


REQUEST FOR COUNCIL ACTION

DATE: 8/24/2009
ITEM NO: 12.d

Department Approval

City Manager Approval

Item Description: Request by Semper Development Ltd. for approval of a **Minor Subdivision** to consolidate and recombine the properties addressed as 2595-2635 Rice Street and 160 County Road C (**PF09-023**)

1 **1.0 REQUESTED ACTION**

2 The requested CONSOLIDATION and RECOMBINATION of the subject parcels is intended to
3 facilitate the redevelopment of the Walgreens store on the property and the creation of a
4 small adjacent parcel for additional, future development.

5 **Project Review History**

- 6 • Application submitted and determined complete: July 31, 2009
- 7 • Sixty-day review deadline: September 29, 2009
- 8 • Project report prepared: August 17, 2009
- 9 • Anticipated City Council action: August 24, 2009

10 **2.0 SUMMARY OF RECOMMENDATION**

11 The Planning Division recommends approval the requested MINOR SUBDIVISION; see
12 Section 6 of this report for the detailed recommendation.

13 **3.0 SUGGESTED ACTION**

14 By motion, approve the requested MINOR SUBDIVISION, pursuant to §1104.04 (Minor
15 Subdivisions) of the City Code, and subject to conditions; see Section 7 of this report for
16 the detailed action.

17 **4.0 BACKGROUND**

18 4.1 The property, located in Planning District 6, has a Comprehensive Plan designation of
19 Business (B) and a zoning classification of General Business (B-3) District.

20 4.2 A MINOR SUBDIVISION application has been submitted in lieu of the preliminary plat/final
21 plat process for a couple of reasons.

22 a. First, the subject parcels are not currently part of a plat; since the parcels are instead
23 defined in “metes and bounds” like much of the nearby area, the proposed
24 CONSOLIDATION and RECOMBINATION of the parcels will not compromise the aesthetic
25 simplicity of platted lots.

26 b. More significantly, the current application does not create any new lots, so it does not
27 trigger the requirement in §1102.01 (Plat Procedure) of the City Code for platting
28 property. Since filing a plat would add unnecessary time and expense to the process
29 of reconfiguring the boundaries of the subject property, §1104.04 establishes the
30 CONSOLIDATION and RECOMBINATION processes as suitable alternatives as long as the
31 proposal will not adversely affect the “basic physical structure of the future
32 community” which, according to §1101.01A (Purpose for Subdivision Regulations)
33 of the City Code, is the purpose of subdivision review and approval.

34 **5.0 REVIEW OF PROPOSED MINOR SUBDIVISION**

35 5.1 City Code §1104.04C (Consolidation) allows the owner of multiple, contiguous parcels
36 to combine them into a single parcel with the administrative approval of the Community
37 Development Director and City Manager. Section 1104.04B (Recombination) allows the
38 transfer of property from one parcel to an abutting parcel upon the approval of the City
39 Council; no public hearing is required because the proposal does not cause any
40 nonconforming condition on the properties involved. Since this application involves both
41 CONSOLIDATION and RECOMBINATION, Planning Division staff believes that the higher-
42 lever review process requiring City Council approval is most appropriate.

43 5.2 The proposed CONSOLIDATION would essentially combine the 5 northern parcels into a
44 single property, and the proposed RECOMBINATION would shift the parcel boundary
45 shared by the new, larger parcel and the southern-most subject parcel about 30 feet to the
46 north; the proposed adjustments to the parcel boundaries are illustrated in Attachment C.
47 A new Walgreens store would then be constructed in place of the existing Walgreens and
48 Hardware Hank stores on the larger, northern parcel, and the existing single-family
49 dwelling would be removed from the smaller, southern parcel, which is to stand vacant
50 for the time being.

51 5.3 Ramsey County requires 49.5 feet of right-of-way for Rice Street and 43 feet of right-of-
52 way for County Road C. Existing easements already provide some of the necessary Rice
53 Street right-of-way, but additional easements are needed to secure the remaining right-of-
54 way along Rice Street and along County Road C; the areas requiring new easements are
55 shaded in green in Attachment C. Public Works staff recommends requiring the
56 dedication of the necessary easements as a condition of approval.

57 5.4 Any redevelopment of the proposed parcels must adhere to all of the applicable zoning
58 standards unless and until other land use approvals are sought from the Planning
59 Commission and City Council.

60 **6.0 RECOMMENDATION**

61 Based on the comments and findings outlined in Sections 4 and 5 of this report, the
62 Planning Division recommends APPROVAL of the requested MINOR SUBDIVISION, subject
63 to the following condition:

- 64 a. Roadway easements shall be dedicated to provide 43 feet of right-of-way for County
65 Road C and 49.5 feet of right-of-way for Rice Street; such easements shall be
66 reviewed and approved by the Public Works Director prior to filing the MINOR
67 SUBDIVISION with the Ramsey County Recorder.

68 **7.0 SUGGESTED ACTION**

69 **By motion, approve the proposed consolidation and recombination of the parcels at**
70 **2595-2635 Rice Street and 160 County Road C** based on the comments and findings of
71 Sections 4 and 5 and the condition of Section 6 of this report.

72 **8.0 NEXT STEPS**

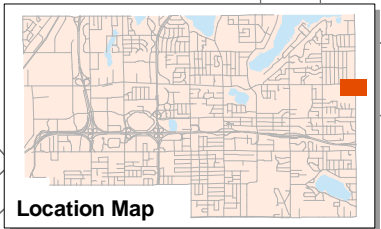
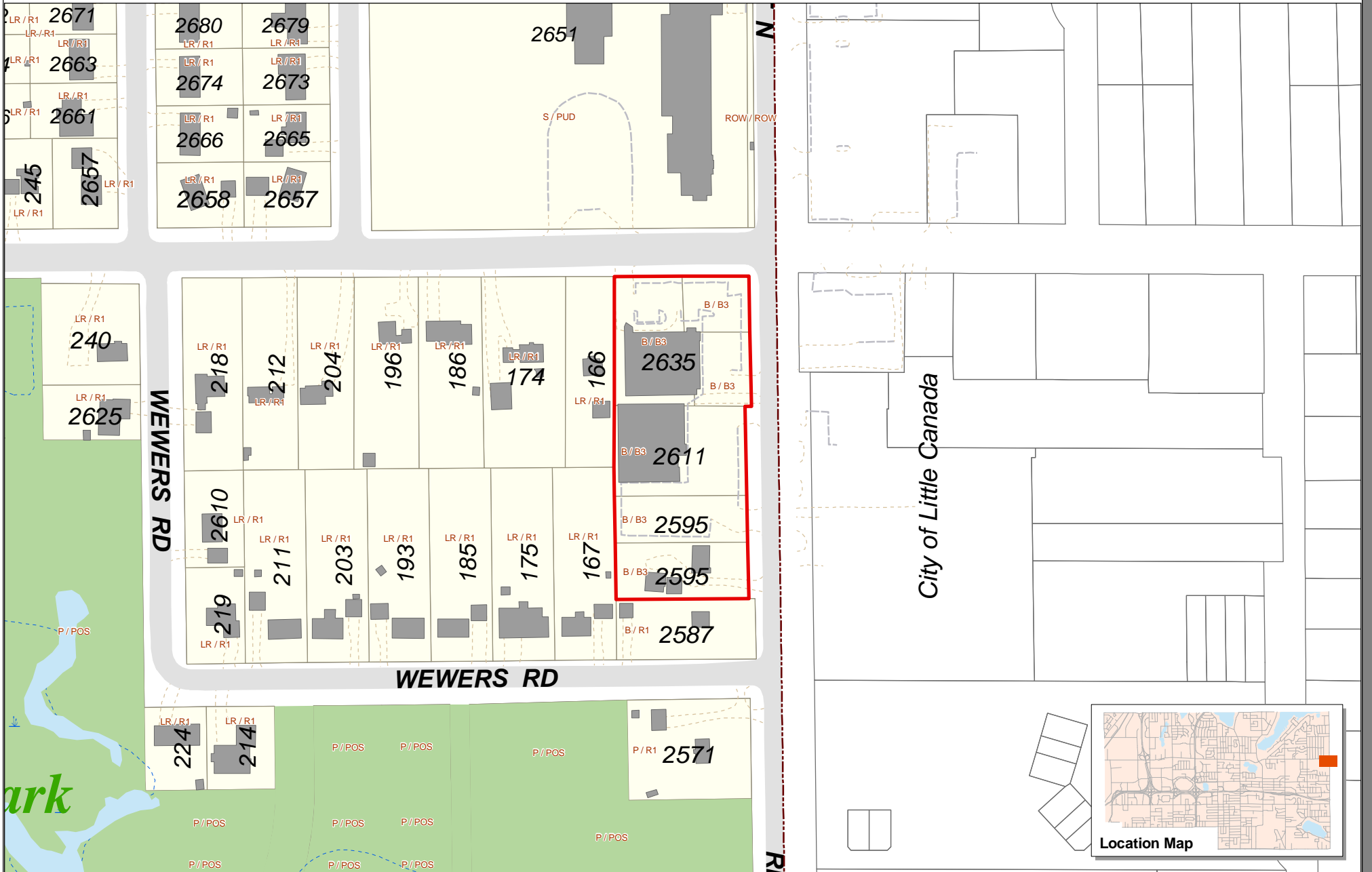
73 According to the procedure established in §1104.04, a survey of the approved parcels
74 must be submitted within 30 days for administrative review to verify consistency with the
75 City Council's approval and then, within another 60 days, the approved survey must be
76 recorded by the applicant with the Ramsey County Recorder.

