

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Agenda Date: 4/25/2016

Agenda Item: 14.e

Department Approval



City Manager Approval



Item Description: Request for approval of an amendment to the Comprehensive Land Use Plan map to re-designate property from LR to HR, and a corresponding rezoning from LDR-1 District to HDR-1 District (**PF16-001**)

APPLICATION INFORMATION

Applicant: Gracewood Assisted Living

Location: Planning District 13 – 2025 County Road B

Property Owner: Gracewood Assisted Living (under purchase agreement with Andrew and Sue Ellen Weyer)

Open House Meeting: held on October 22, 2015

Application Submission: received and considered complete on December 2, 2015

City Action Deadline: April 30, 2016, per applicant's request for extension to allow time for preparation and review of traffic study

GENERAL SITE INFORMATION

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	One-family dwelling, detached	LR	LDR-1
North	Multi-family	HR	HDR-1
West	One-family dwelling, detached Golf course	LR GC	LDR-1 PR
East	Two-family dwelling, attached; One-family dwelling, detached	MR	MDR
South	One-family dwelling, detached	LR	LDR-1

Natural Characteristics: The site includes several mature trees and significant elevation change.

Planning File History: **PF359:** (1966 – 67) Comp Plan amendment, rezoning, and PUD application pertaining to the northern 80% of 2025 County Rd B, which became Midland Grove Condominiums. Initial proposal submitted in Oct. 1966 included about 100 apartment units in the northwestern portion of the site with about 40 townhouse units lining the southern and eastern sides as a transition to the abutting, lower-density properties. This was ultimately rejected by the Planning Commission in May 1967 over

concerns that the townhouse units at the margins of the property would unfairly “commit the rest of the corner to townhouses and single family development.” The Comp Plan amendment, rezoning, and PUD for Midland Grove, approximately 170 units, was approved in July 1967.

PF456: (1968) Approval of subdivision of the larger, former parcel into what became Midland Grove Condominiums and the property that continues to be addressed as 2025 County Rd B; approval of relocation of the house which stands on 2025 County Rd B from the parcel that became Midland Grove.

PF09-002: (2009) Comp Plan amendment, rezoning, and PUD for 4-story, 77-unit PUD. Planning Commission recommended approval (4 – 3); City Council vote (3 – 2) in favor of the Comp Plan failed to achieve the 4/5ths supermajority vote to pass.

PLANNING COMMISSION ACTION

The public hearing for this application was held by the Planning Commission on January 6, 2016. Prior to taking action on the application, the discussion was tabled to allow the applicant to commission a traffic study so that the traffic impacts of various development scenarios.

On April 6, the Planning Commission received the traffic study, resumed its discussion, and voted 6 – 1 to recommend approval of the requested Comprehensive Land Use Plan map change, and unanimously recommended approval of the requested rezoning. Given the uncertain timing of the resumed discussion, property owners who received the public hearing notice also received a courtesy notice of the Planning Commission’s continuation of its review of the request.

PROPOSAL OVERVIEW

The requested comprehensive plan amendment (CPA) and rezoning would facilitate development of any of the permitted uses in the High-Density Residential-1 (HDR-1) zoning district with a maximum residential dwelling unit density of 24 units per acre. Having a total area of about 2¼ acres, the subject property could potentially be developed with up to 54 dwelling units. The current proposal is to develop a 54-unit assisted living facility, but rezoning actions cannot be tied to specific proposals. The traffic study analyzed the proposed development, a generic multi-family development under the proposed HDR-1 zoning, and a generic residential development under Roseville’s Medium-Density Residential zoning district, and found that no roadway network improvements would be necessary for any development scenarios in order to maintain an acceptable level of service at all intersections in the project area. The development proposal, the staff analysis presented in the Request for Planning Commission Action, and approved minutes of the public hearing are included with this report as RCA Exhibit A, and the traffic study report and draft minutes of the Planning Commission’s April 6 discussion, are included with this report as RCA Exhibit B.

SUMMARY OF THE PROPOSED COMPREHENSIVE LAND USE PLAN MAP CHANGE

17 As noted above, the Planning Commission voted to recommend approval of the proposal to
18 change the Comprehensive Plan's land use guidance of the subject property from Low-Density
19 Residential (LR) to High-Density Residential (HR). Such a vote requires a five-sevenths majority
20 to be successful, and this was achieved by the 6 – 1 vote when the action was taken on April 6,
21 2016. The draft resolution to amend the Comprehensive Land Use Plan is included with this
22 RCA as Exhibit C.

23 An action to change the Comprehensive Plan cannot be considered final until the amendment is
24 accepted by the Metropolitan Council, which means that final action to rezone the subject
25 property to HDR-1 would be premature if it were to occur concurrently with the action to
26 approve the CPA. In recognition of this procedural fact, the proposed rezoning will be discussed
27 in this RCA for the sake of putting all of the proposed changes in context with one another,
28 although subsequent City Council action to rezone the subject property cannot occur unless and
29 until the Metropolitan Council has accepted the CPA.

30 **SUMMARY OF THE PROPOSED ZONING MAP CHANGE**

31 The fundamental question with this application is whether the requested HR designation in the
32 Comprehensive Plan is a suitable choice for this location. If the City Council concurs with the
33 Planning Commission that HR is a good fit and approves the CPA, State statute requires that a
34 community's zoning map be consistent with its comprehensive plan land use map. This means
35 that rezoning the subject parcel to one of the HDR zoning districts would be a technical necessity
36 to comply with the pertinent statute. Therefore, approval of the proposed CPA would make it
37 appropriate for the City Council to approve the requested rezoning to HDR-1 District. Rezoning
38 to the more intensive HDR-2 District would also be an option, but it is not being requested it has
39 not been evaluated in the traffic analysis

40 In this situation, Minn. Stat. 15.99 Subd. 3(d) recognizes that the Metropolitan Council's review
41 of the CPA makes it impossible for the City to take action on the rezoning request by the April
42 30, 2016 deadline, and therefore extends the deadline for action on the rezoning request for 60
43 days after the Metropolitan Council completes its review of the CPA.

44 Alternatively, if the City Council sees fit to deny the CPA, it would also be appropriate to deny
45 the proposed rezoning at this time.

46 **PUBLIC COMMENT**

47 The public hearing for the proposed Comprehensive Plan and zoning amendments was held by
48 the Planning Commission on January 6, 2016; minutes of the public hearing are included with
49 this RCA as part of Exhibit A. To accommodate the request for a traffic study, the Planning
50 Commission voted to table the discussion of the proposed amendment until a later date. Having
51 received the traffic study report, the discussion was resumed on April 6, 2016; after discussing
52 the application in the context of the traffic report the Planning Commission voted to recommend
53 approval of the proposed amendments to the Comprehensive Plan and Zoning Code. At the time
54 this report was prepared, Planning Division staff has received one additional email, which is
55 included with this RCA as the last page of Exhibit B.

56 **RECOMMENDED ACTION**

57 **Adopt a resolution changing the Low-Density Residential guidance of the Comprehensive**
58 **Land Use Plan map to High-Density Residential for the parcel addressed as 2025 County**
59 **Road B**, based on the findings and recommendation of the Planning Commission, the content of
60 this RCA, public input, and City Council deliberation. Such action requires the affirmative votes
61 of four-fifths of the Council's membership to be successful.

62 **ALTERNATIVE ACTIONS**

63 **A) Pass a motion to table one or both parts of the application for future action.** Tabling
64 beyond April 30, 2016, will require the applicant's consent to extend the action timeline
65 established in Minn. Stat. 15.99.

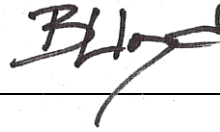
66 **B) By motion, deny the request.** Denial should be supported by specific findings of fact
67 based on the City Council's review of the application, applicable City Code regulations,
68 and the public record.

Attachments: A: 1/6/2016 RPCA packet and
public hearing minutes

B: 4/6/2016 RPCA, traffic study report, draft
minutes, and public comment

C: Draft resolution

Prepared by: Senior Planner Bryan Lloyd
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REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 1/6/2016

Agenda Item: 5

Item Description: Request for approval of an amendment to the Comprehensive Land Use Plan map to re-designate property from LR to HR, and a corresponding rezoning from LDR-1 District to HDR-1 District (**PF16-001**)

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Location: 2025 County Road B

Property Owner: Gracewood Assisted Living (under purchase agreement with Andrew and Sue Ellen Weyer)

Open House Meeting: held October 22, 2015

Application Submission: received and considered complete on December 2, 2015

City Action Deadline: January 31, 2016, per Minn. Stat. §15.99

GENERAL SITE INFORMATION

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	One-family dwelling, detached	LR	LDR-1
North	Multi-family	HR	HDR-1
West	One-family dwelling, detached Golf course	LR GC	LDR-1 PR
East	Two-family dwelling, attached; One-family dwelling, detached	MR	MDR
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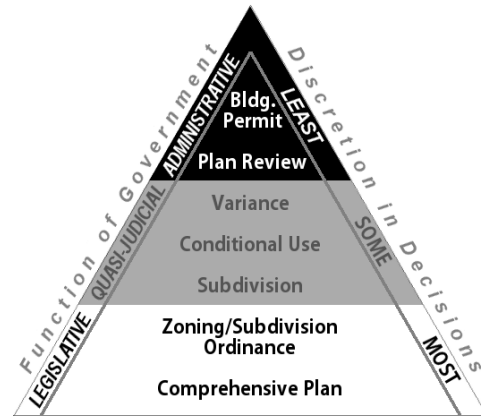
Planning File History: **PF359:** (1966 – 67) Comp Plan amendment, rezoning, and PUD application pertaining to the northern 80% of 2025 County Rd B, which became Midland Grove Condominiums. Initial proposal submitted in Oct. 1966 included about 100 apartment units in the northwestern portion of the site with about 40 townhouse units lining the southern and eastern sides as a transition to the abutting, lower-density properties. This was ultimately rejected by the Planning Commission in May 1967 over concerns that the townhouse units at the margins of the property would unfairly “commit the rest of the corner to townhouses and single family development.” The Comp Plan amendment, rezoning, and PUD for Midland Grove, approximately 170 units, was approved in July 1967.

PF456: (1968) Approval of subdivision of the larger, former parcel into what became Midland Grove Condominiums and the property that continues to be addressed as 2025 County Rd B; approval of relocation of the house which stands on 2025 County Rd B from the parcel that became Midland Grove.

PF09-002: (2009) Comp Plan amendment, rezoning, and PUD for 4-story, 77-unit PUD. Planning Commission recommended approval (4 – 3); City Council vote (3 – 2) in favor of the Comp Plan failed to achieve the 4/5ths supermajority vote to pass.

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on proposed Comprehensive Plan and zoning amendments 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.



PROPOSAL

The requested comprehensive plan amendment (CPA) and rezoning would facilitate development of any of the permitted uses in the High-Density Residential-1 (HDR-1) zoning district with a maximum residential dwelling unit density of 24 units per acre. With a total area of about 2¼ acres, the subject property could potentially be developed with up to 54 dwelling units. The current proposal is to develop a 54-unit assisted living facility, but because rezoning actions cannot be tied to specific proposals, the following review will also address the potential impacts of a 54-unit general-occupancy multifamily development that is also permitted under the requested HDR-1 zoning.

ANALYSIS OF THE PROPOSED COMPREHENSIVE LAND USE PLAN CHANGE

The most significant effect of the proposed change would be to increase the allowed intensity of the residential development on the subject property. Because the subject, single-family property is directly adjacent to large multifamily and townhome developments, it stands out as an example of a rather abrupt transition from high intensity development to low intensity development, which the Comprehensive Plan advocates against. In particular, land use Goal 6 (pertaining to residential areas) encourages the community to “...ensure that adjacent uses are compatible with existing neighborhoods.”

This stated goal may not be mandating the requested high-density residential guidance, but it does indicate that medium-density or high-density land use guidance in this location may be more appropriate than the existing low-density guidance. One additional factor to consider is the nature of the transition from land uses on the north side of County Road B to those on the south side of the street. Major roadways, like County Road B, can make for effective transitions between multifamily and single-family neighborhoods, but medium-density development on the subject property could be viewed as a transition that is more gradual. On balance, Planning Division staff believes that the proposed change would not be in conflict with the overall guidance of the Comprehensive Plan, but whether high-density development or medium-density development is the best fit in this location is a policy discussion to be held by the Planning Commission and, ultimately, the City Council.

ANALYSIS OF THE PROPOSED ZONING MAP CHANGE

The fundamental question with this application is whether the requested HR designation in the Comprehensive Plan is a suitable choice for this location. If the Planning Commission concludes that HR is a good fit and recommends approval of the request, State statute requires that a

community's zoning map be consistent with its comprehensive plan land use map. This means that rezoning the subject parcel to one of the HDR zoning districts would be a technical necessity to comply with the pertinent statute. Therefore, a recommendation to approve the proposed CPA would make it appropriate for the Planning Commission to recommend approval of the requested rezoning to HDR-1 District. Rezoning to the more intensive HDR-2 District would also be an option, but it is not being requested and Planning Division staff believes that the greater permitted density would be less well suited to this location. Alternatively, if the Planning Commission recommends denial of the CPA, it would also be appropriate to recommend denial of the proposed rezoning.

OUTSIDE AGENCY COMMENT

Because a rezoning opens the property to any development permitted in the new zoning district, we need to be mindful not only of the potential impacts of the proposed development, but also of the possibility of more intensive redevelopment in the future. The most significant potential impact of rezoning in this case seems to be related to traffic.

Ramsey County controls County Road B and Cleveland Avenue, south of County Road B. Vehicular access to the subject property is from Midland Grove Road. Increased residential density on the property would likely increase traffic at the intersection of County Road B and Midland Grove Road. From a cursory review, Ramsey County staff is mostly unconcerned by the additional volume of traffic anticipated from an assisted living facility as proposed. Because of the greater potential impact of a general-occupancy development in that location, however, Ramsey County staff wasn't able to offer guidance about that scenario without more detailed traffic analysis to better inform their opinion.

Minnesota Department of Transportation (MnDOT) controls the portion of Cleveland Avenue north of County Road B. At the time this report was prepared, Planning Division staff has not yet received comment from MnDOT.

PUBLIC COMMENT

The required open house meeting for this proposal was held by the applicant on October 22, 2015. An extensive summary of the discussion at the meeting, along with the meeting sign-in sheet, are included with this RPCA as part of Attachment C. Additionally, at the request of some of the attendees of the open house, the applicant had another informal meeting with them at the site; the applicant characterized the tone of the conversation at that meeting as "neutral to positive" recognizing that the tone of the meeting may not reflect the opinions of the attendees.

At the time this report was prepared, Planning Division staff has received several emails and letters from members of the public about the proposal; these written comments are included with this RPCA as Attachment D. Staff has also received a few phone calls about the proposal; some of the callers oppose the requested rezoning, and some were not opposed.

RECOMMENDED ACTIONS

By motion, make a recommendation to approve or deny the proposed Comprehensive Land Use Plan map change to re-designate property at 2025 County Road B from LR to HR, based on the comments and findings of this report, public input, and deliberation among the Commissioners. A successful motion to recommend approval of an amendment to the Comprehensive Plan requires a majority of at least 5/7ths of the Planning Commission. Despite

RCA Exhibit A

the broad discretion of the City in making this kind of land use decision, a recommendation to deny 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.

By motion, make a recommendation to approve or deny the proposed rezoning of the property at 2025 County Road B from LDR-1 to HDR-1, based on the comments and findings of this report, public input, and the Commission's recommendation about the requested CPA.

ALTERNATIVE ACTION

Pass a motion to table the request for future action. If the Planning Commission wishes to have additional information, such as analysis of the potential traffic impacts of a 54-unit apartment in light of the existing traffic and roadway infrastructure, discussion of the request can be tabled to allow the applicant time to prepare such information. Tabling beyond January 31, 2016 may require extension of the 60-day action deadline established in Minn. Stat. §15.99.

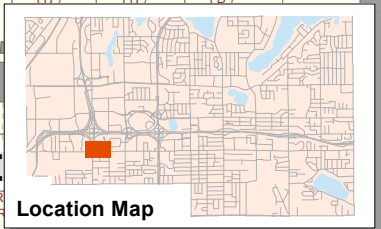
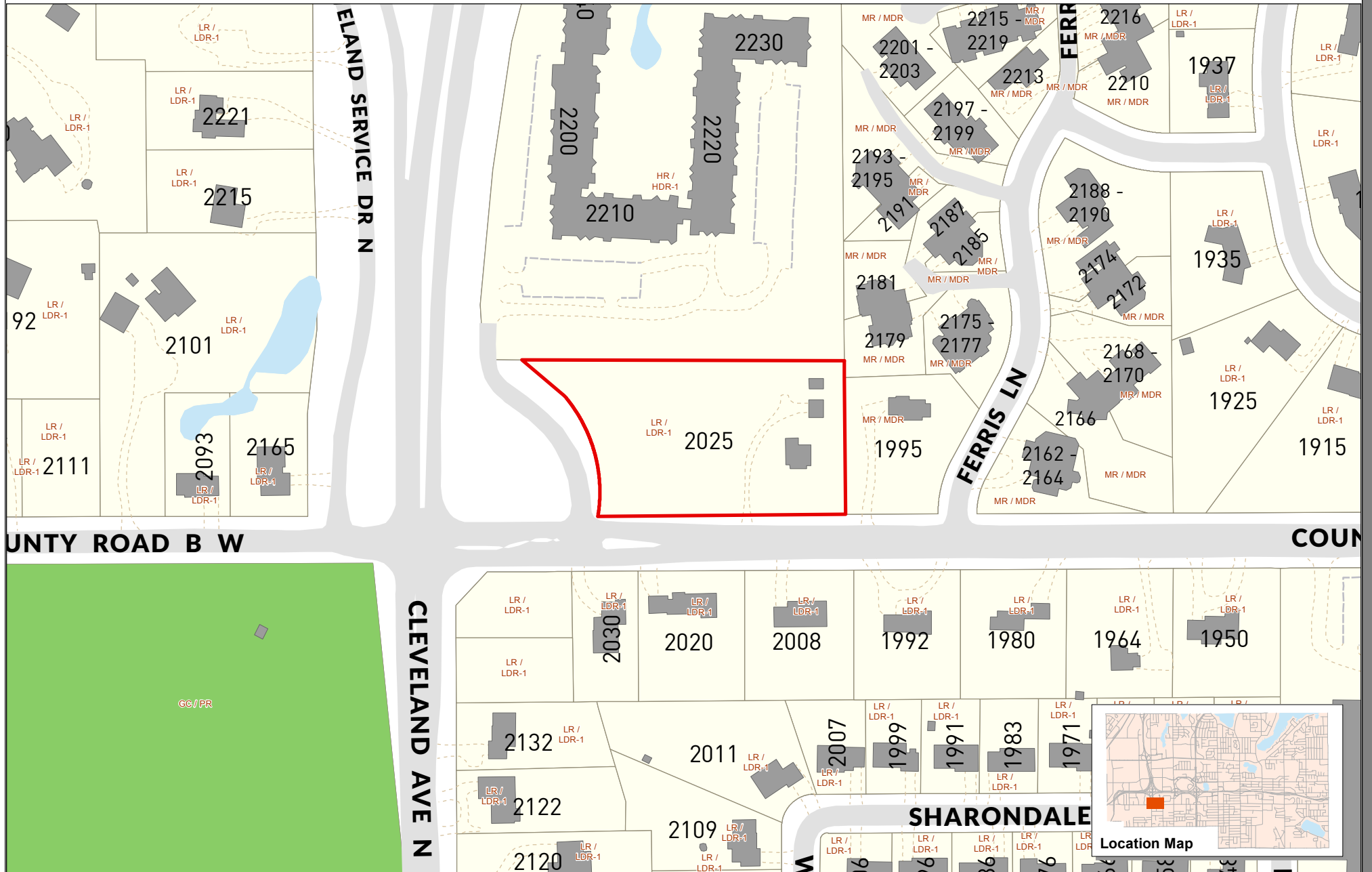
Attachments: A: Area map
B: Aerial photo

C: Open house materials and concept plans
D: Public comment

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Attachment A for Planning File 16-001



Location Map



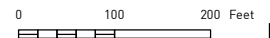
Site Location

Data Sources

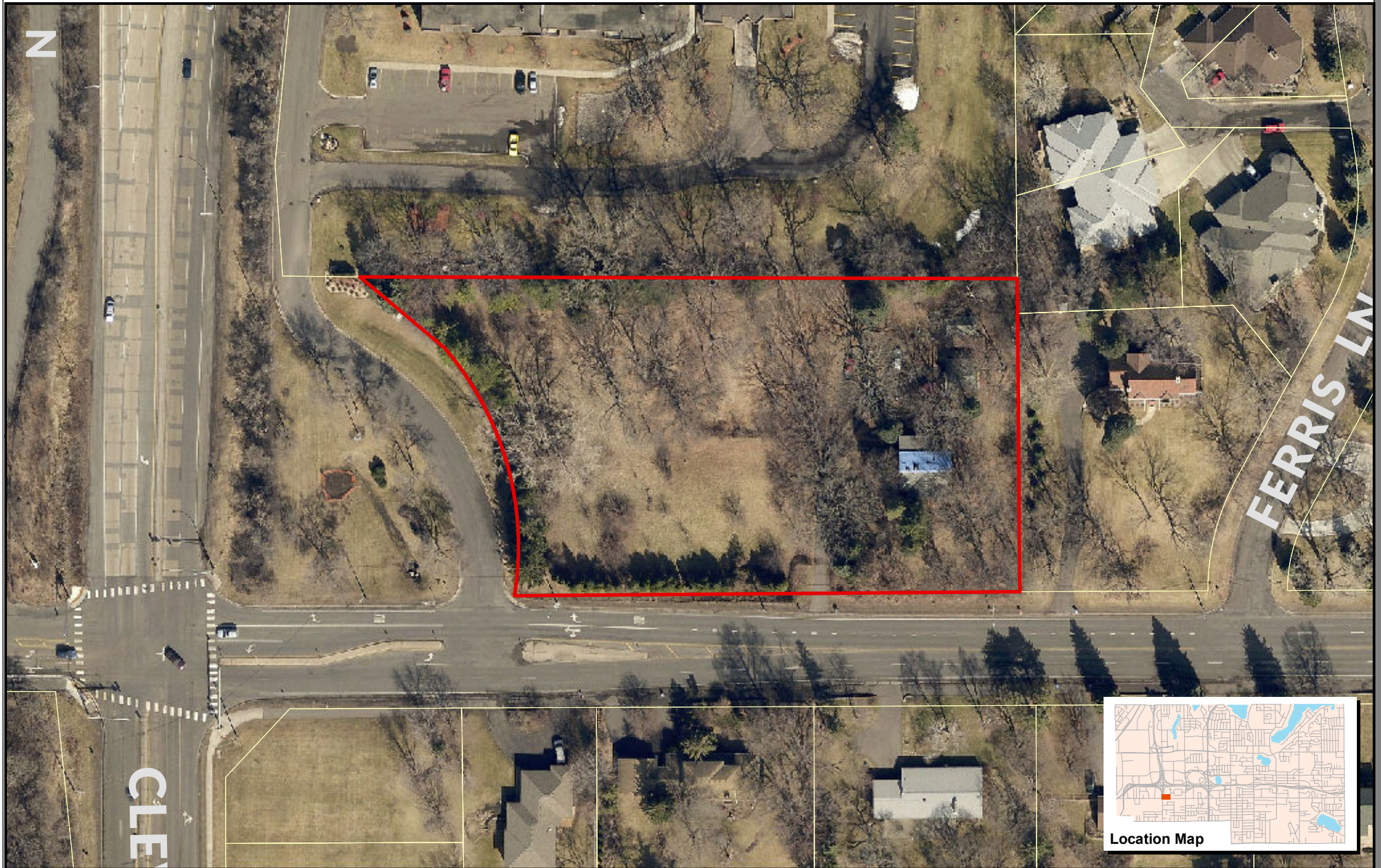
* Ramsey County GIS Base Map (11/2/2015)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Attachment B for Planning File 16-001



Site Location

Data Sources

- * Ramsey County GIS Base Map (12/1/2015)
- * Aerial Data: MnGeo (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



Prepared by:

Community Development Department

Printed On: April 21, 2015

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October 1, 2015

You are cordially invited to an open house to discuss the proposed two story 54 unit assisted living and memory care facility at 2025 County Road B West, Roseville, Minnesota. Enclosed is a sketch of the proposed building elevations.

