

ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

DATE: 3/24/2014
ITEM NO: 9.b

Department Approval



City Manager Approval

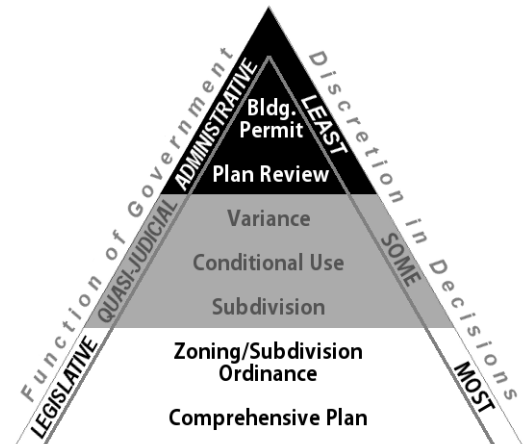


Item Description: **Adopt a Resolution changing the Comprehensive Land Use Map designation; Adopt an Ordinance amending Zoning Map classification; 657, 661, 667, and 675 Cope Avenue, and 2325 and 2335 Dale Street and regarding a request by the Roseville Housing and Redevelopment Authority (RHRA) and the Greater Metropolitan Housing Corporation (GMHC)**

Application Review Details

- RCA prepared: March 19, 2014
- Public hearing: March 5, 2014
- City Council action: March 24, 2014
- Statutory action deadline: April 22, 2014

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.



1.0 REQUESTED ACTION

RHRA and GMAC seek approval of a **Comprehensive Plan land use map change and zoning map change** to facilitate the redevelopment of the subject properties into a mixed residential development of 8.3 units per acre.

2.0 SUMMARY OF RECOMMENDATION

Planning Division staff concurs with the recommendation of the Planning Commission (5-1 vote) to approve the proposed **Comprehensive Plan land use map change and zoning map change**; see Section 7 of this report for the detailed recommendation.

3.0 SUMMARY OF SUGGESTED ACTION

Adopt a Resolution changing the Comprehensive Land Use Map designation from Low-Density Residential (LR), High Density Residential (HR), and Institutional (I) to Medium Density Residential (MR); Adopt an Ordinance amending Zoning Map classification from Low-Density Residential-1 (LDR-1), High Density Residential-1 (HDR-1), and Institutional (I) Districts to Medium Density Residential District (MDR); 2325 and 2235 Dale Street and 657, 661, 667, 675 Cope Avenue; see Section 8 of this report for the detailed action.

4.0 BACKGROUND

The subject properties, located in Planning District 7, have Comprehensive Plan Land Use Designations of Low-Density Residential (LR), High Density Residential (HR), and Institutional (I), and the respective zoning classifications are Low-Density Residential-1 (LDR-1), High Density Residential-1 (HDR-1), and Institutional (I) Districts.

Beginning in 2012, the Roseville Housing and Redevelopment Authority (RHRA) began discussing the purchase of 2325 Dale Street and four single-family lots along Cope Avenue and they began working with the City Council on the acquisition of the former fire station at 2335 Dale Street, all in preparation for a housing redevelopment. In October 2012, the RHRA moved forward with a purchase agreement for the residential lots (2325 Dale Street and 657, 661, 667, 675 Cope Avenue) and a memorandum of understanding with the City Council regarding the purchase of fire station #3.

In January 2013, the RHRA began the Corridor Development Initiative (CDI) process for the "Dale Street Redevelopment Project." This process offered a series of workshops to engage stakeholders, seek out common values, explore financial viability, and recommend development objectives for the site. The CDI process was guided by an advisory panel that defined the work plan, timeline, technical support, and best uses for the site. Property owners from the area (greater than the 500 foot public notification requirement) were notified of the process and many area residents attended events throughout the CDI process.

Based upon the outcome of the CDI process, the RHRA issued a request for proposals (RFP) for the 3-acre Dale Street redevelopment in August of 2013. The RFP sought development proposals for the 3-acre site that promote intergenerational living and connections to surrounding features, enhance neighborhood character and amenities, and encourage sustainability. From the RFP process, the RHRA received 3 proposals, and all 3 proposals were presented to the RHRA Board for consideration. The RHRA Board selected Greater Metropolitan Housing Corporation (GMHC) as the preferred developer.

