions.

Mr. Lloyd clarified that the Commission would be reviewing the rezoning request tonight, they would make their recommendation to the City Council to approve or deny with the City Council being the final decision-maker. If the Commission chose to not support the rezoning request, Mr. Lloyd suggested they recommend denying the request rather than tabling the request; asking the applicant to revise their plans so rezoning would not be necessary and bring that revised plan back to the Commission and a new public hearing. Mr. Lloyd noted that if the Commission denied the request it would probably proceed to the City Council for their final adjudication and action before a revised request came back before the Commission.

Chair Boguszewski referenced the email dated February 26, 2016 (bench handout) from Dawn Loven, 686 W County Road C, related to the public notification process and asked Mr. Lloyd to review once again what triggered the window of time for an applicant to schedule the open house, what governs that and what occurs first.

Mr. Lloyd prefaced his response by noting that the driving force behind the official statutory timeframe and that of the additional open house proscribed by city code was greatly impacted by what viable Planning Commission date might be available for holding the formal public hearing based on the number and type of cases also appearing before the body along with time for reasonable preparation of those materials. Mr. Lloyd noted that an open house is required by city code for rezoning and preliminary plat consideration if creating four or more parcels. Typically, Mr. Lloyd advised that the open house is to be held within 15 to 45 days of submitting an application. In this case, Mr. Lloyd advised that the it was true that the open house for this development was held some time ago, with the application itself submitted on or about December 17, 2016, but subsequently rejected administratively as originally submitted with the preliminary plat and variances allowing for smaller lot widths. Mr. Lloyd advised that staff did not support the variance portion of the application and therefore, plans were revised as per the present plat arrangement. Mr. Lloyd clarified that a revision of plans doesn't constitute the need for the developer to hold a new open house.

At the request of Chair Boguszewski, Mr. Lloyd confirmed that the dates were bound by the original application, and with some flexibility, the timeframe is around thirty days. Chair Boguszewski noted that the email expressed concern with scheduling the open house and availability of residents around the proximity to the Christmas holidays, but opined that the window didn't consider holidays and asked if staff guided or counseled applicants accordingly.

Mr. Lloyd confirmed that the calendar and potential conflicts were part of the process in an informal way, but also agreed with Chair Boguszewski that city code proscribes the times of day and week in defining open house schedules. Mr. Lloyd noted that it would be difficult to avoid any and all holiday schedules that vary depending on cultures and beliefs and ethnicities. Mr. Lloyd further clarified that the intent of the open house is that it be held by the developer with the surrounding community to get their feedback, and purposely held outside staff's determinations and before staff completes their analysis and brings a case before the Planning Commission for their recommendation. While staff may provide some guidance to the applicant if asked, Mr. Lloyd noted that city code regulates the process and the only caveat is that the developer be considerate of the process and intent of the open house process and awareness of the neighborhood.

Member Daire asked if the proposed zoning change would allow duplexes on these lots.

Mr. Lloyd responded that nominally speaking, duplexes are allowed in LDR-2 zoning districts. However, Mr. Lloyd noted that a two-family home requires 4,800 square feet per unit, and therefore lots would need to range from 7,000 to approximately 8,000 square feet. Under this proposal, Mr. Lloyd advised that none of these lots would be large enough to allow for or accommodate a two-family home without combining properties, triggering the need to re-plat them before doing so.

At the request of Member Daire, Mr. Lloyd confirmed that the maximum number allowable for the proposed area – if rezoned – is six units.

In driving the site, Member Daire observed a turnaround or cul-de-sac and asked if the city owned the easements or if they infringed on private property. Mr. Lloyd clarified that the cul-de-sac per se was actually square-ended and is in the existing right-of-way for Wheaton Avenue. Mr. Paschke also confirmed that it was in the public right-of-way.

Member Daire asked if there was any exploration or a possibility of creating two cul-de-sacs back to back on Wheaton Avenue. Mr. Paschke advised that the discussion had initially occurred with the developer and also a curvilinear road. Mr. Paschke opined that such a back-to-back cul-de-sac design would not be supported by the City Engineer, the Public Works Director, or under the current zoning code.

Member Daire asked if the offset intersection of Wheaton Avenue with Dale Street and across it presented any problems.

Mr. Lloyd clarified that the alignment across Dale Street is not currently a formal street and serves only as an access road for Ramsey Square Condominiums. Even without that fact, Mr. Lloyd questioned what guiding regulations would be enforceable; but suspected the new right-of-way allowed the offset in that fashion. Mr. Lloyd advised that the Engineering and Public Works Departments had conveyed no concerns they had.

At the request of Member Bull, Mr. Lloyd clarified that only the six lots south of the new extension of Wheaton Avenue between the proposed street and County Road C were proposed for rezoning to LDR-2.

At the request of Member Gitzen specific to the Outlot being identified as LDR-2 zoning, Mr. Lloyd clarified that it was inaccurate and simply a typographical error.

Member Bull asked if planning staff had any past experience in using undulating roadways to control speed.

Mr. Paschke replied affirmatively, noting that the most recent example would be the city's reconstruction of South Owasso Boulevard east of where Western Avenue ends and South and West Owasso Boulevards begin, using traffic calmers to reduce traffic. Mr. Paschke noted there were other examples, none coming to mind at this time, but in larger developments drive lanes were engineered to meet the same goal. Mr. Paschke clarified that there weren't many developments like this in Roseville; but did cite

134 the recent Pulte Development project in Roseville using curvilinear roads to traverse from Josephine
135 Road to County Road C-2. Mr. Paschke opined that this design wasn't out of context with what the city
136 had supported in the past and from a public works perspective.

137 Chair Bogus asked if there was published data or national data to support traffic calming results, or if it
138 had any impact in reducing speeds at all.

139 While a representative of the Public Works Department was not available to speak to that tonight, Mr.
140 Paschke opined that there was information to substantiate that narrow and curvilinear roads produced
141 reduced traffic, and that statistical data and studies would serve to support it.

142 Mr. Lloyd concurred, noting that the opposite was also true, that generously wide streets with no parking
143 but with a posted speed of 30 to 35 miles per hour were routinely driven much faster as drivers felt safer
144 and site lines supported them going at higher speeds accordingly.

145 From a traffic calming standpoint, Mr. Daire note that he had worked in the field for ten years, and
146 confirmed that curvilinear roads were shown to reduce speeds, especially if parking was included. Mr.
147 Daire further noted examples in Roseville where drivelines reduced speed when including a bike path on
148 the side and demonstrably reduced speeds. Mr. Daire agreed with staff that these strategies were proven
149 to work.

150 While requested by Member Bull, Mr. Lloyd advised that he was unable to address whether or not the city
151 incurred additional cost with this type of road design for plowing and/or maintenance.

152 At the request of Member Murphy, Mr. Lloyd reviewed the drainage and utility easements along the side
153 and rear property boundaries and width of 12' centered, with 6' within the property boundaries. Mr. Lloyd
154 noted that the easements shown are 10' wide corresponding to side yard setbacks; and identified that as
155 part of Condition A recommended in the staff report.

156 At the request of Member Cunningham, Mr. Lloyd reviewed the lot size for LDR-1 lots, at 60' wide and
157 6,000 square feet in area, with no depth requirement, but specifying that the lot had to be at least of that
158 dimension and was effectively addressed by minimum area requirements. A the request of Member
159 Cunningham, Mr. Lloyd clarified that the proposed six lots proposed for rezoning to LDR-2 were
160 predominantly 60' wide, with the corner lot at Dale Street and Wheaton Avenue 70' wide, and the lot
161 adjacent to County Road C at 65' wide.

162 At the request of Member Gitzen, Mr. Lloyd noted that corner lots are typically different and larger in size,
163 but there were no specific code requirements for wider designation for corner lots.

164 Member Gitzen asked about trading outlots and subdivisions of the city.

165 Mr. Lloyd advised that the city had no opposition to the creation of outlots; noting that it was not unusual if
166 they represented a large parcel, they may not yet be sold until arrangement of the other parcels in the
167 area are completed, and possibly re-platted at a later date. Mr. Lloyd clarified that, to his knowledge,
168 there was no stormwater intent for this remnant outlot, but noted that it simply didn't fit with the other lots
169 given the lack of staff support for original variance requests and original proposal for one additional lot on
170 the north side of Wheaton Avenue and that outlot contributing to those six narrower lots. However, Mr.
171 Lloyd noted staff's support for the revised plan with five conforming lots for LDR-1, creating the remnant
172 parcel as an Outlot.

173 Member Murphy asked if there was a reason the outlot was not included with the lot to the west.

174 Mr. Lloyd responded that there may be other reasons for not including it, but also noted if the corner
175 parcel is acquired in the future it could be combined with that area.

Member Stellmach asked what could actually be build if the location remained LDR-1 versus the proposed LDR-2; and asked if it would prove a challenge to develop single-family homes within that configuration.

Mr. Lloyd responded that in his assessment of that option, it would require a minimum of 12,500 square feet at County Road C and Dale Street, and if other lots and tentative lot lines had been followed, the remaining space between would not have been wide enough to create more than one LDR-1, with the remaining three parcels not conforming. Mr. Lloyd reiterated that this was an unconventional site to develop unless those residential lots were narrower in front and on the side and shallow from that aspect, even though they would be unusual but could be developed and conforming, whether or not they were attractive to the market place.

Applicant Representatives

Peter Knaeble, Golden Valley Land Co. and Matt Pavek, Land Development Partner; both civil engineers specializing in infill land development.

As a bench handout, Mr. Knaeble provided an aerial map of the proposed development and lot sizes for "Wheaton Woods," attached hereto and made a part hereof.

Mr. Knaeble provided a brief review of their expertise in other challenging development projects in the metropolitan area, mostly in the western suburbs.

Mr. Knaeble reviewed the design and additional cost for the proposed roadway; and in response to a question of one of the commissioners, advised that most street maintenance costs are attributable to width and length, estimating that the additional length of this roadway would result in approximately a 5% increase in those costs. Given the proposed narrower width of this street, Mr. Knaeble estimated that it would be a wash; and given that there would be no design for additional tonnage, and in accordance with city standards, he suspected additional savings may actually be realized.

At the request of Chair Boguszewski, Mr. Knaeble advised that operationally he didn't see any operational concerns for snow maintenance and removal between a straight and curving roadway, as long as the curves were not too sharp, and based on their experience in other subdivisions.

While used to a 10' versus the 12' easement as a condition of this first Roseville project, Mr. Knaeble advised that they had already changed their plans for 12' easements accordingly; but was amenable to that remaining as a condition of approval and serving as a reminder.

Regarding the intended use of the Outlot, while no contractual arrangement has been defined, Mr. Knaeble advised that the adjacent property owner had approached them regarding possible future purchase; and therefore the parcel had been left as an outlot to provide more flexibility for future use and development of that property.

Regarding the six lots on Dale Street, Mr. Knaeble advised that their firm had been working with city staff on concepts since last fall, including looking at rezoning on Dale Street based on LDR-2 standards in the City of Roseville, and what they felt was an appropriate use. Mr. Knaeble concurred with the staff report and their recommendation for rezoning as specified; reiterating that the report states that the rezoning is consistent with and in the spirit and intent of the city's LDR-2 zoning and land use parameters.

Specific to the open house, its proximity to holidays, and resulting delay in coming before the Commission, Mr. Knaeble clarified that after meeting with staff subsequent to public concerns expressed at the open house, as a developer they had delayed this request to the Planning Commission, originally scheduled for February of 2016, in order to respond to those citizen concerns, and as noted in the open house narrative provided as part of this report.

219 As noted in that narrative, Mr. Knaeble reviewed concerns with tree removal, current on-site drainage,
220 traffic, and cul-de-sac options versus a through street, resulting in their traffic calming plans. Mr. Knaeble
221 advised that they had attempted to explain to neighbors about the cul-de-sac not meeting right-of-way
222 requirements, based on their understanding of city code, and their interpretation that the city had
223 apparently always intended that Wheaton Avenue develop as a through street. Specific to the drainage
224 issues, Mr. Knaeble opined that their firm felt they could improve existing drainage issues through use of
225 infiltration basins in rear yards to address current off-site drainage concerns.

226 Regarding tree loss concerns, Mr. Knaeble advised that they listened to residents, and the proposal
227 includes a two-tiered tree removal strategy or the eleven larger lots through custom grading and minimal
228 clearing as needed for stormwater drainage and road design. Mr. Knaeble noted that they were working
229 with builders to design homes that could then fit around those existing trees.

230 Mr. Knaeble advised that the intent was to start building this year if possible and have some homes ready
231 to market by 2018.

232 Chair Boguszewski asked Mr. Knaeble to specifically address the drainage concerns of the neighbor at
233 686 Western Avenue expressed at the open house.

234 Mr. Knaeble advised that his firm had met with the neighbor on site; and were proposing an additional
235 infiltration pond to pick up existing drainage from that landlocked area, hopefully resolving or improving
236 the current situation.

237 At the request of Chair Boguszewski, Mr. Knaeble reviewed the potential location of the cul-de-sac option
238 as originally reviewed and further study finding it to be inappropriate; including a possible back-to-back
239 cul-de-sac as suggested by Member Daire. Mr. Knaeble noted that when his firm designed for infill, they
240 prefer to connect to existing roadways; but in this case, didn't think it served or was a good ultimate
241 solution for the neighborhood.

242 Chair Boguszewski opined that he found the eleven proposed homes along Wheaton Avenue to be
243 consistent with existing homes and further opined that LDR-2 zoning along Dale Streets seems like a
244 good buffer and separate sub-zone as those lots front Dale Street.

245 Mr. Knaeble agreed with that perspective, noting that a few of the existing homes on the north had 60'
246 wide lots similar to these proposed lots and should blend in well.

247 Member Murphy noted that with other projects coming before the Commission, neighbors usually had
248 concerns with parking. With this project, given parking will be allowed on Wheaton Avenue, a 28' wide
249 street, were there any concerns with driveway size and cutting off parking along one side; and whether it
250 would allow adequate on-street parking for residents and visitors.

251 Mr. Knaeble advised that, based on their experience, they prefer parking on one side as opposed to both,
252 creating a safer and more predictable environment for neighbors and children. However, Mr. Knaeble
253 opined that the 28' width would be safer with that reduced area than might be typically seen in other
254 developments.

255 Based on his engineering practice, Member Daire asked Mr. Knaeble how much space was needed from
256 curb to curb for on-street parking, with Mr. Knaeble responding typically 8' in width. Given two 10' drive
257 lanes, Member Daire further asked if there were any concerns with the opposite curb line. Mr. Knaeble
258 stated that from the face of the curb to face of opposite curb, a 28' wide street was designed for drainage
259 and gutter driving if necessary. From their experience, Mr. Knaeble stated that a lot of western
260 metropolitan suburbs had residential parking on both sides on 28' wide streets as a normal standard. Mr.
261 Knaeble stated that with parking only on one side, he anticipated no problems; as long as signed
262 accordingly and still allowing two vehicles to pass safely.

263 Public Comment

264 As previously noted, written comment was received from Dawn Loven, 686 W County Road C, speaking
265 in opposition to the proposed rezoning.

266 **Marge Dettling, 693 Wheaton Avenue**

267 Ms. Dettling opined that a narrow street created more confusion, nor did she find it very safe. With
268 additional homes yet to be constructed on Dale Street and so close to the corner, Ms. Dettling further
269 opined that there would be no place for snow storage, especially at that busy corner. If snow builds up,
270 Ms. Dettling asked if parking would be allowed on Dale Street.

271 Regarding a curved street, Ms. Dettling opined that it would be much more costly than a straight street;
272 and if looking further down Wheaton Avenue, there was only one small curve, and she thought a straight
273 street from the existing dead-end to Dale Street would be more appropriate and fit in better aesthetically
274 from her perspective.

275 Member Murphy clarified that Ms. Dettling would prefer the street to go straight through to Dale Street
276 and be just as wide. When Member Daire suggested the curves may help keep speed down; Ms. Dettling
277 responded that she didn't see speeding a problem if the road was straight and if there was to be a curve,
278 she would prefer it the same width as the current street.

279 At the request of Chair Boguszewski, Mr. Paschke advised that Wheaton Avenue was 32' wide from curb
280 to curb, making a 4' difference in the 28' proposed width for this segment, with the existing segment
281 currently allowing for parking on both sides.

282 Regarding parking on Dale Street, Chair Boguszewski noted that parking was controlled by the Roseville
283 Public Works Department, with Mr. Knaeble clarifying that parking was currently allowed on Dale Street
284 on the west side adjacent to existing homes and advised that this proposal wouldn't change that.

285 **Chelsea Evler, 684 Iona Avenue**

286 As the parent of young children, Ms. Evler expressed concern with having to undergo the noise of
287 construction over the next three years, opining that it would be loud, disruptive and take away from their
288 neighborhood and their property values. Ms. Evler stated her preference that the southeast area of this
289 property be built into a park, with homes in the area moving toward younger families with children. Ms.
290 Evler opined that it would be nice to have a park in the neighborhood rather than McMansions towering
291 over existing homes. Ms. Evler stated her objection to this proposed development.

