

**ROSEVILLE**  
**REQUEST FOR CITY COUNCIL ACTION**

Agenda Date: 06/03/19

Agenda Item: 7.e

Department Approval

*Janice Gundlach*

City Manager Approval

*Samuel Truog*

Item Description: Consider adopting ordinances amending the City Code and Centre Pointe Planned Unit Development No. 1177 (PROJ43)

**BACKGROUND**

On May 6, 2019, Community Development staff discussed with the City Council the process to-date regarding proposed amendments to the Centre Pointe Planned Unit Development (CPPUD), specifically proposed modifications to §1001.10 (Definitions) and the table of uses for the Centre Pointe PUD (Attachment A).

The outcome of those discussions, and direction from Council, was to proceed with the following amendments to the City Code and CPPUD table of uses:

§1001.10 Definitions shall be amended as follows:

**Clinic, medical, dental, or optical:** A building in which a group of physicians, dentists, or other health care professionals are associated for the purpose of carrying on their professions. The clinic may include ~~an accessory laboratory,~~ **laboratories, diagnostic imaging, outpatient/inpatient procedures and facilities, or training facilities** but not inpatient care or operating rooms for major surgery.

**Laboratory for research, development, and/or testing:** ~~Establishments which conduct research, development, or controlled production of high technology electronic, industrial, or scientific products or commodities for sale; or establishments conducting educational or medical research or testing.~~ **A room, building, or facility equipped for medical, scientific, or technological research, experiments, and/or testing, which may include limited accommodations for researchers or research subjects.**

**Office:** ~~Unless otherwise specified, office means~~ **The** general use of a building for administrative, executive, professional, ~~research,~~ or similar organizations having only limited contact with the public. Office is characterized by a low proportion of vehicle trips attributable to visitors or clients in relationship to employees. Examples include, but are not limited to, firms providing architectural, computer software consulting, data management, ~~academic instruction,~~ engineering, interior design, graphic design, or legal services.

**Office, medical or dental:** ~~An establishment principally engaged in providing therapeutic, preventative, corrective, healing and health building treatment services on an outpatient basis by physicians, dentists and other practitioners. Typical uses include medical, chiropractic and dental offices and clinics.~~

30 **CURRENT ZONING USE TABLE/ALLOWANCES**

31 As the Centre Pointe PUD is predicated on a handful of uses from the former Retail Office Service  
 32 District (B-4), which was eliminated in 2010 when the City adopted the new Zoning Code, the  
 33 following statement/uses and table found in Exhibit E of the PUD Agreement shall be eliminated and  
 34 replaced with a new table of uses as proposed below:

35 *In the PUD, the intent is to maintain at least 50% of each building as office uses, except for the*  
 36 *hotel and restaurant buildings. Permitted "office" uses shall be defined as listed in Exhibit E-2.*  
 37 *The uses shall be restricted to those two specified in the site plans and supporting documents*  
 38 *including office, office/showroom, office/ manufacturing, two hotels and one restaurant within the*  
 39 *Centre Pointe Business Park Plan. If either of the hotels or the restaurant are not built, the lots/*  
 40 *sites designated for those uses on the approved land use/site plans shall be used for office,*  
 41 *office/showroom, or office manufacturing uses as per Exhibit E-2. Accessory structures or exterior*  
 42 *trash collection areas shall be prohibited. Where not superseded by more restrictive requirements*  
 43 *of this PUD, the standards of the B-4 zoning district and the City Zoning Code shall apply.*

<b>B-4 Uses Permitted Within Each Building Type</b>		
<b>OFFICE (minimum 50% of each bldg.)</b>	<b>SHOWROOM</b>	<b>MANUFACTURING</b>
MEDICAL & DENTAL	BLUE PRINTING/PHOTO COPYING ESTAB.	ELECTRONIC & MEDICAL DEVICE MFG.
BUSINESS & PROFESSIONAL OFFICES	OFFICE SERVICE BUILDING EXCEPT RETAIL	BLUE PRINTING/PHOTO COPYING ESTAB.
BANKS & FINANCIAL INSTITUTIONS	PRINTING UTILIZING OFFSET PRESSES	OFFICE SERVICE BUILDING EXCEPT RETAIL
RESEARCH, DESIGN, DEVELOPMENT LABORATORY AND CLEAN ROOM	ELECTRONIC & MEDICAL DEVICE MFG.	PRINTING UTILIZING OFFSET PRESSES
OFFICE SERVICE BUILDING EXCEPT RETAIL		
RECORDING STUDIOS		
PRINTING UTILIZING COMPUTERS AND LASER PRINTERS OR SIMILAR TECHNOLOGY		
DELT		