Over the next few months the proposal was refined to its current design which includes 8 row home units along Dale Street, 10 single family courtyard homes between Cope and Lovell Avenues, and 7 townhome units along Cope Avenue (Attachment C). This proposal is what is triggering the three land use map changes from Low-Density Residential (LR), High Density Residential (HR), and Institutional (I) to Medium Density Residential (MR) and the respective zoning classifications changes of Low-Density Residential-1 (LDR-1), High Density Residential-1 (HDR-1), and Institutional (I) Districts to Medium Density Residential District (MDR).

On February 18 the RHRA Board reviewed the proposal and supported the most recent designs and site layout. Similarly, on March 3 the Roseville City Council will review and discuss the project, but focus more on the project financing rather than the land use, zoning, and site-plan layout.

On February 20, 2014, GMHC held the required neighborhood open house regarding the proposed comprehensive plan and zoning map changes necessary for the project to be considered. A summary of the meeting has been provided for your information (Attachment D).

5.0 PROPOSAL ANALYSIS

COMPREHENSIVE LAND USE PLAN MAP CHANGE: City Code §201.07 (Comprehensive Plan Amendments) allows property owners to seek, and the Planning Commission to recommend, changes to the Comprehensive Plan; a recommendation by the Planning Commission to approve a change to the Comprehensive Plan must have the affirmative votes of at least 5/7ths of the Planning Commission's total membership.

Based upon the mix and density of residential uses, the 3 existing land use designations and zoning classifications need to change to MDR in order to support the project. Given the significant neighborhood involvement in this redevelopment project and plan, as well as the efforts of the RHRA and City staff to addresses many of the goals and objectives sought by the RHRA through the CDI process and design standards required by the Zoning Ordinance, Planning Division staff supports the re-designation of the 6 properties to Medium Density Residential.

Also, the proposed COMPREHENSIVE LAND USE PLAN MAP CHANGE wouldn't change the purpose and intent of the Comprehensive Plan; instead, the proposal would be supporting a number of Comprehensive Plan housing goals and policies. Additionally, the proposed change in land use designation is less impactful to the neighborhood than the existing designations.

Clearly 8.8 units per acre is less impactful than 12 to 24 units per acre and the re-designation of land from Institutional to Medium Density eliminates the potential for a place of assembly, school or community center (to name a few). More importantly, however, the change from current land use designations to the proposed Medium Density Residential, further promotes the following Residential Area Goals and Policies:

Goal 6: Preserve and enhance the residential character and livability of existing neighborhoods and ensure that adjacent uses are compatible with existing neighborhoods.

Policy 6.1: Promote maintenance and reinvestment in existing residential buildings and properties, residential amenities, and infrastructure to enhance the long-term desirability of existing neighborhoods and to maintain and improve property values.

Policy 6.2: Where higher intensity uses are adjacent to existing residential neighborhoods, create effective land use buffers and physical screening

Goal 7: Achieve a broad and flexible range of housing choices within the community to provide sufficient alternatives to meet the changing housing needs of current and future residents throughout all stages of life.

Policy 7.1: Promote flexible development standards for new residential developments to allow innovative development patterns and more efficient densities that protect and enhance the character, stability, and vitality of residential neighborhoods.

Policy 7.2: Encourage high-quality, mixed residential developments that achieve the community's goals, policies, and performance standards, encourage parks and open space, and use high-quality site design features and building materials.

Policy 7.3: Consider increased densities in new residential developments to reduce housing costs, improve affordability, and attract transit-oriented development.

Policy 7.4: Promote increased housing options within the community that enable more people to live closer to community services and amenities such as commercial areas, parks, and trails.

Policy 7.5: Consider the conversion of underutilized commercial development into housing or mixed-use development.

Goal 8: Promote a sense of community by encouraging neighborhood identity efforts within the community.

Policy 8.1: Seek opportunities to plan, design, and develop inter- and intra-generational, multipurpose neighborhood gathering places.

Policy 8.2: Where feasible, provide or improve connections between residential areas and neighborhood amenities such as parks, trails, and neighborhood business areas

ZONING MAP CHANGE: Assuming that the Comprehensive Plan change is supported and approved, the requested ZONING MAP CHANGE becomes a clerical step to ensure that the zoning map continues to be “consistent with the guidance and intent of the Comprehensive Plan” as required in City Code §1009.04 (Zoning Changes).

6.0 PUBLIC COMMENT

Planning Division staff has not received any specific calls or email regarding the proposed GMHC Comprehensive Plan or Zoning Map changes.