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 Comprehensive Plan map and rezoning change, and 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.

This open house will take place from 7:00-9:00 PM on October 22, 2015 at:

Roseville City Hall
2660 Civic Center Drive
Roseville, MN
Willow Room (Lower level)

If you have any questions and are unable to attend this meeting, please contact me at [REDACTED] or my email: [REDACTED].

Thank you for your time.

Jon Bauer



We are proposing a 54 unit Assisted Living/Memory Care Facility at the property located at 2025 County Road B West, Roseville.

The current zoning is low density residential. We are asking to change this to high density residential which allows for 24 units per acre:

1 acre = 43,560 square feet. Proposed site has 98,881 square feet divided by 43,560 = 2.27 acres.
2.27 x 24 units = 54.47 units.

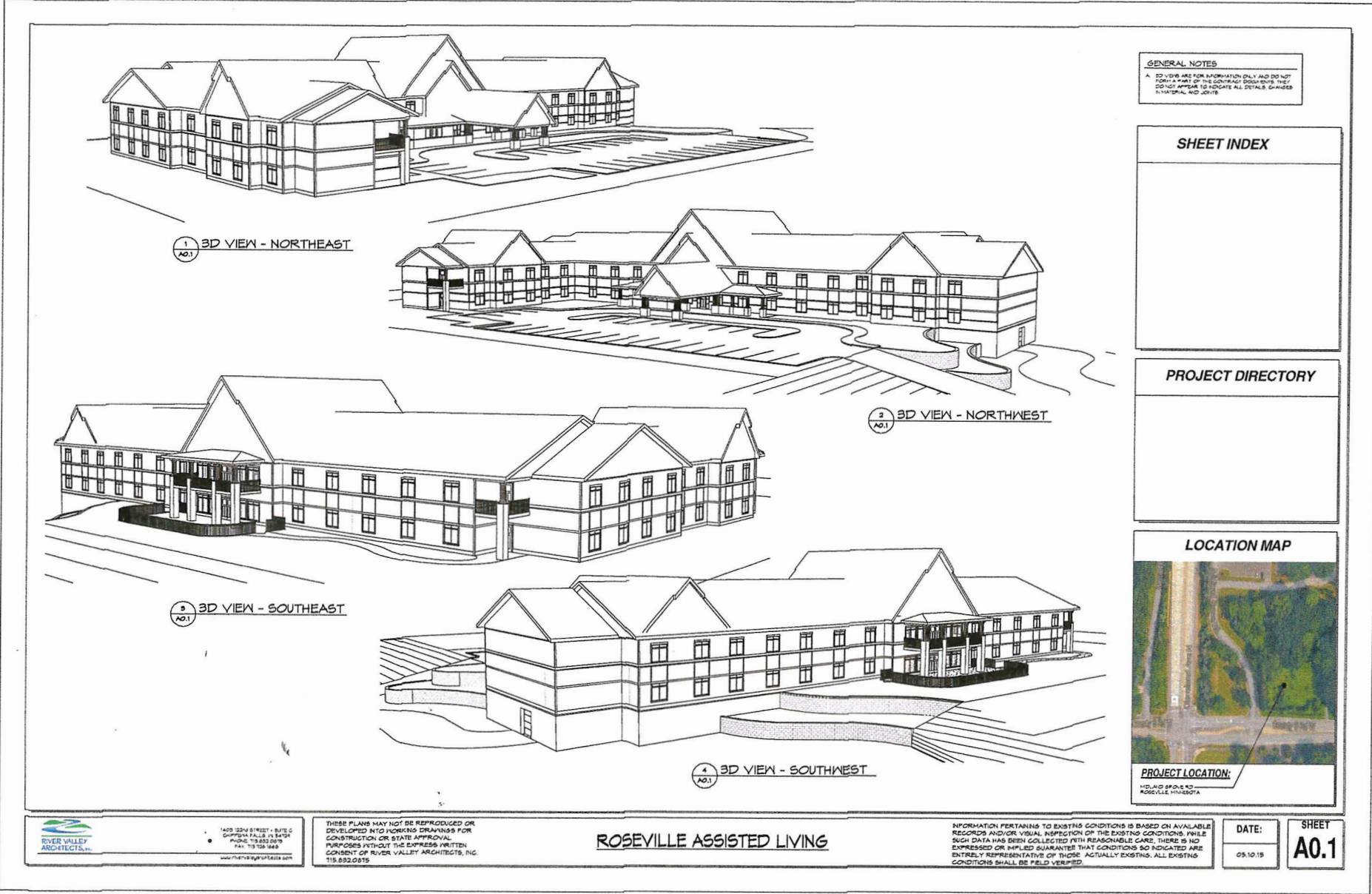
We are not asking for a variance as Building we are proposing is 54 unit. Adjoining property right to the north is zoned HDR and adjoining property to the east is zoned MR.

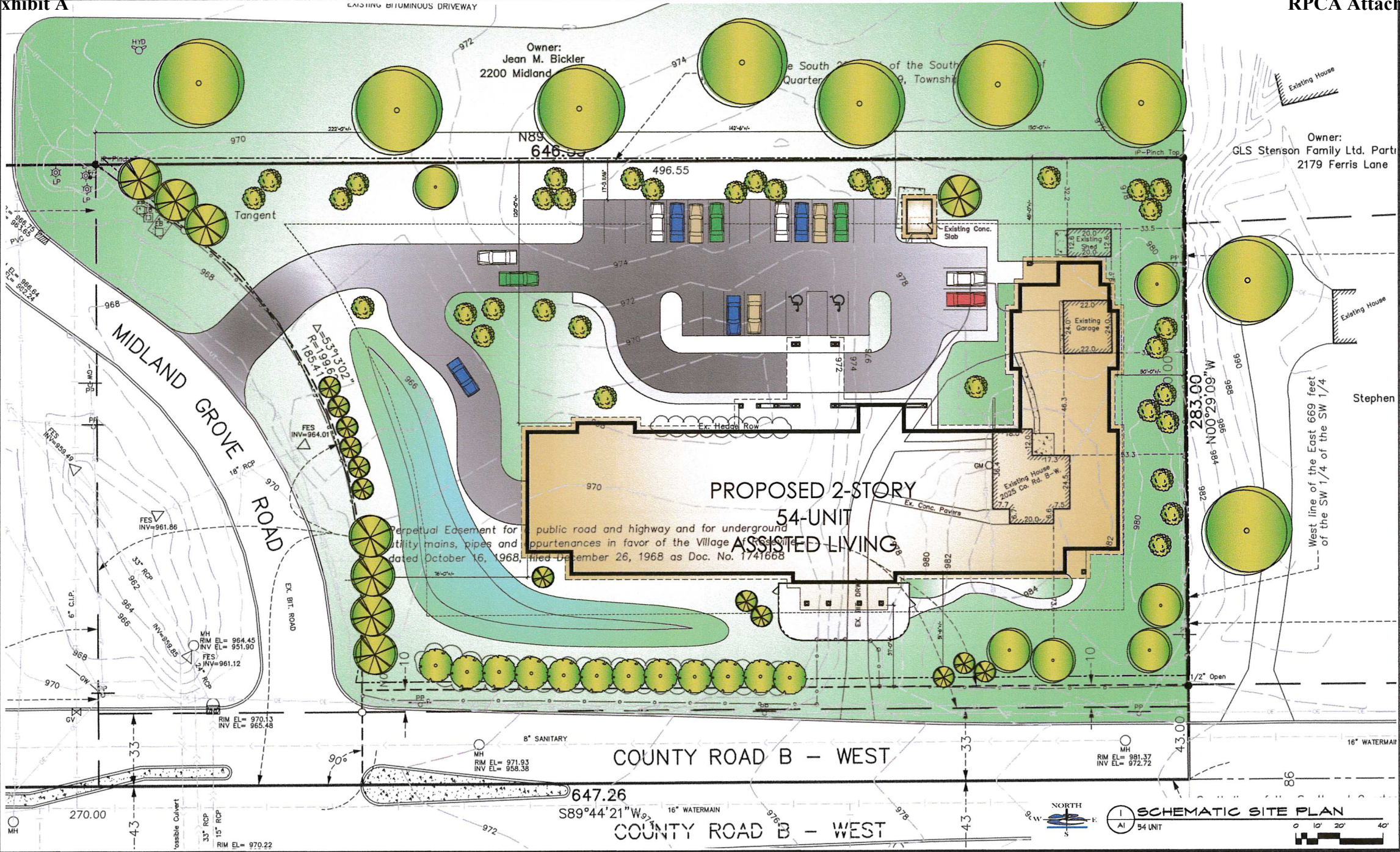
If you have any questions, please contact me at [REDACTED] or my email:

[REDACTED]

Thank you for your time.

Jon Bauer







1405 122nd STREET - SUITE C
CHIPPewa FALLS, WI 54724
PHONE: 715.832.0875
FAX: 715.832.4660
www.rivervalleyarchitects.com

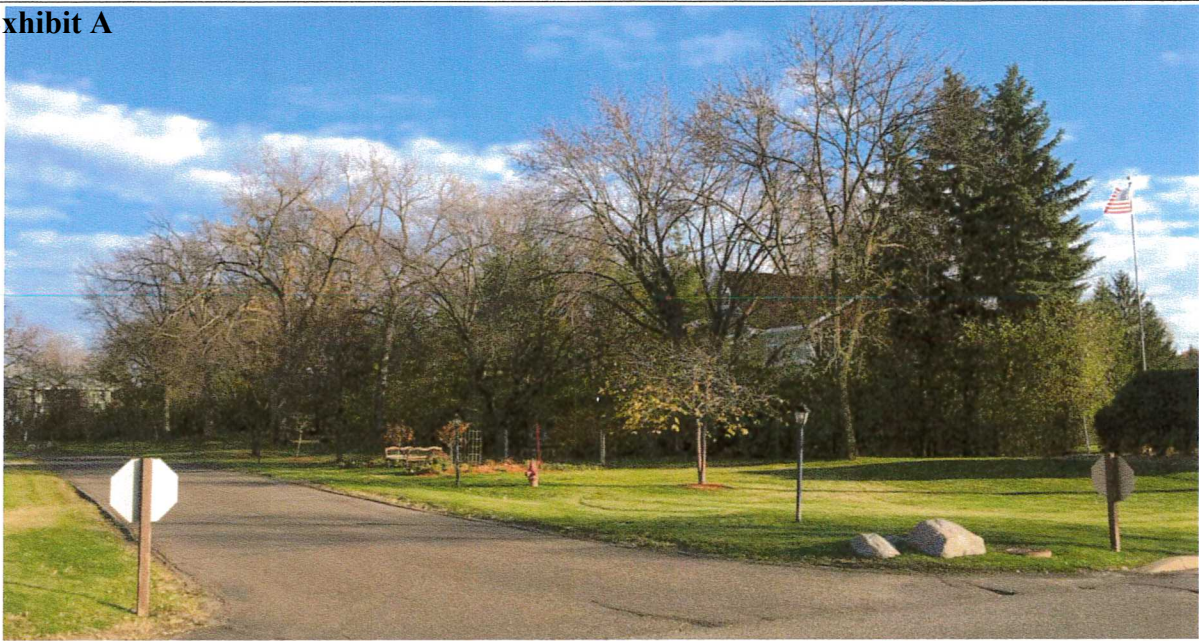
THESE PLANS MAY NOT BE REPRODUCED OR DEVELOPED INTO WORKING DRAWINGS FOR CONSTRUCTION OR STATE APPROVAL PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF RIVER VALLEY ARCHITECTS, INC. 715.832.0875

ROSEVILLE ASSISTED LIVING

INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE SUCH DATA HAS BEEN COLLECTED WITH REASONABLE CARE, THERE IS NO EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE ENTIRELY REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED.

DATE:
11/13/2015

SHEET
C1
Page 4 of 14



1 MIDLAND GROVE ROAD INTERSECTION
A0.1 N.T.S.



PROJECT LOCATION:
MIDLAND GROVE RD
ROSEVILLE, MINNESOTA

GENERAL NOTES
A. 3D VIEWS ARE FOR INFORMATION ONLY AND DO NOT FORM A PART OF THE CONTRACT DOCUMENTS. THEY DO NOT APPEAR TO INDICATE ALL DETAILS, CHANGES IN MATERIAL AND JOINTS.



2 COUNTY ROAD B - LOOKING EAST
A0.1 N.T.S.

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1 NORTHWEST 3D VIEW
A0.2 N.T.S.

White Pine, Comfort of Homes, Gracewood Assisted Living**Meeting Minutes**

ATTENDEES: Dan Paulson, Developer
Jon Bauer, Developer
Jamey Bowe, River Valley Architects
See attached sign in sheet for Residents

DATE: October 22, 2015 (7pm)

PROJECT: Orchards of Roseville Assisted Living

Dan Paulson briefly introduced himself, Jon Bauer (business partner) and Jamey Bowe (Architect) and explained the photo boards they had present. These included preliminary site plan, floor plans, elevations and some colored photos showing other facilities to demonstrate *what kind of colors and building materials they typically use. He then opened it up for questions.*

Q: What is the number of proposed staff for the new facility? I heard that it would be around 45.

A: The proposed facility (54 rooms) is similar to our Fridley Facility (59 rooms). We have 22 staff members there. This would be similar. The most on a single shift is 13.

Q: Resident from Midland Grove noted their concern with midland grove road and traffic on County Road B. Wanted to know if the property could exit to County Road B.

A: It was pointed out that it was unlikely that MnDOT would allow access directly on to County Road B and that by doing so we would have to flip the building location on the site plan resulting in the building being closer to North property line.

Q: It was noted that a previous proposed project was shot down by council due to the height of the building. Would we be looking for variances for this project?

A: The architect briefly discussed the proposed building height and stated it was within the requirements for the new proposed zoning (high density) and that the developer is not looking for variances just zoning and comp plan changes.

Q: It was asked to the amount of lighting in the back parking lot and the amount of stalls.

A: A preliminary lighting plan was done showing for parking lot poles to comply with the City of Roseville lighting standards. There will also be some recessed perimeter lighting on the building and canopy. These will be non glare type fixtures as required by the city. There is 27 proposed parking stalls in the back lot and 25 underground spaces.

Q: There was concern about the level the parking lot was at compared to the midland grove

development to the North. He didn't want headlights shining into their building.
Suggested maybe a fence being installed.

A: The architect discussed that there were multiple options that can be looked at including fencing, berms, landscaping. It was noted that both properties would benefit from this and that it will be further developed as the project details are finalized.

Q: It was asked how far over the trees will the building show on the North side?

A: The proposed building is under 40' tall and most of the trees are mature and much taller.

Q: It was asked would there be more trees planted.

A: It was discussed that the City will have specific requirements and auditing process for the number of trees being removed and requirement for adding additional trees.

Q: Is there a requirement for a fence between the properties?

A: Not that we are aware of, but there currently is a chain link fence and that will probably remain.

Q: Does the property go to Cleveland Avenue?

A: No, there is an out lot between midland and Cleveland that is believed to be owned by the County.

Q: It was asked on how the drive elevates onto the property and how headlights would affect the neighbors.

A: It was noted that there is a rise in elevation from the access road to the parking area however, once up the hill traffic runs due East for the surface lot or back toward Co. Rd B to go to underground parking.

Q: Where does the site drainage go?

A: The natural drainage of the site is to the Southwest corner of the property. We will have to add a rain garden or something similar to address drainage. There is a current overflow culvert that drains onto the adjacent out lot across midland drive.

Q: It was asked in the back parking lot if the trees will block lighting?

A: It was noted as previously discussed, between elevation, trees, fencing or berms, something will be done to address it.

Q: Where are deliveries?

A: It was discussed that the deliveries are to the front door. It was noted that food, oxygen are delivered during normal business hours once a week by smaller type delivery trucks. Also meds are delivered by car.

Q: Will there be a retaining wall on the East side?

A: Not sure until plans are finalized. Will provide where required.

Q: Is there a tree plan for what stays?

A: The preliminary site plan transposed on digital image of the site was shown and discussed. It was noted that until plans are finalized and approved by the City that we

won't know for sure what trees will stay.

Q: Can the building move South/West to save trees?

A: It can a little but we have stay within the setback requirements and have to figure what is needed for site drainage. Plans are still preliminary.

Q: It was noted that rezoning is not a standard goal of the comp plan and what do you bring to us?

A: The Architect discussed that the property will eventually be developed and that this type of facility offers a good transition to the high density property to the North.

Q: It was asked how the number of units was determined.

A: our ideal model is in the 40-60 range. The number of units was chosen based on the maximum number of units allowed by the City's zoning ordinance for High density without a variance.

Q: How many are double rooms? How many residents?

A: There will be some companion rooms. I believe our license allow for a maximum of 20% additional residents.

Q: What is the Ownership organization for the proposed property and is it for profit?

A: Each property is an individual entity with a common management company.

Q: How will construction traffic work?

A: It may be allowed in the beginning off of Co Rd B via the existing driveway but eventually it will come off of midland drive.

Q: How long does construction last?

A: About 10 months depending on when it can get started.

Q: It was commented that people who work at these facilities don't get paid much and can't make a decent living. What do you pay your employees not including the nurses or doctors? To they get benefits?

A: Many of our caregivers are part time and make in the teens for an hourly rate. As for benefits, we follow those guidelines provided under "Obama Care".

Q: Are you proposing adding a sidewalk on Co Rd B?

A: Not at this time.

Q: What is the name of the project?

A: We are currently considering "Orchards of Roseville", but nothing has been finalized.

Q: A concern regarding no side walk on Midland was voiced with the added traffic.

A: It was noted that this would have to be discussed with the City.

Q: There was a question as to whether or not the set back from Co Rd B was adequate.

A: It was discussed that the requirement is 30' and we will meet the City's requirements.

- Q: Where is the AC units and what other noises will the facility generate?
- A: The building will most likely utilize a residential style system with ground mounted condensing units on the South side of the property (with required screening). In addition, we utilize large residential style washer & dryers and there is a kitchen exhaust on the roof (low static).
- Q: What will be the percentage of memory care to assisted living? How will that effect the staffing?
- A: The staffing numbers we quoted were from our Fridley facility (59 units). 41 of which are memory care. We haven't determined the exact amount, but it will be no less than 20% of the facility.
- Q: There was concerns voiced to the amount of staff that we are projected and that they had personal experience with loved ones in another brands facility that did not get the attention they needed.
- A: We feel comfortable with our staffing projections.
- Q: The concern of access onto Midland road was brought up stating that with 174 units, they already have trouble with their current access.
- A: There was a lengthy discussion that there isn't really another option and that the proposed facility is as low of an impact as the previously proposed, eleven single family residential units.
- Q: It was stated that the intersection at Midland & B needs a stop light.
- A: That is a topic for the City and/or MnDOT.
- Q: It was brought up that the city and county do not maintain the out lot or plow midland grove road and that the condo association pays to have it maintained. Will there be an agreement between this project and the condo association.
- A: It was disconcerting to hear that since it is the responsibility of the City and County and would affect us as well. It will require additional discussion and investigation.
- Q: Would we add trees?
- A: The City has stringent requirements and we will add trees as required as discuss previously.
- Q: Concern about long term changes were voiced stating that mixing memory care and assisted living will eventually drive out assisted living patients and thus end up with more memory care patients and needing additional staffing.
- A: In the seven years we have been doing this we have not seen that happen. Typically, memory care patients are in a secured section or floor of the building and are not with the AL residents.
- Q: Do the memory care have separate dining?
- A: Yes.
- Q: Where is the garbage?
- A: Dumpster will be in garage.

- Q: Can residents bring in their own furniture?
A: Yes, but we do offer a set up if they chose not to.
- Q: How much do you charge a month?
A: It is dependent on the market and the amount of services required. Typically \$3,800-\$6,000.
- Q: What is the next step?
A: File the application with the city for zoning and comp plan change. Then it goes through the City's process of hearings and reviews.
- Q: Can we take a site tour to mark trees that will be preserved?
A: At this time we can't guarantee what trees can be saved. The plans are not that far along and it will have to go through the City approval process.
- Q: A gentlemen was concerned about the level of detail that was done to date regarding the site for this project. Would like to have more developed architectural, civil and landscaping plans.
A: We are concerned about expending the dollars required for that level of detail without having a project. We feel confident that we can make a project work on the site and meet the City's requirements, but won't throw \$100,000 + prior to getting the project rezoned to high density.
- Q: It was brought up by a former architect that the ratio of hard surface area to soft areas will increase drastically by this project and that drainage will increase immensely.
A: As Owners, we realize that we will have to deal with our storm water management. Also, the City will have a lot of input regarding it as well. It is a project expense that we will have to deal with when/if we get to producing permitting documents.

At this point, Andy Weyer (the property owner) spoke and gave a detailed history of his family and the property. He also give specific information of the types of trees on the property and where he thought they could remain. He also stated that MnDOT would not allow access directly to County Road B due to the danger of coming over the rise ahead of the property. He discussed in detail how he has struggled for 9 years to try sell his property. Including the recent failed attempt at a residential neighborhood. He noted that he purchased the property from his grandmother and has a mortgage on it after someone had inferred that he inherited the land. Another gentlemen suggested he donate the property to the City and take a tax deduction. He responded that that would not leave him with a place to live.