292 In driving down Wheaton Avenue, Member Daire noted his observance of a well-beaten path leading off
293 the cul-de-sac.

294 Ms. Evler confirmed that path and noted a tree house had even been built at one point. Ms. Evler advised
295 that this was one of the reasons they'd bought their home because they thought there would be land for
296 their children to play in. Ms. Evler stated her preference for a wooded area for kids to play versus urban
297 development surrounding them.

298 Member Daire asked Ms. Evler if she was aware of people using the proposed development property as a
299 park.

300 Ms. Evler responded that she didn't think they technically considered a park, but she noted newer
301 neighbors used the property to dump leaves, while older neighbors used it as a play area. Ms. Evler
302 stated that she saw their home backing up to a wooded area in which her children could play, rather than
303 having the property all developed with huge homes looking down on their home.

304 **Anne Caldon, 710 Wheaton Avenue**

305 Ms. Caldon noted that when moving into this neighborhood, they were well aware this area could be

developed since it was private land even though it hadn't been developed for a considerable amount of time. Ms. Caldon expressed her appreciation with the work the city did to obtain the best possible plan to develop these private lots; and spoke in support of the proposed request. While admitting she and her family would love to see the property remain open land and with the cul-de-sac, Ms. Caldon realistically acknowledged that it was private land available for development.

Roger Sadecki, 667 County Road C

Mr. Sadecki spoke in support of the roadway being straight and of 32' width in consideration of everything. Mr. Sadecki questioned the rationale in having two curves within such a short stretch, and opined even on paper it didn't look correct. Mr. Sadecki further opined that Wheaton Avenue didn't go anywhere, and therefore should allow for a 32' width and questioned if speeders would use it since it didn't go anywhere.

Mr. Sadecki referenced comments at a previous meeting and mention of 687 Wheaton Avenue residents having a problem with drainage. Mr. Sadecki noted they weren't the only ones with a drainage problem, with several properties in the area experiencing drainage issues, including his and that of his neighbor, opining that that area was like a big lake in the spring.

Mr. Sadecki questioned when these plans were available on the city website, noting that until then, neither he nor anyone else would have been aware of everything proposed by the developer. If the developer plans an infiltration pond in the adjacent backyards, including his, Mr. Sadecki opined that he didn't get it since ponds were already in place at the cul-de-sac and questioned how it would solve any problems in the spring when those ponds were frozen and allowed no infiltration.

Specific to the homes on Dale Street serving as a buffer, Mr. Sadecki noted the existence of a huge buffer already in place on the other side of Dale Street with tennis courts and apartments; and opined there was no need for another buffer with minimum-sized lots and homes built into the hillside. Mr. Sadecki also questioned the proposed retaining wall planned due to the steep slope.

While not being against development, Mr. Sadecki stated that he wasn't too thrilled about this whole development and expressed his preference to retain the wooded area behind his home.

Regarding the 12' easements, Mr. Sadecki stated that he wasn't familiar with what that meant and questioned where they would be located. Mr. Sadecki advised that, if they were intended in his back yard and for an infiltration pond to accumulate water, he considered that an eyesore for his backyard. While having asked at the December 17, 2015 open house if the grading for these proposed homes would match existing homes, Mr. Sadecki noted that now he saw an infiltration pond in his back yard.

In response, Chair Boguszewski asked staff to address the nature and intent of easements as previously discussed tonight during staff's presentation; location of interior lines on the south side of southern lots intended for the drainage system itself and how stormwater management was handled under current code requirements.

Chair Boguszewski also asked Mr. Knaeble to review the intended purpose and expected affect of the proposed infiltration pond.

Mr. Knaeble did so, noting that after meeting with the neighborhood in December, it was clear that much of that landlocked area didn't currently drain well at all. Fortunately, Mr. Knaeble advised that it was found to be a sandy soil area allowing water to percolate into the ground, but unfortunately the neighbor previously identified still experienced standing water issues with a large garage or storage shed on site. Therefore, Mr. Knaeble advised that the intent of the infiltration pond was to improve existing conditions; and while unable to resolve all, Mr. Knaeble stated his anticipation that it will alleviate some of the problems. Mr. Knaeble further clarified that their project's stormwater system in the street will run a line back to a catch basin system and pipes to pick up that drainage from the back and solve a vast majority

of the issues. Mr. Knaeble noted it would be a combination of systems and with the capacity to be built into the new design should address overflow to the storm sewer system.

