



REQUEST FOR PLANNING COMMISSION ACTION

Date: 11/2/2022
Item No.: 7B

Department Approval

Agenda Section

Janice Gundlach

Other Business

Item Description: Discuss phase two Zoning Code amendments

BACKGROUND

The legislative history surrounding the second phase of amendments to the Zoning Code is as follows:

- November 8, 2021: City Council adopted an ordinance approving phase one amendments to the Zoning Code to ensure compliance with the City’s 2040 Comprehensive Plan. The Planning Commission held numerous meetings in 2021 reviewing these amendments and forwarding a recommendation to the City Council.
- September 1, 2021: Planning Commission held a preliminary discussion to prioritize the second phase of updates to the Zoning Code. At that time, consensus was built around two topics: 1) shoreland and 2) sustainability.
- January 31, 2022: Planning Commission held a joint meeting with the City Council to determine if Commission and Council interests were aligned regarding the second phase of updates to the Zoning Code. That discussion revealed consensus to focus on updating the City’s Shoreland Ordinance to comply with the DNR’s current model ordinance and to pursue other Zoning Code amendments surrounding sustainability.
- February 28, 2022: City Council authorized additional budget to ensure phase two topics could be fully examined.
- June 1, 2022: The Planning Commission held a discussion on the phase two updates, including reviewing the DNR’s model ordinance and potential modifications to the model ordinance to accommodate the implementation of such rules in Roseville. A preliminary discussion was also held regarding other sustainability topics, including requirements and incentives.
- July 6, 2022: The Planning Commission held a discussion on the phase two updates, including recommendations for certain requirements surrounding EV ready/charging, minimum tree requirements for multi-family development, and native landscaping. A discussion was also had about solar and whether screening requirements should be imposed, but a determination was made to leave the City’s existing solar rules in place and not implement a screening requirement. A broader, more conceptual discussion occurred regarding incentives to promote more sustainable building practices.
- September 7, 2022: The Planning Commission reviewed the latest draft of the Shoreland Ordinance, final drafts of the language related to sustainability requirements (EV ready/charging and landscaping), and began discussion on sustainability incentives.
- October 5, 2022: The Planning Commission reviewed the latest draft of the sustainability incentives worksheet and provided feedback to staff.

33 The purpose of this discussion is to review the latest revisions to the sustainability incentives
34 worksheet. HKGi has amended the worksheet (see Attachment A) to reflect the discussion that
35 occurred at the October Planning Commission meeting.

36 In terms of the Shoreland Ordinance, while the MnDNR has not formally returned comments on the
37 latest draft, they are signaling support of the proposed changes the Commission recommended and
38 discussed at the September Planning Commission meeting. As such, the informational Open House
39 meeting has been scheduled for Thursday, November 17, 2022 from Noon-6pm at City Hall. Notices
40 of the Open House meeting have been mailed to every property that lies within the Shoreland Overlay
41 area. Following the Open House, the formal public hearing will occur at the Planning Commission's
42 December 7, 2022 meeting.

43 **STAFF RECOMMENDATION**

44 Provide feedback regarding the revised sustainable building features through incentives worksheet.

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46 Prepared by: Janice Gundlach, Community Development Director

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48 Attachments: A: Draft Sustainable Incentives Worksheet

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**Sustainable Building Zoning Incentives
Bonus Points Worksheet
DRAFT October 25, 2022**

PURPOSE

The City of Roseville has a vision of being a dynamic and sustainable community that proactively addresses evolving community needs. The City of Roseville is committed to enhancing its existing natural resources and strengthening its resilience – the community’s ability to respond, adapt, and thrive under changing environmental conditions. To support this vision, the City of Roseville provides zoning incentives for development projects that incorporate sustainable building features.

APPLICABILITY

The provisions of Zoning Code Section 1011.13, Sustainability Building Zoning Incentives, apply to all new development, redevelopment, and major expansions. Development projects that seek the zoning incentives identified in Table 1 below can qualify for a zoning incentive(s) by choosing specific sustainable building features to incorporate into their proposed development.

INSTRUCTIONS

Figure out how many points you need for your proposed development to qualify for the requested zoning incentive(s) in Table 1. If more than one incentive is requested, the total points needed is the sum of the points needed for each incentive. Then identify the sustainable building features in Table 2 that your proposed development will include and how many points will be earned toward achieving the points needed for the requested incentives. Table 3 identifies which zoning incentives are applicable to each zoning district.

