

ROSEVILLE
REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: **01/04/23**
Agenda Item: **6a**

Department Approval

Janice Gundlach

Agenda Section
Public Hearings

Item Description: Consider a Request by AUNI Holdings in coordination with FedEx for a Conditional Use to allow a parking lot as a principal use at 2373 and 2395 County Road C2 (PF22-015)

APPLICATION INFORMATION

Applicant: AUNI Holdings
Location: 2373 & 2395 County Road C2
Application Submission: 11/28/22; deemed complete 12/08/22
City Action Deadline: January 26, 2023
Zoning: Corridor Mixed-Use (MU-3) District

LEVEL OF DISCRETION IN DECISION MAKING: Action taken on a conditional use proposal is **quasi-judicial**; the City's role is to determine the facts associated with the request, and apply those facts to the legal standards contained in State Statute and City Code.

BACKGROUND

AUNI Holding, owner of 2929 Long Lake Road, recently executed a lease with FedEx to occupy and make substantial improvements to the existing building located at 2929 Long Lake Road. This lease also includes a commitment to improve the parcels immediately west of 2929 Long Lake Road along County Road C2 with surface parking facilities. FedEx's proposed use and employment needs at 2929 Long Lake Road necessitates the need to create additional employee parking and parking for FedEx delivery vans at 2373 and 2395 County Road C2.

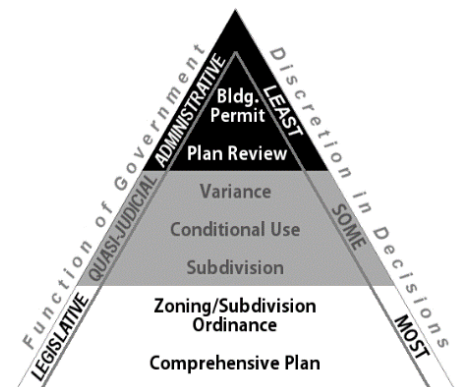


Table 1005-1 for the Mixed-Use Districts includes parking as a principal use and requires an approved Conditional Use (CU) that complies with City Code requirements, including §1009.02.C. The applicant has entered into a purchase agreement with Robert Beugen, owner of the two adjacent residentially-used properties at 2373 and 2395 County Road C2, and seeks approval of a CU to facilitate construction of surface parking lots on these two parcels.

The proposed site plan illustrates two distinct parking areas lying on each of the parcels located at 2373 and 2395 County Road C2. The storm water management facility serving the proposed surface parking areas lies within the unaddressed parcel located between 2929 Long Lake Road and 2373 County Road C2. The 2395 County Road C2 lot includes the secure van parking and the 2373 County Road C2 includes an employee parking lot. As currently proposed, the employee parking lot crosses over the shared lot line between 2395 and 2373 County Road C2.

In order to maintain this design, the property owner must combine 2373 and 2395 County Road C2 into a single property as the MU-3 zoning district requires a minimum 15-foot side yard parking setback. Alternatively, the property owner may elect to revise the proposed site plan to meet the minimum setback requirement.

While the Zoning Code provides little guidance for a parking lot as a principal use, aside from the general criteria found in §1009.02.C, Planning Division staff relies on other specific sections of the Zoning Code to determine overall compliance with other Zoning Code standards. These sections include 1011.03.B, *Buffer Area Screening*, 1011.03.C, *Parking Lot Landscaping*, and 1011.12.E.9, *Outdoor storage, fleet vehicles*. This report, and the associated site plan, only reviews the conditional use for the parking lots and otherwise assumes the project can or will comply with required City and Zoning Code standards prior to release of any necessary building permits, including rectifying the side yard parking lot setback issue.

CONDITIONAL USE ANALYSIS

REVIEW OF GENERAL CONDITIONAL USE CRITERIA: Section 1009.02.C of the Zoning Code establishes general standards and criteria for all conditional uses. When deciding on whether to approve or deny a conditional use, the Planning Commission (and City Council) must review the proposal and determine if compliance can be achieved with the stated findings.

