

REQUEST FOR COUNCIL ACTION

DATE: 01/26/2009

ITEM NO: 12.d

Department Approval:



Item Description: **Preliminary Approval of 2030 Comprehensive Plan (PROJ-0004)**

1.0 REQUESTED ACTION

1.1 By resolution, grant preliminary approval of the 2030 Comprehensive Plan and authorize its submittal to the Metropolitan Council for formal agency review.

2.0 BACKGROUND

2.1 The draft 2030 Roseville Comprehensive Plan is the culmination of a year-long planning process, which has included significant participation by a City Council-appointed steering committee, review by City advisory commissions, and two public open houses. Attached to this memorandum is a copy of the draft 2030 Roseville Comprehensive Plan (Attachment A).

2.2 On October 1, 2008, the Planning Commission held a public hearing to take public comment on the draft Plan. Fourteen people, including residents, property owners, and Steering Committee members, spoke regarding the Comprehensive Plan. Attached to this memorandum (Attachment B) are the meeting minutes from this meeting. The comments generally focused on four issues: the future land use designation of the Target and HarMar parcels, the future land use designation of the Twin Lakes area, the definition of the Community Business future land use category, and the integration of Master Plans into the Comprehensive Plan.

2.2.1 Target and HarMar Future Land Use Designation: Five residents and three Steering Committee members spoke against the future land use designation of Regional Business for the Target and HarMar parcels and requested they be designated Community Business. In addition, seven Steering Committee members (out of the thirteen total members) presented a letter to the Planning Commission requesting that the future land use definition for these parcels be Community Business.

2.2.2 Twin Lakes Future Land Use Designation: Two Twin Lake property-owner representatives spoke against the future land use designation of Community Mixed-Use for parcels along County Road C and Cleveland Avenue. They spoke in favor of reclassifying them as Regional Business.

2.2.3 Community Business Definition: The 100,000-square-foot limitation in the Community Business definition concerned the Twin Lakes property-owner representatives in that this definition is linked to the Community Mixed-Use

category. During the period between the last Steering Committee meeting and the Planning Commission hearing, several Steering Committee members worked together to revise the Community Business future land use definition in hopes of bringing a resolution to this issue. The revised definition includes 100,000 square feet as a building footprint guideline, but would allow for buildings to exceed that if they were subject additional design requirements. They presented their revised definition in the letter cited above. One Committee member spoke against the 100,000-square-foot building size restriction in the definition.

2.2.4 Master Plans: Four Steering Committee members prepared a memorandum to the Planning Commission recommending that all current and future land use master plans be adopted into the Comprehensive Plan. One Steering Committee member and one resident spoke on behalf of this position.

2.3 On October 13, 2008, the City Council took up the matter of releasing the draft Plan to neighboring and affected units of government and special districts. Meeting minutes from this meeting are attached to this memorandum in Attachment C. The City Council made two modifications to the draft forwarded by the Planning Commission. These modifications included changing the future land use designation for the HarMar Mall to Community Business, and adding language to the land use implementation strategies regarding parkland and the need for parkland in Planning District 14.

2.4 The following table identifies modifications made to the draft Comprehensive Plan by both the Planning Commission and City Council.

Location	Planning Commission Modifications	City Council Modifications
Chapter 4: Land Use		
Pg. 4-2	Under Goal #1 of the General Land Use Goals and Policies, removed that clause "...as well as the creation of community gathering spaces" to make it read better.	
Pg. 4-3	Removed policy 5.3 of the Land Use Chapter as they felt it was redundant and similar with policy 5.4.	
Pg. 4-4 Pg. 4-22	Based on comments by the City Attorney, modified language in policy 13.2 under the Land Use Chapter (Ch. 4) to now read "Develop <u>and utilize</u> master plans, <u>as official controls</u> , for redevelopment areas in order to achieve an appropriate mixture of uses in the mixed-use areas designated on the 2030 Future Land Use Map"; and under the discussion of Planning District 10 in the Land Use Chapter, amending the language to now read "The City will use <u>intends to rely on</u> the following <u>official controls and environmental studies</u> to guide land use and to evaluate specific proposals."	
Location	Planning Commission Modifications	City Council Modifications

Pg. 4-5 and pg. 4-28	Affirmed the future land use designation for the “HarMar Mall” and Super Target parcels as “Regional Business”.	Identified the future land use designation for the HarMar Mall parcel as “Community Business.
Pg. 4-5 and pg. 4-28	Changed the future land use designation for properties along the south side of Hwy. 36 from Snelling Ave. east to Hamline Ave. from “Community Business” to “Office”.	
Pg. 4-7 and 4-8	Removed the sentence “Individual building footprints may exceed 100,000 square feet, but smaller building sizes are supported” from the Regional Business definition and removed the 100,000-square-foot limitation on a building footprint in the definition of Community Business by modifying to read as follows: “Community business areas include shopping centers and free-standing businesses that promote community orientation and scale”.	
Pg. 4-8	Within the Neighborhood Business definition, removed the sentence: “Buildings shall not be more than three stories in height” and replaced it with “Buildings shall be scaled appropriately to the surrounding neighborhood.	
Pg. 4-28	Under the discussion of land use issues in Planning District 14, removed the words “...of a community scale...” from the second paragraph.	
Chapter 5: Transportation		
Pg. 5-25	In the Transportation Chapter, removed the language “The Metropolitan Council anticipates a long range need for 800 spaces in the Roseville area. The Grace Church and Skating Center lots are interim locations until more permanent sites can be developed” as this language was similar to language in a preceding paragraph.	
Chapter 9: Parks, Open Space, and Recreation		
Pg. 9-4	In the Parks, Open Space, and Recreation Chapter, deleted policy 3.4 as they felt it was redundant and similar to policy 3.3.	
Pg. 9-4	In the Parks, Open Space, and Recreation Chapter, deleted policy 4.4 as they felt it was redundant and similar to policy 4.1.	
Chapter 11: Implementation/Using the Plan		
Pg. 11-3		Added language to the Land Use Implementation Strategies regarding parkland and the need for parkland in Planning District 14.
Location	Planning Commission Modifications	City Council Modifications

Pg. 11-4	The Relationship Between Master Plans and the Comprehensive Plan section as amended by the Planning Commission was moved to Official Controls section.	
Pg. 11-5	Under the section entitled Relationship Between Master Plans and the Comprehensive Plan , in reference to master plans adopted prior to 2009, added the statement “Master plans adopted prior to 2009 will not be addressed as part of the Comprehensive Plan without further action by the City Council.	

- 61
- 62 **2.5** On October 15, 2008, staff made the Council-requested modifications to the Plan and sent a
- 63 letter to neighboring and affected local jurisdictions and special districts alerting them to the
- 64 opening of the review period. By state statute, these bodies have up to six months to review
- 65 and comment on the draft plan. Prior to forwarding its approved Plan to the Metropolitan
- 66 Council for its review, the City must receive comments or notice of no comment from all of
- 67 the external bodies. The City has received comment for all of the adjacent jurisdictions and
- 68 affected special districts and school districts.
- 69
- 70 **2.6** Overall, the external bodies did not make significant comments regarding the draft Plan.
- 71 Attachment E is a table that summarizes the comments received by the City from the
- 72 external bodies. These comments have been divided to two groups--suggested changes to
- 73 the draft Plan and those requiring some type of follow up or coordination outside of the
- 74 Comprehensive Planning Process. As shown, only St. Paul, Ramsey County, Capitol Region
- 75 Watershed District, and Rice Creek Watershed District made comments related specifically
- 76 to the draft Plan. Arden Hills, Little Canada, Minneapolis, and Shoreview made requests for
- 77 follow up on issues broader than the Comprehensive Plan. For those comments specific to
- 78 the Plan, staff has reviewed the issues raised and made changes to the draft Plan as needed.
- 79
- 80 **2.7** In addition to sending the draft Plan to the external bodies for review, staff provided the
- 81 Metropolitan Council with a copy of the plan and requested an informal review. The
- 82 purpose of this review is to see if any required elements are missing. The Metropolitan
- 83 Council circulated that plan to the appropriate reviewers and provided staff with a letter
- 84 summarizing their findings (Attachment F). Staff and the consulting team have integrated
- 85 items identified as incomplete into the draft Plan. Within the letter, there are several times
- 86 when the Metropolitan Council staff refer to missing tables. These tables do not need to be
- 87 included within the Comprehensive Plan, but need to be submitted as supplemental
- 88 information to allow Council staff to complete their analysis. Staff will complete these
- 89 tables upon the City Council’s approval of the draft Plan. Attachment G is a table that
- 90 summarizes how City staff and HKGi resolved issues identified by the Metropolitan
- 91 Council.
- 92
- 93 **2.8** A significant technical review has been undertaken over the last two months. As requested
- 94 by the Planning Commission, staff hired professional proofreading services. Staff retained

two editors—one who is a resident of Roseville and the other who is not—with the hopes that the varying perspectives would find a wider range of errors. Based on the editors’ reviews as well as their own, staff made many editorial clarifications (non-substantive changes) to the draft Plan.