- Q: A resident asked if any of the history will be preserved in the facility.
A: yes, some items will be available to display within the facility regarding the history of the property and the family.

Meeting Adjourned at 9pm.

Open house Guest register

This sign in sheet will be submitted to the City of Roseville as part of the rezoning application requirements and may become public record.

Name: Rene E. Suki
Address: 2240 Midland Dr. Rd Apt 304
Phone: [REDACTED]

Name: Diana Lein
Address: 2250 Midland Grove Rd #308
Phone: [REDACTED]

Name: Thomas Tveit
Address: 2230 Midland Grove Rd #307
Phone: [REDACTED]

Name: Pat Reilly Hall
Address: 2220 MGR #301
Phone: [REDACTED]

Name: Kotaro Koeller
Address: 2200 Midland Grove Rd 303
Phone: [REDACTED]

Name: Tom DeLong
Address: 2200 Midland Grove Rd 310
Phone: [REDACTED]

Name: Rust Suter
Address: 2280 Midland Grove - 306
Phone: [REDACTED]

Name: Carol Shook
Address: 2240 Midland Grove Rd - 306
Phone: [REDACTED]

Name: LULY BODER
Address: 2236 Fernis Lane
Phone: [REDACTED]

Name: GREGG KLEIN
Address: 2220 MIDLAND GROVE RD.
Phone: [REDACTED]

Open house Guest register

This sign in sheet will be submitted to the City of Roseville as part of the rezoning application requirements and may become public record.

Name: James A. Daire, Planning Commissioner
 Address: 2456 Hamline Ave. NW, Roseville
 Phone: [REDACTED]

Name: Carl + Charrie Willis
 Address: 1885 Gluck Ln
 Phone: [REDACTED]

please send us emails - we are not receiving them

Name: RICHARD ELLIOTT
 Address: 2181 FARRIS LN ROSEVILLE
 Phone: [REDACTED]

Name: Marlette Booth
 Address: 2230 Midland Grove Rd #203 Roseville
 Phone: [REDACTED]

Name: Dave + Julie Spillman
 Address: 2191 FERRIS LANE
 Phone: ROSEVILLE, MN 55113

Name: Bob + Rita Shagman
 Address: 2210 Midland Grove Rd #109 Roseville
 Phone: [REDACTED]

Name: STEVE + KATHY GALE
 Address: 1995 W CO RD B ROSEVILLE
 Phone: [REDACTED]

Name: Gary Grefenberg
 Address: 91 Mid Oaks Lane
 Phone: [REDACTED]

Name: John + Sue Schmittoliel
 Address: 1991 Sharndorpe Ave. MN 55112
 Phone: [REDACTED]

Name: Fred Christensen
 Address: 2220 Midland Grove Rd
 Phone: [REDACTED]

Open house Guest register

This sign in sheet will be submitted to the City of Roseville as part of the rezoning application requirements and may become public record.

Name: Dick Olson
Address: 2110 Midland Grove Rd #203
Phone: _____

Name: Joyce Thaler
Address: _____
Phone: _____

Name: Sue Weyer
Address: 2025 County Rd B W
Phone: _____

Name: Andy Weyer
Address: 2025 County Rd B W
Phone: _____

Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

Bryan Lloyd

From: Bryan Lloyd
Sent: Monday, December 28, 2015 10:10 AM
To: 'David & Doris'
Subject: RE: Proposed rezone for White Pines facility

Thanks for your comments, Mr. and Mrs. Polson.

We agree that traffic from new development in that location has the greatest potential for adverse impacts, and staff from Roseville and Ramsey County are currently evaluating what those impacts might be. At the same time, it doesn't make much sense from zoning perspective to require that parcel to remain zoned just for single-family development when it is only a small corner in a much larger area that is zoned for medium-density and high-density development. Perhaps the proposed high-density zoning isn't the proper fit in that location, but I would be surprised if some sort of rezoning doesn't occur in the near future simply because the existing zoning is also somewhat unreasonable.

Nevertheless, you're correct that the Planning Commission meeting at which this proposal will be discussed is scheduled to begin at 6:30 p.m. on Wednesday, January 6, 2016.

Thanks again for your input, and I'll look forward to seeing you next week.

Bryan Lloyd
Senior Planner
City of Roseville
(651) 792-7073

From: David & Doris [REDACTED]
Sent: Thursday, December 24, 2015 6:51 PM
To: Bryan Lloyd
Subject: Proposed rezone for White Pines facility

Hi Bryan-

I sent this message on the city form to the Planning Commission this evening. Since you're the Planning Manager for this issue, I wanted to make sure you saw it too.

Here's what I wrote:

My husband and I are new residents (Aug 2015) of the Midland Grove condominiums. We're concerned about (and oppose) the proposed rezoning and possible construction approval for White Pines for these reasons:

- Increased traffic on what's already a busy access road (MG Rd) and very busy streets (B and Cleveland) within a very small distance.
- Potential loss of value of our unit due to cramming in the above referenced facility.
- Another high density unit with 54 patients and a minimum of 39 employees every day plus visitors will only add to traffic & increase the risk of traffic accidents.

I hope these reasons are included in the decision making process and given their due weight.

I think the next Planning meeting will be Jan 6, but I'd appreciate your confirmation of the date & time. We will be traveling for a few days but will be back by then. Our phone is [REDACTED].

Now for something completely different: Enjoy the Holidays!

Bryan Lloyd

From: nancy rouch [REDACTED]
Sent: Monday, December 21, 2015 5:13 PM
To: [REDACTED]; Thomas Paschke; Bryan Lloyd
Cc: nancy rouch
Subject: White Pines Senior Living

Dr. Sirs:

I am writing to you about the proposal of changing the zoning to allow the seller Andy Weyer to sell the property adjacent to Midland Grove property so a Senior high rise can go in there.

I am a resident of Midland Grove Condominiums for 8 years and I am not happy with any of you considering forcing this zoning and allowing a high density project to go into a small residential space.

Why can't Any Weyer create lots and sell it to individual home owners like the rest of the houses around the area? Why does he have to keep insisting on selling to a senior property management company?

I object to this proposal of rezoning and putting a senior building next to Midland Grove condominiums for a variety of reasons:

1. The traffic on Midland Grove Rd. will increase dramatically. People park their cars on this street near County Rd. B dropping off and picking up their kids to catch the bus making Midland Grove Road some days very congested. They are parking illegally but they insist on doing it. How are emergency vehicles let alone the increased traffic from this building going to help this congestion problem? It will create more problems!!!!
2. People on County Rd. B often take a U turn right in front of the Midland Grove driving way which already causing confusion and near-miss accidents. How is putting more traffic on this road going to solve this problem, it won't is will create more problems.
2. Leaving the property to go onto County Road B is very difficult especially during rush hour in the morning and evening. How is more traffic going in and out of this small curvy road going to help this problem? It will make it worse!!!

If you insist on putting this building into this tiny lot, why don't you change the direction of the building to face County Road B, have the entrance from County Rd. B (not Midland Grove Rd)? I don't understand why you have to use Midland Grove as an entrance when County Rd. B is a perfectly good entrance and that is where the existing driveway to this property is already on County Rd. B.

We live in a very tranquil setting, I don't need the hassle of nursing home employees or visitors getting lost and coming down to our condos, nor hearing emergency vehicles so

RCA Exhibit A

close by, or seniors who escape and come onto our property. We already have enough police calls to this property, don't need to add to your problem.

Would you want a nursing home facility so close by next to your home? NO!

I will move out of here and go somewhere else. I am not going to deal with the construction trucks etc.

So please, use some common sense and say no to Andy once and for all. This is the second time he has bothered us.

Thank you for your consideration. Nancy R.

Bryan Lloyd

From: Bryan Lloyd
Sent: Friday, December 18, 2015 4:10 PM
To: 'Vijay Pothapragada'
Subject: RE: White Pine

Hi, Vijay.

Thanks for your questions. The present application applies pretty strictly to rezoning the property, even though we have some conceptual details about the potential assisted living development. Some of the questions have very context-dependent answers that cannot fully be answered unless and until the rezoning is approved and we have an actual construction application to review. Nevertheless, I'll answer what I can and acknowledge what I can't.

- 1) I assume that the meeting you're referring to is the upcoming public hearing that will be held by the Planning Commission at its January 6, 2016 meeting. Anyone present at the meeting who wishes to speak will have the opportunity to speak. Furthermore, anyone who wishes to contribute feedback without attending the meeting may send me an email (or letter) with their comments; emails and letters that I receive before December 30 will be included with the packet of materials distributed to the Planning Commission members for their review. Written communications received after the packet has been distributed will still become part of the public record, but they may not be brought to the attention of the Commission members prior to the January 6 meeting.
- 2) If the developer's application is approved, the property would be rezoned to the HDR-1 District. ("R-3" used to be a Roseville zoning district, but a major update of the whole zoning code several years ago also changed the names of our zoning districts.) The HDR-1 District is the same as the Midland Grove property. For the full answer of what is allowed in that district, look for Table 1004-2 in the Residential Districts chapter of the City Code (here: <http://www.cityofroseville.com/DocumentView.aspx?DID=4327>). I'll offer the summary, though, that it's still a residential district and the most intensive development type would be an apartment or condominium project like yours, but allowing only about 1/3 as many units based on the smaller parcel size. We have no reason to doubt that the developer would follow through with his stated intention of building a 54-unit assisted living facility, but we're assuming that the property could someday be redeveloped as a 54-unit condominium under the HDR-1 zoning and we're evaluating the application based on that future possibility.
- 3) Here's where the specific answers get more difficult because they depend on what is being proposed. Generally, though, if the rezoning is approved, a development application for a permitted use (e.g., an assisted living facility, a townhouse development, or a condominium project) is reviewed by City staff in various departments to verify compliance with the applicable requirements. This becomes very much a technical exercise. Does the building meet the 30-foot (for example) minimum setback? Are there as many parking stalls as there are supposed to be? Is the storm water management system adequate to handle the proper amount of rainfall? If a development plan satisfies the whole spectrum of specific, objective requirements, we're obligated to issue the development permits. If a development plan fails to satisfy some of the requirements, those details must be revised to meet the requirements. For zoning requirements (e.g., minimum setbacks, maximum building height, and so on), a developer can seek a variance when she or he is having trouble meeting the requirements, but that would prompt a public hearing and review process much like this rezoning. Other requirements (e.g., storm water management, building codes, fire lane access, and the like), though, have no such variance process and must be met in order to be approved.

RCA Exhibit A

I know that doesn't directly answer all your questions, but I hope you find it helpful. Please let me know if you have any additional questions.

Bryan Lloyd
Senior Planner
City of Roseville
(651) 792-7073

From: Vijay Pothapragada [REDACTED]
Sent: Friday, December 18, 2015 3:03 PM
To: Bryan Lloyd
Subject: White Pine

Several people at Midland Grove have questions regarding the White Pine Project, and the proposed meeting on the subject. I would appreciate it, terribly, if you could help us with these questions.

- 1) Does one have to be an owner to speak at the meeting? Most of us, like my wife and I, are owners but I would assume renters also have a say.
- 2) About what the Developer can develop after the Plan is approved. We understand that (your words, I'm told) "If a property is rezoned, that property is available for any development permitted by the newly-approved zoning district. Q: Just what is permitted under the "R-3" code?
- 3) But if they do not meet "all of the standard requirements about setbacks, parking, storm water management, landscaping, and everything else, then they won't be allowed to develop that 54-Unit project"
 - A) Just what are these requirements?
 - B) Who decides if they are met?
 - C) If there are exceptions or changes to be made, who approves them?
 - D) By what vote?

Thanks,
Vijay
[REDACTED]

City of Roseville
ATTN: Thomas Paschke, City Planner
Paul Bilotta, Community Development Director
Pat Trudgeon, City Manager
2660 Civic Center Drive
Roseville, Minnesota 55113

December 9, 2015

Subject: Development Proposal For Northeast Quadrant of Cleveland Avenue and
County Road B (Proposed Development)

Dear Mr. Paschke:

I write on behalf of the Board of Directors of Ferriswood Condominium Association (FCA). FCA constitutes owners of 40 housing units lying to the east and north of the Proposed Development, with five of our owners having a view of the currently wooded property.

On October 22, 2015, White Pine Senior Living hosted an open house and described the Proposed Development as 54 units of assisted living and memory care facility, with 27 underground and 27 surface parking spaces. The schematic site plan and sketch drawings depicted a two story building, with peak roof height estimated at 37 feet. On November 10, the developer hosted a tour of the property. At the tour, we were provided an overlay of the schematic site plan on a current conditions survey. We are informed that the developer intended to submit an application by December 4, 2015. The Proposed Development requires a Comprehensive Plan Amendment to High Density and a rezoning to HDR-1 from the property's current designations of Low Density Residential and LDR-1. The developer has represented that no density, height, setback, or other variances are to be requested.

The plans to date fall far short of Roseville City Code requirements for Landscape Plan, Tree Preservation Plan, Parking Lot Landscape Plan, Buffer Area Screening, and Lighting. The developer's approach is to save money and say, "trust us" until after we pursue a high-density Comprehensive Plan amendment and rezoning. We request that reliable, scaled plans, meeting City Code specifications be prepared, reviewed by city staff, by FCA and other neighbors prior to, or concurrent with, Planning Commission or City Council consideration of the Proposed Development.

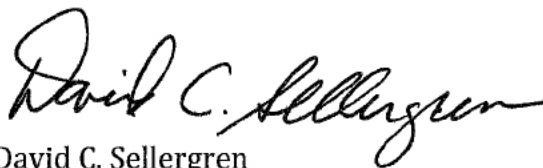
It is impossible to reasonably assess the merits of the Proposed Development in the absence of the rigorous site and development analyses that are inherent in the requested plans. The site is currently heavily wooded. It may be possible to develop this use and preserve or enhance the perimeter of the site; handle the storm water; screen the parking lot, security, and vehicle lights; preserve significant trees and bushes; etc. But, this essential information is impossible to know without the plans required by Chapter 1011 of the City Code. FCA, at the outset, is primarily concerned with visual impacts, both night and day, from our grounds and homes to the northeast.

Certainly, the dramatic step of considering Comprehensive Plan amendment and rezoning to higher density use should be preceded by detailed plans, thorough analysis, and a procedure that assures that what is presented is actually constructed. FCA objects to any process that considers action on this high-density proposal without knowing exactly what the developer proposes to do to the property. If the developer succeeds, the process should require a development contract that commits the developer to develop according to the submitted plans.

The FCA Board respectfully requests that no consideration of the Proposed Development proceed until the requisite information has been prepared, analyzed, and available for public review.

Please inform me of how this matter will be approached. We have made these requests clear to the developer on several previous occasions.

Sincerely Yours,



David C. Sellergren
President, Ferriswood Condominium Association
2191 Ferris Lane
Roseville, MN 55113



cc: White Pine Senior Living
FCA Board of Directors

Richard J. POESCHL

2220 Midland Grove Road, #111
Roseville, Minnesota 55113

Phone: 
Fax: 

November 23, 2015

City of Roseville
City Council
2660 Civic Center Drive
Roseville, Mn. 55113

Re: 54 Unit Assisted Living and Memory Care Facility at 2025 County Road B West, Roseville

Dear Mayor and City Council Members:

My name is Rick Poeschl and I live in the Midland Grove Condominium complex on County Road B and Cleveland Avenue in Roseville. I am writing to let you know that my wife and I are opposed to this project and to urge the council not to approve the project if it comes up for a vote. We have been Roseville residents since 1968 and Midland Grove residents since 2011.

Although Midland Grove is not strictly a residential complex as far a building code's go, it is residential in the sense that there are 174 units with people living in these units. Other than Midland Grove, both sides of County Road B are residential between Cleveland and Fairview Avenues – other than Corpus Christi School and Church. The Northeast corner of B and Cleveland is also residential and the Southeast corner of B and Cleveland is all woods being a part of Midland Hills Golf Club. The proposed 2-story 54 unit building bordering Midland Grove property immediately to the south would ruin the character of the neighborhood. We have a beautiful view of grass and trees looking South out of our dining room window. If this project is completed we will be looking at the back of a 2-story building. We feel this would reduce the value of our property. I spoke with a local Realtor, who for obvious reasons wishes not to be identified, who concurs with our opinion.

We also oppose the proposal for the traffic congestion and safety issues that would result if the building is built. During the construction period, I believe the builder said it will take about 12+ months there will be workmen and large semitrailer and cement trucks coming and going at all hours of the day. Today, it is sometimes hard to exit Midland Grove Road onto County Road B because of the traffic exiting Cleveland Avenue – both Northbound and Southbound and because it is hard to see to the left when exiting Midland Grove Road because of the rise on the West bound traffic lane of County Road B. Also, there are a fair number of children that wait for the School Bus at the intersection of Midland Grove Road and Cleveland Avenue and all the additional traffic would present safety issues for these children, some of which are very young.

Another traffic problem, although it does not bother me personally, is people who do not live in the Midland Grove complex who park their cars on both sides of Midland Grove Road (even though the sign says no parking) waiting for the School Bus to pick up or drop off their children. This could potentially be a big problem during the 12+ month construction period when large semitrailer and cement trucks are making deliveries to the construction site and also for all of the extra traffic noted in the next paragraph. .

At the open house meeting that was held at Roseville City Hall on Thursday October 22nd I believe the builder's said there would be 13 people employed in the building.. Since this is a memory care unit I assume they would require 24 hour care. This would require 3 shifts so this large group, perhaps 39 people would be driving into and 39 people would be driving out Midland Grove Road 3 times a day. Add to this the 54 residents of the building, visitors, doctors, nurses, ambulances, taxi cabs, Fed X, UPS, delivery vehicles, and the people living in the 174 units of Midland Grove and this would add up to quite a traffic problem for all involved. We may need a traffic light at the intersection of County Road B and Midland Grove Road.

We also oppose the project because of the large number of trees that would be lost and the possible drainage problem that may be caused by a large amount of cement and blacktop that would replace the natural ground cover that now exists. .

Midland Grove is a beautiful, quite residential area. Before the Highway Department removed most of the trees on the east side of the Highway 35 exit to Cleveland Avenue you hardly knew that Midland Grove existed. We want to keep it that way.

There is a large vacant plot of land on the Southeast corner of County Road B and Cleveland Avenue. Our fear is that if the project in question is approved it would open the door to commercial development of this property.

We have a retired architect living in the Midland Grove complex who measured the property in question at 1.3 buildable acres and commented that this is a very small area for such a large building.

Thank you for your consideration.


Rick Poeschl

Copy to: Roseville Planning Commission
Midland Grove Board of Directors

:



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, January 6, 2016**

- 1 **1. Call to Order**
- 2 Chair Michael Boguszewski called to order the regular meeting of the Planning Commission
- 3 meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning
- 4 Commission.

- 5 **2. Roll Call**
- 6 At the request of Chair Boguszewski, City Planner Thomas Paschke called the Roll.

- 7 **Members Present:** Chair Michael Boguszewski; Vice Chair Shannon Cunningham; Members
- 8 James Daire, Robert Murphy, Chuck Gitzen, James Bull and David
- 9 Stellmach

- 10 **Staff Present:** City Planner Thomas Paschke and Senior Planner Bryan Lloyd

- 11 **3. Communications and Recognitions:**
- 12 **a. From the Public (Public Comment on items not on the agenda)**
- 13 None.

- 14 **b. From the Commission or Staff**
- 15 City Planner Paschke noted that Members Daire and Boguszewski, in their role serving
- 16 on the Zoning Notification Joint Task Force of the Community Engagement and Planning
- 17 Commissions, were coordinating schedules for a meeting to finalize the Task Force's
- 18 recommendations to the City Council.

- 19 At the request of Member Murphy, staff confirmed that 2016 dates for July and
- 20 September had been scheduled at City Hall.

- 21 Chair Boguszewski expressed appreciation on behalf of the City of Roseville and
- 22 Planning Commission for Member Gitzen's willingness to participate in online land use
- 23 training sessions. With Member Gitzen's completion of this course over the holidays,
- 24 Chair Boguszewski noted that the City received a significant deduction on its insurance
- 25 premium when the Planning Commission Chair and one additional Commissioner
- 26 completed the course.

- 27 **4. Review of Minutes**
- 28 **a. December 2, 2015 Meeting Minutes**

- 29 **MOTION**
- 30 **Member Cunningham moved, seconded by Member Gitzen to approve the**
- 31 **December 6, 2016 meeting minutes as amended.**

- 32 **Corrections:**
- 33 • **Page 8, Line 400 (Gitzen)**

- 34 Member Gitzen asked that the MPC employee recusing himself from this Planning
- 35 File's discussions/actions be identified as Member Stellmach, since it wasn't
- 36 acknowledged elsewhere other than in his abstention from the vote.

- 37 **Ayes: 7**
- 38 **Nays: 0**
- 39 **Motion carried.**

- 40 **5. Public Hearings**
- 41 Chair Boguszewski reviewed the protocol for public hearings and subsequent process.

- 42 **a. PLANNING FILE 16-001**
- 43 **Request by the Gracewood Assisted Living for approval of an amendment to the**
- 44 **Comprehensive Land Use Plan map to re-designate the property at 2025 County**

RCA Exhibit A

Regular Planning Commission Meeting

Minutes – Wednesday, January 6, 2016

Page 2

Road B from LR to HR, and a corresponding rezoning from LDR-1 District to HDR-1 District

Chair Boguszewski opened the public hearing for Planning File 16-001 at approximately 6:40 p.m.

Senior Planner Bryan Lloyd provided a brief summary of the request as detailed in the staff report dated January 6, 2016. Mr. Lloyd noted that the request itself was for amendment of the comprehensive plan and rezoning to facilitate development of any permitted use in high-density residential-1 (HDR-1) zoning district allowing for a maximum residential dwelling unit density of 24 units per acre. Mr. Lloyd noted that, with the total area of the subject parcel at approximately 2.25 acres, a development of up to 54 dwelling units could be accommodated.

While the current concept proposal is for development of a 54-unit assisted living/memory care facility, Mr. Lloyd advised that rezoning actions cannot be tied to specific proposals, and therefore noted that the Commission perform their review accordingly and potential impacts of a 54-unit general-occupancy multi-family development, which would also be permitted under this requested HDR-1 zoning.

As detailed in the staff report dated January 6, 2016, Mr. Lloyd reviewed the concept site plan, current comprehensive plan designation for this area adjacent to County Road B and Midland Grove Road, and staff's analysis of the requested change in zoning designation and comprehensive plan designation. Mr. Lloyd reiterated that staff had performed no detailed zoning review at this time, noting the proposed development prompting this request remained in concept at this time without in-depth specific.