The general code standards of §1009.02.C are as follows:

- a. *The proposed use is not in conflict with the Comprehensive Plan.* While a parking lot doesn't appreciably advance the goals of the Comprehensive Plan aside from facilitating continued investment in a property, Planning Division staff believes it does not conflict with the Comprehensive Plan either. More specifically, the General and Commercial Area Goals and Policies sections of the Comprehensive Plan include a number of policies related to reinvestment, redevelopment, quality development, and scale. The proposed parking lot is one component of a larger investment, which would align with the related goals and policies of the Comprehensive Plan.
- b. *The proposed use is not in conflict with a Regulating Map or other adopted plan.* The proposed use is not in conflict with such plans because none apply to the property.
- c. *The proposed use is not in conflict with any City Code requirements.* Planning Division staff finds the proposed parking can and will meet all applicable City Code requirements; moreover, a CONDITIONAL USE approval can be rescinded if the approved use fails to comply with all applicable Code requirements or any conditions of the approval.
- d. *The proposed use will not create an excessive burden on parks, streets, and other public facilities.* City staff has determined the proposed parking lot improvement will not create an excessive burden on parks, streets, or other public facilities. Specifically, these parking lots are associated with a major package delivery service (FedEx), whereby many employees do not work on-site as they are delivering packages. For those that do work on-site, it is not anticipated their use of the park and/or trail system would result in a burden, nor have City Parks Department staff expressed concerns to Planning Division staff. In fact, implementation of a condition of approval requiring installation of a trail will only improve upon the City's trail amenities.

The City Engineer has also determined there will be no significant traffic issues associated with the parking lot. A formal traffic study is not required. Existing traffic on County Road C2 is 3,300 vehicles per day and has adequate capacity for any increase in traffic. A

conservative estimate of new traffic generated from the parking lot is 752 new trips per day. The existing three-lane design of County Road C2 can accommodate the increased vehicle use.

- e. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.* Planning Division staff have determined the proposed parking lot(s) will not be injurious to the surrounding neighborhood; negatively impact traffic or property values; and will not otherwise harm the public health, safety, and general welfare given the existing impact of commercial uses already present and utilizing this corridor of County Road C2. Specifically, the 2040 Roseville Comprehensive Plan guides these parcels and those in direct proximity for Mixed-Use, and a rezoning to Corridor Mixed-Use was accomplished in November of 2021 to ensure consistency between the City's official Zoning Map and Comprehensive Plan. Prior to this change, the 2030 Comprehensive Plan and official City Zoning Map designated these parcels for High Density Residential. This change was made in anticipation of the residential parcels along County Road C2 to someday be redeveloped under more flexible zoning standards than the high-density residential designation offered. County Road C2, with existing traffic of 3,300 vehicles per day and a conservative increase of roughly 752 new vehicle trips, is adequately designed to accommodate this increase in traffic given the three-lane roadway design. Further, County Road C2 is already utilized by numerous industrial uses in the area with no issues. Lastly, although this parking lot will generate new trips within the general area, this use is less impactful than a number of permitted uses that could be redeveloped on the subject parcels.

PLANNING DIVISION RECOMMENDATION

On December 8 the Roseville Development Review Committee (DRC) met to review and consider the submitted parking lot proposal for 2373 & 2395 County Road C2. Although noting specific permit processes are required prior to receiving final approval, the DRC did not have any concerns with the application. The Planning Division recommends approval of the CU request to allow surface parking facilities as a principle use at 2373 & 2395 County Road C2, subject to the following conditions:

1. The installation of an 8-foot wide trail with 5-foot boulevard being installed along County Road C2 the length of the three parcels, per the Roseville Pathway Master Plan.
2. The property owner dedicates a pathway easement to the City for the 8-foot wide pathway prior to release of any permits.
3. Storm water management will be required per watershed and City requirements.
4. The wetland present at 2395 County Road C2 is delineated and the property owner/applicant meet RCWD's requirements to replace any permissible wetland loss either onsite or offsite through credits.
5. The improvements meet all applicable requirements of § 1011.03.B, Buffer Area Screening, §1011.03.C, Parking Lot Landscaping, and §1011.12.E.9, Outdoor storage, fleet vehicles, to the satisfaction of the City Planner, prior to submittal of a building permit.
6. The site plan is modified such that the employee parking includes a minimum 15-foot setback from the west property line or the property owner shall legally combine 2395 and 2373 County Road C2 into a single lot negating the need to meet the side yard setback requirement.

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ALTERNATIVE ACTIONS

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Attachments: