

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Agenda Date: 4/25/2016

Agenda Item: 14.b

Department Approval



City Manager Approval



Item Description: Request for approval of the Wheaton Woods final plat (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

Application Submission: received and considered complete on April 1, 2016

City Action Deadline: May 31, 2016, per Minn. Stat. §462.358 subd. 3b

PRELIMINARY PLAT ACTION

On March 2, 2016, the Planning Commission unanimously recommended approval of the requested rezoning and the proposed preliminary plat, subject to certain conditions, and the City Council subsequently passed Ordinance 1496, rezoning part of the property to LDR-2, and approved the preliminary plat, with the following conditions, on March 28, 2016.

- 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.
- 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.

- f. Final plat approval shall not be issued without approval of a tree preservation plan, accounting for any changes to grading, utility, or storm water plans not yet anticipated, by the Community Development Department.

FINAL PLAT APPLICATION

The final plat documents, included with this RCA as Exhibit A, conform to the approved preliminary plat with respect to the arrangement and size of lots, dedications of rights-of-way, and drainage and utility easements, all of which conform to the applicable standards of the subdivision code. The conditions of preliminary plat approval have all been satisfied as follows:

- 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.
Public Works staff has approved these plans and easements as proposed.
- 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.
The Public Improvement Contract will be on the same April 25 agenda for City Council review and approval.
- c. The width of the proposed street shall not be less than 32 feet.
This condition of preliminary plat approval explicated the City Council's preference to adhere to the standard street width requirements, and the applicant's plans continue to conform to this standard. No further action is required to satisfy this condition.
- d. Permits for site improvements shall not be issued without evidence of an approved permit from the watershed district.
The Ramsey-Washington Metro Watershed District has given its preliminary approval of the plans, which is typical of this stage of development; this condition is satisfied, but approved permits are still required.
- 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.
This condition does not require any specific action at this time, but is recommended as a condition of final plat approval.
- f. Final plat approval shall not be issued without approval of a tree preservation plan, accounting for any changes to grading, utility, or storm water plans not yet anticipated, by the Community Development Department.
Roseville's consulting arborist has reviewed and preliminarily approved the tree preservation plan, which is typical of this stage of development; a letter from the arborist documenting the approval and his comments is included with this RCA as Exhibit B. This condition is satisfied.

62 **RECOMMENDED ACTIONS**

63 **Adopt a resolution approving the Wheaton Woods final plat** of Ramsey County PINs 02-29-
64 23-44-0065, -0066, and -0067, dated April 18, 2016, based on the findings and recommendation
65 of this RCA, public input, and City Council deliberation, subject to the following condition:

66 Pursuant to City Code §1103.07 and condition “e” of the March 28, 2016, approval of the
67 Wheaton Woods preliminary plat, the City Council will accept park dedication of cash in lieu of
68 land. Because the proposed 17-lot plat would create 14 new building sites in the subject land area
69 and the 2016 Fee Schedule establishes a park dedication amount of \$3,500 per residential unit,
70 payment of the \$49,000 park dedication shall be made by the applicant before the signed final
71 plat is released for recording at Ramsey County.

72 **ALTERNATIVE ACTIONS**

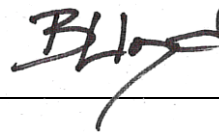
73 **A) Pass a motion to table the item for future action.** Tabling beyond May 31, 2016, may
74 require an agreement to extend the 60-day action deadline established in Minn. Stat.
75 §462.358 subd. 3b to avoid statutory approval.

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

Attachments: A: Final plat

B: Letter of provisional approval of tree
preservation plan
C: Draft resolution

Prepared by:	Senior Planner Bryan Lloyd 651-792-7073 bryan.lloyd@cityofroseville.com
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UNRECORDED COPY
4/18/2016

KNOW ALL MEN BY THESE PRESENTS: That Golden Valley Land Company, a Minnesota Corporation, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

The South 418 feet of the East 148 feet of the Southeast Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota.

All of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty-nine (29), Range Twenty-three (23), except the West 350 feet of the South 214 feet; and except the West 240 feet lying North of the South 445 feet; and except the North 167 feet of the East 200 feet; and except the East 148 feet of the South 418 feet; and except the west 161.75 feet of the East 309.75 feet of the South 283 feet, Ramsey County, Minnesota.

The West Two Hundred Forty (W. 240) feet, except the South Four Hundred Forty-five (S. 445) feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty-nine (29), Range Twenty-three (23), according to the United States Government Survey thereof, Ramsey County, Minnesota.

Torrens Property

Has caused the same to be surveyed and platted as WHEATON WOODS and does hereby dedicate to the public for public use forever the public way and drainage and utility easements as shown on this plat.