Member Daire asked if the comprehensive plan was amended and zoning subsequently changed, what next steps would allow for public review and input on the specific project as proposed; and whether a Preliminary and/or Final Plat would come before the Planning Commission and/or City Council.

In his response, Mr. Lloyd clarified that if this request is granted, neither a Preliminary or Final Plat would be required; and noted the purpose of this public hearing was to provide an opportunity for public input on the specific request, with approval providing the developer to then proceed with their proposal as a permitted use. Mr. Lloyd advised that, if the comprehensive plan amendment and rezoning are ultimately approved, the next steps would involve administrative review and analysis to ensure the project met all current city code and design requirements in the process and prior to any permits being issued.

Mr. Lloyd reviewed the City's planning file history for this area and natural characteristics of the subject property. However, Mr. Lloyd cautioned that the Commission's determination could not be based on a specific proposal prompting this requested action, but needed to rely on their determination as to the suitability of this location for such a use.

Mr. Lloyd noted that the comprehensive plan supported or advocated for such consideration as it recognized more intense land uses in the future. Mr. Lloyd noted that the only caveat for residential settings was in the comprehensive plan seeking to provide a buffer between single-family residential uses and HDR guided uses. In this instance, Mr. Lloyd noted that the medium density residential (MDR) located adjacent to the east of the subject parcel could be seen to serve as that buffer or transition between those designations. Within that guidance, Mr. Lloyd noted that the current designation as low density residential (LDR) would not be considered as appropriate today since it abuts currently designated HDR parcels. Mr. Lloyd noted that the comprehensive plan would therefore consider this property transitional for land uses north of County Road B on the south and east to Cleveland Avenue on the west, especially with the significant roadways represented typically used for more intense land uses. Mr. Lloyd opined that staff considered the subject parcel suitable for either MDR or LDR designation; and clarified

that the comprehensive plan showed no preference either beyond suggesting something other than LDR as being more appropriate for this parcel.

In staff's analysis, Mr. Lloyd advised that the main ramifications for the request seemed to be potential traffic impacts with additional residential dwelling units at this location. Mr. Lloyd reviewed the non-standard separation between Midland Grove Road and Cleveland Avenue, and its proximity to the Highway 36 northbound ramp, with traffic movements already known by those traversing that route to be short on time. Mr. Lloyd reviewed feedback staff was receiving about the current situation and difficult for vehicles to gauge Cleveland Avenue to County Road B traffic, currently creating tensions in that area. Mr. Lloyd noted that no traffic analysis had been provided or asked for with this application given the significant cost in performing such a study, and the preliminary nature of the application process at this point.

However, Mr. Lloyd advised that his rationale in mentioning it at this point was, should the Commission be inclined to approve this requested comprehensive plan designation amendment and subsequent zoning designation, given the number of units proposed and traffic associated with that number would be an important part of that conversation if HDR is approved.

Therefore, Mr. Lloyd suggested the Commission address that potential traffic situation in considering transitioning land use designations as part of their deliberations. If the Commission feels that MDR is a more suitable land use transition from the existing HDR parcels to the north (Midland Grove) and the LDR south of County Road B and its service as a buffering intersection for other properties to the west, Mr. Lloyd opined that then traffic ramifications would not need to be addressed at this time. Mr. Lloyd noted that part of that deliberation for the Commission could include whether or not significant roads are considered adequate buffers between more intense residential uses to the north and less intense residential uses to the south. If so, Mr. Lloyd suggested it would be important to ask the developer to commission a traffic study and for staff to review that traffic data between now and future discussions.

In conclusion, Mr. Lloyd again clarified that the Planning Commission's decision tonight was basically a policy discussion as to what seems an appropriate land use and density – HDR or MDR – for this subject parcel as a guide to this conversation. After making that determination, Mr. Lloyd suggested traffic could then be addressed in more detail at that point, or if determined to be suitable for MDR rather than HDR designation that traffic data may not be necessary. Mr. Lloyd noted the Commission could also determine that they found the current comprehensive plan guidance to be accurate, and current zoning as well.

Commission Discussion and Deliberation

At the request of Chair Boguszewski, Mr. Lloyd clarified that the comprehensive plan didn't specify a number of units but if the Commission recommended changing the designation to HDR, it would then be appropriate to zone the property in that same fashion, allowing for a maximum of 54 units based on a number of units per acre. In turn, if zoned to MDR, with a maximum density depending on development type of 12 units per acre, this approximate 2.5 acre parcel would support a maximum of 30 units.

Chair Boguszewski asked if this was a unique or rare situation across the city, in terms of existing areas zoned HDR adjacent to LDR, or if this preference for buffering zones apply in multiple situations.

Mr. Lloyd displayed the current comprehensive plan map for citywide review of HDR designated areas for future land use, indicating HDR now sometimes abuts against LDR, but noted that in some instances currently zoned Light Industrial properties had been rezoned, making it difficult to provide an accurate comparison. Using examples from past situations, Mr. Lloyd noted that as comprehensive plan updates evolved, the attempt was to provide for additional green space and/or roadways to serve as a buffer between HDR and LDR designations.

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Chair Boguszewski noted that the subject parcel appears to be currently zoned low intensity, and when the original comprehensive plan and zoning designation were created, he presumed concerns about buffering could and should have been raised, and questioned whether or not that lack of buffering was an error carrying forward to this situation. Under that presumption, Chair Boguszewski questioned if actions such as this request would correct those adjacencies across the city, changing underlying zoning and comprehensive plan designations versus individual Conditional Use permits, and changing the actual capability of what that land could hold.

Chair Boguszewski sought confirmation from staff that, if the designation and subsequent zoning is changed and this particular proposed development doesn't work out, the land use designation and zoning remains changed; and other developers may present other proposals that may not be as palatable as this particular proposal.

Mr. Lloyd advised that similar questions had been fielded from the public by staff; basically if this development proposal doesn't work out after rezoning is approved, does the city have a mechanism to initiate rezoning to move it back to today's designation and zoning for LDR (single-family use) independent of another developer or a property owner. Mr. Lloyd advised that guidance of the comprehensive plan and instances of multi-family zoning adjacent to single-family uses, review of the existing the comprehensive plan map and renewed community goals often served in large measure to compare what is now on the ground, and what may or may not prove the best future use for every single property in the city. However, Mr. Lloyd noted that, for the foreseeable future, he didn't anticipate any real wholesale, citywide change over the life span of this current comprehensive plan.

In staff's analysis of this property's planning commission history, as noted in a condensed version included in the staff report and from the time previous projects were first approved, and development occurred on the parcels north of this site (Midland Grove Condominiums), the entire parcel had been under one owner, with that first proposal including some multi-family units, with townhome buildings on the outer edges to serve as a transition from HDR, multi-family structures, to single-family (LDR). Mr. Lloyd observed that not many adjacent parcels are to the east and south, and at one time the Planning Commission had made an observation that, if the northern parcel was subdivided, an MDR townhome developments around the perimeter would serve as a good buffer. Mr. Lloyd opined that this choice at the time of that initial approval had served to shape the current comprehensive plan map and could have provided for more intentional changes going into that initial planning effort.

Mr. Paschke noted that, when the last comprehensive plan update had been reviewed in 2008, a thorough review of the map and a determination of specific areas of parcels needing to be addressed had been discussed collectively as to whether or not they were guided correctly or needed changing. However, Mr. Paschke advised that the general discussions didn't necessarily delve into specific sites, other than three major discussions highlighted: Twin lakes, Har Mar Mall, and Target #1 sites, to address current and appropriate future designations. Mr. Paschke admitted that many other sites could have been considered as well during that review (e.g. Old Highway 8), but hadn't been addressed and therefore were coming to the Commission's attention independently of that or future general updates.

Chair Boguszewski reviewed the mechanics of potential decisions before the Commission tonight: vote to table after the public hearing pending further analysis; or recommend approval of the comprehensive plan and zoning designation change as requested, requiring a super majority vote. Chair Boguszewski noted that the second option would go before the City Council for their review of the Commission's recommendation and the record of their deliberation, with the City Council still casting their own independent vote, also required for super majority approval by that body. However the Commission decided to proceed tonight – approval or denial – Chair

203 Boguszewski clarified for his colleagues that the request still goes to the City Council for
204 their action and vote.

205 Given the requested action tonight to change comprehensive plan designation and
206 subsequent zoning to reflect that, Member Daire listed several challenges he saw before
207 the Commission. Member Daire opined that those challenges included what is the
208 appropriate land use for this parcel and adjacent parcels and does the developer's
209 proposal fit into what the Commission considered the ultimate land use for that subject
210 parcel. While recognizing that the proposal was a separate consideration from the action
211 before the Commission tonight, Member Daire noted that it had triggered this
212 examination to determine the best land use for the property; and may prompt further
213 discussion as to whether or not this proposal needed to mitigate other issues rather than
214 letting the proposal drive land use designation.

215 Mr. Lloyd clarified that no part of tonight's conversation related to the proposed
216 development for an assisted living facility, even though the property owner and developer
217 have brought forward the request to change comprehensive plan and zoning
218 designations, the city could not require any changes or mitigation to the concept
219 development plan at this time. Mr. Lloyd noted that, if the Commission approved this
220 requested change, this or some other HDR project may or may not be developed, and
221 the concept plan was intended to serve only as proof that a facility of that size might fit
222 that location, but did not involve in any larger part of the discussion a focus on details for
223 an assisted living facility, or a potential 54-unit apartment or condominium building.

224 Member Daire questioned if tonight's conversation could proceed on the premise of what
225 is the appropriate, desirable land use for this area and what that meant for the number of
226 dwelling units on that parcel without taking formal action; and then an additional
227 conversation to consider rationale for considering comprehensive plan and zoning
228 designation changes for this particular assisted living project.

229 Mr. Lloyd responded that such conversations would NOT be appropriate, as the applicant
230 did not need to have a development plan for rezoning or comprehensive plan
231 amendment, even though it may have prompted the request. While changing that
232 designation may make the land more valuable, whether or not the property owner
233 planned to sell the property, Mr. Lloyd advised that the commission did not need any
234 plans and noted that the concept plan for an assisted living facility may actually serve to
235 confuse the issue. Mr. Lloyd advised that the concept plan should only serve to inform
236 the commission of one illustration of their intent.

237 As to Member Daire's first question, Chair Boguszewski sought clarification from staff,
238 pending commission and subsequent City Council action to approve this requested
239 comprehensive plan designation and rezoning, unless a specific development required a
240 variance or other action related to characteristics of a specific development, the proposal
241 would not need to come before either body or the public for further vetting and only
242 require administrative approval as to design development within the strictures of the city's
243 current and city code and design standard requirements.

244 Chair Boguszewski noted that, while this concept proposal was for a 54-unit assisted
245 living facility, with designation to HDR, anything fitting that land use could be developed
246 on that site, even though another 54-unit development may create different and higher
247 traffic volumes based on staffing, demographics, and other consequences that may or
248 may not really be representative of this proposed development use.

249 Mr. Lloyd confirmed that clarification and potential situation, as long as the development
250 was a permitted use in that district per city code.

251 Member Murphy questioned if it would be appropriate if the commission voted down the
252 HDR, to take subsequent formal action if discussion lead to middle ground for MDR
253 designation instead.

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Mr. Lloyd questioned the validity of such action, since the only request currently before the body was for HDR designation, even though there may be other concept plans being considered by the property owner if LDR doesn't go through. However, Mr. Lloyd opined he didn't think it would be in order for the commission to consider some other land use designation at this time.

Member Murphy stated he was tending to side with Member Daire on the need to decide what is best for this parcel, and even if tonight's discussion concluded a different comprehensive plan and zoning designation, opined it would be good use of the commission's time.

Chair Boguszewski questioned the appropriate course of action for the commission to follow even if they decided MDR was more appropriate and recommended denial of HDR and the City Council agreed with that recommendation. Chair Boguszewski opined that it would then be up to the applicant to change their proposal and not implicit on the commission to move such a designation forward beyond making it known that the commission supported the general concept of buffer zones such as MDR between HDR and LDR land uses.

Mr. Paschke presented another option for the commission's consideration if their determination and formal action was to deny HDR based on their consensus that MDR was more appropriate. Mr. Paschke opined that this issue wasn't going to go away or stay the same, and suggested as a separate action the commission could recommend that the City Council consider re-designation to MDR if the City Council was in agreement with the commission, ask the City Council to direct staff to undertake steps to change that designation. Mr. Paschke noted that, she city-initiated request would then come before the commission again to hold a public hearing as to land use designation as appropriate. Mr. Paschke noted that the reality is that the designation is not dependent on a project, but has to stand on its own merits.

Member Daire asked if an individual Planning Commissioner could request such consideration of a change in comprehensive plan land use and subsequent zoning on a particular piece of land.

Mr. Paschke clarified that the individual commissioner could not request it as part of this consideration as a legal notice and public hearing process would need to be followed for that separate consideration to change designation from LDR. As previously clarified by Mr. Lloyd, Mr. Paschke reiterated that the formal action request before the commission tonight was to support or deny changing designation from LDR to HDR, after which they could begin the initiation informing a new application and/or process that would be legally noticed independent of this request.

If the commission decided MDR was more appropriate after tonight's discussion, Member Daire asked if it was appropriate for the commission to request staff to consider MDR designation or if that would be initiated by the City Council.

Mr. Paschke clarified that such a recommendation would carry separately to the City Council for their consideration whether or not they wanted to proceed, and if so they would then provide that direction to staff, eventually returning as a formal action before the commission.

Chair Boguszewski noted that this proposed development and its financial feasibility was set up on designation from LDR to HDR.

Member Bull clarified that the approval process involved the Planning Commission's recommendation to the City Council as well as subsequent approval of the City Council as to that designation; with Mr. Paschke confirming that process.

Member Bull expressed his concern if land use and zoning designation was changed that permitted uses could be open to anything, since this concept development is not guaranteed. However, conversely, Member Bull noted that the developer had spent

considerable time and funding to-date in preparing this concept and use for this type of facility or one of similar purpose. Therefore, Member Bull stated he didn't want to simply ignore this concept as a possible use of the property over other possible uses if designated HDR. However, since the concept plan isn't locked in, Member Bull suggested other potential permitted land uses warranted some consideration as well.

Chair Boguszewski clarified that the ball was rolling on this concept use, and it was clearly the intent of the developer to proceed along the lines being presented here. Since the subject property is currently open land, Chair Boguszewski noted that a future imagined use will be perceived as worse than the current use, but realistically opined that something is likely to happen there. Therefore, while any development may be perceived as awful compared to no use as it currently exists; Chair Boguszewski suggested that provided development occurred within the city's established guidelines it may be preferable to what could potentially occur.

Member Bull noted that with the capacity for MDR development on a parcel this size for 30 units, it could exceed the proposed concept plan with only thirteen staff and cars per shift and create a higher traffic impact than this proposal.

At the request of Member Murphy, Mr. Lloyd clarified that road ownership of Midland Grove Road and where it was private and public between County Road B and public right-of-way for this parcel, not necessarily where signage indicates the private road starts. At the further request of Member Murphy, Mr. Lloyd also addressed jurisdictional ownership of roadways adjacent to the subject property whether state, county or city depending on their location.

Member Daire reported on his consultation with the City's Public Works Department earlier today confirming Mr. Lloyd's interpretation of the public street going all the way up to approximately the Midland Grove parking lot entrance. Member Daire further reported that, according to Public Works staff, even though Midland Grove may plow a portion of the public roadway based on them arriving on the scene before city staff does, the city repaired potholes and resurfaced the street on that portion signed as private road by the first bend, but actually the public segment. Member Daire suggested signage should be relocated accordingly for a more accurate delineation of public and private roadways.

At the request of Member Murphy on state or county standards for the proximity of access for the proposed development and any issues with the existing Midland Grove Road, Mr. Lloyd responded that they had been asked in general to address the property developing as HDR. Mr. Lloyd advised that their response had been that Midland Grove Road was considered non-standard by today's standards and would not be approved as it had been within standards in the 1960's when first installed. However, Mr. Lloyd advised that neither the Minnesota Department of Transportation (MnDOT) or Ramsey County indicated any problems, even though they were always reluctant to support anything of greater density without a detailed traffic study of current patterns and how current and proposed movements would impact traffic in an area.

At the request of Member Murphy, Mr. Lloyd confirmed that a traffic study would factor in proposed future uses, but noted a study may not be limited to only that impact.

Member Murphy asked if the county would consider the impact specific to HDR-1 designation or a specific project within that category.

Mr. Lloyd opined that they could most likely consider the requested zoning district and its density; but another option with density would be HDR-2 designation. However, Mr. Lloyd noted that it was hard to consider such a study since it was not being requested, and HDR-1 as requested would be used to inform any such traffic study.

At the request of Member Murphy, Mr. Lloyd advised that the height limitation for the concept development would be 65' height, but vary on the topography, grading required and type of roof elevation.

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At the request of Member Murphy, Mr. Lloyd advised that lighting restrictions would be addressed as part of future design standards restricting minimal bleed (e.g. parking lot and exterior building lighting) from the property line, at the standard 0.50' candle.

At the request of Member Murphy, Mr. Lloyd addressed stormwater runoff for an HDR structure occupying the majority of this parcel's footprint, based on preliminary review at this point. Mr. Lloyd noted that stormwater was currently robust in this area and as with any development, would be held to current high standards for stormwater mitigation before flowing into the public system. As noted by Chair Boguszewski, Mr. Lloyd confirmed that the city had not received any detailed plans at this concept point and reiterated that they would not be part of this request anyway. Mr. Lloyd noted that he would be surprised if the development team hadn't done some preliminary studies up to this point, but none had been submitted to the city at this concept stage. After submission, Mr. Lloyd noted that the plans would need approval of the city as well as applicable watershed district before proceeding further.

As previously noted, Chair Boguszewski reminded the commission that that information was not part of this application request and any decision was not related to any project specifics or effects anyway.

At the request of Member Murphy, Mr. Lloyd addressed the application process and 60-day review period, with the city able to extend that review period if the commission determined it needed further information before rendering their judgment (e.g. traffic study), ideally completed in time for the February 2016 commission meeting.

In recognizing the existing Midland Grove access point, Member Stellmach questioned if that was the only viable access point for a new development, noting the existing driveway shown on the displayed map directly off County Road B and whether a new development could utilize that access.

Mr. Lloyd responded that access onto a county roadway would be under the control of Ramsey County, and based on past experience, he anticipated the county would be reluctant to allow more driveways coming onto County Road B, especially with the proximity to a major intersection, and particularly for anything more than a single-family use.

Mr. Paschke responded that even if a single-family development that had been considered by the city at one point in the past, Ramsey County would not be inclined to allow another separate access point or public road accessing County Road B, requiring a shared access for any future development.

Mr. Bull opined that grading for a road the drop in that area may be prohibitive for an access at that suggested point anyway.

Chair Boguszewski opined that he suspected Ramsey County would give that potential access point no consideration at all.

In his visit with the City's Public Works staff earlier today, Member Daire reported that they had confirmed that Ramsey County had been adamant regarding any additional access onto County Road B and their intent to channel access to avoid vehicles turning right and/or left and potentially crossing over traffic lanes and creating traffic issues in that area.

Mr. Lloyd confirmed that staff had hear similar comments back from MnDOT that specified no access to their rights-of-way as well.

Applicant Representatives

Dan Paulson UCC Weekly Update, Developer Partner with JAH, LLC, 4941 129th Street N, Hugo, MN 55038

Chair Boguszewski welcomed the development team and asked that they talk about where they were at currently in the development and planning process beyond their

406 concept project triggering this request for comprehensive plan and zoning re-designation
407 and their perspective on changes or impacts to the immediate neighborhood.

408 Mr. Paulson referenced preliminary plans as submitted, clarifying that their intent was to
409 develop no other project other than the proposed assisted living/memory care facility and
410 confirmed that the development team had no desire to do anything beyond that facility.
411 Mr. Paulson further noted that, up to this point, the project remained at the preliminary,
412 schematic design level, and no finished drawings had been prepared for submission.

413 At the request of Chair Boguszewski and Member Daire, Mr. Paulson advised that their
414 funding analysis was exploratory at this point but they were not anticipating any problems
415 funding the proposed development.

416 While recognizing the broader scope of the commission's task in making their
417 recommendation, Mr. Paulson presented their development proposal and responded to
418 discussion of staff and the commissioners, with most of the information provided done so
419 specific to the proposed project and current developer's desire to acquire the property
420 and sought to mitigate the concerns voiced tonight.

421 Mr. Paulson noted this was for a new assisted or memory care facility as presented in
422 concept on the site plan, proposed as a two-story building with 54 total units. Mr.
423 Paulson noted that the current preliminary unit types and configuration was proposed at
424 between 350 and 550 square feet for each unit. Mr. Paulson reviewed the property
425 setbacks to the north (approximately 48' along the closest point) and to the south
426 (approximately 51.6') with a closer dimension for an outdoor patio or courtyard area of
427 the proposed facility, narrowed to 47' on the west and 76' on the east, averaging 30'
428 setbacks. As depicted on the project rendering, Mr. Paulson noted the average roof
429 height for the facility would be 35' at the very highest main ridge line along the entire
430 building; and even though proposing 47', the actual height would be reduced due to the
431 fairly significant slope.

432 Using current technology, Mr. Paulson displayed an actual rendering super-imposed
433 behind topography at the end of the public road at Midland Grove Condominiums and the
434 view to the south looking east on County Road B and depicting the actual view of those
435 single-family homes across the north and facing the proposed development.

436 Mr. Paulson reviewed the proposed density, actually somewhat lower than allowed by
437 current city code; the amenities proposed for resident rooms (e.g. nurse call systems and
438 wander guards to avoid unsupervised exist from the building). Mr. Paulson also reviewed
439 schematics and how each floor plan would lay out from the main entrance point adjacent
440 to a common area for dining and gathering activities, with the perimeter of the building
441 with natural lighting for applicable activities and private rooms; with the center used for
442 support services, such as mechanicals, supply, storage and other day-to-day operations.
443 Mr. Paulson noted that a commercial kitchen, providing three meals per day for residents,
444 would also be on-site.

445 Based on the developer's experience, Chair Boguszewski asked Mr. Paulson to address
446 typical traffic for this type of facility based on 365/year operations, including visitors,
447 deliveries, staff and resident trips off-site (e.g. doctor appointments, etc.).

448 Mr. Paulson reported the map displaying 23 proposed at-grade parking stalls, 2
449 handicapped accessible stalls, and an additional below-grade (underground parking)
450 proposed as part of this. Mr. Paulson further reported that the maximum number of staff
451 at the building at any one time would be dependent on the level of care required for each
452 resident, but historical averages for buildings of this size indicated a maximum staff of
453 between 10 to 15; with deliveries by vans of small trailer tractors occurring approximately
454 twice weekly (e.g. food or linens).

455 Mr. Paulson advised the facility anticipated 23 employees per day, with thirteen present
456 at any given point, based on shift overlaps and scheduling adjustments, with no more
457 than 6 coming or going at any one time. Therefore, Mr. Paulson reported that they

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458 anticipated staff would generate 44 trips/day to and from the site during a 24 hour period.
459 Mr. Paulson displayed and referenced additional studies of such facilities indicated
460 frequency of visitors to residents varying from daily visitors and less frequency, equating
461 to approximately 60 total trips in a 24-hour period, including the 44 trips per day by
462 employees.

463 At the request of Member Daire, Mr. Paulson spoke directly to the facility's typical
464 morning peak hour, opining that their staff turnover time would typically be between half
465 of the employees arriving by 6:30 a.m. to serve the first meal of the day for residents, and
466 the other five employees arriving at approximately 8:00 p.m. At the request of Member
467 Murphy, Mr. Paulson noted that there may be Metro Mobility buses or taxis also
468 accessing the site for resident appointments. Member Murphy opined that the daily
469 estimated traffic to the site could considerably increase when other transportation needs
470 were factored in across a day.

471 Mr. Paulson reviewed some of the previous development proposals for this site
472 compared to this concept, some higher density and one showing 11 single-family
473 residential units, permissible under current zoning code, and based on current zoning
474 maximizing the site area, noted that there could be the potential of as many as 16
475 residential units by code on the site. Mr. Paulson reviewed a U. S. Department of
476 Transportation study done for this area in 2009, and national household travel survey and
477 a summary of trends, indicating an average household generates 10 trips/day. Mr.
478 Paulson opined that compared to this proposed use, that could have added 110 trips
479 versus this high estimate of potentially 60 trips per day.

480 Specific to stormwater issues raised by the commission, Mr. Paulson displayed the
481 schematic site plan, advising that stormwater would be and was required to be managed
482 on site. Mr. Paulson noted the intended use of a lower portion on the site with natural
483 drainage already occurring that would allow for natural stormwater flow in that direction,
484 and the developer's intention to take advantage of that natural topography.

485 Regarding trees and landscaping, Mr. Paulson assured the commission that both the
486 developer and property owner were very sensitive to the mature trees on the site,
487 intending at a minimum to retain those mature trees on the perimeter of the site and
488 wherever possible, on the interior as well. Based on traditions of this management firm
489 and their other operations, Mr. Paulson advised that their desire was to create homelike
490 settings for their facilities, with that same intent to do so on this site and maintain as
491 many mature trees as possible. Under city code, Mr. Paulson noted for those needing
492 removed for construction and drainage, replacement would be at a 2/1 ratio. However,
493 Mr. Paulson recognized the significant number of mature trees and their existing
494 canopies, especially those buffering Midland Grove's parking lot on the north side of the
495 subject site, that will remain as part of this proposed development.

496 Mr. Paulson addressed some of the concerns raised at the recent community
497 informational meeting, specific to the parking lot abutting the north property line, currently
498 at 17' setback. Mr. Paulson advised that the developer intended to take the opportunity
499 to create a landscape buffer with decorative fencing or a landscape berm that would
500 shield headlights from that property to the north.

501 Mr. Paulson displayed comparables with other developments by this firm, including
502 Gracewood/White Pine Development in the Highland Park area of St. Paul, having similar
503 zoning transitions with those seen in Roseville, with HDR transitioning into LDR, single-
504 family residences. Mr. Paulson noted that the developer's intent would be to create as
505 minimal impact to surrounding neighborhoods as possible. Based on their experience
506 with their other developments, Mr. Paulson concluded by stating they felt this particular
507 Roseville site would also prove successful.

508 Mr. Paulson reviewed other benefits to Roseville from this proposed development,
509 including a significant increase to its tax base, the value of the services offered by this
510 firm for assisted/memory care unmatched throughout the metropolitan area, and the

511 proximity to those residents at Midland Grove Condominiums being able to ease into their
512 next level of housing as their age and health indicated, and ability to stay in the same
513 neighborhood directly adjacent to their current homes. Mr. Paulson noted the
514 development would also create additional jobs and opportunities for the broader
515 spectrum of residents in Roseville.

516 Chair Boguszewski asked Mr. Paulson to speak to concerns heard related to
517 unsupervised departments of residents and how often they found that happening at their
518 other facilities.

519 Mr. Paulson advised that unfortunately it happened with this care level of dementia and
520 memory care, but advised their firm used modern technologies to help mitigate that and
521 reviewed some of those options helping to alleviate that problem.

522 Chair Boguszewski asked Mr. Paulson to address other traffic concerns for this type of
523 facility, such as ambulances or emergency vehicles arriving “hot” (e.g. sirens and flashing
524 red lights).

525 **Jon Bauaer, Developer Partner with JAH, LLC, 4 Bat hill Road, Dellwood, MN 55110**
526 Mr. Bauaer addressed this concern, noting the variables with many transports occurring
527 without sirens or lights.

528 Based on his experience in the emergency industry, Member Murphy noted that most
529 emergency vehicles are now equipped, including those in Roseville, to operate and
530 control intersections and traffic control. From living adjacent to a similar facility, Member
531 Murphy advised that he was not experiencing that, even with use of lights legally required
532 to warn the public, they were well-managed by emergency crews.

533 **Ms. Jamey Bowe, River Valley Architects, 1403 – 122nd Street, Chippewa Falls, WI,**
534 **was also present representing the development team.**

535 **Public Comment**

536 **Rich J. Doeschl, 2220 Midland Grove Road**
537 As a resident of Roseville since 1968 previously having resided on Ridgewood Lane
538 close to Har Mar Mall and having relocated to a southeast unit at Midland Grove
539 Condominiums in 2011, Mr. Doeschl noted the significant change in their experiences at
540 those residences. With the peaceful, quiet view and lifestyle at Midland Grove, Mr.
541 Doeschl stated he wouldn't want to see that change. Mr. Doeschl opined that this area
542 was basically a residential area void of commercial activities and he would prefer to keep
543 it that way.

544 Mr. Doeschl noted another concern is traffic, especially with young children now living at
545 Midland Grove and waiting for the school bus at Cleveland Avenue and Midland Grove
546 Road. Mr. Doeschl noted that parents parked on both sides of Midland Grove Road for
547 drop-off/pick-up and expressed concern with any additional traffic from this proposed
548 development on those children.

549 Mr. Doeschl further opined that putting a commercial or industrial use in the midst of a
550 residential area would serve to reduce the properties for those 174 residents living at
551 Midland Grove Condominiums, some aged 60 to 90 years old, and their largest asset
552 being their home's equity.

553 Mr. Doeschl stated he didn't want to see any commercial development in this area, but
554 would support single-family homes.

555 At the request of Member Daire, Mr. Doeschl responded that he considered the proposed
556 assisted care facility to be commercial versus residential in nature, even though Member
557 Bull pointed out with Mr. Doeschl understanding that the request for the proposed
558 development would mimic that of Midland Grove, HDR.

559 **Craig Stenson, 2179 Ferris Lane**

Mr. Stenson noted that his home and property abuts the east side of this subject property, and he had two issues. Related to the zoning change itself, Mr. Stenson stated his gut reaction was “no,” preferring the existing forest he currently viewed from his back yard. However, Mr. Stenson noted his understanding of real estate, since he worked in that field, and recognized that change wasn’t always bad and this project would improve the tax base of the City of Roseville.

Mr. Stenson opined that the developer seemed to have things together, but asked that they reconsider their plans to shift the footprint toward Cleveland rather than his house, even though he was aware the requested action before the commission was only related to zoning. However, with the potential that a concerned developer could sell the city on this project, a future project may actually turn out to be for a six-story condominium with underground parking, and expressed his concern that the city may lose control of the situation if approving this zoning request, especially with no further public vetting of the final project specific to lighting and/or landscaping. Since his hot tub was located on that side of his property, Mr. Stenson stated that was of concern to him, and asked the commission to make those impacts to adjacent properties part of their decision-making.

Chair Boguszewski asked staff to address any development and how it related to city standards for light and sound mitigation, and what was allowable with this permitted use if the request for comprehensive plan amendment and rezoning was approved, and what may trigger a variance or other situation the public would get the opportunity to weigh in on. In general, Chair Boguszewski asked what regulations and safeguards were in place and considered adequate to address neighborhood concerns.

Mr. Paschke addressed current zoning and comprehensive plan guidance at LDR, allowing someone to come in and develop under those standards today without any public comment whatsoever, and no control for the public to voice their concerns. Mr. Paschke reminded the commission and public that this request was not seeking special approval of the project, but staff’s analysis reviewed those things on a regular basis as they related to city code and design standards, and administratively determined what needed to be mitigated. For instance, when single-family residential properties (LDR) are adjacent to MDR, there are fewer screening or setback requirements or control mechanisms to control placement of buildings, but it was staff’s role to understand and address those controls provided in city code no matter what development or redevelopment was occurring. Once a land use designation was approved, Mr. Paschke advised that the project had to meet those requirements, but clarified that something coming in at a higher density than allowed under current designations (e.g. size and height) could not happen under existing codes and design requirements and played a huge role in how things are laid out on a site based on those requirements and specific to each development and its zoning designation. Unless a development or project requires a Variance or Conditional Use, Mr. Paschke noted most were handled administratively by staff, with this proposed project no different than any other permitted use and the controls and protections embedded in city code required to be followed.

P. Carrington Ashton, 2200 Midland Grove Road

Mr. Ashton stated that he had some concerns, having lived in this immediate area for 43 years and initially surrounded by trees until the owner of buildings to the east had removed trees and gardens and built the condominiums, apartments and single-family homes. Mr. Ashton questioned who owned the road and grove of trees, noting more recent removal of Willow trees and later Russian Olive trees. Mr. Ashton addressed this latest threat of removing more trees and only having a fence, with rezoning on the other side of that fence. Mr. Ashton admitted he was confused with some of the issues being discussed, but questioned if the proposed rezoning was the same as that of Midland Grove Condominiums, to which Mr. Paschke responded affirmatively.

If zoned the same, Mr. Ashton questioned how a facility could move to a 54-bed home adjacent to private owners at Midland Grove Condominiums. Mr. Paschke clarified that the condominiums were guided HDR because that designation fit their number of units,

614 whether they were owned, rented or otherwise occupied, further clarifying that this
615 ownership was not something the City of Roseville could dictate, but could only make that
616 determination based on the number of units to the size of the acreage.

617 Mr. Ashton expressed his topographical concerns in removing more trees causing the
618 residents at Midland Grove to look from their units directly onto traffic; and opined there
619 was no way more sirens and lights wouldn't be experienced than now.

620 From an economical standpoint, Mr. Ashton predicted a more pronounced and genuine
621 "community flight" threat if this facility is permitted for those older residents at Midland
622 Grove without resolution other than to see their property value reduced. While younger
623 people may have other options, Mr. Ashton stated that "90% of the residents don't want
624 this;" and noted the nice surroundings that had made Midland Grove a grove and fairly
625 middle-class place to live, even though property values had recently reduced as their
626 property had been made more barren.

627 Specific to security concerns, while unable to prove statistically, Mr. Ashton questioned
628 the accuracy of projected additional vehicles in and out onto County Road B and Midland
629 Grove Road. As already spoken to by a previous speaker, Mr. Ashton noted children
630 now living in their condominiums were at significantly higher danger; and noted there was
631 no concept to determine who would be standing at those corners further endangering
632 children. Even though Midland Grove was a senior facility in the past, Mr. Ashton noted
633 there were now children involved crossing the streets, and any additional traffic would
634 make it difficult for them to cross to the school bus stop.

635 From an historical perspective, and while the developer shared pictures of other facilities
636 similar to this proposed facility, Mr. Ashton stated the immediate neighbors have no
637 concept of what happened in those communities, or any concept of the concerns and
638 resulting development in those communities. Mr. Ashton noted that Midland Grove
639 represented a more concentrated community and that while some of its residents could
640 not be present tonight due to transportation and other issues, he felt he represented at
641 least some of them; and questioned what residents in those other communities had said
642 when those facilities moved into their neighborhoods.

643 Mr. Ashton stated that he and some of his neighbors at Midland Grove had been
644 threatened by others who tell them the Planning Commission has all power, and
645 therefore noted his hesitation in coming before the body, having also been told he may as
646 well not attend since the commission had all the power. If that is the case, Mr. Ashton
647 questioned who put the commissioners in their seats, opining that was where the
648 commission's powers lie. Mr. Ashton stated that all residents in Roseville we're part of a
649 community, and stated if this facility comes in and his prediction of "community flight"
650 happens, what will become of Midland Grove. Mr. Ashton stated he knew: values will
651 decrease and if that happens directly north of this new facility, what would happen with it,
652 and who would want to put their relative in a place with extremely low value.

653 Mr. Ashton stated that the Midland Grove Association had worked hard at maintaining
654 their property and advised he was proud to live there, one of the reasons he'd stayed for
655 43 years, allowing him to travel for his career but have a home base residence that he
656 could trust. If this new facility, as proposed, occurs, Mr. Ashton stated he was not sure
657 he'd continue to maintain that trust, and in fact might be one involved in that "community
658 flight."

659 In an effort to clarify for Mr. Ashton and other citizens concerned with the power of the
660 Planning Commission, Chair Boguszewski clarified the mechanics of proceedings and
661 land use decision-making process. Chair Boguszewski clarified that each commissioner
662 was a volunteer citizen applying to the City Council to serve on this commission, and
663 appointed by the City Council to serve a proscribed term. However, Chair Boguszewski
664 clarified that the role of the commission was to make recommendation to the City Council
665 and the authority ultimately rested with the City Council. If an individual commissioner
666 chose to base their decisions on things thoughtless, inconsiderate or irrational and

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beyond statutory dictates, Chair Boguszewski assured the public that the City Council reserved the right to remove any of those volunteers from the Planning Commission, or to not reappointment them. Chair Boguszewski further clarified the important distinction between the Planning Commission's advisory role in determining as defined by state statute whether or not a proposal or land use filled or did not fill those guidelines as established. Chair Boguszewski noted that the City Council's review and role as elected officials may address community concerns or political leanings, and may therefore take a different view than that the Planning Commission was able to undertake. While that may seem like a subtle difference, Chair Boguszewski noted it was an important difference between the roles of the City Council and Planning Commission, and offered several examples of situations. While some residents may wonder the Planning Commission's rationale in making some of their decisions, Chair Boguszewski stated it may have been because legally it had no factual reason to be able to deny, while the City Council could make those more political decisions at their discretion.

With that distinction, and some citizens making the Planning Commission out as a threat, Mr. Ashton suggested that needed to be published or brought to the public's attention.

Member Murphy reiterated that the role of the Planning Commission is to serve at the public hearing and listen to community concerns, which are then documented for benefit and as part of the Planning Commission's recommendation to the City Council's analysis and their deliberation, along with the standard public hearing notification requirements and reasonable recording of those meetings. Member Murphy noted that individual commissioners attempted to attend the informational meetings to further actively engage with and hear concerns of residents beyond their personal perspectives.

Regarding any member of the public feeling somewhat powerless coming before the Planning Commission, Member Cunningham stated the importance commissioners felt that residents show up and express their views, opining that is where the real power lies. While suggesting that commissioners should feel flattered they were perceived to have that power, Member Cunningham assured residents that wasn't true.

Mr. Ashton expressed his feeling that he was represented, but clarified that the word outside and at Midland Grove Association meetings was that was not how the process worked.

Jim (& Paula) Wright, 2210 Midland Grove Road

At the meeting he attended at Midland Grove on this issue, Mr. Wright noted everyone was talking about memory care, not assisted living, and questioned if there was a difference; and further noted that the maps and site plans displayed tonight all indicated an assisted living facility. Mr. Wright asked that the commission identify if there was a difference in the number of people who could live there with a memory care facility versus an assisted living facility.

Chair Boguszewski stated that there was no difference, and occupancy was determined by the number of units, whether for an assisted living or memory care occupant. Chair Boguszewski advised that the only difference was in the number of staff required for the care of those occupants based on their specific needs.

In referencing previous discussion tonight regarding alarms for residents and technological security, Mr. Wright noted that question had also come up at their informational meeting with attendees asking if there would people wandering around outside, but stated he didn't hear a clear answer at that meeting.

Chair Boguszewski clarified that there were safeguards in place and he would find it extremely rare if not negligible that residents could get out of the building on their own.

Mr. Wright questioned if the terminology between an assisted living or memory care facility made any difference with traffic, with Mr. Paschke responding that it would be immaterial for either facility as it related to tonight's consideration and requested action.

718 Member Murphy concurred, stating it would simply be a business decision on the part of
719 the developer, and not part of Planning Commission deliberations tonight.

720 Mr. Wright noted concerns with children as previously stated, and noted that the road
721 was signed “No Parking,” but that was not observed by parents with school children, and
722 suggested the School District needed to be involved.

723 Since Midland Grove was now an FHA-qualified building representing less than 37% of
724 its units, Mr. Wright noted that many of those owners had rented out their units and were
725 not involved in day-to-day happenings, but opined the school issue needed to be dealt
726 with. Mr. Wright opined that small children should not be walking across the road, and
727 suggested they could be picked-up/dropped-off in the Midland Grove parking lot.

728 In general, Mr. Wright stated he and his wife were supportive of the proposal.

729 As a School District 623 Board member-elect, Chair Boguszewski encouraged residents
730 to go to the District’s website and send their concerns to board members, assuring those
731 residents that he had noted their concern for his follow-up when his term starts.

732 **Patricia Keely Hall, 2209 Midland Grove Road, #301**

733 Ms. Hall thanked the Planning Commission staff for their response to her questions prior
734 to this meeting. Ms. Hall stated that her original intent was to make a request, but with
735 the comments of Mr. Carrington about opposition of the neighborhood to this
736 development, Ms. Hall advised she needed to respond to that comment. While not
737 having a vested interest in this development, as a demographer by trade, Ms. Hall
738 clarified the results of the survey, noting that of 174 units, only 77 units responded – less
739 than half of those living at Midland Grove; and of those 77 units, approximately 27
740 residents, or 35% response rate, Ms. Hall noted that 9 supported the development, while
741 most responding left it blank or had no opinion. Ms. Hall opined that those opposed were
742 basically committed to keeping the property as is and how they would like to see it.
743 However, Ms. Hall further opined that those in opposition certainly didn’t represent 90%
744 of the residents living at Midland Grove.

745 Ms. Hall stated that 38% of those responding appeared worried about increased traffic,
746 and she suggested if a traffic study was performed it could reassure neighbors or give
747 them fuel to deal with their prospective new neighbors, Ramsey County and/or the City of
748 Roseville to get those potential problems alleviated. Ms. Hall stated she would be very
749 much in favor of a traffic study being performed.

750 As an employee of the U of MN in Dinkytown (Prospect Park), Ms. Hall noted that that
751 neighborhood changed and looked nothing like it used to, with high rise apartment
752 buildings installed and while not affiliated with the U of MN, some of those buildings were
753 constructed under false pretenses, such as proposing a certain density of a project, but
754 then the project switching to a greater density and height than that approved.

755 Member Daire noted that as a Planner with the City of Minneapolis at that time, he had
756 been involved in that development project.

757 Ms. Hall opined that, even if this proposal didn’t succeed, something would inevitably be
758 built there. Ms. Hall stated that she wanted to be a good citizen and positive part of the
759 community, but she also didn’t want whatever developed to be ugly or end up large
760 condominiums that would reduce area property values. If this proposal and this
761 application to change the comprehensive plan and zoning don’t succeed, Ms Hall asked if
762 the Planning Commission would be willing to ask to rezone the property or move it away
763 from HDR designation; or asked if there was a way citizens could ask for the property to
764 be rezoned back to a lower density and use designation.

765 Mr. Paschke responded that there were a number of ways that could be addressed if the
766 developer walks away from the project and the sale doesn’t go through and the project is
767 dead. From that perspective, Mr. Paschke stated that the city had the ability to change
768 comprehensive plan guidance and zoning. However, Mr. Paschke noted that the end
769 result may be that, once guided and zoned differently, any permitted use supported by

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city code could be developed, false pretenses or not, it would become a difficult challenge with any proposal coming forward with no site plan approval or other approvals requiring public vetting beyond administrative review and approval. Under that scenario, Mr. Paschke noted that the designation would just be guiding the property for a certain density and rezoning for a density and design standards under code requirements, and not for a specific development. Realistically even under this proposal, and as much as the preference may be and support given for an assisted living facility, Mr. Paschke noted as staff there was no guarantee at this time that use would go forward.

Steve Enzler, 1995 W County Road B

As the next door neighbor to this property on the east, Mr. Enzler referenced his written comments to the Commission

Mr. Enzler provided an historic perspective on the property and previous subdivisions, and the net results for his adjacent single-family home. Mr. Enzler opined that one of the lessons learned from that past action was that comprehensive plan designation should not be done separately from zoning designations; and thanked the City Council for resolving that discrepancy in 2008. However, an unfortunate result of that last effort was his property would always have to remain a single-family residence, if for no other reason that the topography of his property made anything else difficult.

Specific to economic viability based on the intent of the comprehensive plan designation, Mr. Enzler stated that a buffer was important to his property and quality of life; and asked that as the Commission thought about buffers especially with this particular proposal's orientation toward single-family units such as his, they take that issue into their consideration. Specific to value of this and adjacent properties, Mr. Enzler noted that everyone can develop their property and he and the neighboring properties should be able to fully monetize their property, there needed to be a balance of how adjacent development impacted the economic worth of adjacent parcels. Mr. Enzler opined that he thought the intent of this property owner and developers were clear; and admitted that no one can determine impacts to property values until fully developed. However, Mr. Enzler noted his concerns with property values based on this development located closer to adjacent properties and providing less of a buffer, which created the most impact to properties and could result in those adjacent properties losing money from their pockets.

Mr. Enzler asked that the Commission consider whether or not this is the right land use at this site for the City of Roseville in the long-term (e.g. twenty years from now), and further noted that no matter what project is approved today, the use could convert to whatever made the most money in the future if assisted living was no longer viable for this facility.

Mr. Enzler admitted that he didn't envy the Commission's decision tonight. Mr. Enzler noted that this property is unique, and essentially was a box with the neighborhood having only one entry point due to topography, creating more of a challenge with more bodies potentially using that one access point. Mr. Enzler stated that he respected the Planning Commission and them volunteering their time in this often contentious decision-making role. However, Mr. Enzler begged the Commission to help the neighborhood come to a conclusion that is right for this area, including some green space, and once and for all address this issue for the neighbors and property owner before another nine years went by.

Jim Wright, 2210 Midland Grove Road

Mr. Wright noted that he and his wife would be viewing the property directly from their home. Mr. Wright noted that with this type of use it would not be uncommon for hearses to be accessing this property on a frequent basis, and suggested if that bothered any of the neighbors, not was the time to say so.