2.9 On January 7, 2009, in accordance with Roseville City Code 201.07, the Planning Commission held a public hearing to take comment from interested parties. Nobody from the public spoke during the public hearing. Chairperson Bakeman closed the public hearing and the Planning Commission unanimously adopted a resolution recommending that the City Council adopt the Comprehensive Plan. (See Attachment H to review the draft minutes of this meeting.)

3.0 STAFF COMMENTS

3.1 The action staff is requesting the Council to take is preliminary approval of the 2030 Comprehensive Plan. Minnesota Statute 473.858, sub 3 prohibits local jurisdictions from conferring final approval of the plan until the Metropolitan Council has had the opportunity to review and comment on the Plan. It states: “The plans shall be submitted to the council following recommendation by the planning agency of the unit and after consideration but before final approval by the governing body of the unit.”

3.2 The Metropolitan Council has up to 120 days to complete its review the Plan and provide its comments back to the City. Based on the technical review already performed by Metropolitan Council staff, City staff is confident that the plan will advance fairly smoothly through the agency’s review process.

3.3 Staff anticipates requesting the Council to take final approval/adoption 2030 Comprehensive Plan in the spring. Final approval/adoption will require a super-majority of the City Council.

4.0 STAFF RECOMMENDATIONS

4.1 Staff recommends that the City Council approve the resolution to grant preliminary approval the 2030 Comprehensive Plan and authorize submittal of the Plan to the Metropolitan Council.

5.0 SUGGESTED COUNCIL ACTION

5.1 By resolution, recommend preliminary approval of the 2030 Comprehensive Plan and authorize the submittal of the Plan to the Metropolitan Council.

- Attachments:
- A. Approval Draft of the 2030 Roseville Comprehensive Plan (Distributed Monday, January 12, 2009.) Plan available at www.ci.roseville.mn.us/CompPlan.
 - B. Meeting Minutes from the October 1, 2008 Planning Commission Meeting
 - C. Meeting Minutes from the October 13, 2008 City Council Meeting
 - D. Responses from External Bodies
 - E. Response Summary Table
 - F. Metropolitan Council Informal Review Summary Letter

137	G.	Table summarizing response to Metropolitan Council's Informal Review
138	H.	Draft Meeting Minutes from the January 7, 2009 Planning Commission
139		Meeting
140	I.	Draft Resolution
141		
142		
143		
144		Prepared by: Jamie Radel, Community Development

**Extract of the Meeting Minutes from the October 1, 2008
Roseville Planning Commission Meeting**

b. PROJECT FILE 0004

Review and approve a final draft of the City of Roseville's Comprehensive Plan Update

Chair Bakeman opened the Public Hearing for Project File 0004.

Chair Bakeman complimented staff on their preparation and presentation of this project report and its specificities.

Community Development Director Patrick Trudgeon

Mr. Trudgeon provided a brief review of the staff report dated October 1, 2008 on the Draft 2030 Roseville Comprehensive Plan, in anticipation of Planning Commission recommendation to the City Council for distribution of the Plan to adjacent governmental jurisdictions, special taxing districts and school districts. Mr. Trudgeon advised that Economic Development Associate Jamie Radel would present information on the process to-date, the work of the Steering Committee, and specific chapters within the actual Comprehensive Plan. Mr. Trudgeon advised that then he would review specific and remaining issues of the Steering Committee that did not get consensus, having received only majority support.

Mr. Trudgeon reviewed State Statute requirements for review by the eight (8) adjacent municipalities as well as the City of Roseville's review of their Plans. Mr. Trudgeon referenced the aggressive timeframe detailed on page 5 of the staff report, and anticipated additional Public Hearing at the December 3, 2008 Planning Commission meeting, and City Council public comment and approval of the plan.

Economic Development Associate Jamie Radel

Ms. Radel briefly reviewed the process to-date as detailed in the staff report, including hiring of Hoisington Koegler Group Inc. (HKGI) by the City Council in September of 2007 as consultant to facilitate this process; appointment of the Steering Committee; public participation opportunities; review by City Advisory Commissions and the Housing and Redevelopment Authority (HRA); and periodic Planning Commission and City Council updates throughout the process.

Ms. Radel noted that the thirteen (13) member Steering Committee had held fourteen (14) meetings; held two (2) Open Houses (one in March of 2008 with 70-80 in attendance, and another in August of 2008 with 25-30 in attendance, many of whom were Committee members, staff and consultants).

Ms. Radel noted that the plan consisted of eleven (11) chapters, and included a future land use map; goals and policies; and proposed future land use designations. Ms. Radel noted that the staff report detailed each of the eleven chapters by description, of content and Steering Committee action, and included approval and/or majority/minority support of those chapters, with the "Land Use" and "Using the Plan" chapters specifically lacking consensus.

Mr. Trudgeon noted that the Steering Committee process had provided consensus through discussion and compromise for the majority of the Plan; however, advised that there were three remaining issues pending consensus:

- The role of master plans within the Plan and how they would be utilized;
- The definition of the Community Business future land use category and limitation of their footprints at 100,000 square feet; and
- The future land use designation of the Har Mar Mall and SuperTarget (currently designated "Regional Business" with proposal to revise to "Community Business.")

Community Business

Mr. Trudgeon reviewed page 4-7 and 4-8 of the Comprehensive Plan and differentiations between Regional Business (RB) and Community Business (CB) land use designations; noting that the Steering Committee had voted 7/6 on several proposed amendments to the language and whether to limit building footprints to 100,000 square feet.

Har/Mar and Target Land Use Designations

Mr. Trudgeon noted that the Committee voted 8/5 to change the proposed land use designation for the HarMar and Target sites from Community Business to Regional Business.

Master Plans

Mr. Trudgeon reviewed outstanding issues related to future Master Plans; three (3) proposed options or policies as detailed on page 3 of the staff report.

Mr. Trudgeon noted, as part of the staff report, and identified as Attachment C, non-legal comments dated September 15, 2008, from City Attorney Jay Squires and his investigation of Master Plans and whether they should be adopted by reference into the City's Comprehensive Plan, based on definitions of Minnesota Statute 462.352, and recommendations that the City Council needs to determine the proper use of Master Plans. Mr. Trudgeon concurred with City Attorney Squires' conclusion that inclusion of master plans in the Comprehensive Plan results in greater limits on specific development proposals that may arise, and that they may restrict the marketplace-driven development and/or redevelopment. Mr. Trudgeon opined that this decision – either way – would not be easy to determine, but that it needed to be done, and the decision needed to be explicit.

Discussion ensued on the ramifications if the City did not meet the December 31, 2008 submittal deadline to the Metropolitan Council, based on these few outstanding items. Mr. Trudgeon advised that the City could still make application, but would no longer be eligible to receive Livable Communities grant funds through the Metropolitan Council; and noted that the City may be best advised to apply for an extension even if it was later determined that it was not needed.

Further discussion included the steps and process necessary, following approval of the Comprehensive Plan by the Metropolitan Council, to put City Codes and controls (i.e., zoning ordinances and land use designations) in place (9 month timeframe).

Further discussion included implementation strategies in the "Using the Plan" Chapter, with staff noting that they would further refine that chapter to ensure all consensus comments of the Steering Committee were included before City Council review; submission of further typographical and/or grammatical corrections by individual Commissioners to staff for inclusion in the final DRAFT document; management of adjacent jurisdiction's review timeframes to encourage their quick response times; and those areas of interest to those jurisdictions (i.e., jointly shared corridors and road connections).

Additional discussion included more user-friendly document represented in the update than the previous plan; with Commissioners thanking staff and the consultants in their efforts to refine and streamline the Plan.

Chair Bakeman recessed the meeting at approximately 8:13 p.m. and reconvened at approximately 8:23 p.m.

Public Comment

Chair Bakeman briefly reviewed the process for the Public hearing and requested cooperation of those present.

Various written comments had been received by staff and were included in the project report dated October 1, 2008.

Additional written comments received by staff following preparation and distribution of the project report were provided as bench handouts, and are ***attached hereto and made a part thereof***. Those documents are as follows:

September 24, 2008 Minority Report containing two (2) recommendations, regarding "Classification of Target and HarMar sites as Regional Business" land use designation, and "Master Plans as part of the Comprehensive Plan;" and submitted/signed by Steering Committee members Karen Schaffer; Steve Burwell; Gary Grefenberg; Amy Ihlan; and Dan Roe (in support of recommendation #1 only):

1) Preserve the neighborhoods of central Roseville and designate the Target and Har Mar Sites as guided for "Community Business;" and

2) Include all or part of the current and future land use master plans prepared by the City in the Comprehensive Plan.

September 30, 2008 Minority Report #2 offering additional resolution of the above-referenced issues; and including recommendation from the minority for deletion of the proposed current description for "Community Business (CB)" and replacement with language as recommended in this document; and submitted/signed by Steering Committee members Steve Burwell; James DeBenedet; Gary Grefenberg; Dan Roe; Al Sands; Karen Schaffer; and Amy Ihlan(?).

- **September 29, 2008 e-mail and follow-up e-mail dated the same date from Mark Rancone, Roseville Properties**, related to attaching master Plans and super majority vote of the City Council, and recommended removal of the square footage requirement from the Community Mixed Use land use category.
- **October 1, 2008 e-mail from Har Mar neighbors Alan Mahler and Donna-Marie Boulay, 18 Mid Oaks Lane** requesting Har Mar Shopping Center remaining a "Community Business" land use designation.

Chair Bakeman noted that Commissioner Doherty would serve as official timekeeper for public comment on this item; and asked that each speaker keep their comments to three (3) minutes per person; and noted that once everyone wishing to do so had been given an opportunity to speak, additional rebuttal or comments from previous speakers would be entertained.

Karen Schaffer, Steering Committee Member, 2100 Fairview Avenue N

Ms. Schaffer expressed her appreciation in serving on the Steering Committee, opining that there were many excellent parts in the draft plan, and advised that she didn't want to denigrate those sections. However, Ms. Schaffer reviewed written comments and the Steering Committee minority position, and their recommendation #1 related to Target and HarMar Land Use designations as "Community Business (CB)." Ms. Schaffer expressed disappointment that this item did not retain consensus due to time constraints, and her perceptions of misrepresentation by and opinion of the consultant

Ms. Schaffer advised that she would address minority position #2 related to Community Business Land Use Description in later comments, if time allowed; and recommended that the language detailed in their written comments dated September 30, 2008, as above-referenced, replace those currently in the draft Plan language.

Joseph Kasak, 1427 W Eldridge Avenue, (5 houses east of HarMar parking lot)

Mr. Kasak spoke in opposition of the HarMar site designation as "Regional Business;" and strongly supported the minority opinion, opining that the integrity of the community and residential properties surrounding HarMar were at stake, expressing further concern with present management of the facility and potential impacts to the neighborhood. Mr. Kasak further opined that, with Rosedale close by, there was no need to designate HarMar as a regional destination.

John Goedeke, 104 Larpenteur Avenue, Steering Committee member, 1021 Larpenteur Avenue

Mr. Goedeke expressed his ongoing frustration with designation of commercial properties and questioned the need for separate designations that would deter current and future businesses in their development.

Mr. Goedeke further opined that he supported Master Plans; however, spoke in support of their separation from the Comprehensive Plan, based on requirements of a super majority vote, in order to allow the City to do its business.

Mr. Goedeke spoke in support of limiting footprints to 100,000 square feet; opining that due to land shortages in Roseville, the future was to build up.

Rick Poeschl, 1602 N Ridgewood Lane (across street from HarMar for 38 years)

Mr. Poeschl concurred with comments of Ms. Schaffer; speaking in opposition to "Regional Business" designation in the HarMar and Target areas. Mr. Poeschl spoke to the increasing traffic and congestion through his many years as a resident in that area.

Mr. Poeschl, on an unrelated note, concurred with Commissioner Boerigter and his position in opposition to a parking ramp in Roseville.

David Boss, 1985 Snelling N

Mr. Boss expressed concern if HarMar were to expand further, noting the current stacking of vehicles on Snelling in that area, even with recent street improvements; and issues with the configuration of that intersection and traffic flow into and from the fast food establishments. Mr. Boss opined that the more you develop, the more residents get pushed out.

Tam McGehee, 77 Mid Oaks Lane

Ms. McGehee concurred with the comments and position addressed by Ms. Schaffer; opining that a 100,000 square foot footprint limit did not preclude building up; further opining that smaller businesses (i.e., Byerly's, the new Rainbow, and Barns & Noble) served the community, as well as the region; noting that the new owners at HarMar had forced out many smaller businesses in the community, and further opined that people liked the smaller formats.

Ms. McGehee opined that when she attended the first Open House, she was impressed with the definition for "Community Business;" however, advised that she could not support the current language; and questioned the process and this changed outcome.

Ms. McGehee noted her involvement in the Friends of Twin Lakes lawsuit; clarifying that it had been based on the AUAR, not the Comprehensive Plan, nor the Twin Lakes Master Plan. Ms. McGehee suggested another compromise in defining the dollar figure for staff and consultant time in creating a Master Plan at \$50,000 of public monies. Ms. McGehee questioned the integrity of a simple majority vote for Master Plans.

Linda Pribyl, 1637 Ridgewood

Ms. Pribyl expressed concern, in considering "Regional Business" designations that they be attractive and more upscale. Ms. Pribyl opined that homeowners pay taxes; as well as commercial properties, and opined that the current commercial opportunities were sufficient; however if further businesses were considered, or if HarMar were to be razed, that the City consider a model similar to the City of Edina.

Ms. Pribyl opined that the "white wall" put up by MnDOT was offensive, in addition to the new roadway being extremely rough.

Ann Berry, 1059 Woodhill Drive

Ms. Berry, as a 46 year resident in her home, reviewed the enormous changes in Roseville during that time, and invoked the name of former City Planner Howard Dahlgren and his years of devotion to the City and the common good through his good design and respect for all people in the planning process. Ms. Berry noted that she had served with Mr. Dahlgren when she was on the Planning Commission and when Twin Lakes Parkway was first proposed, opining that it was an appropriate beginning for development in that area. Ms. Berry reiterated that part of Mr. Dahlgren's value to the City was his respect for all people in the process; and Ms. Berry encouraged everyone to keep his model in mind.

Ms. Berry urged the Steering Committee, the Planning Commission and City Council to view the Comprehensive Plan as a guide to future development in the City; and to guard against including numerous specificities (i.e., Master Plans) to allow details to change as land develops. Ms. Berry opined that the Comprehensive Plan was a guide and should be viewed that way, without specifically defining types or sizes for retail or the amount or type of housing, to allow the City as much flexibility as possible in future planning and projects. Ms. Berry further opined that retailers paid a substantial amount of the City's tax base, and that they didn't only serve the community, but the region with their retail facilities.

Dan Regan, County Road C Properties, (representing family businesses and commercial partnerships along County Road C (for over three decades))

Mr. Regan encouraged the Commission and City Council to take land use designation, specifically along County Road C, on a case by case basis, specifically regarding the 100,000 square foot restriction. Mr. Regan opined that he had no desire for "big box retail" in Roseville, and further opined that the Twin Lakes residential neighborhoods had voiced that same opinion for years. Mr. Regan cautioned that, by using the 100,000 square foot language, the City would be limiting itself to corporate campuses or similar opportunities, and that it would stall development and create a timeline far into the future, based on simple demand and absorption.

Mark Rancone, 2575 N Fairview #250 (representing Roseville Properties and other Twin Lakes landowners), written comments referenced above

Mr. Rancone provided his perception of the Friends of Twin Lakes v. City of Roseville Court of Appeals ruling. Mr. Rancone recognized concerns of residential properties owners around HarMar and Target; however, opined that Twin Lakes was a different area, and that there was a limited neighborhood attached to that development area. Mr. Rancone noted that the City had experienced much discussion and various cycles about options for redevelopment of the Twin Lakes area; however, noted the current market place and economics, and opined that the City should not be too restrictive; and spoke in opposition to including a 100,000 square foot restriction, and specific to areas adjacent to parcels in Twin Lakes.

Ms. Haden Bowie, 565 Sandhurst Drive W, Apt. #308 (renter at Dale Avenue and Hwy. 36)

Ms. Bowie spoke in support of the overall Comprehensive Plan; asking that the City consider as many bike lanes and pedestrian-friendly walkways as possible to make the community walkable. Ms. Bowie expressed her appreciation for the many parks and amenities in the community; however, noted the infestation of Buckthorn and offered her assistance in eradicating it.

Dan Roe, 2100 Avon Street N, Steering Committee and City Councilmember, speaking on behalf of Steering Committee member Jim DeBenedet, who was unable to attend tonight's meeting; and speaking for six (6) – now seven (7) signatories in the minority report, now having become the majority report of the Steering Committee

Mr. Roe addressed the written report, previously referenced, and spoke in support of the minority consensus for land use map designation for Target and HarMar to be changed to "Community Business," and defined as recommended in the minority report dated September 30, 2008.

Gary Grefenberg, 91 Mid Oaks Lane, Steering Committee

Mr. Grefenberg offered his perception of "last minute changes" to portions of the Draft Comprehensive Plan and his frustration, specifically related to HarMar and Target land use designations to "Regional Business." Mr. Grefenberg, in his service on the *Imagine Roseville 2025* Community Visioning process, opined that he didn't hear any argument for more retail in Roseville. Mr. Grefenberg noted the location of HarMar to two (2) residential neighborhoods; their current vacancy rate; and current corporate management and their business plan. Mr. Grefenberg noted that two (2) others on the Steering Committee had reconsidered their original positions.

Mr. Grefenberg stated that "he would not allow you to continue to lower my property values so some living by the lakes can have their property taxes lowered."

Mary Poeschl, 1602 N Ridgewood Lane

Ms. Poeschl spoke in strong opposition to changing HarMar into a regional shopping center.

Ms. Poeschl spoke in opposition to the recently installed concrete barriers, opining that they looked like a "war zone" and should be removed; and further opined that the boulevards on Snelling Avenue were despicable, and that the City should take action to improve their appearance.

Public Comment - Second Opportunity

John Goedeke

Mr. Goedeke concurred with the comments of Ms. Berry related to Mr. Dahlgren. Mr. Goedeke advised that he had been involved with the Comprehensive Plan on three (3) different levels: formulation of the original Plan with Mr. Dahlgren, working through the Plan on the City Council level, and now in updating this plan. Mr. Goedeke opined that tonight's comments provided impetus to his concerns regarding different business level designations. Mr. Goedeke further opined that he agreed with the need to control what developed in a neighborhood, and appreciate public comments; however, expressed his concern in re-designating HarMar and Target to "Community Business," was in creating their non-compliance. Mr. Goedeke encouraged serious thought about the future of Roseville, avoiding potential litigious situations, and allowing businesses to work within the community without onerous restrictions.

Tam McGehee

Ms. McGehee opined that the perception that commercial business in the community was a big boon to the City's tax base, and disputed that opinion by providing calculations of the tax base and allocation of

tax dollars across the metropolitan area. Ms. McGehee further opined that the City's residents absorbed the bills, and experienced a higher tax base accordingly.

Ms. McGehee spoke in support to the written comments read by Mr. Roe related to "Community Business (CB)" land use description revised language.

Ms. McGehee spoke in support of planning for the future to make the community livable for its residents, but not a great feast for developers.

Karen Schaffer

Ms. Schaffer addressed the second portion of the minority report dated September 24, 2008 related to Master Plans as part of the Comprehensive Plan; and spoke in support of including all or part of the current and future land use master plans prepared by the City in the Comprehensive Plan, as detailed in those written comments.

Chair Bakeman closed the Public Hearing at approximately 9:16 p.m.

Discussion

Chair Bakeman addressed several comments.

Concrete barriers on Snelling

Chair Bakeman recognized public comments related to recent improvements and installation of the barrier wall along Snelling Avenue by MnDOT; and advised that the City had not been notified and was without recourse in this situation.

Commissioner Gottfried, as an employee of MnDOT, encouraged public comment via the MnDOT website directly to that specific project manager in order to hear MnDOT's rationale for their installation.

Public Comment related to making the City more pedestrian and bicycle friendly

Chair Bakeman advised that, throughout the Comprehensive Plan Update, there were numerous and consistent notations to encourage making the City more walkable, including access and connections for multi-family and single-family residences.

Park System

Chair Bakeman noted that the City's Parks and Recreation Department held periodic Buckthorn eradication opportunities, and encouraged residents to volunteer with the department to provide assistance.

Commissioner Doherty, as a member of the Steering Committee as well as Chair Bakeman, reiterated that the group had worked very hard to incorporate walking and bicycle pathways throughout the entire document.

Implications that the 100,000-square-foot language had been incorporated at the "last minute"

Chair Bakeman responded to allegations that the 100,000-square-foot provision had been an "eleventh hour" addition; and encouraged Steering Committee members, as well as members of the public, to review meeting minutes and discussions throughout the process. Chair Bakeman concurred that, while discussions were held throughout, there was not early consensus, thus causing this topic of conversation to be left until the final meeting, at which time a vote was taken.

Chair Bakeman noted that Mr. Roe appeared to be indicating, from the audience, his agreement with her perception of meeting discussions and the process.

Commissioner Doherty, also serving on the Steering Committee, concurred with Chair Bakeman's comments; noting that decisions on difficult issues were delayed until the final meeting, with no alternative available other than seek majority approval, absent consensus.

Traffic Issues

Chair Bakeman noted that, always evident in the minds of everyone serving on the Steering Committee, was the City's position as a first-ring suburb, and continuing development north of Roseville that impacts the City. Chair Bakeman opined that, as long as land remained less expensive in suburbs or areas north of Roseville, there would continue to be further traffic congestion forced upon and impacting the City's residents, infrastructure and traffic patterns, as people commuted to either downtown St. Paul or Minneapolis.

Chair Bakeman used Snelling Avenue as a prime example, as it was exceeding capacity. Chair Bakeman advised that the Steering Committee had attempted to build into the Comprehensive Plan increased opportunities and relationships with MnDOT, Ramsey County and other communities in addressing traffic issues cooperatively and make improvements. Chair Bakeman noted the improvements made at County Road B and Snelling Avenue when Target was redeveloped, and cost-sharing by various entities, as well as the developer. Chair Bakeman noted that similar cost allocations would be borne by developers adjacent to Twin Lakes Parkway for infrastructure and roadway construction and/or improvements (i.e., park and ride facility by Metro Transit).

Chair Bakeman advised that the Comprehensive Plan provides a great deal of guidance in considering alternative travel modes; and assured citizens that the Steering Committee attempted to take their concerns into consideration.

Commissioner Doherty concurred with Chair Bakeman's comments; and noted that most of the items addressed in the Comprehensive Plan achieved consensus after productive discussion; however, noted that those few items not achieving consensus were now before the Commission as detailed in staff's report on page 3:

- The role of master plans within the plan;
- The definition of the Community Business future land use category; and
- The future land use designation of the HarMar Mall and SuperTarget.

Section 11-5, Master Plan Discussion

Chair Bakeman noted Steering Committee votes as detailed on page 3 of the staff report related to existing master plans, the Twin Lakes' master plan, and future plans, as indicated.

Discussion included engaging policy makers (City Council) in determining on a case-by-case basis whether existing master plans should be included in the Comprehensive Plan Update, based on their current relevancy; discussion of language and its intent in Item 1 of page 11-5 under the section entitled, "Relationship Between master Plans and the Comprehensive Plan" and demonstrated in language on page 4-22, section entitled, "Future Land Use Plan;" potential deviation since it was a "tool;" master plans versus zoning codes; the illustrative and visionary nature of the Comprehensive Plan versus a master plan creating specific discussion of a geographical area; and the need for clarity and how that clarity could be achieved.

Further discussion included Twin Lakes master plan as an example; creation of a new zoning district (B-6) specifically designed for that area's redevelopment (i.e., streets and a transportation plan with relievers off County Road C and discussion with MnDOT in relationship to I-35W, and City construction of Terrace Road with a median as part of a future Twin Lakes Parkway); and their eventual implementation.

Additional discussion included timing for determining how to address existing and future master plans; their impact to development in specific areas; whether to delay addressing master plans as part of the Comprehensive Plan Update and provide them as amendments at a later date if it is determined that they should be included or referenced in the Plan; purpose of master plans as a guide and their legal affects; super majority vote for amendment to the Comprehensive Plan and implications for master plans and their subsequent value in only requiring a simple majority vote if not incorporated into the Comprehensive Plan, and remaining stand alone guides; and recognition that the Comprehensive Plan does not include zoning ordinances, but provides an overview, with zoning ordinances providing controls or allowing for implementation of the broader policies outlined in the Comprehensive Plan.

Discussion ensued regarding intent and clarity of language on page 11-5, subd. 1; whether the language should define master plans as a "guide" rather than a "tool;" and whether there was consensus among Planning Commissioners that incorporating master plans into the Comprehensive Plan was not a good idea, when its purpose was to provide "ideals," or nonbinding ideas.

Commissioner Boerigter opined that the City Council should have a clear timetable on what the City's intent is for each and every existing master plan, to provide clarity for neighbors, citizens and the Metropolitan Council as to what the master plans meant. Commissioner Boerigter encouraged Commissioners to be clear, and if existing master plans were intended to be nonbinding, without further

action of the City Council, then there should be no question that, based on a 4/5 vote, the City Council has decided that every existing master plan is nothing more than a nonbinding guide for development.

Commissioner Gottfried opined that the Commission needed to determine the value of master plans, and to make that value and their intent very clear in the Comprehensive Plan, one way or another.

Commissioner Doherty opined that, while not saying master plans didn't have value, they should be identified as nonbinding without specific action of the City Council by simple majority vote.

Chair Bakeman opined that the master plans must be in concert with the Comprehensive Plan, and any pieces that don't agree would need to change, either in the Comprehensive Plan or a master plan.

By consensus, Commissioners approved adding a statement to recommended additional language on page 3 of the staff report, Section 11. entitled, "Using the Plan," for master plans adopted prior to 2009, as follows:

"These master plans are not addressed as part of the Comprehensive Plan without further action by the City Council."

Further discussion included avoiding the Comprehensive Plan becoming a work plan, and to include implementation strategies that the City Council will use to determine a review process for master plans; and recommendations of City Attorney Squires in his comments included in the staff report.

MOTION

Member Bakeman moved, seconded by Member Gottfried to add additional language to Implementation Strategies, page 11-3 entitled, "Using the Plan," as follows:

- ***"The City Council will establish a plan to address the issue of master plans adopted prior to 2009; and these pre-2009 master plans are not addressed as part of the Comprehensive Plan without further action of the City Council."***
- ***Provide clarification of relationships between master plans and the Comprehensive Plan in the "official controls" section of the Comprehensive Plan, indicating that official controls are consistent with Comprehensive Plan amendments, effectively creating a timetable.***

Ayes: 6

Nays: 0

Motion carried.

MOTION

Member Bakeman moved, seconded by Member Gottfried to incorporate language as recommended by the City Attorney in Section 2.5 of the staff report (page 4) clarifying the role of master plans in relation to Comprehensive Plans, with specific revisions included on page 4-4, Policy 13.2 and page 4-21/22, District 10 Future Land Use Plan of the Comprehensive Plan update.

Ayes: 6

Nays: 0

Motion carried.

Section 4-8, HarMar/100,000-square-foot and/or definitions

Discussion included consensus preference to remove the 100,000-square-foot threshold reference in its entirety to avoid being too restrictive; current identification and operation as regional business of HarMar Mall and Target, not simply community-based; business turnovers and economic realities; neighborhood concerns with traffic; advantages of the PUD Public Hearing process; potential for transitional design standards or screenings between commercial and residential areas; and zoning code amendments to address pedestrian and walking paths in those areas.

Commissioner Boerigter noted that Roseville was facing a huge issue in making the community more pedestrian friendly, when no one wanted sidewalks or to pay for them, as evidenced in past discussions.

Chair Bakeman concurred with Commissioner Boerigter's observations.

Commissioner Gottfried suggested that language, as previously suggested by Commissioner Wozniak, be incorporated into each section of the Comprehensive Plan, to encourage pedestrian and bicycle access whenever possible.

Chair Bakeman opined that this could be added to all definitions.

Ms. Radel advised that, in Land Use Policies for each District, reference had been included for walkability, multiple transportation modes, and recommended that language at a policy level, rather than in the land use level. Commissioners concurred.

Further discussion included transitional elements to neighborhoods; and building scale versus footprint alone.

Chair Bakeman suggested that the former State Farm site, on Highway 36, be changed from “Community Business,” to “Regional Business,” on the map. Commissioners concurred, and further suggested Macy’s Home Store, and the Funeral Home in that same area.

MOTION

Member Bakeman moved, seconded by Member Doherty to affirm the Target and HarMar sites as “Regional Business” designation.

Ayes: 6

Nays: 0

Motion carried.

MOTION

Member Bakeman moved, seconded by Member Boerigter to designate the old State Farm Site (currently National American University and Department of Education), the Macy’s Home Store site, the Funeral Home site, and the Vault Company, as “Office Use.”

Ayes: 6

Nays: 0

Motion carried.

MOTION

Member Bakeman moved, seconded by Member Doherty to revise language in Section 4-28, District 14, Land Use Issues, first paragraph, last sentence, to read as follows:

- **“The Comprehensive Plan encourages changes towards a sustainable commercial district based on retail and service businesses[.] [~~of a community scale.~~].”**

Ayes: 6

Nays: 0

Motion carried.

MOTION

Member Bakeman moved, seconded by Member Gottfried, that definitions and any references in Section 4-7 and/or Section 4-8, “Regional Business (RB),” and “Community Business (CB),” for building footprints (i.e., 100,000 square feet) be deleted.

Ayes: 6

Nays: 0

Motion carried.

MOTION

Member Bakeman moved, seconded by Member Gottfried, that language in Section 4-8, “Neighborhood Business (NB)” be revised to delete reference to building height, and language added as follows:

- ***“Buildings shall be scaled appropriate to surrounding neighborhoods.”***

Ayes: 6
Nays: 0
Motion carried.

District 10, Twin Lakes District and perimeter areas, Section 4-21/22

(Request of Mr. Rancone, via e-mail September 29, 2008, for re-designation of land parcels in the Twin Lakes area along Cleveland Avenue and County Road C to "Regional," or "Community Mixed Use" designation) and public comments by Mr. Regan related to similar concerns.

Chair Bakeman specifically asked Mr. Rancone and Mr. Regan for comment, following elimination of the 100,000 square-foot-designation.

Mark Regan

Mr. Regan opined that elimination of that restriction helped, but further opined that the "Regional" designation provided more opportunity beyond "Community" use. Mr. Regan opined that, if the Commission justified HarMar and Target as regional, it would seem that, due to their relationship to I-35W, those Twin Lakes' perimeter parcels would seem to be equally regional in nature.

Commissioner Boerigter clarified that the 100,000-square-foot requirement never applied to "Office" designation, and that "Regional" only related to retail use by definition, thus there would be no impact to office uses.

Mark Rancone

Mr. Rancone opined that the "Regional" definition was the broader choice of the two.

Commissioner Boerigter opined that the multi-story office shouldn't be included in the definition, based on provision of goods and services, as it didn't appear compatible.

Chair Bakeman opined that a better argument was in the last sentence of Section 4-8, with Twin Lakes fitting the "Regional Business" designation.

Chair Bakeman reopened the Public Hearing at this time: approximately 10:53 p.m.

Discussion included intent of the Steering Committee.

Chair Bakeman referenced District 9, Section 4-19 and the area west of Rosedale, and potential uses by definition as offices, rather than actual retail businesses, with the Steering Committee intending to have a broader application.

Discussion ensued on uses and intents for regional versus institutional or community uses; and differences in business park and office uses.

Chair Bakeman closed the Public Hearing at 11:00 p.m.

Mr. Trudgeon spoke to the Steering Committee's intent in providing the "Mixed Use" designation, rather than "Community Mixed" or other segregated uses, to allow for more flexibility with the Twin Lakes master plan on a general basis, while accommodating that flexibility and variety for future development. Mr. Trudgeon noted that there was some objection to the 100,000 square foot restriction, but opined that with elimination of that restriction, it may become a moot point.

Commissioner Doherty concurred with Mr. Trudgeon's observations.

MOTION

Member Bakeman moved, seconded by Member Doherty, to delete Policy 5.3 from page Section 4-3 (Land Use Chapter) as it was redundant with Policy 5.4.

Ayes: 6
Nays: 0
Motion carried.

MOTION

Member Doherty moved, seconded by Member Wozniak, Section 4-2, Goal 1 under "General Land Use Goals and Policies;" to simplify language as follows:

- ***“Goal 1: Maintain and improve Roseville as an attractive place to live, work, and play by promoting sustainable land use patterns, land use changes, and new developments that contribute to the preservation and enhancement of the community’s vitality and sense of identity[.] [~~as well as the creation of community gathering places.~~]*”**

Ayes: 6

Nays: 0

Motion carried.

MOTION

Member Bakeman moved, seconded by Member Boerigter, to delete Policy 3.4 from Goal 3 of Section 9-4, “Parks, Open Space, and Recreation.”

Ayes: 6

Nays: 0

Motion carried.

MOTION

Member Bakeman moved, seconded by Member Doherty, to delete Policy 4.4 of Goal 4, Section 9-4, due to redundancy.

Ayes: 6

Nays: 0

Motion carried.

Section 4-2, Land Use Policy, Goal 1, Policy 1.7

Mr. Trudgeon advised that inappropriate signage would be addressed through the City's sign ordinance.

No action taken.

MOTION

Member Wozniak moved, seconded by Member Boerigter to RECOMMEND deletion of the entire paragraph, Section 5-25, as it was repetitive of Metropolitan Council projections previously addressed in Section 4-26.

Ayes: 6

Nays: 0

Motion carried.

Technical Corrections (approved by consensus):

- **Section 5-27, Update I-35W Bridge Completion Date**
- **References to Trunk Highway 36, where it traverses County Roads B and B-2, add that it traverses Larpenteur Avenue as well.**
- **Section 8-8, second paragraph, “Household Hazardous Waste,” add language to read: “waste collection and disposal funded by the county environmental charge...” and delete, “... by water management service charge which is collected by property taxes and...”**
- **Section 10-8, Item G, regarding “foundation drain disconnection,” correct sentence to read more appropriately.**

MOTION

Member Bakeman moved, seconded by Member Doherty to RECOMMEND that the City Council authorize distribution of the draft 2030 Roseville Comprehensive Plan to adjacent governmental jurisdictions, special districts, and school districts; as amended in the staff report, Section 4.0, dated October 1, 2008; as amended by the above noted actions.

Ayes: 6

Nays: 0

Motion carried.

MOTION

Member Bakeman moved, seconded by Member Gottfried to CONTINUE Project File 0004 to the December 2008 meeting.

Ayes: 6

Nays: 0

Motion carried.

Extract of the October 13, 2008, Roseville City Council Meeting Minutes

Distribution of Draft 2030 Comprehensive Plan to Adjacent Jurisdictions (PROJ-0004)

Community Development Director Patrick Trudgeon provided a brief overview of this community-based Comprehensive Plan Update process; work of the citizen Steering Committee and Planning Commission; and emphasized the transparency of the process, as detailed in the Request for Council Action dated October 13, 2008. Mr. Trudgeon advised that tonight was not the final decision point; however, noted that the City Council's requested action was to authorize distribution of the draft 2030 Roseville Comprehensive Plan to adjacent governmental jurisdictions, special districts, and school districts. Mr. Trudgeon advised Councilmembers that staff had made contact with the appropriate contact people, specifically in the City's of Minneapolis and St. Paul, to ensure that their review and turn-around would be expeditious, and reviewed the aggressive timeframe for the review process, prior to final revisions as appropriate and final submission to the Metropolitan Council by December 31, 2008. Mr. Trudgeon advised that, if necessary the City would request an extension from the Metropolitan Council, by November 1, 2008, and in order to avoid any sanctions from the Metropolitan Council.

Mr. Trudgeon noted, as detailed in the report, that the majority of the Plan had achieved consensus from the Steering Committee; however, noted that several issues throughout the process had not received strong consensus. Those issues were:

- The role of master plans within the Plan;
- The definition of the Community Business future land use category; and
- The future land use designation of the HarMar Mall and Super Target.

Councilmember Roe questioned procedural action for tonight, and whether a super majority vote was required to authorize distribution.

Mr. Trudgeon advised that there was nothing indicated in State Statute that would require a super-majority vote, and opined that tonight's requested action would need a simple majority vote.

Councilmember Roe opined that it would be beneficial to try to achieve super-majority support for this draft to ensure that the remaining process proceeded more smoothly.

Councilmember Ihlan noted Mr. Trudgeon's mention that the process had been citizen-oriented, open, public and transparent; however, she opined that the draft currently before the City Council was substantially different on several key points from that shown to the public at the last Open House held on August 27, 2008; and that this draft included changes made after that meeting, and at the last minute by a majority of the Steering Committee and the Planning Commission. Councilmember Ihlan expressed concern that the City Council needed to provide for additional public input, noting the numerous e-mails presented by staff as a bench handout tonight. Councilmember Ihlan advised that she had also received a substantial number of phone calls and personal e-mails, specifically regarding retail development concerns of the public. Councilmember Ihlan questioned why the City Council was considering passing along this draft

of the Plan with only a 3/2 vote, when the final Comprehensive Plan would require a super majority vote.

Councilmember Ihlan expressed further concern regarding the draft's substance and content; and opined that she needed to hear more from the public on those items that had been changed at the last minute; further opining that no one knows about the changes, and that the process had not been open and transparent.

Councilmember Ihlan further addressed the proposed timeframe for adoption by the City Council, following the proposed December 15, 2008 Public Hearing; opining that if that were to happen, it would be prior to having a new City Council elected and in place. Councilmember Ihlan noted that there had been substantial discussion at the time of the City Council appointment of Councilmember Willmus, and assumptions that approval of the Comprehensive Plan Update would not occur before 2009, and not while a non-elected City Councilmember could potentially cast a deciding vote. Councilmember Ihlan opined that, if the City were to request an extension at this time, it would take decision-making off the table and alleviate another concern in approval prior to the 2009 City Council being in place.

Councilmember Ihlan noted that there were a number of people in the audience tonight that wished to be heard; and asked that the City Council allow time for their comment.

Mayor Klausing noted those in the audience, and advised that it was his intent, as had been past practice, to hear public comment tonight. Mayor Klausing noted that many had also provided their comment at previous opportunities for public comment, at the Open Houses, Steering Committee meetings, and at the Planning Commission's formal Public Hearing. Mayor Klausing suggested that Councilmember Ihlan's concerns in passing the draft on for distribution with a 3-2 vote may prove premature until a motion was on the table and a vote taken. Mayor Klausing noted that he had also received numerous calls and e-mails, almost exclusively related to the anonymous flyer distributed in the HarMar neighborhood; and opined that the flyer, a copy of which had just been provided to him by City Manager Malinen, appeared to contain substantial misinformation; however, he advised that he would reserve judgment until he'd read it more thoroughly.

Councilmember Willmus addressed the accountability question brought forth by Councilmember Ihlan. Councilmember Willmus advised that to-date, he'd had contact with approximately 26 citizens, and that he had responded to each one; with a number seeking follow-up with him after his initial reply to them. Councilmember Willmus advised that the majority of his conversations and public concerns pertained to the HarMar site; and he noted that, citizens became more positive when they understood the actual size of HarMar and proposed language of the Comprehensive Plan and the Community Business land use definition. Councilmember Willmus noted that, upon citizen review of the flyer and its rather inflammatory statement, "Do we want another major mall in Roseville?" that it had precipitated a lot of citizen contact. Councilmember Willmus opined that, once people had a chance to understand the process, they appeared to feel better about the draft Plan.

Councilmember Willmus took personal exception to being accountable; and opined that his situation was no different than that of Councilmember Ihlan in 2004 when she was initially appointed to the City Council, prior to her subsequent election. Councilmember Willmus questioned if that invalidated actions taken by Councilmember Ihlan on several items in 2004 during her appointment period. Councilmember Willmus referenced an e-mail received from Tam McGehee, and further questioned if he decided to run a write-in campaign, whether that validated his votes during his appointment. Councilmember Willmus advised that he tried to be accountable to citizens, and he took exception with implications otherwise.

Councilmember Ihlan assured Councilmember Willmus that her comments were not aimed at him, but rather based on structural considerations and based on a matter of policy. Councilmember Ihlan opined that it did matter whether someone was running for election or re-election, and that it gave voters an opportunity to pass judgment on how they wanted to be represented. Councilmember Ihlan further opined that the Comprehensive Plan would govern a number of future decisions, and would reflect the community vision into 2030; and would or should serve as a crucial matter in the upcoming election campaign, particularly with retail development. Councilmember Ihlan opined that it was crucial that the Comprehensive Plan be approved by a City Council fully-elected by the people. Councilmember Ihlan noted that former City Councilmember Tom Kough had been concerned with the appointment process to fulfill his term, based precisely on issues such as this; and not how Mr. Willmus approaches or discusses issues with people, but strictly on a policy issue.

Mayor Klausing opened the meeting to public comment at this time.

Public Comment

A bench handout was provided by staff, consisting of numerous e-mails and written comment received to-date and related to this item.

Joseph Kasak, 1427 W Eldridge Avenue (5 houses east of HarMar parking lot)

Mr. Kasak spoke in opposition to HarMar being designated as “Regional Business,” and opined that the action taken by the Planning Commission at their October 1, 2008 meeting was against the people of Roseville, when they voted unanimously for Regional Business designation. Mr. Kasak took issue specifically with comments of Commissioner Daniel Boerigter, who appeared to steer other members to his way of thinking, and suggested that Commissioner Boerigter appeared to be a viable proponent of the New York ownership contingent for HarMar Mall, specifically when he suggested a two-story Costco store or other big box retailer for the site. Mr. Kasak opined that Roseville did not have demographics that would support two malls within such a close proximity; and addressed the many changes seen in the HarMar neighborhood during his tenure there. Mr. Kasak further opined that the congestion on Snelling Avenue was bad enough, and that the original intent of HarMar Mall in serving the community, not the region, should be maintained.

Mayor Klausing clarified, in light of the comments of the anonymous flyer and other comments received, that no one on the City Council, to his knowledge, was advocating for another

Rosedale for the HarMar Mall neighborhood; and personally opined that the Comprehensive Plan did not indicate that as a desirable goal either. Mayor Klausing further clarified that the current land use designation of HarMar Mall was that of “Shopping Center District,” and that there was no current designation for any “Community Business” or “Regional Business” land use designations, including that of HarMar Mall in the existing Comprehensive Plan. Mayor Klausing advised that the intent of the proposed draft Comprehensive Plan’s land use designations was to provide more accurate descriptions of what current uses indicated, not to drive those areas to a different type of use.

Mr. Kasak opined that, from the information contained in the flyer, citizens had understood that the intent of the Comprehensive Plan language was to change designation of HarMar Mall from Community Business to Regional Business. Mr. Kasak noted that the flyer had just been received by him the day prior to the meeting, so it had allowed him limited to respond.

Mr. Kasak referenced Planning Commissioner Boerigter’s comments about a two-story Costco at HarMar, and noted that this concerned neighbors.

Mayor Klausing noted, in his review of the Planning Commission meeting, suggested that Commissioner Boerigter’s intent may have been to address an example of disadvantages in requiring the square footage of a footprint, while not eliminating the possibility for additional stories on the same footprint. Mayor Klausing noted that there was not currently a 100,000 square foot limitation in the existing Comprehensive Plan as implied by the anonymous flyer, thus not clearly representing actual proposals before the City Council to remove such a limitation since one didn’t currently exist.

Councilmember Ihlan spoke to clarify, from her perspective, the changes made since the August 27, 2008 draft presented at the public Open House, and that currently before the City Council, opining that this document was quite different, specifically the three different business categories: “Neighborhood,” “Community,” and “Regional,” and language specifically defining each. Councilmember Ihlan proceeded to review those specific definitions; and her perception of events happening at the last minute in the process; and potential impacts to retail development in the community based on those revised definitions and removal of the proposed 100,000 square foot guideline application.

Rick Pogsehl, 1602 N Ridgewood Lane (38-year resident across the street from HarMar)

Mr. Pogsehl noted that he had attended the Planning Commission meeting, and expressed his opposition to the action taken by the Planning Commission, against the wishes of “all citizens.” Mr. Pogsehl opined that the Planning Commission should support the community’s taxpayers; and further opined that if any of the Planning Commissioners were considering running for public office, he would remember their action and vote against them.

Mayor Klausing refocused discussion on specific issues regarding the Comprehensive Plan, and asked that personal attacks against Planning Commissioners cease. Mayor Klausing noted that, whether citizens were in agreement with decisions of the Commission or not, the Commission was attempting to act in the best interests of the entire community.