For the benefit of the last speaker, and neighbors, Chair Boguszewski reiterated that the proposed stormwater management system should improve not only the 686 parcel but other properties as well experiencing existing drainage problems.

At the request of Member Bull, Mr. Knaeble confirmed that existing drainage issues would be mitigated to a great extent.

Chair Boguszewski closed the public hearing at approximately 8:20 p.m.

Commission Discussion/Deliberation – Rezoning Request

As stated by one public speaker tonight, Chair Boguszewski repeated that the city didn't own the land, but it was privately owned; and the role of the city and Planning Commission was to ensure the proposed development didn't cause harm to adjacent properties. While an option would be for the city to purchase the property for park/open space, Chair Boguszewski noted that realistically he didn't see that happening. Chair Boguszewski noted the changes in land use that may differ from what neighbors become accustomed to over the years; but with private property development becomes inevitable in time and will not remain status quo. For these eleven lots, Chair Boguszewski stated that he found the proposed development to be consistent with the nature and character of the adjacent parcels generally in keeping with the existing neighborhood., and about as good as can be hoped for with redevelopment.

MOTION

Member Murphy moved, seconded by Member Bull to recommend to the City Council approval of the proposed REZONING of Ramsey County PIN 02-29-23-44-0065 from LDR-1 to LDR-2, based on the comments and findings; as detailed in the staff report dated March 2, 2016.

Chair Boguszewski spoke in support of the motion, and even though the lots will be smaller in moving from LDR-1 to LDR-2, he stated that he didn't find it to be of major concern based on the staff clarification at the request of Member Daire as to the square footage required and inability for a developer to sneak in with larger dwelling units.

Member Stellmach spoke in support of the rezoning; and based on his on-site observation of the site, opined that the proposal was in keeping with the other homes along Dale Street and similar to adjacent uses.

Member Gitzen agreed in his support of the motion and also expressed support for the diversity of housing options on these smaller lots, adding to the available choices in Roseville.

Living in that area, Member Bull stated his familiarity with the area; and stated that he was very much in favor of the proposed zoning allowing for buffering of LDR-2 and single-family residents from the HDR immediately across the street. Member Bull also noted that this provided an opportunity for people to move into single-family homes of that nature if they desire to stay in that neighborhood while providing them with additional options.

Member Cunningham expressed her support for the motion for many of the reasons already stated by her colleagues. Member Cunningham noted that she was somewhat reluctant to change zoning for one particular project, but found the pieces of this project prohibiting other multi-unit dwellings to be built make it much more compatible. Member Cunningham noted other lots along Dale Street with similar frontages; and as mentioned by Member Bull, this provides a buffer as well as providing another option for move-up housing, opining that she found that a currently a missing component in Roseville, with these homes providing a more happy medium for that move-up housing versus some higher valued homes identified as such.

395 Member Murphy echoed the previous statements of his colleagues; and based on his drive-by earlier
396 today and observations, opined that the development would not much change the character of the
397 existing neighborhood.

398 **Ayes: 7**

399 **Nays: 0**

400 **Motion carried.**

401 Commission Discussion/Deliberation – Preliminary Plat Request

402 Chair Boguszewski sought additional comment from the Commission, noting the only issue remaining
403 appeared to be either a straight or curved street.

404 As a driver, Member Cunningham admitted her proclivity to speeding even in residential neighborhoods.
405 However, Member Cunningham agreed with research supporting curves reducing traffic speeds; and
406 therefore, found she was inclined to keep the curves, but did express her support in this segment of the
407 roadway matching the width of the existing Wheaton Avenue. Member Cunningham expressed further
408 concerns she had with sufficient parking for residents and/or their visitors; and spoke in support of a 32'
409 wide street and allowing parking on both sides.

410 Member Daire agreed with a 32' wide street; and allowing for a 6' parking lane on either side, leaving two
411 10' drive lanes. With the proposed curved alignment, Member Daire opined that this should allow more
412 than adequate width if striped appropriately as well as keeping speeds down. In response to the comment
413 of one public speaker that Wheaton Avenue didn't go anywhere, Member Daire noted his initial concern
414 that it may serve as a drive-around for County Road C and Dale Street to avoid that congestion.
415 However, having driven down those streets several times earlier today, Member Daire expressed his
416 disbelief that anyone would settle on that option as a convenient option. Member Daire stated that he was
417 inclined to approve the proposal and current configuration as planned with the exception of the road
418 width.