Tom DeLong, 2220 Midland Road, #310

Mr. DeLong opined that the road is barely wide enough to support the Midland Grove Condominiums, especially if a fire truck needed to access the property. If HDR designation is approved, Mr. DeLong opined that there is no way small tractor trailers

823 used for deliveries would have a side enough space to be able to turn off the road onto
824 the site.

825 Mr. DeLong also expressed his concerns related to water drainage, noting the
826 considerable funds spent at Midland Grove to fix their drainage problems, and asked that
827 planners seriously look at that aspect, especially with the proposed drainage plane and
828 plans for underground parking, given that Midland Grove experienced flooded
829 basements.

830 Member Cunningham asked staff to address the road width and access for street plows,
831 semi tractor-trailers, or vans, suggesting that this was probably the reason for “No
832 Parking” designation on both sides to facilitate that.

833 Mr. Paschke responded that the issue will be with traffic volumes and at what point that
834 became problematic for the intersection. However, Mr. Paschke noted that the current
835 design capacity of that part of the road is already much higher than anyone was probably
836 aware of, but it may be an issue to be addressed with a traffic study.

837 Specific to stormwater management and drainage problems experienced with Midland
838 Grove Condominiums, Mr. Paschke advised that today’s regulations had changed
839 dramatically since the existing single-family homes and Midland Grove Condominiums
840 had been constructed. Mr. Paschke noted that today’s standards were very high and the
841 site would now be required to meet many requirements before any runoff can leave the
842 sites. While staff has yet to review those stormwater plans in detail due to the concept
843 nature of the proposal at this point and not part of tonight’s requested action, Mr.
844 Paschke advised that those requirements would become part of the approval process of
845 any development, and anticipated the developers had already worked a number of those
846 considerations into their design even at this point. Mr. Paschke noted that heightened
847 stormwater management issues were here to stay, and any development would need to
848 meet not only city requirements, but also those of the applicable watershed district; and if
849 not met, there would be no permit issued for development. Mr. Paschke noted that one
850 of those requirements is that stormwater runoff leaving the site had to remain as it was
851 today or prove less, and had to be controlled before leaving the site.

852 **Rick Poeschl, 2220 Midland Grove Road, #111**
853 Mr. Poeschl had provided his concerns via written comment, included in the meeting
854 packet materials. Mr. Poeschl reiterated that Midland Grove had a water problem, and
855 when it rained hard there was water in their garages and in the tunnel connecting them,
856 as well as at the end of Midland Grove met their property. Mr. Poeschl questioned if this
857 project would make that situation worse.

858 **P. Carrington Ashton, 2200 Midland Grove Road**
859 Mr. Ashton concurred with concerns about drainage, and opined that there would
860 definitely be a serious problem with stormwater drainage and the additional traffic on the
861 roadway. Given the amount of drainage and flooding issues with Midland Grove, Mr.
862 Ashton questioned why drainage wasn’t looked into before Midland Grove was built.

863 Mr. Paschke referenced his previous comments, and noted that regulations had changed
864 since the 1960’s and construction of Midland Grove. Mr. Paschke stated that the
865 development met standards in place at that time, but since then and during his 17 years
866 tenure in the City’s Planning Department, stormwater management standards had
867 changed at least 12 times. Mr. Paschke noted that those standards had been changed to
868 protect adjacent properties as well as the development site itself to avoid putting any
869 additional pressure on existing infrastructure and those adjacent properties.

870 **Fred Christiansen, 2200 Midland Grove Road**
871 As a retired architect being familiar with buildings, design and site development, Mr.
872 Christiansen opined that a lot of mistakes had been made when Midland Grove was
873 constructed. Mr. Christiansen further opined that part of that was the two architects who
874 did the preliminary plan but then hadn’t been paid, ending up with the facility built without
875 any architectural expertise or oversight.

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Mr. Christiansen stated that given this request for a change in zoning tells him that something was wrong with the city's planning, and questioned why the zoning should be changed, since it was just done so a few years ago. Mr. Christiansen opined that it was unnecessary to do so again, and while this was a nice piece of real estate, and there were a number of homes already in this neighborhood without any problems, he questioned why single-family homes couldn't also be constructed on this site (e.g. 3-4 homes) and prove much easier for Midland Grove Road access, widening it to create two parking areas, as well as providing additional green space and some nice homes for this neighborhood.

However, Mr. Christiansen opined that putting a health care facility on this site was not a good idea. As an architect working all over the world in the past, specifically with hospital consultants and construction of health care facilities, Mr. Christiansen stated this isn't a very good site for such a site. For instance, if residents of the facility are ambulatory, Mr. Christiansen asked where they would walk as there were no sidewalks, and how would the cross a busy 4-lane road at Cleveland Avenue and County Road B. With those things under consideration, Mr. Christiansen opined that it made no sense to develop this type of proposed facility, and suggested the zoning designation be left as is allowing low density uses to develop on this residential property.

Mr. Christiansen thanked the Planning Commission for their service to the community.

Kevin Schultz, 2250 Midland Grove

As a resident in the area since 1983, Mr. Schultz noted that the neighborhood had been through a similar rezoning process several years ago, and questioned what had changed unless it was the number of proposed stories.

At the request of Mr. Schultz, Mr. Paschke confirmed that if this parcel developed as single-family residences there would be no need to change the current comprehensive plan or zoning designation.

Chair Boguszewski noted that to-date no one owning the subject property was interested in developing the site for such use; and while recognizing this was a difficult decision, he also noted that an earlier development proposal for this site actually had proposed 77 units rather than the 54 with this proposal.

Mr. Paschke confirmed that a previous development proposal was for 77 units, coming forward approximately 7-8 years ago as a Planned Unit Development (PUD) that predated the 2008 change to the city's zoning code.

Chair Boguszewski noted, confirmed by Mr. Paschke, that the Commission recommended approval of that proposed project, with subsequent denial by the City Council.

Wayne Mostick, 2250 Midland Grove

Mr. Mostick stated he was opposed to the project, opining that more green space was needed. Also, Mr. Mostick opined that, with more kids waiting for buses, the area could be developed into a nice area for kids. Mr. Mostick referenced his attendance at a meeting of the Midland Grove Board of Directors, where residents were told they'd better accept this project or when the City of Roseville did its next comprehensive plan update, they could approve Section 8 housing for the site, along with other scare tactics expressed that night that he personally resented. Mr. Mostick also expressed concern about a potential "bait and switch" situation, even though the presenters of the project appear to be above-board and this seems like a good project. However, Mr. Mostick stated his confidence that if this proposal didn't go through, what may take its place.

Lucy Botzis, 2236 Ferriswood Lane

Ms. Botzis referenced a letter in tonight's meeting packet from David Selligren, President of Ferriswood Condominium Association, 2191 Ferris Lane, (FCA) written on behalf of their Board of Directors voicing their numerous concerns. Having served on the

927 Planning Commission in another community for eight years, Ms. Botzis expressed her
928 empathy to the Commission.

929 As a volunteer mediator in the past for another Roseville project working for six months
930 with the facility owners and adjacent neighbors, Ms. Botzis noted the result, due in part to
931 a responsive City Council, was a settlement to address neighborhood concerns. Ms.
932 Botzis noted she had only been a Roseville resident since this last spring, and also as an
933 employee in Roseville, expressed her love for the community, and Ferris Lane, opining
934 that the immediate area was very compact and unique.

935 Ms. Botzis recognized the considerable decision-making before the Commission, and
936 noted the passionate comments heard during tonight's public testimony, giving them a lot
937 to consider, both statutorily and from that public comment. Ms. Botzis noted the fear and
938 uncertainty expressed by the neighbors, and their concerns with loss of control over their
939 future, and lack of trust expressed for a variety of reasons and directed at a variety of
940 places.

941 Ms. Botzis suggested that, at a minimum, the consensus appeared to be that a traffic
942 study was needed, which should serve to alleviate some of that uncertainty, and
943 hopefully avoiding another mediated situation, since she found a lot of similarities in
944 these development projects. While not directly impacted by this proposal, Ms. Botzis
945 noted that other of her Ferriswood neighbors and their separate Association are affected.

946 **Peggy Doi, 2220 Midland Grove Road, #310**

947 Ms. Doi referenced previous comments made about the last comprehensive plan update
948 and designation as HDR, questioning if higher density was allowed, how that impacted
949 this particular parcel and if they could add to that density.

950 Before responding directly to Ms. Doi's question Mr. Paschke stated that there was a lot
951 of speculation and misperceptions being brought forward tonight. However, he attempted
952 to clarify those things under the control of the City and those things beyond municipal
953 control, such as Section 8 housing, stipulating owner-occupied housing, or other types of
954 housing units not under municipal control. Mr. Paschke clarified that those things were
955 under the federal domain affecting housing rights and/or association rules, but not under
956 municipal domain.

957 As to Ms. Doi's question, Mr. Paschke stated that he was not aware of any discussion by
958 the developer or property owner to increase density, and clarified that density wouldn't
959 increase as part of land use guidance under the comprehensive plan, but would be
960 addressed with zoning designation. If such a higher density was requested, such as
961 HDR-2, Mr. Paschke advised that it would also come with additional design standards
962 and strings attached accordingly. While anything can happen, Mr. Paschke focused the
963 requested action tonight; and noted HDR-1 or HDR-2 density requirements were more
964 than sufficient to serve most areas and situations in Roseville such as this proposal.

965 Chair Boguszewski asked staff to address opportunities for citizen involvement in the
966 comprehensive plan update process.

967 Mr. Paschke noted that the process itself and its timing was still being addressed, and
968 suggested citizens stay tuned to how that process moves forward. Mr. Paschke noted
969 that the issue would come back to the Planning Commission a number of times before
970 solidifying it and recommending its move to the City Council for their consideration, and
971 would provide numerous opportunities for citizen input at both levels.

972 **Andy Weyer, 2025 County Road B-2 W**

973 As owner of the subject property, and a 46-year resident of Roseville, Mr. Weyer spoke to
974 some of the comments made tonight during public comment that were not accurate or
975 were misinformed. Mr. Weyer provided a history of his family who moved to Roseville
976 from Oregon in approximately 1906 and their purchase of the entire 30 acres on which
977 this subject parcel and surrounding parcels had been included. Mr. Weyer reviewed the
978 transitions of the property, utility assessments on three sides that required the family to

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sell half of the property to pay for those assessments, and the portion sold to construct Midland Grove Condominiums.

Mr. Weyer stated he held no animosity for those speaking tonight, but expressed his interest in making the land work historically for his family. Mr. Weyer reviewed some of the options considered, including that proposal 9 years ago, with each of those development proposals costing considerable money to create. Mr. Weyer noted that the last proposal for eleven single-family homes went through the planning process, but the developer ultimately couldn't make it work financially, even though he had pursued that type of development based on the neighborhood revolt to a senior living in the past.

Therefore, Mr. Weyer stated that when these developers approached him with this proposal he reviewed their other facilities, and had been impressed with how well-vetted their proposal was and the work invested by them to-date beyond that done for their other projects, including underground parking to lessen the impact for the neighborhoods and decision to not seek approval through a PUD process.

Mr. Weyer stated he was encouraged by this project, and noted he had met with residents and Board members of Midland Grove Condominiums for a walk-through of the property, and announced another walk-through was planned this coming Saturday at 1:00 p.m., and invited anyone to attend to view where the proposed facility would be located. Mr. Weyer stated it was important to him to make residents aware of the proposed project, and for him and adjacent neighbors to be here tonight to speak.

Specific to Midland Grove Road, Mr. Weyer noted it was crowned, and was at least 24' wide and would be more than sufficient to handle additional traffic, especially with the proposed assisted living/memory care facility, that wouldn't have a big impact since those residents didn't drive. Mr. Weyer opined that his grandmother, a former owner of the property, would have loved to have such a facility on her property and not have to leave it, and know it was still owned by their family.

Mr. Weyer opined that this also fit the comprehensive plan designation, since it had already been labeled as HDR at one point. Mr. Weyer admitted he would love to stall have all 30 acres of his family's property and plant more apple trees, but also admitted he needed to sell this property, and that the zoning change was needed to facilitate the project and make it viable. Given the other options considered for this parcel, and financial viability involved, Mr. Weyer opined that this is the only project that will work here; and noted the considerable money expended by the developer over the last two years in working with him to develop this project.

Specific to tree preservation, Mr. Weyer admitted that the construction of the building would be less expensive if located elsewhere on the site and additional trees removed, but noted this seemed the least impactful site for the neighborhood allowing for sufficient setbacks and major trees remaining on the perimeter.

Mr. Weyer noted that this developer had tried very hard to make a project that Midland Grove Condominium residents would agree with, and advised the developer had tried very, very hard to address their issues. Mr. Weyer noted he had also opened up his property to allow those with concerns to voice them and walked the site with them to help them better understand the site and project.

Mr. Weyer recognized that these meetings get passionate, but also noted the request involved his life and livelihood; and noted he wasn't proposing development of a halfway house, but an assisted living/memory care facility, a proven need in the community in this day and age, and for development of it by a viable, respected company. Mr. Weyer noted that the business plan developed by them worked for a 54-unit facility, thus the requested comprehensive plan designation and rezoning application. Mr. Weyer assured the Commission and residents that this developer had successfully done this type of project before and wanted to do so again in Roseville.

Mr. Weyer expressed his understanding for some of the concerns expressed by some neighbors who would prefer he do nothing with his remaining property, but also noted he had the right to develop his property, putting him at the mercy of the Commission's and City Council's determination. Mr. Weyer stated that he couldn't stress enough to the Commission how hard it had been to sit in the audience and listen to the negative neighborhood comments and their attempt to try to vote a development down yet again. Mr. Weyer opined that he deserved the opportunity to develop his property, and further opined that this development would not prove a high impact on people. Mr. Weyer asked that the Commission take all things into consideration in their deliberation and ultimate recommendation, offered his willingness to answer any of their questions, and invited them to walk through the property and see the markings where the development components will be to help everyone understand the proposal. Mr. Weyer opined that this type of facility is needed, based on his personal family experience. If individual commissioners had any serious concerns, Mr. Weyer asked that they not vote "no" without talking things out first, especially given the number of years he'd been attempting to develop this site and other options proven not viable. Mr. Weyer asked for the Commission's honest consideration, and that they not be swayed by emotions or politics, but be open to work through any concerns to find some common ground to allow him the ability to make things work for his family, opining that wasn't too much to ask.

Liz Eisler, 2230 Midland Grove Road

Ms. Eisler expressed her concerns about traffic, whether the units would be single or double-occupancy affecting traffic from visitors and family; whether additional amenities would be available on-site (e.g. dental office, barber shop) or residents would need to be transported for those amenities; whether food and/or medicine deliveries would be weekly or more frequently; traffic from physical therapists and others caring for residents beyond on-site staff; and additional traffic from busses to transport residents for outings; and traffic from random visitors to the facility to lead social activities.

As a younger property owner at Midland Grove Condominiums, Ms. Eisler noted that she was one of the owners who could leave as Mr. Ashton spoke to "community flight," but she stated she didn't want to leave and appreciated her community and noted it would be hard to leave it. However, Ms. Eisler opined that the economic value of her property would likely decrease if this development proceeds; and further opined that young families would be needed to replace those older members of the community being lost. Ms. Eisler advised that Midland Grove was updating their building to encourage younger families, but questioned if their location would be as enticing for them with an assisted living facility located in the immediate neighborhood.

Ms. Eisler addressed the hill off Ferris Lane onto Midland Grove Road that created some confusion for vehicles thinking they were accessing Highway 36, but creating a huge traffic issue for those making that mistake, going the wrong way and having to loop and turn around. Ms. Eisler noted there were considerable issues already with traffic, and they would only increase with additional visitors and deliveries created with this project. If Ramsey County has an access point in place, but wasn't willing to bring additional traffic onto it, Ms. Eisler asked what made the option 20' from there a better option, especially with this road so close to the freeway ramp, and already experiencing considerable traffic issues.

Jim Eisler, 2230 Midland Grove Road

Using his experience in real estate, Mr. Eisler opined that this was a volunteer sport for the property owner, and reviewed the ownership and valuation history of the property, with the current owner acquiring the property in 2001. Mr. Eisler addressed Mr. Weyer's point that he also believed in property rights, but also believed in zoning and using a property as it was intended.

Mr. Eisler admitted this was a very difficult property to develop, as evidenced by the number of times it had come forward to this body with development proposals for the small site. Mr. Eisler referenced some of the Planning Commission's findings in 2009

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related to density, flow and other issues; noting that on an ideal site, you'd come into the middle and bring traffic sufficiently address ingress/egress flow, but questioned how that flow would be accomplished when using access at the end of the property as proposed. Mr. Eisler stated there was no way someone could deliver food by semi onto this site.

Mr. Eisler noted that there were many issues with the property, and while recognizing that Mr. Weyer owned the property and was understandably emotional about its use, but also noted the need to ensure it was developed with an appropriate use. While these conversations often become circular, Mr. Eisler noted the need to zone first and then receive any development plan; and opined that the proposed use as an assisted living facility was a business use, not residential use and that for a for-profit business by the developer, even though residential uses were surrounding the site.

Mr. Eisler agreed that traffic was already problematic in this area and opined that the proposed use would only exacerbate the issue.

Mr. Eisler disagreed with the project architect regarding referenced statistical visitor traffic dated 2009-2010, and questioned its relevancy to 2016 traffic patterns, opining that traffic will only become more of a major issue.

Mr. Eisler concluded by stating his preference to retain zoning as is, noting that the property owner had the right to sell the parcel as another option especially given developers haven't been successful to-date in making a project work. As the Commission moves forward tonight, and with the good overview provided by the developer, but lacking sufficient detail based on his experience, especially related to traffic circulation, Mr. Eisler opined the developer needed to take that risk to determine that impact and provide a traffic study at a minimum.

Chair Boguszewski closed the public hearing at approximately 9:40 p.m.

Commission Discussion and Deliberation

Member Murphy stated his partiality for completion of a traffic study before continuing with this request; and therefore asked if anything was to be gained by having further discussion without that in play and having a more informed discussion from Ramsey County.

Chair Boguszewski clarified the question was whether the Commission wanted a traffic study before further deliberation. Chair Boguszewski noted the same situation frequently occurred when a site was vacant and then proposed for envisioned alternative or development. Chair Boguszewski noted that the Commission already had background information available from past development proposals for the site for a 77-unit development, and for eleven single-family home development; and asked if we accepted the subsequent estimates presented by the applicant for 60 additional vehicles trips per day and whether it was valid.

Member Murphy reiterated his interest in a traffic study.

Chair Boguszewski questioned if that study states 60 or less vehicle trips daily, did that speak on its own merits or if this proposal proved to be a great project for an area zoned HDR, did a traffic study further impact the Commission's decision to change zoning to HDR. Also, Chair Boguszewski noted that hypothetically in a clean and sterile world, with this project at hand, he believed there was a very low risk that the City Council would ultimately approve HDR and then the developers abandon this development for Section 8 housing; expressing his confidence that they intended to develop what they proposed to do. If the use at hand is cogent to a decision to change designation to HDR, Chair Boguszewski opined that a traffic study would then have valid impact on Commission deliberations on the process. Therefore, Chair Boguszewski expressed his willingness to support a traffic study before the Commission's decision if it was important to the body, unless there was a sterile separation in zoning and this proposed project.

Member Bull echoed those comments, and stated that in his review of traffic data from other projects and as noted in staff's initial analysis, opined that this development made

1136 the most sense for traffic in this already congested area. However, Member Bull stated
1137 that a traffic study was not a critical issue for him in making his decision.

1138 Member Gitzen stated he believed a traffic study would be beneficial, and as the
1139 apparent key point and issue in the neighborhood, would provide the Commission with a
1140 more factual background in considering this zoning change. Member Gitzen stated that
1141 the more information he had available the easier it would make his decision versus
1142 relying on conjecture.

1143 Member Cunningham noted multiple comprehensive plan changes having come before
1144 the Commission to-date; and her take was that it was important and their responsibility to
1145 look not at the project but the new comprehensive plan designation. Member
1146 Cunningham stated that she had 99.9% trust that the current owner and developer are
1147 moving forward with this project, but opined the Commission would be remiss to not
1148 consider that other things could happen that may make this project no longer feasible. If
1149 the Commission decided to change designation to HDR for this project, without having
1150 made a fully-educated decision, including the traffic patterns very much attached to this
1151 project, Member Cunningham stated a traffic study may help, but she didn't feel it was
1152 necessary in her decision-making. Member Cunningham stated that she thought this
1153 project would prove a great use of this land, but noted nothing would guarantee it may or
1154 may not be on the land in the short- or long-term future.

1155 Member Daire referenced uses east of this subject parcel and Mr. Lloyd's comments
1156 related to MDR ringing this HDR project at Midland Grove, noting it would be desired and
1157 made sense to buffer those existing parcels with MDR based on land use principles and
1158 intermediate density use. However, from a theoretical standpoint, Member Daire stated
1159 he saw this property if MDR precluding any project being discussed yet increasing over
1160 what had been a past option (single-family housing) that would increase the density of
1161 dwelling units and trips/day, amounting to a possible 300 trips/day in and out of the
1162 entrance to Midland Grove Road. If moving to HDR and a potential future drop in the real
1163 estate market, or people deciding to age in place in Roseville versus moving to an
1164 assisted living and memory care facility, Member Daire opined that it was conceivable
1165 that the project's character could change, even though there was no way the City could
1166 control that. If 54 units were translated into apartment units, Member Daire noted that
1167 could translate into as many as 540 trips/day, this may provide some return on the land,
1168 but not as high as Mr. Weyer is expecting, while still higher than single-family residential
1169 with only room for 13 homes.

1170 Member Daire noted his quandary in having to deal with the proposal asking for HDR
1171 zoning and land use for this 2.5 acre parcel, while at the same time, trying to determine
1172 what was in the best interest for the rest of the community. Member Daire stated this
1173 caused him to lean toward MDR between the existing HDR and LDR designations.
1174 Member Daire reviewed development along Ferris Lane and if MDR is a better use
1175 overall in the community for that parcel indicating the comprehensive plan should be
1176 changed to reflect that and zoning code changed accordingly; but creating a dilemma for
1177 him. Member Daire reiterated that his preference would be to go with MDR on that
1178 parcel, but since he as an individual commissioner could not initiate that process and
1179 could only recommend that staff ask the City Council to consider it, which they may or
1180 may not agree with, he stated his decision was between the proposal currently before
1181 him that seems solid for HDR thinking even though he thought it was HDR was an
1182 inappropriate land use designation for this site.

1183 Chair Boguszewski noted a third option would be to table action on the request tonight
1184 pending a traffic study, which would at least inform that decision-making process.