Mr. Pogsehl opined that, when the Commissioners were discussing master plans, they were seeking clarification from staff; and questioned if appointed officials apparently didn't understand what the Plan was about, how citizens could understand it.

Lee Schreurs, 3058 N Wilder

Ms. Schreurs questioned why the existing master plans were proposed to be removed from the Comprehensive Plan, opining that they were developed by members of the community with lots of community input, specifically addressing the Twin Lakes area master plan impacting her neighborhood. Ms. Schreurs opined that, with this new "Community Business" designation there would be no restrictions, and questioned how many large retail developments were needed in that area, when the City of Roseville already had more retail square footage than any other Minnesota city; and further questioned what would satisfy commercial interests. Ms. Schreurs opined that the City needed more high-paying jobs so people could live and work in the community.

Al Buczkowski, Reporter with MN Sun Focus

Mr. Buczkowski directed his comments specifically to Councilmember Ihlan, specifically related to those differences originally seen by the public and those submitted for review at this time; and sought clarification as to the main differences between those two versions and any other areas that should be brought to light.

Councilmember Ihlan proceeded to fill in the background on how those changes came to be since the August 27, 2008 Open House, the subsequent and final Steering Committee meeting held on September 11, 2008, and tonight's version. Councilmember Ihlan opined that, upon receipt by the City Council of a letter from Roseville Properties, included in tonight's staff report, and their request for changes to the draft, specifically requesting removal of the 100,000 square foot requirement in the "Community Business" category, and their rationale for this request, along with an additional written request requesting removal of master plans from the Comprehensive Plan; that at that time major changes had been made to the draft Comprehensive Plan.

Mr. Buczkowski surmised and commenting that the flyer appeared to be correct.

Mayor Klausing interjected that he strongly took issue with continuing under the perception that the flyer was correct.

Mr. Buczkowski opined that it was important for the Roseville public to have the facts.

Mayor Klausing clarified that the existing Comprehensive Plan did not have a "Community Business" land use designation.

Councilmember Pust clarified that, when the new draft Comprehensive Plan came forward, some of those initial items were changed; however, noted that there was no "Community Business" land use designation related to HarMar Mall or anywhere else in the community; and only within the draft under discussion over the last six months, had that concept been considered.

Councilmember Willmus advised that the Community Development Department had video recordings of all meetings of the Steering Committee that would provide the media with a first-person understanding of the process to-date and how meeting discussions progressed.

Councilmember Roe clarified one aspect of Councilmember Ihlan's response to Mr. Buczkowski and action of the Steering Committee at their September 11, 2008 meeting, as not disrespectful of individual judgments taken, not as a result of any correspondence received from Roseville Properties; but in acting in the best interests of the community. Councilmember Roe noted that there was genuine disagreement, but that the particular vote was 8/5 in favor of designating HarMar Mall as "Regional Business;" and acknowledging that it was a 7/6 vote to remove master plans from the Comprehensive Plan update. Councilmember Roe opined that it was important for the City Council to focus on citizen input at tonight's meeting, as previously requested.

Mayor Klausing concurred that public comment continue; and asked that members of the public, if they had already spoken at the Planning Commission keep their comments brief, as the City Council had received their comments as part of the Planning Commission record and in tonight's staff report.

Kathryn Park, 2070 Midlothian Road

Ms. Park spoke in support of her neighborhood, noting that her first public involvement had come when there was discussion of a potential pawn shop in the neighborhood. Ms. Park opined that developers and some business owners didn't put neighborhoods first. Ms. Park opined that Roseville neighborhoods were a great asset; and further opined that her neighborhood didn't need increased traffic or decreased property values.

Lucy Hulme, 1720 W Eldridge Avenue

Ms. Hulme opined that HarMar had been a centerpiece and a wonderful thing in her neighborhood, had provided wonderful access, even though it had experienced many ups and downs over the years. Ms. Hulme observed that, when she asked local business owners why they were leaving HarMar, they had told her it was due increased rents that they could no longer afford; further creating concern that big box retail was going in. Ms. Hulme opined that the Barnes and Noble franchise at HarMar had been a great addition; however, asked that the City Council consider the request of the neighborhood in keeping the HarMar Mall atmosphere that it has been for so long, and noted the long, and marvelous family history of the center, rather than current, out-of-state ownership who don't have the same accessibility and livability concerns of the community in mind.

Ms. Hulme opined that it was difficult for most of the community to understand what was actually being discussed and considered; noting that many were unaware until they'd received the anonymous flyer, whether it was accurate or not. Ms. Hulme further opined that the majority of people in Roseville were asking that HarMar be kept as it is to serve the community, since the community had given up a large place at Rosedale, and that big box retailers not be

accommodated at HarMar. Ms. Hulme opined that the reporter who previously spoke needed to make clear what was actually happening, and to provide a primer for residents.

Jeff Johnson, 1192 Burke, neighbor of HarMar

Mr. Johnson spoke in appreciation of the remarks made by residents at tonight's meeting, and for their passion. Mr. Johnson opined that HarMar as it currently is was apparently greatly appreciated by residents and served the needs of the community. Mr. Johnson, as a member of the Steering Committee, spoke in support of the proposed language defining "Community Business;" however, opined that there was a problem with it capping future development at 100,000 square feet, when it was currently at 475,000 square feet; and further opined that while big box was not wanted at HarMar, there was some responsibility due to small businesses continuing to exist there.

Tam McGehee, 77 Mid Oaks Lane

Ms. McGehee opined that Mr. Johnson didn't understand that everyone was seeking clarity; and that if the Comprehensive Plan moved forward as currently drafted, there was no indication that HarMar was being asked to reduce itself to 100,000 square feet of commercial retail. Ms. McGehee opined that, if a 15 story office tower with quality jobs was developed, there would be no footprint limitation.

As far as the definitions, Ms McGehee opined that these were all new; and noted that, as an attendee at the Open House, she was impressed with the work of the Steering Committee in developing new definitions to bring new land use ideas to Roseville, and clearly representing the wishes of Roseville residents who expressed their opinions both in the Vista 2000 community planning process and the *Imagine Roseville 2025* community visioning process, as well as in recent elections; and specifically in Councilmember Ihlan's City Council campaign. Ms. McGehee opined that, when she saw HarMar listed in the plan presented to the public earlier this year as "Community Business," it was a wonderful place in its middle years, but now experiencing a dubious future since it was no longer locally owned, but owned by a group from New York whose stated mission was to take under-producing malls and make them more productive, and who had already driven out many smaller businesses with increased rents, creating a ghost mall. Ms. McGehee opined that the 100,000 square foot designation for commercial retail and community business was necessary, not to downgrade what was already there, but to provide a more diversified economy without more retail, and further opined that the 100,000 square foot designation was appropriate and good.

Ms. McGehee opined that those speaking tonight have valid complaints about the process; and opined that in her viewing of City Council interviews to fill Councilmember Kough's vacant position, the City Council had been careful to designate someone who was not intending to run for office; and opined that she felt strongly that since there was no hardship in carrying over a decision until the new year when a fully-elected City Council was in place; and further opined that Councilmember Willmus should not vote on this important piece of material going forward. Ms. McGehee opined that, in all fairness, this City Council should request that Mr. Trudgeon

seek an extension, as suggested at the Planning Commission level, by the November 1, 2008 deadline rather than dragging their feet.

Ann Berry, 1059 Woodhill Drive (46 year resident of RV)

Ms. Berry opined that, over many years, when Councilmembers appointed citizens to serve on boards or commissions, it was rare that those individuals didn't serve their community well. Ms. Berry expressed concern with statements being made that were not entirely accurate, and reviewed her experience in serving the community on the Planning Commission during the time when the Twin lakes Parkway was designed well before 1992; and other areas in which she'd served. Ms. Berry opined that even when differing on opinions, it was important to avoid personal attacks; and further opined that appointed Councilmembers in the past, and currently, had always served citizens well.

Ms. Berry expressed concern that the Plan was being indicated as a twenty year document, rather than what she perceived to be a ten year document; and noted that it was a historically used as a guide and not "carved in marble".

Ms. Berry noted that while HarMar had originally been established by a local family, there had been other historical battles in its past (i.e., Cub Foods); and opined that due to the thriving retail community in Roseville, it did serve to provide significant individual homeowner tax relief. Ms. Berry asked staff and City Councilmembers, if that tax balance and base were no longer prevalent, that they provide that information to the public.

Ms. Berry noted that when people discussed being threatened by big box retail or a Costco store coming to the community, she reminded citizens that the Costco store was located in Maplewood. Ms. Berry opined that, while some residents have expressed their opinions regarding their wishes, 26 people did not represent a majority of the community; and asked that those listening at home apparently were satisfied with the status quo and the decision-making of the Planning Commission and City Council. Ms. Berry asked that, if those citizens were not satisfied that they e-mail, call or otherwise contact their elected representatives. Ms. Berry opined that when the City Council appointed people to do a job, those people cared about their community and did what they thought was best for the overall community; and again expressed her concern in the false statements and accusations being made.