Table 1 shows the options for zoning incentive/bonuses that developers may apply for and how many points would be needed to qualify for each type of incentive.

Table 1

Potential Zoning Incentives	Points Needed
Density Bonus – 20% increase in maximum	8
Lot Area Bonus – reduction in minimum	8
Lot Width Bonus – reduction in minimum	8
Building Height Bonus – increase in maximum	8
Improvement Area Bonus – increased %	6
Impervious Surface Area Bonus – increased %	6
Front Setback Bonus – 20% reduction of minimum	6
Corner Setback Bonus – 20% reduction of minimum	6
Rear Setback Bonus – 20% reduction of minimum	6
Deviation from Horizontal Façade Articulation Design Standard – increase in minimum distance	4
Deviation from Exterior Materials Design Standard – reduction in minimum % of primary materials required and/or increase in maximum % of secondary materials allowed	4
Deviation from Façade Transparency Design Standards – reduction in minimum %	4

Table 2 shows the options for the sustainable building features that developers may choose to include in their development projects and how many points can be earned for each sustainable building feature.

Table 2

Potential Sustainable Building Features	Points Available	Points Earned
<p>Building Energy Efficiency: Certification by an eligible sustainable building rating system:</p> <ul style="list-style-type: none"> • US Green Building Council’s LEED; certified silver, gold or platinum • MN B3 Guidelines; certified compliant • Enterprise’s Green Communities (MN Overlay and Guide); certified • MN GreenStar; certified silver or greater 	6 5 5 4	
Building Energy Efficiency: Participate in the City’s Building Energy Benchmarking Program	1	
On-Site Renewable Energy Generation: Generate no less than 5% of the electricity needed by the development from on-site solar, wind, and/or geothermal energy sources.	4	
Building Electrification Readiness: The building is designed and built with the electricity technologies to convert the building to full electrification in the future and to discontinue the building’s use of fossil fuels for its energy needs.	3	
<p>EV Level 1 or 2 Charging Stations & EV-Ready Infrastructure:</p> <ul style="list-style-type: none"> • Exceed EV requirements by 10% • Exceed EV requirements by 20% 	2 4	
EV DC/Level 3 Charging Stations: Install a DC/Level 3 EV charging station(s)	3	
<p>Stormwater Best Management Practices that Enhance/Improve on Existing Requirements:</p> <ul style="list-style-type: none"> • Install a bioretention area/rain garden • Install a stormwater harvesting and reuse system • Install pervious pavements on at least 50% of paved surfaces • Other stormwater best management practices – utilization of new technologies as they emerge over time with approval from the City’s sustainability staff 	2	
Water Quality: Within the Shoreland Overlay District – implement shoreline restoration and/or buffers	1	
Green Roof: Install a green roof covering a minimum of 25% of the total roof area of a multi-family residential building (5 or more dwelling units) and a non-residential building.	3	
Natural Landscaping: Utilize pre-development natural, non-exotic vegetation on a minimum of 50% of the site’s open space area	4	
Community Garden: Provide a community garden comprising a minimum of 5% of the site’s total area	2	
Bird-Safe Windows: Meet the Whole Building Threat Factor (WBTF) of less than or equal to 15	1	
Total Points Earned		

Table 3 identifies which zoning incentives are applicable to each zoning district.

Table 3

Potential Zoning Incentives	LDR LMDR	MDR HDR	MU-1	MU-2A MU-2B	MU-3	MU-4	E-1 E-2 I	INST
Density Bonus – 20% increase in the maximum		X	X	X	X	X		
Lot Area Bonus – reduction in the minimum	X							
Lot Width Bonus – reduction in the minimum	X							
Building Height Bonus – increase in the maximum	X	X	X	X	X	X	X	X
Improvement Area Bonus – increased %		X	X	X	X	X	X	X
Impervious Surface Area Bonus – increased %	X							
Front Setback Bonus – 20% reduction of the minimum	X	X		X	X		X	X
Corner Setback Bonus – 20% reduction of the minimum	X	X		X	X		X	X
Rear Setback Bonus – 20% reduction of the minimum	X	X	X		X	X	X	X
Deviation from Exterior Materials Design Standard – reduction in the minimum % of primary materials required and increase in maximum % of secondary materials allowed			X	X	X	X	X	X
Deviation from Horizontal Façade Articulation Design Standard – increase in the minimum distance			X	X	X	X		X
Deviation from Façade Transparency Design Standard – reduction in the minimum %			X	X	X	X		X