1185 Member Daire stated that a traffic study wouldn't help him much, but suggested removal
1186 of the private road sign installed by the parking lot of Midland Grove designating where it
1187 actually became private versus where it was currently located on the city's road segment
1188 may prove helpful to avoid future confusion.

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Member Daire further noted making sure children were not abducted from corners and making sure parents were not parking in "No Parking" areas was a discussion for the School Board and its transportation people, and suggested opening the parking lot to Midland Grove for routing that student and parent traffic there may be a solution.

Chair Boguszewski suggested that would be an issue for the city's traffic enforcement department, not the Planning Commission.

At this point, Member Daire stated he would lean toward voting "no" and asking staff to take a recommendation to the City Council to seek a study for MDR designation instead of HDR for this parcel.

Member Stellmach stated that the majority of his thoughts had been expressed already by his colleagues, and while liking the project itself, agreed that the focus for tonight's decision needed to be on the comprehensive plan and zoning designation. Member Stellmach questioned if a traffic study would really address all of his concerns, and having driven through the neighborhood earlier today and seeing the parking problems already evidenced, opined it may be that any added traffic might exacerbate the problem, even though he was unsure of its solution. As far as whether or not to approve the requested re-designation to HDR, Member Stellmach admitted he was still undecided at this point.

Member Murphy stated he was prepared to make a motion; and noted that his first Roseville address as a resident was 2240 Midland Grove Road, Apt. #302 back when they were still apartments; and therefore he was well aware of the dampness issues with the garages and tunnel going back many years.

MOTION

Member Murphy moved to delay consideration of the requested comprehensive plan land use map changes to re-designate the property at 2025 County Road B from LDR to HDR; and recommend to the City Council that the developer provide a traffic study of the immediate area.

Mr. Paschke sought clarification of the proposed motion, noting that if the recommendation is to table this request pending traffic study, it would not go to the City Council, but ordered and paid for by the developer. Mr. Paschke advised that the process would be that action stopped at this point, and staff asked the developer to obtain a traffic study. Mr. Paschke further clarified that the study wouldn't study existing traffic, but only that projected by modeling a permitted MDR or HDR use based on generalized standards, not the project itself, but based on maximum densities allowed under either designation. Mr. Paschke noted that the traffic study would address maximum densities allowed, and consider chances to develop parcels to the maximum beyond the proposal currently before the Commission. While it is unlikely that the parcel would ever develop to the maximum, Mr. Paschke noted that the study's scope would depend on the direction provided by the Commission and suggested the scope for the developer include a review of other intersections in the immediate vicinity and identify certain other related things.

Chair Boguszewski asked if the motion received a second, could it look at current traffic as well and future traffic on a hypothetical basis, since it wasn't justified that the site remain undeveloped forever, but could include incremental changes over and above existing traffic. Chair Boguszewski noted that one testifier spoke about the high levels of current traffic, and suggested different scenarios may prove beneficial versus the current vacant status.

Mr. Paschke clarified that the traffic study models would identify a base line for existing traffic on County Road B, the access road, Cleveland Avenue and other intersections in the area occurring now; and then elaborate on the IST model projections based on this proposed development.

- 1240 As a point of information, Member Daire asked staff if the current square footage of the
1241 proposed units of this development's footprint changed to market rate rentals or
1242 condominiums, would the building footprint be increased beyond that of this proposal.
- 1243 Mr. Paschke advised that, while he had no substantiated answer, any market rate
1244 development would have many other amenities and based on the size of those units (1 –
1245 2 bedrooms and other things such as dens, etc.) would need to include space for those
1246 amenities and probably reduce the number of units available in that footprint. However,
1247 Mr. Paschke noted that the building would have to be financially viable in today's market
1248 place, which was demanding many amenities. Using the level of amenities in the existing
1249 townhome development compared today's market demands, whether bigger, higher
1250 quality design standards, or interior amenities, Mr. Paschke noted they would all need to
1251 be factored in, causing him to anticipate units would be much larger than those proposed
1252 today and within this footprint, especially based on code compliance requirements for
1253 setback and green space. Therefore, Mr. Paschke questioned how many of those type
1254 units could be developed under MDR or HDR designations.
- 1255 **Member Murphy moved, seconded by Member Gitzen to TABLE to a date uncertain**
1256 **consideration of requested comprehensive plan land use map changes to re-**
1257 **designate the property at 2025 County Road B from LDR to HDR, pending a traffic**
1258 **study of the immediate area.**
- 1259 Chair Boguszewski asked that, if voting in favor of this motion, it be done because the
1260 majority really believed it would help make their decision, and not simply be used as a
1261 delaying tactic. Chair Boguszewski opined that, if this motion fails, it seemed to him
1262 incumbent upon the Commission to make a decision to tonight one way or the other.
- 1263 Mr. Lloyd clarified that if the motion to table carries, the intent is not to see the request go
1264 away, but prompting staff to extend the City's timeline for review, with staff providing
1265 written notice to the applicant formally extending that review period, roughly through the
1266 end of March of 2016, and hopefully being able to address it at the February Commission
1267 meeting.
- 1268 **Ayes: 4 (Gitzen, Boguszewski, Stellmach, Murphy)**
1269 **Nays: 3 (Daire, Cunningham, Bull)**
1270 **Motion carried.**
- 1271 Discussion ensued regarding next steps if and when the Commission should decide to
1272 ask the City Council to consider changing this site to MDR or whether it would be
1273 appropriate to delay that step until resolution of this request for HDR designation and
1274 based on results of the pending traffic study before proceeding and to avoid countering
1275 the current request before the body.
- 1276 Mr. Paschke advised that he didn't feel it was appropriate to consider asking for a change
1277 to MDR designation when just taking action to study traffic with this requested action still
1278 incomplete. Mr. Paschke opined it was inappropriate to run another designation
1279 concurrent to this or to consider another option before this requested action is completed,
1280 and suggested the Commission wait until resolution of this requested action before
1281 proceeding.
- 1282 Chair Boguszewski concurred with staff, and as the Chair, unless he was overridden by
1283 one or more of the commissioners with a resulting super-majority vote to do so, stated
1284 the request was out of order until this request has been voted up or done.
- 1285 Member Bull noted that, should this proposal eventually fail at the City Council level no
1286 matter the Commission's recommendation, the City would be undertaking an update of its
1287 comprehensive plan in the near future, and through that process, zoning of this parcel
1288 and any others could be considered at that time as well.
- 1289 **6. Adjourn**
1290 Chair Boguszewski adjourned at approximately 9:48 p.m.

REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 4/6/2016

Agenda Item: 6b

Item Description: Continuation of the request for approval of an amendment to the Comprehensive Land Use Plan map to re-designate property from LR to HR, and a corresponding rezoning from LDR-1 District to HDR-1 District (PF16-001)

APPLICATION INFORMATION

Applicant: Gracewood Assisted Living

Location: 2025 County Road B

Property Owner: Gracewood Assisted Living (under purchase agreement with Andrew and Sue Ellen Weyer)

Open House Meeting: held October 22, 2015

Application Submission: received and considered complete on December 2, 2015

City Action Deadline: April 30, 2016, per applicant's request for extension to allow time for preparation and review of traffic study

1 **SUMMARY OF PROPOSAL AND REVIEW TO DATE**

2 The requested comprehensive plan amendment (CPA) and rezoning would facilitate development
3 of any of the permitted uses in the High-Density Residential-1 (HDR-1) zoning district with a
4 maximum residential dwelling unit density of 24 units per acre. With a total area of about 2¼
5 acres, the subject property could potentially be developed with up to 54 dwelling units. The
6 current proposal is to develop a 54-unit assisted living facility, but rezoning actions cannot be
7 tied to specific proposals.

8 The public hearing for this application was held by the Planning Commission on January 6, 2016.
9 The full RPCA and supporting attachments presented and discussed on January 6, and the
10 minutes of that public hearing and the subsequent discussion among the Planning Commissioners
11 are included with this RPCA as Attachment A.

12 Prior to taking action on the application, the discussion was tabled to allow the applicant to
13 commission a traffic study so that the traffic impacts of various development scenarios (i.e., the
14 proposed development, a generic multi-family development under the proposed HDR-1 zoning,
15 and a generic residential development under Roseville's Medium-Density Residential zoning
16 district). That study has been completed; this report will provide some comments from City of
17 Roseville and Ramsey County engineers, and the report itself is included as Attachment B.

18 Because the date on which the Planning Commission's review of this application was to resume
19 was difficult to predict and turned out to be significantly long after the January 6 public hearing,
20 Planning Division staff mailed courtesy notifications of the April 6 continuation of the review to
21 the same addresses that received the official notice of the January 6 public hearing.

RCA Exhibit B

ROSEVILLE PUBLIC WORKS RESPONSE TO TRAFFIC STUDY

According to the traffic study, no roadway network improvements are necessary for any development scenarios. Both scenarios will have an acceptable level of service at all intersections in the project area.

Ramsey County is still reviewing the traffic study.

OTHER AGENCY COMMENT

Minnesota Department of Transportation (MnDOT) controls the portion of Cleveland Avenue north of County Road B. MnDOT is not concerned about traffic from development in that location, but would want to review a site plan so that they can comment on issues related to drainage, permitting, and noise.

RECOMMENDED ACTIONS

By motion, make a recommendation to approve or deny the proposed Comprehensive Land Use Plan map change to re-designate property at 2025 County Road B from LR to HR, based on the comments and findings of this report, input from the public hearing, and deliberation among the Commissioners. A successful motion to recommend approval of an amendment to the Comprehensive Plan requires a majority of at least 5/7ths of the Planning Commission. Despite the broad discretion of the City in making this kind of land use decision, a recommendation to deny 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.

By motion, make a recommendation to approve or deny the proposed rezoning of the property at 2025 County Road B from LDR-1 to HDR-1, based on the comments and findings of this report, input from the public hearing, and the Commission's recommendation about the requested CPA.

ALTERNATIVE ACTION

Pass a motion to table the request for future action. If the Planning Commission wishes to have additional information, discussion of the request can be further tabled to allow the applicant time to prepare such information. Tabling beyond April 30, 2016 will require the applicant's consent to further extend action deadline established in Minn. Stat. §15.99.

Attachments: A: January 6, 2016, RPCA
packet and public hearing
minutes

B: Gracewood Traffic Study report

Attachment A not included with RCA Exhibit B

Prepared by: Senior Planner Bryan Lloyd
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Memorandum

SRF No. 0169155

To: Jesse Freihammer PE
City Engineer/Assistant Public Works Director
City of Roseville

From: Emily Gross, PE, Senior Engineer
Matt Pacyna, PE, Senior Associate

Date: April 19, 2016

Subject: Gracewood Traffic Study

Introduction

As requested, SRF has completed a traffic study for the proposed Gracewood assisted living development located in the northeast quadrant of the County Road B/Midland Grove Road intersection in the City of Roseville (see Figure 1: Project Location). This study will evaluate the trip generation and traffic impacts of three land use scenarios associated with the rezoning from low-density residential to high-density residential. The main objectives of the study are to review existing operations, evaluate potential traffic impacts of the development scenarios, and recommend improvements to ensure safe and efficient operations. The following information provides the assumptions, analysis, and study recommendations offered for consideration.

Existing Conditions

The existing conditions were reviewed to establish a baseline to compare and determine any future impacts associated with the proposed development. The evaluation of existing conditions includes peak hour intersection turning movement counts, field observations and an intersection capacity analysis.

Data Collection

Weekday a.m. and p.m. peak period intersection turning movement and pedestrian/bicyclist counts were collected at the following study intersections on Thursday, February 11, 2016:

- County Road B/Cleveland Avenue
- County Road B/Midland Grove Road

Historical and year 2015 annual average daily traffic (AADT) volumes provided by the Minnesota Department of Transportation (MnDOT) within the study area were also reviewed.



Figure 1

Observations were completed to identify roadway characteristics within the study area (i.e. roadway geometry, posted speed limits, and traffic controls). Currently, County Road B is a two-lane roadway west of Cleveland Avenue with a posted speed limit of 40 miles per hour (mph) and a four-lane roadway east of Cleveland Avenue with a posted speed limit of 35 mph. Cleveland Avenue is a four-lane divided roadway north of County Road B and transitions to a three-lane roadway south of County Road B. Cleveland Avenue has a posted speed limit of 40 mph. Midland Grove Road is a two-lane undivided roadway with a posted speed limit of 15 mph.

The County Road B/Cleveland Avenue intersection is signalized and the County Road B/Midland Grove Road intersection is unsignalized with side-street stop control. Existing geometrics, traffic controls, and traffic volumes are shown in Figure 2.

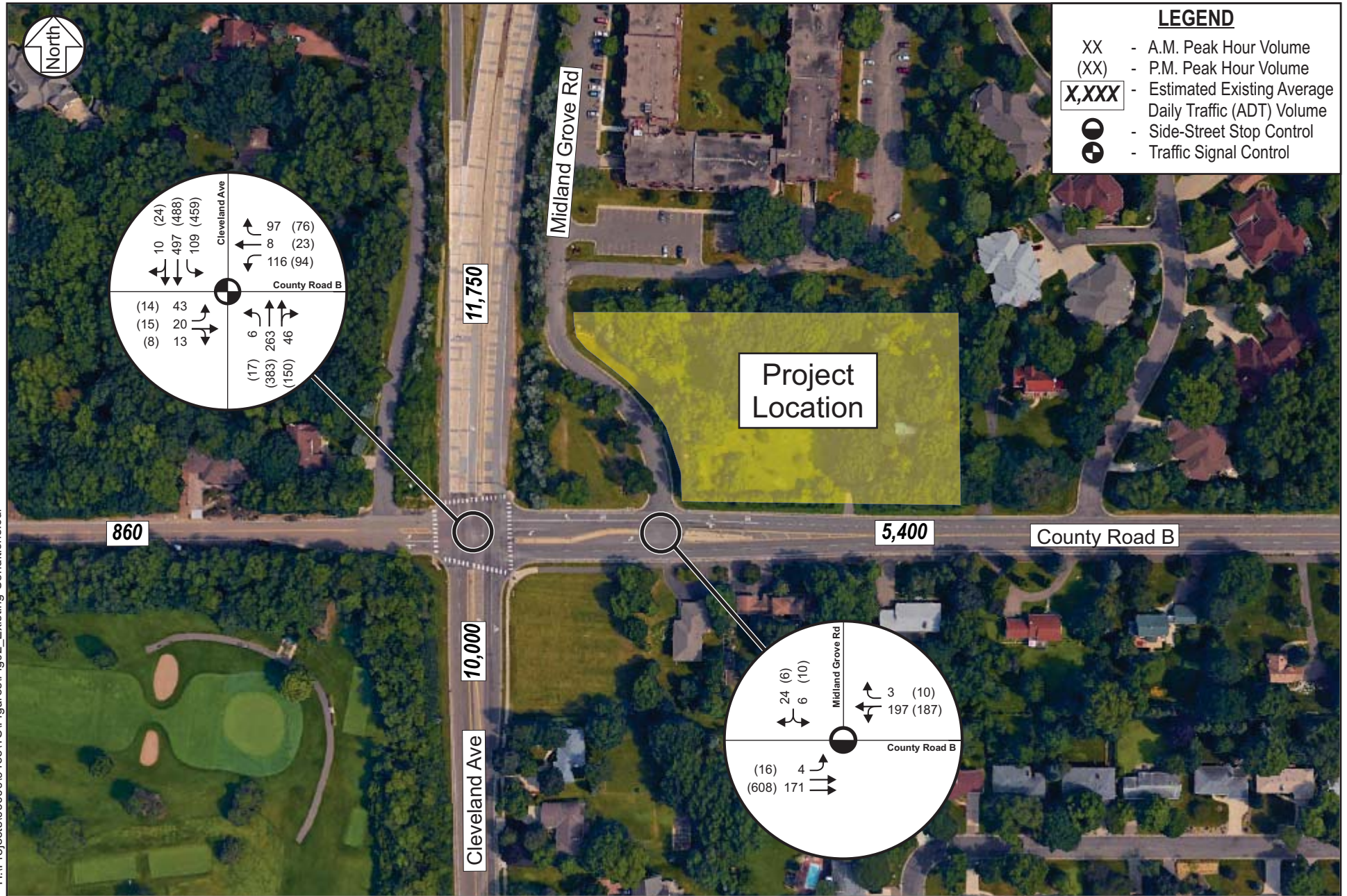
Intersection Operations Analysis

An operations analysis was conducted to determine how traffic is currently operating at the study intersections. All intersections were analyzed using Synchro/SimTraffic and the Highway Capacity Manual (HCM). Capacity analysis results identify a Level of Service (LOS) which indicates how well an intersection is operating. Intersections are ranked from LOS A through LOS F. The LOS results are based on average delay per vehicle results from SimTraffic, which correspond to the delay threshold values shown in Table 1. LOS A indicates the best traffic operation and LOS F indicates an intersection where demand exceeds capacity. Overall intersection LOS A through D is generally considered acceptable by drivers in the Twin Cities Metropolitan Area.

Table 1. Level of Service Criteria for Signalized and Unsignalized Intersections

LOS Designation	Signalized Intersection Average Delay/Vehicle (seconds)	Unsignalized Intersection Average Delay/Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	> 55 - 80	> 35 - 50
F	> 80	> 50

For side-street stop controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service. This takes into account the total number of vehicles entering the intersection and the capability of the intersection to support these volumes.



Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, the majority of delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high levels of delay (poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

Results of the existing operations analysis shown in Table 2 indicate that both study intersections currently operate at an acceptable overall LOS B or better during the a.m. and p.m. peak hours with the existing traffic control and geometric layout. It should be noted that westbound queues from the County Road B/Cleveland Avenue intersection were not observed to extend to Midland Grove Road. Overall, no significant side-street delays or queuing issues were observed in the field or the traffic simulation at the study intersections.

Table 2. Existing Peak Hour Capacity Analysis

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
County Road B/Cleveland Avenue	A	9 Sec.	B	13 Sec.
County Road B/Midland Grove Road ⁽¹⁾	A/A	9 Sec.	A/B	12 Sec.

(1) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

Proposed Development

The proposed Gracewood development is located in the northeast quadrant of the County Road B/Midland Grove Road intersection. The project area is approximately 2.5 acres and is planning direct access to Midland Grove Road, as shown in Figure 3. As currently proposed, the site consists of a 54-unit assisted living center.

The site is currently zoned as low-density residential. In order to evaluate the proposed land use rezoning from low-density residential to high-density residential, this traffic study considered three land use scenarios:

- **Scenario 1** – 60 residential units (high density)
- **Scenario 2** – 30 residential units (medium density)
- **Scenario 3** – 54-assisted living units (proposed development)

Land use assumptions for Scenario 1 and Scenario 2 were based on the maximum allowable units per acre for the respective land use based on the City Comprehensive Plan.



H:\Projects\0900009155\TS\Figures\Fig03_Site Plan.cdr

Traffic Forecasts

The proposed development is expected to be constructed in the year 2017. Therefore, traffic forecasts were developed for year 2018 build conditions (one year after construction). To account for general background growth in the area, an annual growth rate of one-half percent was applied to the existing peak hour traffic volumes to develop year 2018 background traffic forecasts. This growth rate is consistent with historical traffic growth in the area.

Trip generation estimates for the weekday a.m. and p.m. peak hours and a daily basis were developed using the *ITE Trip Generation Manual, 9th Edition* for the three land use scenarios. It should be noted that the ITE trip data for assisted living centers is based on the number of beds. However, since the number of proposed beds has not yet been determined, local data at similar facilities was used to estimate the number of beds for a 54-unit facility, which equates to approximately 68 beds. In addition, local assisted living trip center data was used to validate the ITE trip estimates.

Results of the trip generation estimates, shown in Table 3, indicate that Scenario 1 (high density residential) is expected to generate 30 a.m. peak hour, 37 p.m. peak hour, and 399 daily trips. Scenario 2 (medium density residential) is expected to generate 13 a.m. peak hour, 15 p.m. peak hour, and 174 daily trips. Scenario 3 (proposed assisted living center) is expected to generate nine (9) a.m. peak hour, 15 p.m. peak hour, and 181 daily trips.