Prepared by: Associate Planner Bryan Lloyd (651-792-7073)

Attachments: A: Area map
B: Aerial photo

C: Illustration of proposed minor subdivision

Attachment A: Location Map for Planning File 09-023



Prepared by:
 Community Development Department
 Printed: August 17, 2009



Site Location

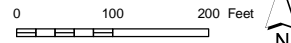
LR / R1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (8/4/2009)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

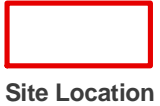


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Attachment B: Aerial Map of Planning File 09-023

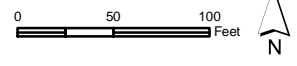


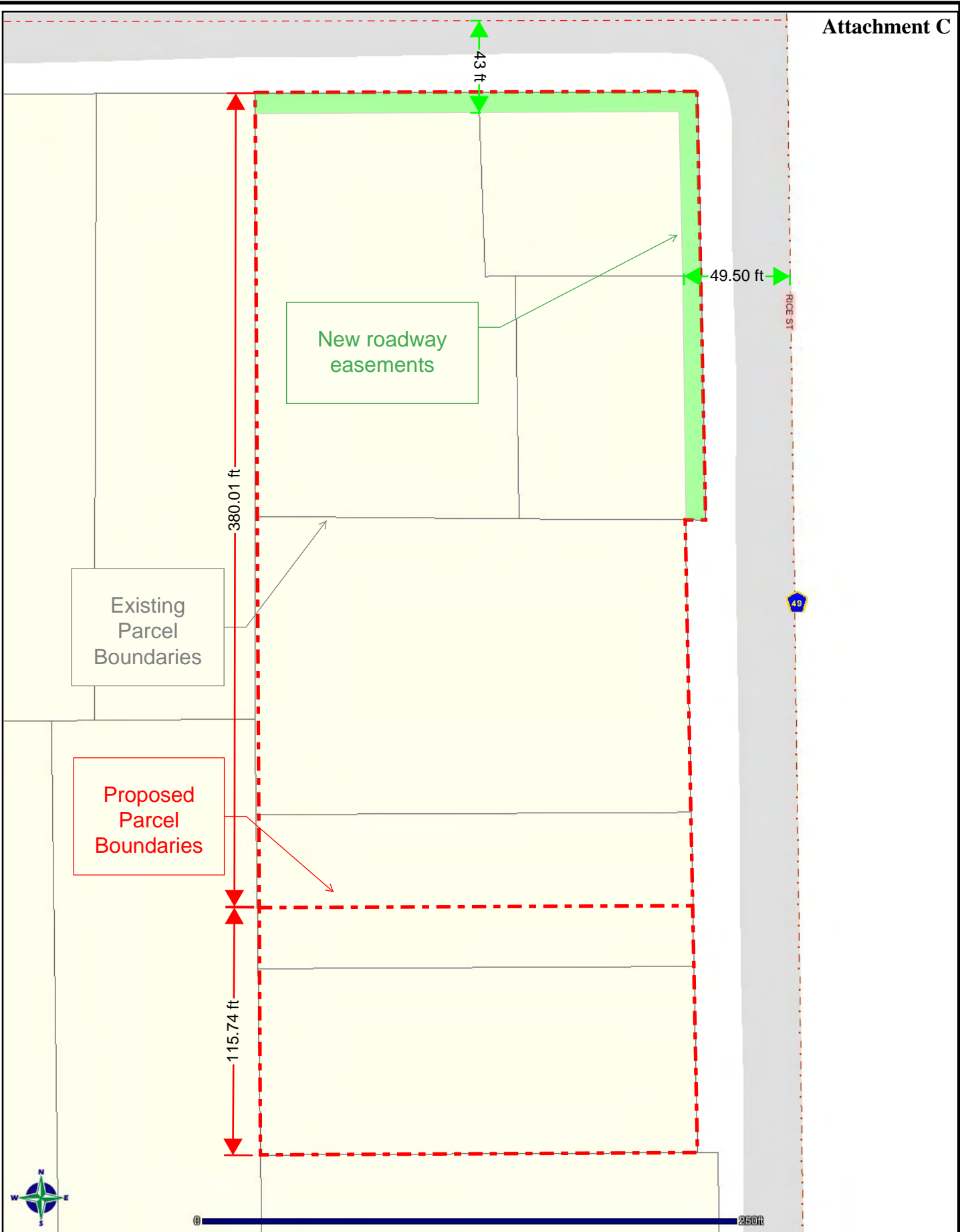
ROSEVILLE
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SOURCES: City of Roseville and Ramsey County, The Lawrence Group; August 4, 2009 for City of Roseville data and Ramsey County property records data, August