44 Proposed new Table of uses for CPPUD:

<b>Centre Pointe Planned Unit Development Permitted Uses</b>
<b>Office and Health Care Uses</b>
Office
Clinic, medical, dental, or optical
Office showroom
<b>Manufacturing, Research, and Wholesale Uses</b>
Laboratory for research, development, and/or testing
Limited production and processing
Limited warehousing and distribution
<b>Commercial Uses</b>
Animal hospital, veterinary clinic
Band and orchestra instrument sales, repair, lessons
Bank, financial institution
Day care center
Health club, fitness center (conditional use)
Learning studio (martial arts, visual/performing arts)
Lodging: hotel, motel
Restaurant, fast food; drive-through prohibited
Restaurant, traditional
<b>Utilities and Transportation</b>
Essential services

<b>Accessory Uses, Buildings, and Structures</b>
Accessory buildings for storage of business supplies and equipment
Accessibility ramp and other accommodations
Off-street parking spaces
Telecommunication tower (conditional use)
Renewable energy system

45 **PLANNING COMMISSION ACTION**

46 On March 7, 2018, the Roseville Planning Commission held the public hearing regarding the duly  
 47 noticed amendments. The public hearing portion of the Planning Commission meeting included ten  
 48 individuals seeking to include “college or post-secondary school, office based” as a permitted use  
 49 within the new table of uses for the Centre Pointe PUD. The information they provided and the  
 50 minutes of the meeting can be found as Attachment B of this report. The Planning Commission also  
 51 noted a “conditional use” reference to health club and fitness center was missing from the use table.  
 52 The Commission also wanted to included orthopedic and chiropractic in definition and use line item  
 53 for “clinic.” Finally, the Commission voiced their support for “college or post-secondary school,  
 54 office based” being included in the table of uses, describing such use as a complementary use for the  
 55 Centre Point Business park.

56 The Planning Commission voted 6-0 to recommend approval of amendments to §1001.10 Definitions  
 57 as presented by the Planning staff and approval of the amendments to the Centre Point PUD use  
 58 allowances, as amended by the Commission.

59 Based on City Council discussion on May 6, 2019, the Planning Commission’s inclusion of “college  
 60 or post-secondary school, office based” and orthopedic and chiropractic in the “clinic” definition were  
 61 removed per City Council direction.

62 **SUGGESTED CITY COUNCIL ACTION**

63 By motion the City Council should consider the following action regarding amendments to §1001.10  
 64 Definitions and the creation of a new table of uses for the CPPUD:

- 65 **a.** Adopt an ordinance creating text changes to **§1001.10 Definitions** pertaining to Clinic,  
 66 medical, dental, or optical; Laboratory for research, development, and/or testing; Office; and  
 67 Office, medical or dental, as found in Attachment C; and
- 68 **b.** Adopt an ordinance amending the Centre Pointe Planned Unit Development statement of use  
 69 and table of uses as found in Attachment D.

70 **ALTERNATIVE ACTIONS**

- 71 **a.** Pass a motion to table the item for future action. An action to table must be tied to the need for  
 72 clarity, analysis, and/or information necessary to make a recommendation on the request.
- 73 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include findings of  
 74 fact germane to the request.

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Attachments: A. CC 050619 minutes B. PC 030718 minutes  
 C. §1001.10 draft ordinance D. CPPUD draft ordinance

**EXTRACT OF THE MAY 6, 2019, CITY COUNCIL MEETING MINUTES****c. Consideration of Ordinances Amending the City Code and Centre Pointe Planned Unit Development No. 1177 (PROJ43)**

Community Development Director Janice Gundlach briefly highlighted this item as detailed in the RCA and related attachments dated May 6, 2019.

Mayor Roe stated he was looking at the existing Zoning Code in some of the other Commercial Districts and it appears that the Health Club Fitness Center is largely permitted in the Commercial Districts, except that it is Conditional in the Neighborhood Business Districts.

Councilmember Etten noted under the definition for Laboratory or Research Development or Testing the strikeout portion on the first part of that on page 3 of 4 of the RCA, lines 53-57, the middle of 53 "...development or controlled production of high technology electronic, industrial, or scientific products or commodities for sale..." that part has been taken out which very much changes the definition. He did not know if staff was intending to pull out that limited production piece or not.