419 Member Gitzen agreed that he preferred the curved street, opining that it added to the character of the
420 neighborhood and he thought it would work well in this situation. Member Gitzen noted that the developer
421 had also been proactive in addressing existing drainage as much as possible, and from that perspective it
422 provided a good design that he liked and would support.

423 Member Bull stated his agreement in general with his colleagues, including a 32' wide street with parking
424 on both sides and retaining the curving nature of the roadway. Having experienced the design of South
425 Owasso Boulevard and that curve, Member Bull recognized that there wasn't as much density with
426 parking on one side of that street, but opined it would be better to offset that and have parking available
427 on both sides of Wheaton Avenue. Member Bull further opined that County Road C and Dale Street
428 should easily support this type of additional housing and trips it would generate, anticipating some
429 traversing east and west with the extension of Wheaton Avenue. Overall, Member Bull stated his support
430 of support of the proposal.

431 Member Stellmach stated his preference for a curved street from an aesthetic and safety standpoint; and
432 agreed that it would be awkward to go from a 28' to a 32' wide street. Member Stellmach opined that a
433 32' width may be a better match for the neighborhood and therefore, stated his support for the proposal
434 accordingly.

435 Member Murphy noted that the Commission hadn't heard any petitions from the neighbors for wider
436 streets and more on-street parking. Member Murphy spoke in support of a curved road and 32' width for
437 safety, and to avoid any future regrets. Member Murphy spoke in support of the proposal accordingly.
438 Member Murphy opined that painting fog lines 6' from the curb would further define drive lanes and act as
439 a second traffic calming strategy in the immediate area.

440 Chair Boguszewski stated that he could find no fault in someone attempting to reduce the amount of
441 impervious surfaces, and asked if a default was created if parking was allowed on both sides of a wider
442 street, or if language limited parking to one side could overcome any potential default if stated explicitly.

443 Mr. Lloyd clarified that the subdivision code stated that a 32' wide roadway allowed for parking on both
444 sides.

445 Chair Boguszewski suggested revising the language of Condition C in the staff report as follows (lines
446 275 – 279):

447 “The width of the proposed street shall not be less than 32'[.]” [If the street is approved narrower than 32',
448 the street shall expand/taper on the north side at its tie-in point with the existing section of Wheaton
449 Avenue to the west, parking shall be prohibited on the north side of the street, and the applicant shall be
450 responsible for installing “no parking” signage as required.]

451 Member Bull expressed appreciation for the efforts of the developer to address not only new but existing
452 drainage and improvements as proposed.

453 **MOTION**

454 **Member Cunningham moved, seconded by Member Murphy to recommend to the City Council**
455 **approval of the proposed Wheaton Woods PRELIMINARY PLAT of the Ramsey County PIN's 02-**
456 **29-23-44-0065, 006, and 0067, based on the comments and findings, and conditions as detailed in**
457 **the staff report dated March 2, 2016; amended as follows:**

458 • **Condition C – Revise to read: “The width of the proposed street shall not be less than**
459 **32'[.]”**

460 • **Condition E (lines 285-286): delete in its entirety.**

461 **Ayes: 7**

462 **Nays: 0**

463 **Motion carried.**

464 Chair Boguszewski noted this proposal was scheduled to go before the City Council at their March 28,
465 2016, meeting.



Golden Valley
Land Co.

CivilSite
GROUP

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE, CHANGING THE ZONING DESIGNATION OF CERTAIN REAL PROPERTY

The City Council of the City of Roseville does ordain:

Section 1. Real Property Rezoned. Pursuant to §1009.06 (Zoning Changes) of the Zoning Code of the City of Roseville, and after the City Council consideration of Planning File 16-003, the following parcel is rezoned from Low-Density Residential-1 (LDR-1) District to Low-Density Residential-2 (LDR-2) District:

PIN: 02-29-23-44-0065

Section 2. Effective Date. This ordinance amendment to the City Code and Zoning Map shall take effect upon the passage and publication of this ordinance.

Passed this 28th day of March, 2016.