In witness whereof said Golden Valley Land Company, a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____

SIGNED: GOLDEN VALLEY LAND COMPANY

Peter J. Knoebie, President

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Peter J. Knoebie, President of Golden Valley Land Company, a Minnesota Corporation, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ day of _____, 20____

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

STATE OF MINNESOTA

COUNTY OF _____

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

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF ROSEVILLE

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

_____, Mayor _____, City Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

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

_____, Deputy
Property Records and Revenue

County Surveyor

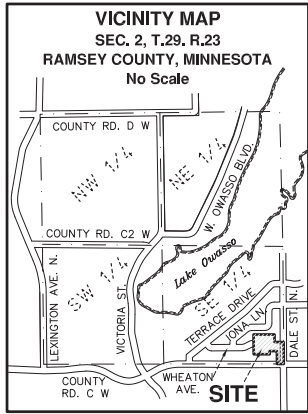
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved
this _____ day of _____, 20____

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

REGISTRAR OF TITLES
COUNTY OF RAMSEY, STATE OF MINNESOTA

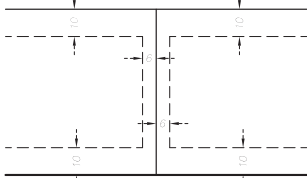
I hereby certify that this plat of WHEATON WOODS was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock __M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____

Deputy Registrar of Titles



EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS AND ADJOINING REAR LOT LINES AND 6 FEET IN WIDTH ADJOINING SIDE LOT LINES UNLESS OTHERWISE SHOWN.

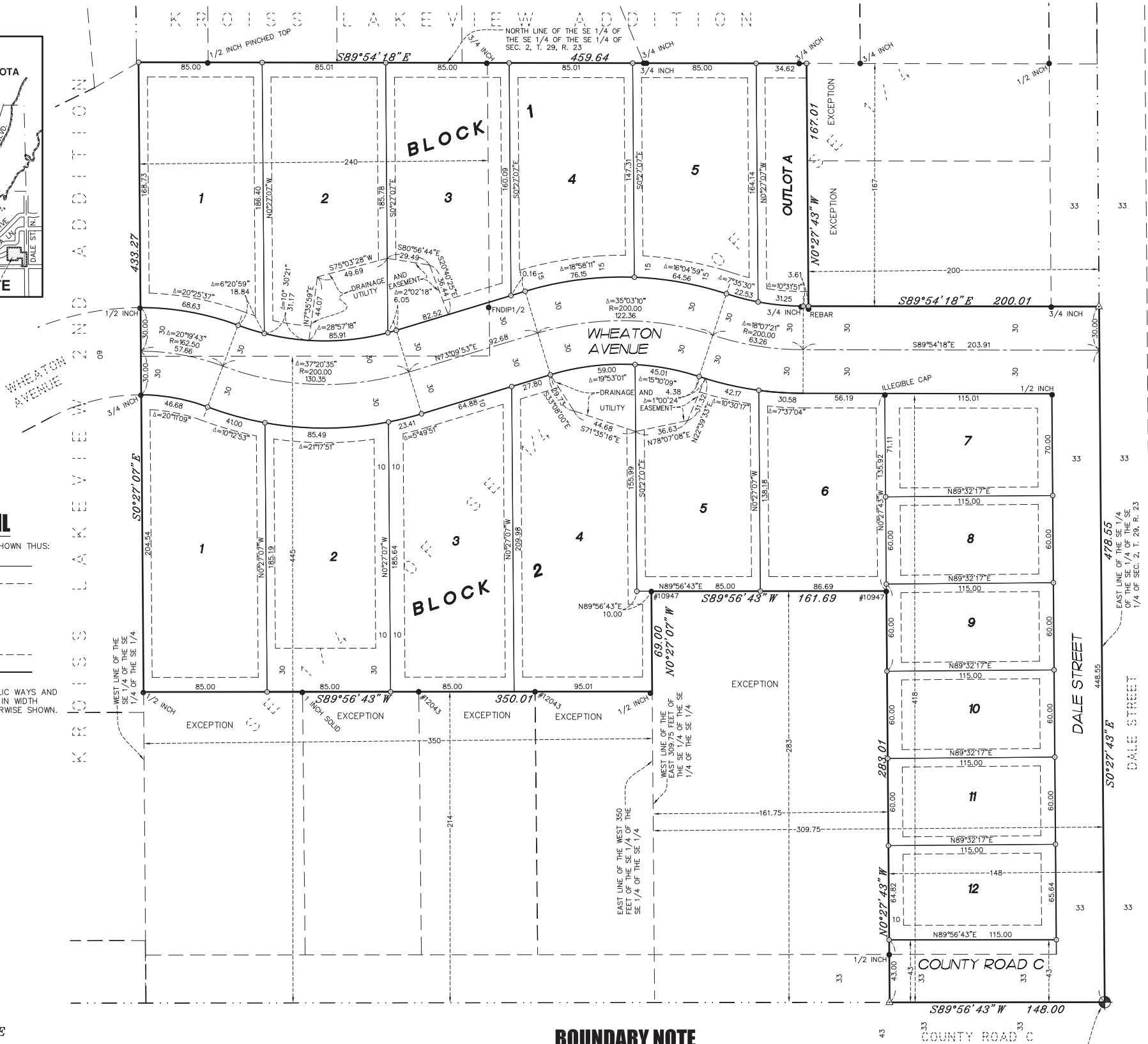
NORTH

GRAPHIC SCALE



For the purposes of this plat, the East line of the Southeast Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota is assumed to bear South 02 degrees 27 minutes 43 seconds East.