7.0 RECOMMENDATION

Based on the comments and findings outlined in Sections 4 – 6 of this report, the Planning Division recommends approval of the proposed COMPREHENSIVE LAND USE PLAN MAP CHANGE, AND ZONING MAP CHANGE pursuant to Title 2 (Commissions) and Title 10 (Zoning) of the City Code.

8.0 PLANNING COMMISSION ACTION

On March 5, 2014, the Roseville Planning Commission held the duly noticed public hearing regarding the RHRA and GMHC’s Comprehensive Plan land use designation and Zoning Ordinance map rezoning amendments. At the meeting Commissioners mostly supported the change to medium density, however, a couple of them commented on the process and the feeling of being pressured into making the decision (Attachment D).

The Planning Commission voted (5-1) to recommend approval of the comprehensive plan and zoning ordinance amendments, based on the comments and findings of Sections 4 – 6 and the recommendation of Section 7 of this report.

9.0 SUGGESTED CITY COUNCIL ACTION

Adopt a Resolution amending the Comprehensive Land Use Map designation of 657, 661, 667, and 675 Cope Avenue, and 2325 and 2335 Dale Street from Low Density Residential (LDR), High Density Residential (HDR), and Institutional (INST) to Medium Density Residential (MDR);

Adopt an Ordinance Rezoning the property 657, 661, 667, and 675 Cope Avenue, and 2325 and 2335 Dale Street from Low Density Residential District (LDR-1), High Density Residential District (HDR-1), and Institutional District (INST) to Medium Density Residential District (MDR);

145 All based on the comments and findings of Sections 4 – 6 and the recommendation of
146 Section 7 of this report.

147 **10.0 OPTIONAL COUNCIL ACTIONS**

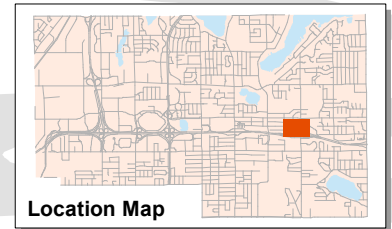
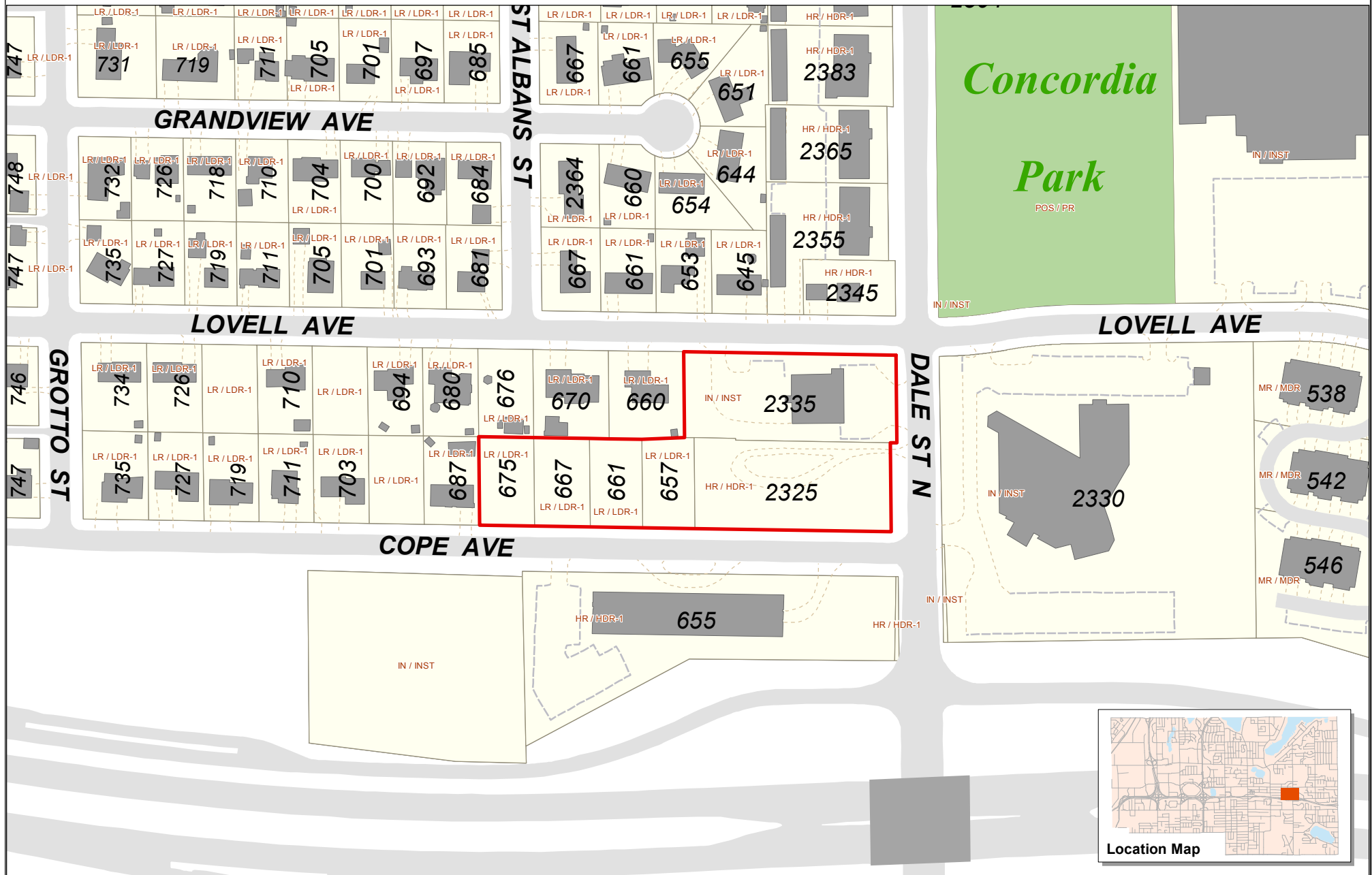
148 **Pass a motion to table the item for future action.** Tabling beyond April 21, 2014 may
149 require extension of the 60-day action deadline established in Minn. Stat. §15.99.

150 **Pass a motion, to deny the requested approvals.** Denial should be supported by
151 specific findings of fact based on the City Council’s review of the application, applicable
152 zoning regulations, and the public record.

Prepared by: City Planner Thomas Paschke
651-792-7074 | thomas.paschke@ci.roseville.mn.us

Attachments:	A: Area map	E: Proposed Plan
	B: Aerial photo	F: Draft Resolution
	C: Open House Material	G: Draft Ordinance
	D: Draft PC Minutes	

Attachment A for Planning File 14-004



Prepared by:
Community Development Department
Printed: February 18, 2014



Site Location

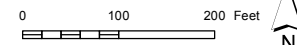
LR / LDR-1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (2/4/2014)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

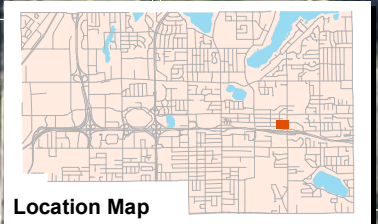
Disclaimer

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mapdoc: planning_commission_location.mxd

Attachment B for Planning File 14-004



Location Map



Prepared by:
Community Development Department
Printed: February 18, 2014



Site Location

Data Sources

* Ramsey County GIS Base Map (2/4/2014)

* Aerial Data: MnGeo (4/2012)

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



Thomas Paschke

From: Jeanne Kelsey
Sent: Friday, February 21, 2014 8:51 AM
To: *RVCouncil
Cc: Thomas Paschke; Marc Culver
Subject: Dale Street Neighborhood Meeting
Attachments: GMHC Presentation 2-18-14.pdf

Notes from last night's meeting giving the neighborhood an update and public process for the rezoning. I have attached the plans that were presented as well to the RHRA and neighborhood.

19 People attended the meeting including Mike Boguszewski from planning commission. Meeting concluded around 8:15pm.

Development proposal is –

- 9 attached townhomes 2.5 stories on Dale Street with 2 car garages. 3bedrooms 2bath upper level. Open floor plan with laundry and ½ bath on main level. Option to finish the lower level. Total sq.ft. 2100 price range \$270,000.
- 10 Single family detached homes in courtyard with 2 car garages. 3bedrooms 2bath upper level. Open floor plan with laundry and ½ bath on main level. Option to finish the lower level. Total sq.ft. 2600 price range \$330,000-\$350,000. 4 different style outside concepts will be available but similar floor plans inside.
- 7 attached townhomes single story on cope with 2 car garages. 2 bedrooms 2bath. Open floor plan with laundry. All living on one level. Total sq.ft. 1500 price range \$230,000.

Questions from neighbors –

- How does the sq.ft. of home and yard compare to the surrounding homes.
 - o We really have not looked at it from this perspective as we were part of the CDI process which the neighborhood favored this concept over an apartment building.
- Who will be taking care of the yards and drives.
 - o Home owners association for all of the 26 units.
- Are there fences for privacy.
 - o No, only some screening between the single family homes on the patios.
 - o Vegetation only on the property lines between this development and existing neighborhood.
- It appears homes will have little interaction with the existing neighborhood.
- Do you know of other communities that have been built like this in the cities.
 - o Bungalow Courts in Minneapolis on Main Street in NE.
- Who will be buying these homes.
 - o Based upon Bungalow Courts that we built it was young professional sand small families.
- Are these starter homes or move-up homes.
- Who will buy these homes.
 - o Townhomes on Dale have a starter home price range. Detached homes have a move-up price range. Single level townhomes most likely seniors, empty nesters or young single person need home in starter price range.
- How long and what is build out timing.
 - o Start construction this summer on 2 townhome buildings one on Dale Street and the other on Cope Street and finish out one of the units for model and rough in the others, build 4 detached homes with various concepts but finish out only one for model, and rough in the others.
 - o Depending how the homes sell out we anticipate finishing in 1.5 years.
- Concern over density for a neighborhood that compares to 4 units an acre.
 - o Neighbor answered: This was the least density proposal compared to the others.
- How is traffic going to be mitigated?

- o Engineering is planning on studying this summer.
- What is going to be done about crossing on Dale street for pedestrians and traffic.
 - o County will need to study and City Engineer has contacted them.
- What about parking concerns that were raised at the RHRA meeting this week
 - o Currently site addresses parking requirements that are in the code.
 - o Parking will also be available alongside the garages in the alleys.
- How are you going to mitigate the water run off on the site.
 - o Several rain gardens have been designed to catch the site run off.
- What will be the addresses for the single family detached homes.
 - o To be determined
- What is the setback along my property (Ken Hartmann)
 - o 7 feet. Requirement by code is only 5 feet.
 - Ken Hartmann: I want the city to consider 10-15 feet and I will be asking for it.
- You have removed 3 units from your original proposal and what if we want 4 more units removed. How much more can the City subsidize the development so we can have it less dense.
 - o City Subsidy has not been determined at this time.
- What if the City ends up over subsidizing the development will you need to add back in the 3 units you removed to make up the cost over runs.
 - o No, we are very comfortable with the design as it is being presented to you tonight as it provides for a nice layout and mix of units types.
- Why is this so Dense.
 - o Michelle Harris advised how the neighborhood went through the CDI process.
- Have you thought of only having one way and blocking off the drives that are on Lovell. (Concern was that people who live at Rosetree apartments will cut through with their cars).
 - o No we are meeting with the City Planner, Engineering and the Fire Marshall to review design.
- Where will the mailboxes go?
 - o We still need to review that detail with the post office.
- What type of options for finishes will be available.
 - o A variety of interior finishes will be options such as carpet, hardwood floors, tile, etc.
- Why are there sidewalks on cope and Lovell?
 - o We think this provides better access to getting people to the main trail on Dale and parks across the street. We are going to encourage the city to finish outside walks into the neighborhood. (Information was provided that this would need a petition signed by the neighborhood for the City to look into.)
- Will basements be finished?
 - o That will be an upgrade option.

Jeanne Kelsey | Acting Executive Director HRA



2660 Civic Center Drive | Roseville, MN 55113

651.792-7086 (office) | 651.792.7070 (fax)



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EXTRACT FROM THE MARCH 24, 2014 ROSEVILLE PLANNING COMMISSION MEETING

a. PLANNING FILE 14-001

Request by Greater Metropolitan Housing Corporation (GMHC) for approval of a COMPREHENSIVE LAND USE PLAN map change and zoning map change at 657, 661, 667 and 675 Cope Avenue; and 2325 and 2335 Dale Street

Chair Gisselquist opened the Public Hearing for Planning File 14-001 at approximately 10:23 p.m.

City Planner Thomas Paschke briefly reviewed the request for changing the current three designations for these properties into one mixed-residential development as detailed in the staff report.

Representatives of the applicant were present, but offered no additional comment beyond the staff report.