Ms. Gundlach stated she did not know the origination of why certain language was stricken from this definition and how this new definition materialized. She stated if the Council wanted to keep some of that existing language, staff can do that and provide some follow up at the next meeting.

Councilmember Etten stated he would be open to Council discussion on this. He did not mind and understood some of the purpose of the new wording including the last portion of the sentence. If he were revising this, he would put the word "development" back into the list of "equipped for medical, scientific, or technological research, experiments, and/or testing..." and then he would add in the second sentence that takes in that production piece. A second sentence would start "these may include controlled production of high technology electronic, industrial, or scientific products or commodities for sale."

Councilmember Etten stated his concern is that by eliminating some of the different Med-Tech companies that are certainly populating the area and not allowing some of that limited production might create a problem for a high-quality company that would not have impacts on the neighborhood but would have impacts on what could be done there.

Mayor Roe questioned from his perspective, do experiments and testing cover the type of limited production the City is talking about? His concern is, he thought the City wanted to be unambiguous about what sort of production might be allowed. Also, elsewhere in the City Code some of the definitions regarding limited production as a use that is allowed in certain Districts. He thought the intention is that it's a sort of quasi-industrial production but not extensive, it is limited. He would be concerned if that language was put into this definition of a Laboratory for Research and Development, that now the City would be starting to allow more things that the City might otherwise not want to allow. While he understood the spirit of that, he thought the City would want to look closely at the language.

Councilmember Willmus thought some of those changes came about as a result of the Council's prior conversations. He thought former Councilmember McGehee was certainly worried about manufacturing and that is the tie in there.

41 Mayor Roe agreed and stated there is also the concern of talking about laboratories in the  
42 context of post-secondary education, where it might be a backdoor to get post-secondary  
43 education in where it would otherwise not be allowed.

44 Councilmember Laliberte agreed with Councilmember Etten in that not every entity who might  
45 be interested in coming to Roseville is going to use it solely for research and testing. If it is a  
46 smaller or start up company, that company is going to want to do everything on one site and  
47 would not have the ability to have another facility somewhere else that produces. She thought  
48 it was a bit limiting in this way and more open to having a discussion about the development  
49 or controlled production.

50 Mayor Roe clarified, on this PUD proposal one of the uses that is permitted is laboratory for  
51 research development or testing and also listed separately is limited production and processing  
52 as a permitted use. He did not know if the Council should get so hung up on the laboratory  
53 definition that is missing in order to actually allow limited production processing in the PUD.

54 Councilmember Laliberte asked why Orthopedic and Chiropractic were added separately and  
55 not as a part of medical.

56 Ms. Gundlach stated she reviewed the Planning Commission minutes and thought the  
57 Commission was trying to be inclusive of all of the various typed of medical office. She stated  
58 that is lumped in with Clinic, Medical, Orthopedic, Chiropractic, Dental or Optical. She stated  
59 leaving the word medical in there still leaves it open for some other specialty that is not on the  
60 list, but the Planning Commission did identify those specific specialties.

61 Councilmember Laliberte thought it was odd to call out a couple and not an exhaustive list.

62 Councilmember Groff agreed with Councilmember Laliberte and in differentiating a lot of  
63 things, he thought that opens the door to problems down the road. He thought Mayor Roe's  
64 comment about limited production was a good one and would agree with that as it leaves the  
65 City open.

66 Councilmember Etten agreed that listing off a couple of pieces of medical seems unusual and  
67 it was fine with Clinic, Medical, Dental or Optical as that was clear. He appreciated the note  
68 of the separate line of limited production and processing. He stated he would not support the  
69 adding back of college or post-secondary school office space as per the Council's previous  
70 direction on this. It was even noted in the minutes of the Planning Commission that the  
71 Commission knows where the Council stands on this item.

72 Councilmember Laliberte stated she supported it then and supports it now.

73 Councilmember Willmus concurred with Councilmember Etten.

74 Mayor Roe concurred with Councilmember Laliberte.

75 Councilmember Groff stated he read through all of the minutes and the arguments on both  
76 sides and would concur with Councilmember Willmus' logic on that before and currently and  
77 would not support that.

78 Councilmember Groff asked when talking about health club fitness centers, those are allowed  
79 in these spaces with a Conditional Use Permit and is that how those are used right now.

80 Mayor Roe stated he reviewed this before and the only District where this is not permitted is  
81 Neighborhood Business, but he thought the Council had Legislative discretion to decide

82 whether the City has a different standard in this Planned Unit Development and it is up to the  
83 Council to decide.

84 Councilmember Willmus stated he would like to see it remain a Conditional Use within this  
85 PUD, understanding the intent for identifying this and calling for special categorization of this  
86 particular area.

87 Councilmember Groff stated the concern he would have, is with a very different use than the  
88 others because of the times those businesses are open and also with the traffic pattern being  
89 different. He thought it was something to be considered as a Council.

90 Mayor Roe agreed.

91 Councilmember Willmus stated from his perspective he would like to see it remain as a  
92 Conditional Use or remove it. If it is a Conditional Use it is going through a process that is  
93 reviewed by both the Planning Commission and City Council.

94 Mayor Roe asked if there was support for removing it altogether as a use.

95 There was no support for removal.

96 Ms. Gundlach asked for clarification that the College and Post-Secondary School will be  
97 removed and Orthopedic and Chiropractic will also be removed and leave the Laboratory  
98 definition as proposed in the RCA noting the use table includes the limited production  
99 processing.

100 Mayor Roe said that was correct.

**EXTRACT OF THE ROSEVILLE PLANNING COMMISSION  
MARCH 7, 2018, DRAFT MEETING MINUTES**

1 **a. Consider an Amendment to Section 1001.10 Definitions and Amendment to the Centre**  
2 **Pointe Planned Unit Development No. 1177 Related to Allowable Uses (PROJ43)**  
3

4 Chair Murphy opened the public hearing for PROJ43 at approximately 7:46 p.m.

5 City Planner Paschke summarized the request as detailed in the staff report dated March 7,  
6 2018. He reported this amendment includes modifications to the existing allowable uses for  
7 the PUD area. The City Council met in November to discuss whether to retain the existing  
8 PUD, modify it, or begin the cancellation process. They decided to delete a section of the  
9 PUD and modify the Centre Point Planned Unit Development Permitted Uses Table as  
10 follows:

<b>Centre Pointe Planned Unit Development Permitted Uses</b>
<b>Office and Health Care Uses</b>
Office
Clinic, medical, dental, or optical
Office showroom
<b>Manufacturing, Research, and Wholesale Uses</b>
Laboratory for research, development and/or testing
Limited production and processing
Limited warehousing and distribution
<b>Commercial Uses</b>
Animal hospital, veterinary clinic
Band and orchestra instrument sales, repair, lessons
Bank, financial institution
Day care center
Health Club, fitness center (conditional)
Learning studio (martial arts, visual/performing arts)
Lodging: hotel, motel
Restaurant, fast food; drive-through prohibited
Restaurant, traditional
<b>Utilities and Transportation</b>

Essential services
<b>Accessory Uses, Buildings, and Structures</b>
Accessory buildings for storage of business supplies and equipment
Accessibility ramp and other accommodations
Off-street parking spaces
Telecommunication tower (conditional use)
Renewable energy system

11 Mr. Paschke reported the following definitions also need to be changed or added to §1001.10  
12 Definitions. The proposed new definitions are as follows:

- 13 • Clinical, medical, orthopedic, chiropractic, dental, or optical: A building in which a group  
14 of physicians, dentists, or other health care professionals are associated for the purpose of  
15 carrying on their professions. The clinic may include laboratories, diagnostic imaging,  
16 outpatient/inpatient procedures and facilities, or training facilities.
- 17 • Hospital: An institution, licensed by the state department of health, providing primary  
18 health services and medical or surgical care to persons, primarily in-patients, suffering  
19 from illness, disease, injury, deformity and other abnormal physical or mental conditions,  
20 and including as an integral part of the institution, related facilities such as laboratories,  
21 outpatient facilities, or training facilities.
- 22 • Laboratory for research, development, and/or testing: A room, building, or facility  
23 equipped for medical, scientific, or technological research, experiments, and/or testing,  
24 which may include limited accommodations for researchers or research subjects.
- 25 • College or post-secondary school, campus: An institution for postsecondary education,  
26 public or private, offering courses in general, technical, or religious education, which  
27 incorporates administrative and faculty offices, classrooms, laboratories, chapels,  
28 auditoriums, lecture halls, libraries, student and faculty centers, athletic facilities, student  
29 housing, fraternities, sororities, and/or other related facilities in a campus environment.
- 30 • College or post-secondary school, office-based: An institution for post-secondary  
31 education, public or private, offering courses in general, technical, or religious education,  
32 which operates in commercial-type buildings, wholly or partially owned or leased by the  
33 institution for administrative and faculty offices, classrooms, laboratories, and/or other  
34 related facilities.
- 35 • Office: The general use of a building for administrative, executive, professional, research,  
36 or similar organizations having only limited contact with the public. Office is  
37 characterized by a low proportion of vehicle trips attributable to visitors or clients in  
38 relationship to employees. Examples include, but are not limited to, firms providing  
39 architectural, computer software consulting, data management, engineering, interior  
40 design, graphic design, or legal services.

41 Mr. Paschke reported the Planning Commission recommends the amendments to §1001.10  
42 Definitions and approval of a new table of uses for Centre Pointe Planned Unit Development.

43 Member Daire inquired about the current status of the office park and what governs the  
44 current uses.

45 Mr. Paschke responded PUD No. 1177 is a document that has been recorded against and  
46 guides all the properties except two in the Centre Pointe Business Park. He also noted there  
47 are a number of emails related to the University of Northwestern being allowed to utilize the  
48 use of 2955 Centre Pointe Drive for a post-secondary school office space. Many people are  
49 in support of the University being able to utilize this building for offices and its Engineering  
50 and Sciences Center. However, that use is not proposed as a part of this new uses and is not  
51 allowed under the PUD.

52 Member Daire inquired if this list needs to be approved by both the Planning Commission  
53 and the City Council, and if the University of Northwestern's proposal is an example of what  
54 people want to be added to the list of permitted uses.

55 Mr. Paschke confirmed both of Member Daire's questions.

56 Member Gitzen referred to the proposed table of permitted uses. He inquired if the titles  
57 would be changed to match the definitions.

58 Mr. Paschke confirmed they would match.

59 Member Gitzen noted health club/fitness center is shown as a conditional use in the minutes  
60 from the City Council meeting.

61 Mr. Paschke noted he will make the change to the table.

62 Member Kimble clarified they are amending the PUD, but not adopting other zoning. She  
63 inquired why college and post-secondary are describe in the packet if they are not included in  
64 the uses as proposed.

65 Mr. Paschke explained the information provided explains where these types of uses are  
66 allowed by definition. It attempts to clean up the definitions and support the uses as they are.  
67 The definitions included do not include a college use.

68 Member Kimble inquired how this is guided in the 2040 Comprehensive Plan.

69 Mr. Paschke stated the Comprehensive Plan will be very broad and not advocate specific  
70 uses, and the PUD supersedes how it is zoned. It is guided as employment center and calls  
71 out office, business, research development and business parks.

72 Member Daire referred to the November 3, 2017 City Council meeting minutes. He referred  
73 to discussion about the permitted uses and noted the Council did not want to see *college or*  
74 *post-secondary school, office-based* as a use.

75  
76 Mr. Paschke stated staff did not modify or add to it and only modified certain definitions.

77 Member Daire commented the Planning Commission suggested they add back in *college or*  
78 *post-secondary school*, but it was voted down by the City Council.

79 Mr. Paschke stated it was an amendment to the PUD that came before the Planning  
80 Commission from the University of Northwestern.

81 Chair Murphy noted the amendment was before the Planning Commission on September 3,  
82 2017, and it passed 6 ayes/0 nays/1 abstain.

83 Member Daire stated it appears the City Council is sending a signal to the Planning  
84 Commission that it does not want to see *college or post-secondary school, office-based*  
85 permitted. He inquired if there was any discussion around the City Council's decision.

86 Mr. Paschke responded there was discussion and the City Council does not believe the  
87 business park is an appropriate location for a college. The PUD was designed for a more job-  
88 based business park and they are giving broad discretion on what they feel is best for the  
89 City.

90 Member Sparby inquired if the definition of *college or post-secondary school, office-based*  
91 fully encapsulated the University of Northwestern's request.

92 Mr. Paschke confirmed if that use was included in the table, they would be allowed to pursue  
93 their request in that area.

94 Member Daire stated office/business park zoning has a permitted use of college or post-  
95 secondary school, office-based. According to State statute, this PUD needs to be outlined  
96 and noted on an official map.

97 Mr. Paschke commented he was unaware that State statute required them to highlight it on an  
98 official map.

99 Member Daire stated the building that the University of Northwestern is interested in has  
100 been vacant for two years. In an office/business park zone, the college use was permitted,  
101 and it is a reasonable expectation that it could be done. They are now revising the PUD to  
102 say that it is not allowed. He respectfully disagrees with the City Council and finds this use to  
103 be compatible with the office/business park district.

104 **Public Comment**

105  
106 Jim Johnson, 3003 Snelling Avenue

107 Representing the University of Northwestern, Mr. Johnson thanked the Planning  
108 Commission, Mr. Paschke and City staff for what they do. They listen well to business  
109 ventures as well as the residents. He noted the Commission was correct in their comments  
110 that the Council does not want a college use in the Centre Pointe Business Park; however,  
111 they are not unified in their support as the vote was 3 ayes/2 nays against it. He explained  
112 that in 2015, the University of Minnesota decided to cut its engineering partnership with 40  
113 schools. This is what prompted them to pursue this space and develop this program. They  
114 purchased the building at 2955 Centre Pointe Drive and it is perfect for what they need. It  
115 was disappointing that it did not move forward but there has been some great benefit in the  
116 delay. They 21 businesses in the Centre Pointe district have expressed support for them in  
117 this location. These businesses need the future interns and employees. He presented a  
118 packet of letters of support from businesses and residents in support of this proposal and  
119 requested the Planning Commission consider adding a college use to the new PUD.

120 Ken Ehling, Montage Marketing Services, 3050 Centre Pointe Drive

121 Mr. Ehling commented his business has been in Roseville for 25 years. Their clients include  
122 major businesses and universities, and learning is an integral part of their day. They educate,  
123 train, and mentor employees, which is not much different than what happens every day at the  
124 University of Northwestern, and they would make a great business neighbor.

125 Pat Heavirland, Charles Cabinet Company, 3090 Cleveland Avenue North

126 Mr. Heavirland reported Charles Cabinet Company has been in this location for 65 years. He  
127 fully supports the college use in the Centre Pointe Business Park and encouraged the  
128 Planning Commission to add it as a permitted use.

129 Chair Murphy inquired how the restriping of Cleveland Avenue has affected his customers  
130 and business trucks.

131 Mr. Heavirland responded going south on Cleveland, the lane narrows right where the trucks  
132 turn into the parking lot.

133 Judy Palke, 1775 Shorewood Curve

134 Ms. Palke stated she has lived at this address for 37 years. She enjoys the University of  
135 Northwestern and all that it provides for the community. She requested the Planning  
136 Commission accept the college use as part of the Centre Pointe Business Park development.  
137 She is a teacher and education is very important.

138 Chair Murphy requested Ms. Palke's opinion regarding traffic on Lydia and parking on the  
139 south side.

140 Ms. Palke commented students park along Lydia, but it is not an issue.

141 Oscar Knutson, on Woodbridge Street

142 Mr. Knutson noted he has lived in Roseville for 35 years and encouraged the Commission to  
143 include the college use as part of the Centre Pointe Business Park development.

144 Margaret Olson, 1811 Victoria Street North

145 Ms. Olson stated her family has lived in Roseville since the early 1960s and she supports  
146 adding a college use to the PUD to allow the University of Northwestern to be in the Centre  
147 Pointe Business Park development.

148 Ethine Shimasaki, 841 County Road B2 West

149 Ms. Shimasaki expressed support for the University of Northwestern. It is an employment  
150 district and the University is a major employer in Roseville. There is a need for more  
151 professionals and she fully endorses the use of career training for people who will affect  
152 Roseville and the surrounding area.

153 Sam LepoldAs an alumnus of the University of Northwestern, he supports adding a college  
154 use to the Centre Pointe Business Park. In this area, there are many high schools adding a  
155 Science, Technology, Engineering and Math (STEM) programs to their education and there  
156 is not enough space in these programs at local universities. According to the Martin  
157 Prosperity Institute, Minnesota will retain 60 percent of its graduates within 10 miles of  
158 where they graduate. With the average nursing salary being \$64,000, and nursing being a  
159 major expansion as part of this plan, this could be a potential major benefit to Roseville.

160 Jenny

161 She and her family enjoy living in Roseville and some of her friends have taken music  
162 classes at the University of Northwestern. They enjoy the school and teachers and it has a  
163 high reputation among the Chinese community. She supports adding the college use and  
164 looks forward to having an engineering component in the City.

165 Grover Sayer, University of Northwestern Board of Trustees member

166 Mr. Sayer commented when the University of Northwestern purchased the building and read  
167 the PUD, it appeared they would be able to use it and the zoning allowed for it. Tomorrow  
168 there is a mediation session planned between the University and the City. Acting tonight to  
169 not allow the college use may be premature and it may be better to table it to see how the  
170 mediation session resolves.

171 Chair Murphy recalled the City Council met as the Board of Equalization and rendered an  
172 opinion to deny the request and uphold its original decision.

173 Ms. Sayer explained the request was to review the application for a permit, which was denied  
174 by City staff. The City Council, as the Board of Equalization, denied the University's  
175 appeal.

176 Chair Murphy closed the public hearing at 8:58 p.m.; no one else appeared to speak for or  
177 against.

### 178 Commission Deliberation

179 Member Kimble inquired if the University of Northwestern is planning to acquire additional  
180 buildings and expand in the Centre Pointe development to create a campus environment.

181 Mr. Johnson responded they have not made plans beyond the building they have purchased.  
182 That is why they requested an amendment to the PUD for that specific building and not the  
183 entire Centre Pointe development. This building and the space they have on their existing  
184 campus meets their current and future needs.

### 185 **MOTION**

186 **Member Daire moved, seconded by Member Sparby to recommend to the City Council**  
187 **approval of the Amendments to §1001.10 (Definitions) and approval of new table of**  
188 **uses for the Centre Point Planned Unit Development, with the following changes: 1)**  
189 **addition of *college or post-secondary, office-based* as a permitted use under Office or**  
190 **Health Care Uses; 2) modifying *fitness center* as a conditional use; and, 3) addition of**  
191 ***chiropractic and orthopedic* as uses under Office and Health Care Uses.**

192 Member Daire commented while the City Council does not see this as an appropriate use for  
193 this district, they have a stack of letters from people in the same district that support it. The  
194 neighbors want the University of Northwestern in this area and this is what changed his mind  
195 to support it.

196 Member Sparby stated this has been at the City Council and at the Planning Commission  
197 level on multiple occasions. As Commissioners, they have a responsibility to say why they  
198 are doing what they are doing. He worries they if they shut themselves off to any educational  
199 or vocational occupancy in this PUD, it may limit the overall ability for this area to diversify,  
200 grow, and adapt. Having a diverse mix of uses that can complement and support each other

201 is critical. Also, having a large institution such as the University of Northwestern serves to  
202 have a significant economic impact on the area itself, bringing in students, faculty, and  
203 businesses. They have heard support from Roseville residents and neighboring businesses  
204 and it will drive positive economic development, which is critical. While they may not be  
205 directly impacting the tax rolls, the positive economic impact is significant.

206 Member Gitzen noted he too supports this motion but would not support turning it into an  
207 educational campus if that were requested in the future.

208 Member Kimble noted the motion is opening to door for the entire area.

209 Chair Murphy also expressed support for the motion and noted he agreed with Member Daire  
210 and Member Sparby's comments. He drove by and looked at the facility and parking seemed  
211 adequate with over 100 empty spots. The neighbors have commented on the traffic on Lydia  
212 and a shuttle service would significantly ease traffic concerns here as well as on Cleveland  
213 Avenue and Twin Lakes Parkway. The graduates of the University of Northwestern will fill  
214 a need in the City and will result in active citizens.

215 **Ayes: 6**

216 **Nays: 0**

217 **Motion carried.**

CITY OF ROSEVILLE

ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING §1001.10 (DEFINITIONS)  
OF THE ROSEVILLE CITY CODE

1 The City Council of the City of Roseville does ordain:

2 **SECTION 1.** §1001.10 Definitions is hereby amended as follows:

3 **Clinic, medical, dental, or optical:** A building in which a group of physicians, dentists, or  
4 other health care professionals are associated for the purpose of carrying on their professions.  
5 The clinic may include an accessory laboratory, laboratories, diagnostic imaging,  
6 outpatient/inpatient procedures and facilities, or training facilities but not inpatient care  
7 or operating rooms for major surgery.

8 **Laboratory for research, development, and/or testing:**

9 Establishments which conduct research, development, or controlled production of high-  
10 technology electronic, industrial, or scientific products or commodities for sale; or  
11 establishments conducting educational or medical research or testing. A room, building, or  
12 facility equipped for medical, scientific, or technological research, experiments, and/or  
13 testing, which may include limited accommodations for researchers or research  
14 subjects.

15 **Office:** ~~Unless otherwise specified, office means~~ The general use of a building for  
16 administrative, executive, professional, ~~research,~~ or similar organizations having only limited  
17 contact with the public. Office is characterized by a low proportion of vehicle trips  
18 attributable to visitors or clients in relationship to employees. Examples include, but are not  
19 limited to, firms providing architectural, computer software consulting, data management,  
20 ~~academic instruction,~~ engineering, interior design, graphic design, or legal services.

21 **Office, medical or dental:** ~~An establishment principally engaged in providing therapeutic,~~  
22 ~~preventative, corrective, healing and health building treatment services on an outpatient basis~~  
23 ~~by physicians, dentists and other practitioners. Typical uses include medical, chiropractic and~~  
24 ~~dental offices and clinics.~~

25 **SECTION 2.** Effective Date. This ordinance amendment to the Roseville City Code shall  
26 take effect upon passage and publication.

27 Passed this \_\_\_\_ day of \_\_\_\_\_, 2019.

**CITY OF ROSEVILLE**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE AMENDING THE CENTRE POINTE PLANNED UNIT DEVELOPMENT NO. 1177**

1 The City Council of the City of Roseville does ordain:

2 **SECTION 1.** The Centre Pointe Planned Unit Development is hereby amended to delete the  
3 following allowable uses:

4 *In the PUD, the intent is to maintain at least 50% of each building as office uses, except for*  
5 *the hotel and restaurant buildings. Permitted "office" uses shall be defined as listed in*  
6 *Exhibit E-2. The uses shall be restricted to those two specified in the site plans and*  
7 *supporting documents including office, office/showroom, office/manufacturing, two hotels*  
8 *and one restaurant within the Centre Pointe Business Park Plan. If either of the hotels or the*  
9 *restaurant are not built, the lots/sites designated for those uses on the approved land use/site*  
10 *plans shall be used for office, office/showroom, or office manufacturing uses as per Exhibit*  
11 *E-2. Accessory structures or exterior trash collection areas shall be prohibited. Where not*  
12 *superseded by more restrictive requirements of this PUD, the standards of the B-4 zoning*  
13 *district and the City Zoning Code shall apply.*

<b>B-4 Uses Permitted Within Each Building Type</b>		
<b>OFFICE (minimum 50% of each bldg.)</b>	<b>SHOWROOM</b>	<b>MANUFACTURING</b>
MEDICAL & DENTAL	BLUE PRINTING/PHOTO COPYING ESTAB.	ELECTRONIC & MEDICAL DEVICE MFG.
BUSINESS & PROFESSIONAL OFFICES	OFFICE SERVICE BUILDING EXCEPT RETAIL	BLUE PRINTING/PHOTO COPYING ESTAB.
BANKS & FINANCIAL INSTITUTIONS	PRINTING UTILIZING OFFSET PRESSES	OFFICE SERVICE BUILDING EXCEPT RETAIL
RESEARCH, DESIGN, DEVELOPMENT	ELECTRONIC & MEDICAL DEVICE MFG.	PRINTING UTILIZING OFFSET PRESSES
LABORATORY AND CLEAN ROOM		
OFFICE SERVICE BUILDING EXCEPT RETAIL		
RECORDING STUDIOS		
PRINTING UTILIZING COMPUTERS AND LASER		
PRINTERS OR SIMILAR TECHNOLOGY		
DELI		

14 **SECTION 2.** The Centre Pointe Planned Unit Development is hereby amended to include  
15 the following table of uses:

<b>Centre Pointe Planned Unit Development Permitted Uses</b>
<b>Office and Health Care Uses</b>
Office
Clinic, medical, dental, or optical
Office showroom
<b>Manufacturing, Research, and Wholesale Uses</b>
Laboratory for research, development, and/or testing
Limited production and processing
Limited warehousing and distribution
<b>Commercial Uses</b>
Animal hospital, veterinary clinic

Band and orchestra instrument sales, repair, lessons
Bank, financial institution
Day care center
Health club, fitness center <b>(conditional use)</b>
Learning studio (martial arts, visual/performing arts)
Lodging: hotel, motel
Restaurant, fast food; drive-through prohibited
Restaurant, traditional
<b>Utilities and Transportation</b>
Essential services
<b>Accessory Uses, Buildings, and Structures</b>
Accessory buildings for storage of business supplies and equipment
Accessibility ramp and other accommodations
Off-street parking spaces
Telecommunication tower (conditional use)
Renewable energy system

16           **SECTION 3.** Effective Date. This ordinance amendment to the Roseville City Code  
 17 shall take effect upon passage and publication.  
 18 Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.