

November 22nd, 2022

City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

RE: Conditional Use Application for:

PID: 052923240015

**SECTION 5 TOWN 29 RANGE 23 FORMER LOTS 9 AND 10 OF BLK 4 VAC
...TO RD) IN SEC 5 TN 29 RN 23**

PID: 052923240014

**SECTION 5 TOWN 29 RANGE 23 SUBJ TO CO RD C 2 AND WITH ESMTS OF
RECORD ...OF NW 1/4 OF SEC 5 TN 29 RN 23**

PID: 052923240016

**SECTION 5 TOWN 29 RANGE 23 SUBJ TO RD, THE E 279 FT OF THE W 1820
FT ...THE NW 1/4 OF SEC 5 TN 29 RN 23**

Introduction:

We are writing to request the City of Roseville to consider a conditional use for the properties neighboring 2929 Long Lake Road.

Background:

2929 Long Lake Road (Parcel ID: 052923240007) is a 172,000 SF industrial facility owned by Scott Pieper in Roseville's industrial park. FedEx recently executed a 5-year lease with 2 3-year renewals effective October 1st, 2022. As part of this new lease, FedEx plans to invest heavily into the building and tap into the employment base of Roseville by hiring additional staff to serve the facility.

As such, the parking for the property is not adequate for their employees and FedEx and the owner of 2929 Long Lake Road have been looking for additional options to help FedEx's long term needs for the property.

In fall of 2022, we approached Robert Beugen who owns 3.91 acres to the west of 2929 Long Lake Road (PIDs: 052923240015, 052923240014, 052923240016) consisting of two single-family dwellings and a retention pond. Robert is interested in selling the properties to Scott Pieper so that FedEx can improve the site and have adequate employee parking adjacent to the 2929 Long Lake Road facility.

The sale of the parcels is contingent upon FedEx being able to use the site for parking, which is why we are making our request to the city for a conditional use.

Please see below explanation for the General Standards and Criteria to make your findings:

1. The proposed use is not in conflict with the Comprehensive Plan;

After review of the Comprehensive Plan, we do not believe the conditional use conflicts with Roseville's Comprehensive Plan. According to Roseville's Comprehensive Plan, "Roseville has high-quality employment opportunities that meet the needs of current and future residents." We believe the addition of this parking lot will allow FedEx to meet their employment needs and be able to draw and retain employees from Roseville and the surrounding areas. Currently, FedEx is running 51 delivery vans from the facility with plan to increase that number to 112 vans. The parking lot will serve to accommodate the additional employees needed as the number of vans in service increases.

The 2040 plan has zoning of Industrial and Utility with a small pocket of MU-3, Corridor Mixed-Use on the south end adjacent to Country Road C. We believe that the parking lot would be an ancillary use to the industrial zoning designation and not negatively impact the other zoning in place.

The Comprehensive plan also involves planning for people and jobs that are not yet here which is another contributing factor to increasing the employment base by making it easier for FedEx to use the property to its highest ability.

2. The proposed use is not in conflict with any Regulating Maps or other adopted plans;

Not applicable.

3. The proposed use is not in conflict with any City Code requirements;

We will work with the City and all government agencies to ensure the parking lot is not in conflict with any City Code requirements.

4. The proposed use will not create an excessive burden on parks, streets, and other public facilities; and

The proposed use will not have any effect on parks, streets, or other public facilities.

5. 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.

The proposed use calls for 183 parking stalls which we do not see as a burden on County Road C. Most traffic will flow at different times of the day and will not cause any congestion to the neighborhood or streets.