Public Comment

Ernie Willenbring, 832 Lovell Avenue

Speaking to the previous Public Hearing just closed, Mr. Willenbring questioned if the Planning Commission was fully aware of what their action was accomplishing. As a former land survey, Mr. Willenbring admitted his confusion; and suggested postponing this action and actually re-evaluating what was being attempted. Mr. Willenbring opined that that action would affect this project; and since the neighbors didn't know it was happening until tonight, they should be made aware of that. While that change will not affect this action or case, Mr. Willenbring suggested delaying action for one month to analyze what the body had just passed. As an example, Mr. Willenbring noted that by widening the alley it would only serve as a place to gather more snow needing a place for plowing and storage.

Chair Gisselquist closed Public Hearing at approximately 10:26 p.m.; with no one else appearing for or against.

Chair Gisselquist recognized the comments of Mr. Willenbring and agreed with him. However, Chair Gisselquist reiterated the tremendous pressure to get this project moving; and therefore, and inconsideration of the need to stick with the courage of his convictions and the potential impact of this project and results of the previous action tonight, he intended to vote in opposition to the project as it currently was presented.

MOTION

Member Boguszewski moved, seconded by Member Murphy to recommend to the City Council APPROVAL of COMPREHENSIVE LAND USE PLAN MAP AND ZONING MAP CHANGES, based on the comments and findings of Sections 4-6 and the recommendation of Section 7 of the staff report dated March 5, 2014.

Commissioner Position Statements

Member Boguszewski noted that his concern is again the protection of existing properties and the tone and property values from the potential development of urban, pocket developments in Roseville. While there is no magic to the numbers just adopted, Member Boguszewski opined that they addressed his concerns and helped the process to some extent; and supported this project and moving toward MDR, seeing that as a good thing for this neighborhood. Even though he too felt the pressure, Member Boguszewski noted that the Planning Commission role and mission was much different than that of the HRA, and at this point, he could support this project, minus that pressure, for developing something here in this part of the community from its current land use and comprehensive plan guidance.

Member Stellmach advised that his preference would have been to leave the Table as recommended by staff based on their expertise; however, since it was a small change, he opined that it probably would be fine. Regarding this particular action, Member Stellmach opined that it made sense to take this property from LDR, HDR and I zoning designations and switch to MDR when adjacent to an existing neighborhood, and therefore, he would support the motion.

Member Murphy advised that his intent when he requested the re-arrangement of tonight's agenda to reduce the pressure on the Commission. On the previous motion, and background of the request, Member Murphy noted that when things changed in 2010, some of those revisions were untested or unproven amendments that had been discussed and needed; with this providing the first opportunity to test them by taking the advantage of more time passing to adjust things and now move forward. Member Murphy opined that this goal had been accomplished and this body had done the best that they could as a group of citizens working within an untested area, and provided their best shot with that text. Member Murphy opined that he was comfortable supporting the changes to improve this development in this neighborhood.

Member Cunningham seconded the comments of Member Stellmach; and spoke in support of this motion.

Member Daire, on page 3, and the Planning Commission recommendation, note that this vote required a Super Majority Vote, and with one member absent from tonight's meeting, it brought it down to the wire. Member Daire spoke in support of this motion, opining that he felt it was an appropriate change to consolidate the housing density for this neighborhood.

Chair Gisselquist, in noting the first page of the staff report showing the pyramid of choices, he opined that this is legislative and that this body did more than bang gavels and facilitate public hearings to get things done and moving up to the City Council. However, Chair Gisselquist opined that it was difficult, and since he was not a professional planner, surveyor or engineer, he thought the previous action was simply pulling numbers out of a hat, even though the desire was to provide more of a buffer and reduce impacts of this urban development on existing neighbors. Based on the facts available, Chair Gisselquist opined that the body had done a good job; however, without having more time to consider the numbers, the rationale for them, and their potential impacts, he would be voting "nay" on this motion.

Ayes: 5
Nays: 1 (Gisselquist)
Motion carried.

City Council action on this item is scheduled for Monday, March 24, 2014.