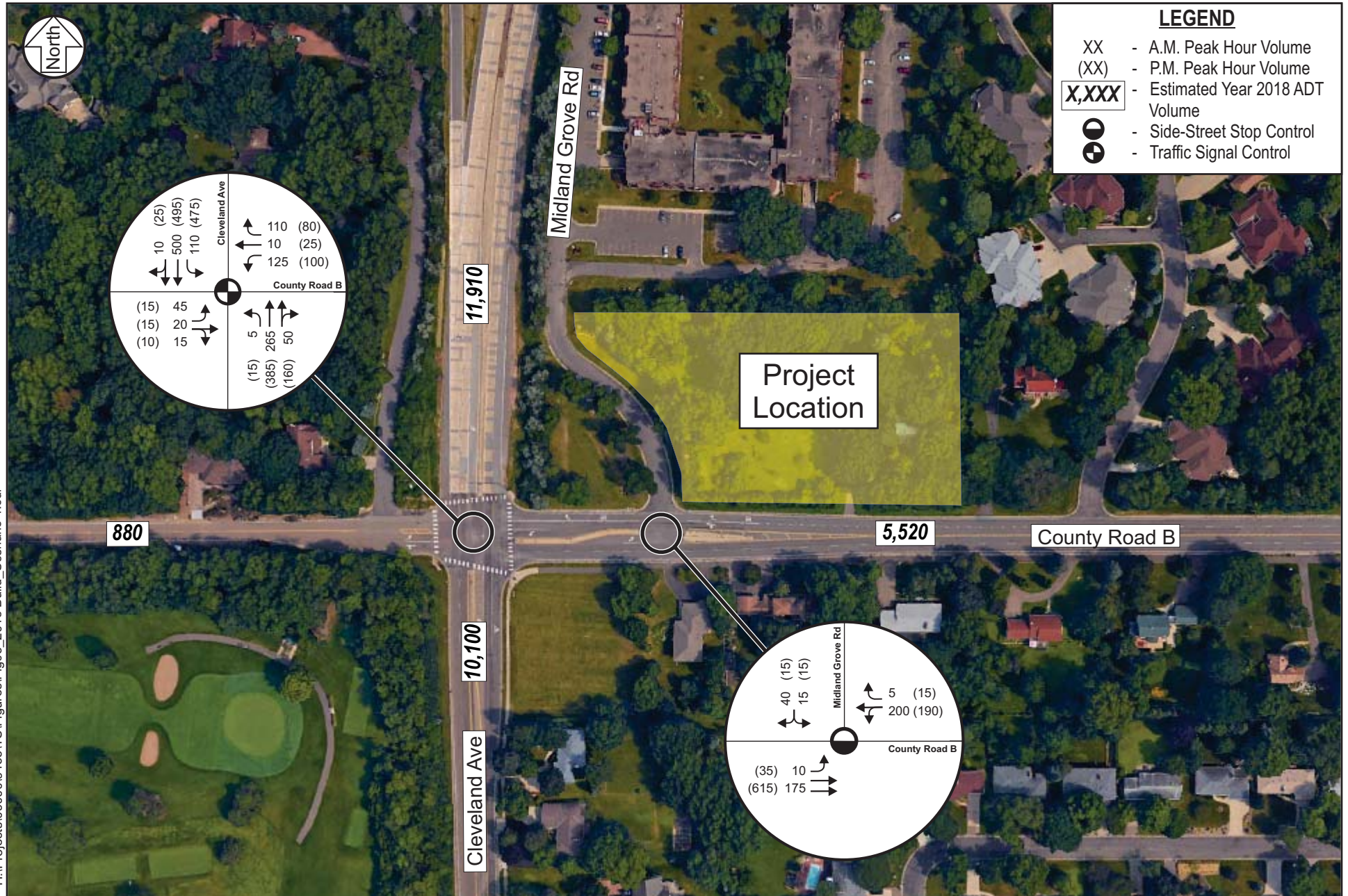
Table 3. Trip Generation Estimates

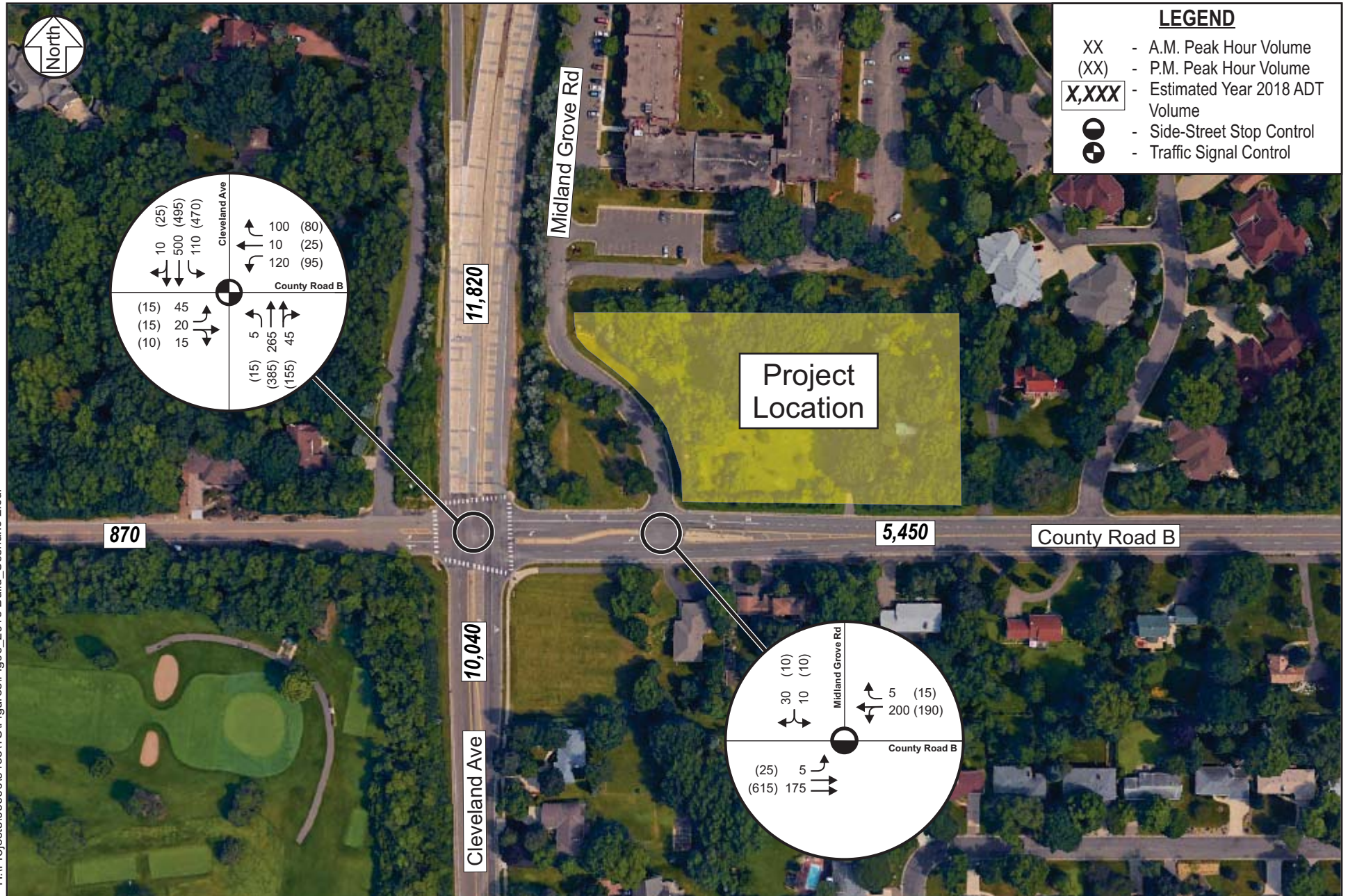
Land Use Type (ITE Code)	Size	A.M. Trips		P.M. Trips		Daily Trips
		In	Out	In	Out	
Scenario 1 – High Density Residential (220)	60-unts	6	24	24	13	399
Scenario 2 – Medium Density Residential (230)	30-unts	2	11	10	5	174
Scenario 3 – Assisted Living Center (254)	68 beds	6	3	7	8	181

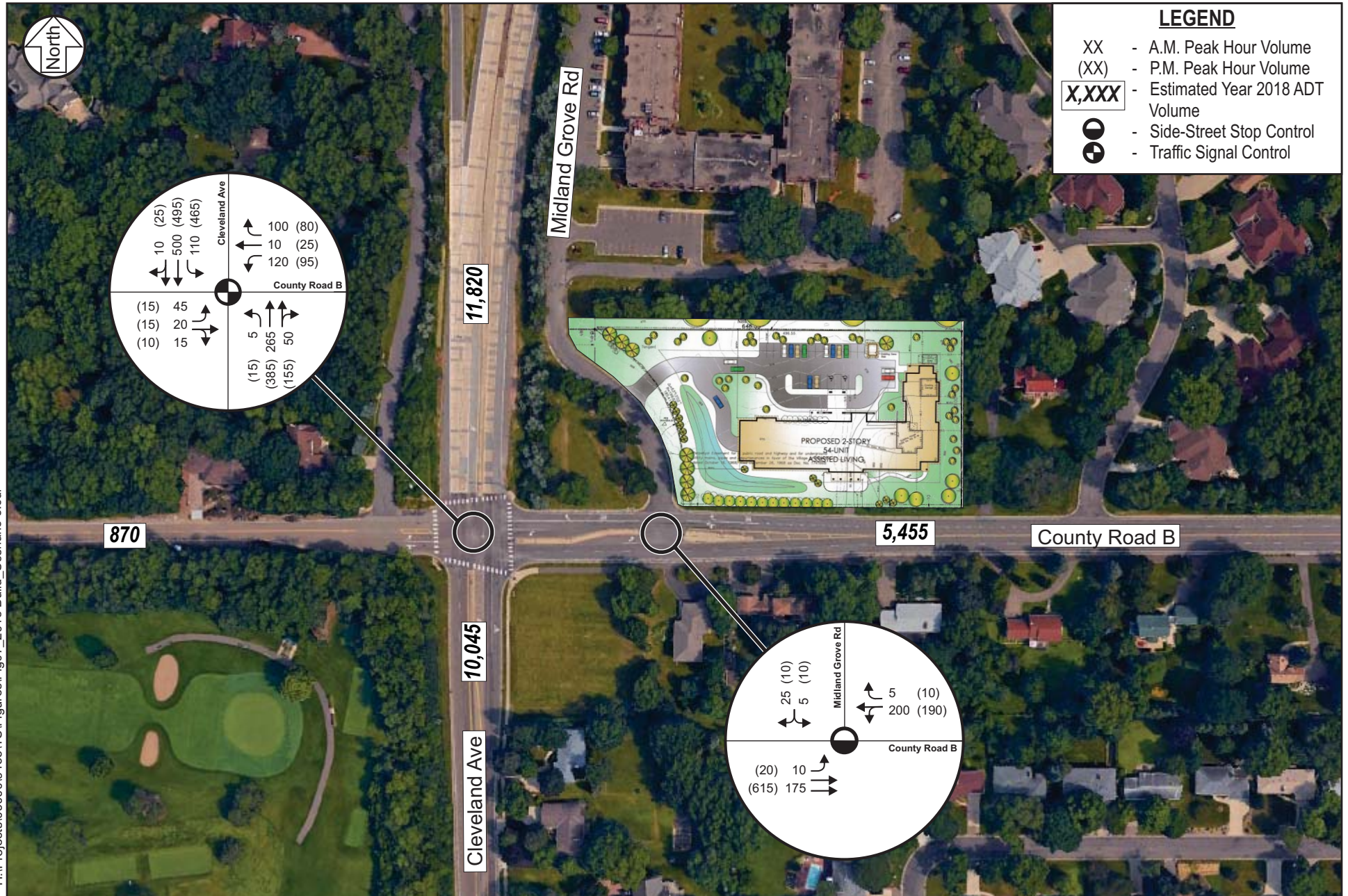
Trips for each scenario were distributed to the adjacent roadway network based on the directional distribution shown in Figure 4. The directional distribution was developed based on a review of existing travel patterns and engineering judgment.

The resultant year 2018 traffic volumes for Scenario 1 (high density residential), Scenario 2 (medium density residential), and Scenario 3 (proposed assisted living center), are shown in Figures 5, 6, and 7, respectively. This includes a combination of background traffic and trips generated by each land use scenario.









Year 2018 Build Condition

Intersection Operations Analysis

To determine if the existing roadway network can accommodate year 2018 build traffic forecasts, a detailed traffic operations analysis was completed for all three land use scenarios. The study intersections were once again analyzed using Synchro/SimTraffic.

Results of the year 2018 build operations analysis shown in Table 4 indicate that all study intersections are expected to operate at an acceptable overall LOS B or better during the a.m. and p.m. peak hours with the existing geometric layout and traffic control. No significant side-street delays or queuing issues are expected. Given the minimal overall impact of any of the three land use scenarios, roadway network improvements are not anticipated to be needed as a result of the newly generated traffic.

Table 4. Year 2018 Build Condition Peak Hour Capacity Analysis

Intersection	A.M. Peak		P.M. Peak	
	LOS	Delay	LOS	Delay
Scenario 1 – High Density Residential				
County Road B/Cleveland Avenue	A	9 sec.	B	12 sec.
County Road B/Midland Grove Road ⁽¹⁾	A/B	10 sec.	A/B	12 sec.
Scenario 2– Medium Density Residential				
County Road B/Cleveland Avenue	A	9 sec.	B	12 sec.
County Road B/Midland Grove Road ⁽¹⁾	A/B	10 sec.	A/B	12 sec.
Scenario 3 – Proposed Assisted Living Center				
County Road B/Cleveland Avenue	A	9 sec.	B	12 sec.
County Road B/Midland Grove Road ⁽¹⁾	A/B	10 sec.	A/B	12 sec.

(1) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

Site Review

A review of the proposed assisted living development site plan was completed to identify any issues and recommend potential improvements with regard to intersection sight distance, traffic control and circulation. Based on field observations, there is adequate sight distance at the proposed access locations on Midland Grove and County Road B to clearly identify approaching vehicles. Special consideration should be made to limit any sight distance impacts from future landscaping and signing. No other traffic control or circulation issues are expected.

The proposed development plans to provide direct access onto Midland Grove Road approximately 150 feet north of County Road B. As part of the proposed development, an existing single-family home and its associated residential driveway on County Road B will be removed.

Other Considerations

As previously mentioned, improvements are not anticipated to be needed as a result of the newly generated traffic by the proposed development. However, this segment of County Road B could be considered for a roadway diet in order to provide additional turn lanes and/or pedestrian/bicyclist accommodations. Current daily traffic volumes on County Road B east of Cleveland Avenue are approximately 5,400 vehicles per day (vpd) and are expected to increase slightly with construction of the proposed development. Based on current daily volumes and traffic operations, a four-lane roadway is not needed on County Road B between Cleveland Avenue and Fairview Avenue. A two-lane roadway with turn lanes or three-lane roadway is expected to provide adequate capacity. However, further discussion with MnDOT and the County should occur to determine if there are long-term plans to reconstruct the Cleveland Avenue/County Road B intersection to provide dual southbound left-turn lanes (current p.m. peak hour volumes are approximately 460 vehicles).

In addition, consider removing the raised median on County Road B at the east approach of the Midland Grove Road intersection. Removal of the median would provide space for a short westbound left-turn lane into the single-family home driveway. While this is not needed based on current traffic operations, this modification would improve safety and traffic flow.

Summary and Conclusions

Based on the analysis, the following conclusions and recommendations are offered for your consideration:

1. Results of the existing operations analysis indicate that both study intersections currently operate at an acceptable overall LOS B or better during the a.m. and p.m. peak hours. No significant side-street delays or queuing issues were observed in the field or the traffic simulation at the study intersections.
2. The proposed development consists of a 54-unit assisted living center. As part of the development proposal, the site is proposing a land use rezoning from low-density residential to high-density residential.
3. To evaluate the trip generation and traffic impacts of the proposed land use rezoning three land use scenarios were reviewed:
 - **Scenario 1** – 60 units of high density residential
 - **Scenario 2** – 30-units of medium density residential
 - **Scenario 3** – 54-unit assisted living center (proposed conditions)
4. Results of the trip generation analysis indicate each scenario is expected to generate the following:
 - **Scenario 1** – 30 a.m. peak hour, 37 p.m. peak hour, and 399 daily trips
 - **Scenario 2** – 13 a.m. peak hour, 15 p.m. peak hour, and 174 daily trips
 - **Scenario 3** – nine (9) a.m. peak hour, 15 p.m. peak hour, and 181 daily trips

5. Results of the year 2018 build operations analysis indicate that all study intersections are expected to operate at an acceptable overall LOS B or better during the a.m. and p.m. peak hours.
6. Given the minimal overall impact of any of the three land use scenarios, roadway network improvements are not anticipated to be needed as a result of the newly generated traffic.
7. Special consideration should be made to limit any sight distance impacts from future landscaping and signing. No other traffic control or circulation issues are expected.

H:\Projects\09000\9155\TS\Report\9155_Gracewood Traffic Study.docx

b. **PLANNING FILE 16-001**

Request by Gracewood Assisted Living for approval of an AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP to re-designate the property at 2025 County Road B from LR to HR and a corresponding REZONING from LDR-1 District to HDR-1 District

MOTION

Member Cunningham moved, seconded by Member Gitzen to TAKE FROM THE TABLE Planning Case PF16-001.

Ayes: 7

Nays: 0

Motion carried.

Senior Planner Bryan Lloyd reviewed the request as detailed in the staff report and attachments. Mr. Lloyd noted that the rationale in tabling this action at the January Planning Commission was to allow the applicant to commission a traffic study to determine impacts of various development scenarios. Mr. Lloyd noted that part of this concern was based on the location of the subject site north of County Road B at the intersection of Midland Grove Road (a public street) and adjacent to Cleveland Avenue.

Mr. Lloyd referenced the SRF traffic analysis (Attachment B) dated March 22, 2016 providing each of those scenarios. While the applicant was responsible for two of the scenarios (e.g. proposed development and a generic multi-family development under HDR-1 zoning, Mr. Lloyd advised that the city broadened that scope by also requesting a third scenario at city expense specific to a generic residential development under MDR zoning.

Mr. Lloyd reviewed the levels of service (LOS) for each scenario from the study and functionality categories of intersections during morning and/or evening peak hours. Mr. Lloyd advised that the results indicated that under any of the three various scenarios, a 9 to 12 second delay would be realized, similar to today's functionality and therefore would not impact existing traffic flow.

Commission Discussion/Deliberation

Recognizing that Member Murphy had suggested the traffic study, Chair Boguszewski asked if he was satisfied with this additional information or if other concerns remained.

Member Murphy clarified that his suggestion for the traffic study was to address a number of concerns raised during public comment at the January meeting, whether anecdotal or individual concerns. Now that the complete set of facts for three different development scenarios are available, Member Murphy spoke in support of moving forward, opining that his expectations were exceeded and thanked the consultant for making the information available.

MOTION (COMPREHENSIVE PLAN AMENDMENT)

Member Bull moved, seconded by Member Murphy to recommend to the City Council approval of the COMPREHENSIVE PLAN LAND USE MAP CHANGE to re-designate property at 2025 County Road B from LR (Light Density Residential) to HR (High Density Residential); based on public input, Planning Commission deliberation, and the comments and findings contained in the staff report dated April 6, 2016; amended as follows

While not in opposition to what she considered a wonderful project, Member Cunningham expressed ongoing concerns if she supported this request, she would be

going against past advice that the commission not change the comprehensive plan designation for a specific project. Even if this was for another use, Member Cunningham stated that she would have the same concerns, and therefore would be voting in opposition.

Member Bull stated his basis for the motion and support of this request was based on staff's acknowledgement that the current designation of LR is not appropriate in respect to surrounding properties. From his perspective, Member Bull further noted that other HDR and MDR designated developments are already in this area, and provided a sufficient buffer from County Road B to properties on the south.

Member Murphy recognized that even though the motion before the body was to change the comprehensive plan designation and it was not tied to any particular development, there was simply a "for instance" proposal that went with the request to change the comprehensive land use plan map re-designating the property. Member Murphy stated that his support for this request was not based on a particular proposal, but in his review of the map and HDR to the north and MDR to the east, with four lanes of roadway separating this subject property from single-family residential properties on the south, he found no issues from his perspective. Member Murphy noted that there had been concerns expressed during public comment in January and discussion about negative impacts to the neighborhood by allowing this project. However, Member Murphy noted that in his review of the address change book, similar HDR developments throughout the city were found immediately across the street or back yard from single-family residents. Based on his familiarity with this corner parcel, results of the traffic study, and how well this proposed development fit on this location, Member Murphy opined that the HR designation was justified and therefore he would support the request.

At the request of Member Gitzen, Member Murphy clarified that this action was separate from the rezoning request to follow; with the City Council and Metropolitan Council also needing to approve the re-designation after the Commission's recommendation to the City Council.

Chair Boguszewski further clarified that this would require super majority support of the commission and city council to support this recommended change in the comprehensive plan designation; and admitted he would support the request as he could find no potential findings for supporting denial.

Since this item had been tabled but not under a previous motion, Member Kimble advised that she would not abstain from the vote on this motion; and offered her support for the motion. Member Kimble spoke in support of HDR to the north, and agreed with arguments made by her colleagues for this and future development at this major intersection.

Member Bull stated that he was in support before the traffic study, and it only served to further his support for this request. While anticipating the developer would proceed with their particular development, Member Bull opined that the property would support either MDR or HDR going forward.

Ayes: 6
Nays: 1 (Cunningham)
Motion carried

MOTION (REZONING)

Member Murphy moved, seconded by Member Kimble to recommend to the City Council approval of the proposed REZONING of the property located at 2025

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County Road B from LDR-1 (Low Density Residential-1) to HDR-1 (High Density Residential-1); based on public input, Planning Commission deliberation, and the comments and findings contained in the staff report dated April 6, 2016.

Member Bull noted that zoning designation needed to be in compliance with the comprehensive plan.

Ayes: 7

Nays: 0

Motion carried

Bryan Lloyd

From: Elliott, Richard F [REDACTED]
Sent: Wednesday, April 6, 2016 8:59 PM
To: RV Planning
Subject: 2025 County Road B property re-designation

Importance: High

Dear Mr. Lloyd,

We are neighbors (directly behind) the subject property that will be discussed before the planning commission on Wednesday, April 6, 2016. We will be in attendance at the meeting. We wanted to give you written input about this request.

We have witnessed several proposals to convert this property from LR to HR and a corresponding rezoning from LDR-1 to HDR-1. In each proposal the property owner has met with significant opposition from our Ferris Woods neighborhood and from the owners of Midland Grove Condominiums, and the Planning Commission has elected not to approve the projects and proceed with approval for land use and zoning changes.

This latest proposal to build an assisted living facility is, perhaps, the less benign high density use of this land proposed, although we still stand in opposition to it because of the increased light, noise, visual pollution to our tranquil setting, and increased traffic patterns.

Our great concern, though, is that the developer is seeking a zoning density change prior to the submittal of (1) a lighting plan, (b) a landscaping plan, and (c) a written car parking and on-property traffic plan. It appears that the developer is asking for a zoning change without investing in these items. In essence, the developer is attempting to minimize his "skin in the game" while trying to get the rezoning approved. As a neighbor of this property development I am concerned that the Planning Commission and the City Council will approve these zoning and land use changes without clearly understanding the full impact on the neighbors of the property provided by this increased documentation. Additionally, since the developer has invested very little in this project, he may not be fully committed to going through with the development as proposed. If this happens, the rezoning and land use change would have already been approved. Any new development plan, which may be more offensive to the neighbors, would not have to go through the process to change the land use and achieve a rezoning.

I ask that the Planning Commission require the developer to provide more extensive plans (lighting, landscaping, etc.) that the neighbors can see before we will be supportive of this project.

Yours truly,

Dick & Bobbie Elliott
2181 Ferris Lane
Roseville MN 55113
Cell: [REDACTED]

**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 AN AMENDMENT TO THE COMPREHENSIVE
LAND USE PLAN MAP FROM LOW-DENSITY RESIDENTIAL (LR) TO HIGH-
DENSITY RESIDENTIAL (HR) AT 2025 COUNTY ROAD B (PF16-001)**

WHEREAS, City of Roseville has received a valid application to change the Comprehensive Plan's land use guidance pertaining to the entirety of the subject property, assigned Ramsey County Parcel Identification Number 09-29-23-33-0006; and

WHEREAS, the Roseville Planning Commission held the public hearing regarding the requested Comprehensive Land Use Plan map change on January 6, 2016, tabled action until a traffic study was presented on April 6, 2016, and ultimately voted 6 – 1 to recommend approval of the request based on the information and findings provided with the staff report prepared for said public hearing, as well as testimony offered at the public hearing, and review of the traffic analysis.

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, approve the amendment to the Comprehensive Land Use Plan map from "LR" (Low-Density Residential), to "HR" (High-Density Residential) for the subject property, subject to the following subsequent actions:

a. Review and comment by the Metropolitan Council; and

b. Passage and publication of an ordinance properly and consistently rezoning the subject parcels.

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

WHEREUPON said resolution was declared duly passed and adopted.

Resolution approving CPA at 2025 County Road B (PF16-001)

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 25th day of April 2016 with the original thereof on file in my office.

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

Patrick Trudgeon, City Manager