WHEATON WOODS



BOUNDARY NOTE

For the purposes of this survey, the boundary was established by utilizing a survey completed by R. C. Wolfgram dated November 16, 1951. Said survey was an exhibit utilized for the registration of this parcel. Said boundary also matches the adjoining plots of KROISS LAKEVIEW ADDITION and KROISS LAKEVIEW 2ND ADDITION. The boundary also matches existing survey monumentation and existing occupation as shown.

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





April 20, 2016

RE: Wheaton Woods Tree Preservation Plan

To whom it may concern;

Since this project began before the new tree preservation ordinance could be implemented this development will be using the old version of the Cities Tree Preservation Plan. The implication is that not all trees need to be inventoried or accounted for, only trees 6" and above and from the cities significant tree list.

A tree inventory was completed by the developer showing the site consists mostly of lower quality Box elder, Siberian elm, and Cottonwood trees. A limited amount of ash, maple, and Black cherry exists on site. Average tree sizes are relatively small suggesting the site was most likely cleared or high-graded of quality trees a number of years ago.

It has been proposed that trees be removed to make way for roads, utility easements, and storm water ponding and that a "limits of construction" be set up to complement the construction of most homes on the lots. Based on lot sizes and setbacks there are a limited number of ways a home could be situated on the lot so setting up a limit of construction and removing all trees within those limits should address what builders will most likely need to remove for home construction purposes. If a builder will need to remove more trees than have already been removed they will need to work with the City in preparing another Tree Preservation Plan specific to the lot.

I have reviewed and approved the replacement trees as determined by the Tree Preservation Plan. It was calculated that 68" inches of trees need to be replanted on site and the plan provided should cover that threshold. Beyond this general approval, I have the following comments:

- 1) It will be critical to try and leave as much screening as possible for the lots that are adjacent to this development. The construction limits do appear to address this.
- 2) Since there are no oaks on the property there should be little concern about spreading oak wilt. There are a few small oaks on neighboring properties which should be protected with tree fencing.
- 3) Tree fencing needs to be shown on the tree removal/grading plans and the developer should have placement of fencing approved before trees are to be removed and should contact the City for inspection.
- 4) A detailed plan for the fencing should be included in the specifications. For example, steel posts, 6 feet apart, orange fencing, etc.



- 5) Trees that are going to be replanted have been designated on the plan but the types of trees that are going to be planted should be determined and then approved by the city.
- 6) Some recalculations of the tree replacement formula may need to be made. Some trees within the proposed street are being counted against the replacement values (2350, 2352, 313) which they may not have to be as they are exempt, and conversely, some trees outside the construction limits (2225) are not being credited as save trees. It really shouldn't affect the final numbers too much as the 23 trees being planted will certainly cover the requirements but some recalculations may be in order before the plan is approved.
- 7) Most trees identified as American elm on the inventory are most likely Siberian elm. This really is not an issue just a clarification.

Mark Rehder
Certified Arborist MN-0256A

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

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, State of Minnesota, was held on the 25th day of April 2016 at 6:00 p.m.

The following Members were present: _____
and _____ was absent.

Council Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____
A RESOLUTION APPROVING THE FINAL PLAT OF WHEATON WOODS (PF16-003)

WHEREAS, City of Roseville has received a valid application for approval of the proposed plat of the property comprising Ramsey County Parcel Identification Numbers 02-29-23-44-0065, -0066, and -0067; and

And WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed preliminary plat on March 2, 2016, and after said public hearing the Roseville Planning Commission voted to recommend approval of the proposed preliminary plat based on the comments and findings of the pertinent staff report and the input from the public; and

WHEREAS, the Roseville City Council, at its regular meeting on March 28, 2016, received the recommendation of the Planning Commission and voted to approve the preliminary plat, subject to certain conditions; and

WHEREAS, the final plat materials have been prepared and submitted which are consistent with the approved preliminary plat and reflect applicable conditions of preliminary plat approval;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, Minnesota, that the final plat of Wheaton Woods is hereby approved.

AND BE IT FURTHER RESOLVED, by the Roseville City Council that, pursuant to City Code §1103.07 and condition “e” of the March 28, 2016, approval of the Wheaton Woods preliminary plat, 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

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

WHEREUPON said resolution was declared duly passed and adopted.

[illegible]

WITNESS MY HAND officially as such Manager this 25th day of April 2016.

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