LOVELL AVENUE

DALE STREET NORTH

COPE AVENUE WEST

25 UNITS @ 8.5 UNITS/ACRE
MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)



ROSEVILLE

Greater Metropolitan Housing Corporation

03.05.2014

CERMAK RHOADES ARCHITECTS

**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, Minnesota, was held on the 24th day of March 2014, at 6:30 p.m.

The following members were present:
and the following were absent:

Councilmember _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

**A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE PLAN MAP
DESIGNATION FROM LOW DENSITY RESIDENTIAL (LR), HIGH DENSITY RESIDENTIAL (HR),
AND INSTITUTIONAL (IN) TO MEDIUM DENSITY RESIDENTIAL (MR)
FOR PROPERTY LOCATED AT 657, 661, 667, AND 675 COPE AVENUE
AND 2325 AND 2335 DALE STREET (PF14-004).**

WHEREAS, the Planning Commission, at a public hearing held on March 5, 2014, pertaining to the request they received from the Roseville Housing and Redevelopment Authority (RHRA) and the Greater Metropolitan Housing Corporation (GMHC) for a Comprehensive Land Use Plan Amendment on property commonly known as 2325 and 2235 Dale Street and 657, 661, 667, 675 Cope Avenue; and

WHEREAS, the proposed Comprehensive Land Use Plan Amendment requires a map designation change from “LR” (Low Density Residential), “HR” (High Density Residential) and “IN” (Institutional) to “MR” (Medium Density Residential); and

WHEREAS, said property is legally described as:

*Lots 18, 19, 20, 22, and 22, Block 1, O’Neil’s Addition, Ramsey County, Minnesota, and
The North 164.0 feet of the East 325.0 feet except the North 30 feet thereof and except the South
3.0 feet of the West 78 feet thereof of Lot 12, Copes Subdivision of Lot 1 of Copes Subdivision of
the Southeast Quarter of Section 11, Township 29, Range 23, Ramsey County, Minnesota;
according to the plat thereof on file and recorded in the office of the Register of Deeds of said
County and State.*

WHEREAS, after required public hearings, the Roseville Planning Commission recommended approval (5 - 1) of the request for a Comprehensive Plan Amendment, indicating support for the mixed medium density residential development; and

WHEREAS, the Roseville City Council at their meeting of March 24, 2014, was presented with the project report from the Community Development Staff regarding the subject request; and

NOW THEREFORE, BE IT RESOLVED, that the City Council hereby approves the amendment to the Comprehensive Plan from “LR” (Low Density Residential), “HR” (High Density Residential) and “IN” (Institutional) to “MR” (Medium Density Residential) for property located at 2325 and 2235 Dale Street and 657, 661, 667, 675 Cope Avenue (legally described above), subject to the following conditions:

- a.** The review and comments of the Metropolitan Council.
- b.** Passage and publication of an ordinance properly and consistently rezoning of the subject parcel.

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

WHEREUPON said resolution was declared duly passed and adopted.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE, CHANGING CERTAIN REAL PROPERTY LOCATED AT 657, 661, 667, AND 675 COPE AVENUE AND 2325 AND 2335 DALE STREET FROM LOW DENSITY RESIDENTIAL-1 DISTRICT (LDR-1), HIGH DENSITY RESIDENTIAL-1 DISTRICT (HDR-1), AND INSTITUTIONAL DISTRICT (INST) TO MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

The City Council of the City of Roseville does ordain:

Section 1. Real Property Rezoned. Pursuant to Section 1009.06 (Zoning Changes) of the City Zoning Code of the City of Roseville, and after the City Council consideration on PF14-004, the following property, located at 657, 661, 667, and 675 Cope Avenue and 2325 and 2335 Dale Street, are hereby rezoned from Low Density Residential District-1 (LDR-1), High Density Residential-1 District (HDR-1), and Institutional District (INST) to Medium Density Residential District (MDR).

The property being legally described as:

Lots 18, 19, 20, 22, and 22, Block 1, O'Neil's Addition, Ramsey County, Minnesota, and The North 164.0 feet of the East 325.0 feet except the North 30 feet thereof and except the South 3.0 feet of the West 78 feet thereof of Lot 12, Copes Subdivision of Lot 1 of Copes Subdivision of the Southeast Quarter of Section 11, Township 29, Range 23, Ramsey County, Minnesota; according to the plat thereof on file and recorded in the office of the Register of Deeds of said County and State.

Section 2. Effective Date. This ordinance amendment to the City Code and Zoning Map shall take effect upon:

1. Acceptance by the Metropolitan Council of a corresponding Comprehensive Plan land use map change; and
2. The passage and publication of this ordinance.

Passed this 24th day of March, 2014.