Marsha Kreske

Ms. Kreske opined that there was a lack of transparency in the system, and that facts spoke for themselves, and that there appeared to be a lack of follow-up or accountability of elected officials, causing people to go door-to-door. Ms. Kreske opined that the community needed to provide places where people can shop and play outside, and support green space where people could live and have high standards of living. Ms. Kreske further opined that, when the Metropolitan Council talked about communities, they were talking about the necessity for neighborhoods, not just big box stores; and that while retailers provided a tax base to lower taxes for homeowners, there needed to be a balance and fairness. Ms. Kreske expressed her disappointment in the "trash talk" that had started off tonight's discussion, and opined that it was

not necessary; and asked that there be more transparency and that there would be no vote tonight on things that had not been discussed previously.

Karen Schaffer, 2100 Fairview Avenue

Ms. Schaffer opined that it was not true the big box retailers contribute more to the tax base than it used in City services, based on recent changes in tax law.

Ms. Schaffer further opined that, during her service on the Steering Committee, the proposed changes in the HarMar and Target had passed on a narrow and somewhat “bizarre” vote, creating the process issue now before the City Council, and appeared to be “consultant-led” and without parliamentary procedures in place.

Ms. Schaffer indicated that members of the Steering Committee, following the last meeting, had attempted to devise more clarity, as previously reported by City Councilmember Roe on behalf of Steering Committee member Jim DeBenedet, as author of a less rigid description that had been presented to the Planning Commission. Ms. Schaffer expressed disappointment that the concept for alternate definitions for “Regional Business” and “Community Business” designations had never actually discussed or explored by the Planning Commission. Ms. Schaffer gave credit to those members of the Steering Committee who had signed onto that minority report, and who had recognized the difficulty in numerical designation.

Ms. Schaffer opined that, since the Metropolitan Council was open to extension, the City Council should advise them on the appropriate form by November 1, 2008, that the City wished additional time; allowing the City Council to determine if Mr. DeBenedet’s report and concept was workable, and could reflect some of the values proposed by citizens tonight.

Mayor Klausning closed public comment at approximately 7:45 p.m. to proceed with City Council discussion.

Councilmember Roe provided background information, advising that he had originally proposed the three business categories (i.e., Neighborhood Business, Community Business, and Regional Business) from information he’d received through I-35W Corridor Coalition documents; that would address current “Shopping Center” designations and scale different businesses to respective areas of the community. Councilmember Roe opined that the definitions as presented in the current draft served to achieve that intent.

Roe moved, Pust seconded, designation HarMar Mall as a “Community Business” land use under the definition as presented in the draft 2030 Comprehensive Plan (Review Draft #2, dated October 2008); and without the 100,000 square foot designation.

Councilmember Ihlan spoke in opposition to the motion, opining that without the 100,000 square foot designation, changing HarMar back to the Community Business designation would not make any significant difference; and that a more meaningful definition of “Community Business” was needed guiding smaller scale development for the future.

Councilmember Willmus spoke in support of the motion; and noted that he had discussed with Jim DeBenedet his proposal, as referenced by Ms. Schaffer, over the last week; one of the things we talked about was getting consensus, and how do we move forward. There seemed to be consensus for taking Har Mar and classifying or guiding it as Community Business. Then the question became how we handle these mitigation measures. Are these mitigation measures, building size, setbacks, are those appropriate for the Comp Plan, or are the mitigation measures better handled through zoning ordinance? As our discussion went, it became apparent that the mitigation measures should be handled within the zoning ordinance. I think that this is the direction this council should go. I think there is a compromise there that will work. There is a compromise there that will protect those folk's neighborhoods. I think this is something we owe the neighborhoods surrounding Har Mar to do.

Mayor Klausing spoke in support of the motion; and read specific distinctions highlighted in language for each business land use designation. Mayor Klausing concurred with Councilmember Willmus; opining that the "devil was in the details," and that the zoning code amendments would address those issues; and supported moving HarMar into the "Community Business" category.

Councilmember Pust thanked citizens for paying attention to their community and for contacting her to make their opinions known; opining that it served as a critical foundation to democracy. Councilmember Pust opined that what she had heard was that citizens wanted HarMar to remain the way it was, with more space leased to various businesses; while noting that there remained other issues at HarMar, such as noise and traffic, and needing further discussion and resolution. Councilmember Pust noted however, that there was no need to solve problems that don't exist, and clarified that there was no one on the City Council that was saying HarMar should be bulldozed to construct a WalMart.

Councilmember Ihlan opined that this motion did not respond to all of the actual concerns raised, nor to what "Community Business" designation indicated; and further opined that the City Council was not yet done with this draft Plan. Councilmember Ihlan opined that, if it was the City Council's intent to send this draft Plan off for review without reaching consensus on issues, it was a waste of everyone's time. However, Councilmember Ihlan spoke in support of returning HarMar to "Community Business" designation.

Mayor Klausing noted that the draft Plan would return to the Planning Commission for an additional Public Hearing, as well as to the City Council at their December 15, 2008 meeting, providing additional opportunities for discussion and public comment.

Mr. Trudgeon clarified that this proposed action was addressing only the HarMar site and not the Super Target site.

Roll Call

Ayes: Willmus; Roe; Ihlan; Pust; and Klausing.

Nays: None.

Klausing moved, Pust seconded for discussion purposes, authorizing distribution of the draft 2030 Roseville Comprehensive Plan to adjacent governmental jurisdictions, special districts, and school districts.

Roe moved, Pust seconded, revising language of Chapter 11 (page 11-3) under Implementation Strategies, Land Use, to include language similar to that taken from District 14, Land Use Issues, second bullet point (page 4-29) related to exploring opportunities for providing a future neighborhood park in the western half of the planning district.

Councilmember Roe spoke in support of the motion, opining that everyone recognizes the lack of a park in that area and that such action needed memorializing.

Councilmember Pust concurred, opining that it was an apparent oversight, since it had been discussed at the Steering Committee level and included in strategies.

Roll Call

Ayes: Willmus; Roe; Ihlan; Pust; and Klausing.

Nays: None.

Councilmember Ihlan opined the need to again discuss why it was not appropriate to distribute this draft to surrounding communities; and whether it was more appropriate to substitute the August 27, 2008 plan. Councilmember Ihlan opined that there had not been public review of the draft currently before the City Council, and that the proposed changes had not been reviewed or considered by the public. Councilmember Ihlan further opined that without more public input and consensus, distributing this draft was fundamentally wrong.

Councilmember Pust questioned, and staff confirmed, that this draft was current and available on the City's website; and further noted that this would not be the City Council's or public's last opportunity for input. Councilmember Pust suggested that the reason for distributing the draft Plan was to receive any input from those agencies to allow the City Council to meet the December 15, 2008 schedule for further review. Councilmember Pust encouraged input from those agencies, as well as the public during that review period, with those comments provided to elected officials in order to hold those elected officials accountable to their constituency.

Councilmember Ihlan sought to provide additional information to the public on her perception of what happened following the August 27, 2008 meeting with respect to the "Community Business" designation and HarMar. Councilmember Ihlan alleged that the ideas for changes to the plan at the Steering Committee and Planning Commission level, without public awareness, was prompted by two letters received from Roseville Properties, included as part of the record, and their request to remove the 100,000 square foot designation and removing master plans from the Comprehensive Plan, as amended in the current draft. Councilmember Ihlan further alleged that written comment from Councilmember Pust dated September 4, 2008 and provided to the

Steering Committee at their September 11, 2008 meeting, supported both of those requests of Roseville Properties.

Councilmember Pust requested that staff make copies of her written comments being referenced by Councilmember Ihlan, so that everyone in the room could review them; and that they be made a part of the record.

Councilmember Ihlan further opined that these amendments were being incorporated in support of special interest groups, without public knowledge, and lacking support of resident interests, basically supporting special interests versus public interests.

Councilmember Pust expressed her shock and appall that Councilmember Ihlan was calling her a shill for developers; and asked that those in the public who knew her and her record, consider facts rather than innuendo. Councilmember Pust advised that she had taken the place of Jeanne Kelsey on the Steering Committee when she could no longer serve; and noted that from day one, she had questioned the 100,000 square foot designation and inclusion of master plans in the Comprehensive Plan, and asked that anyone from the public questioning her record, review the minutes and/or video tapes of the Steering Committee meetings. Councilmember Pust advised that the document referred to by Councilmember Ihlan was her analysis of why she thought neither of those should be included in the Comprehensive Plan Update.

Councilmember Pust noted that Ms. Shaffer had previously commented on the 100% agreement of the Steering Committee in not including master plans. Councilmember Pust advised that the City had between 30 and 50 master plans, some of which had been developed 20 years ago, and some more recently, such as the City Center master plan, requiring that a community center be build on the City Campus. Councilmember Pust questioned whether citizens wanted her to support spending their tax dollars on a community center, even though the master plan says it should be located on the City campus. Councilmember Pust asked citizens, as they read the document dated September 4, 2008, that they noted her comment that it didn't make sense to take outdated master plans and include them in a revised Comprehensive Plan; but instead that the City Council should make a commitment to review each and every one of those master plans to determine their viability and accuracy, and that they still reflected the needs and wishes of the community. Councilmember Pust opined that if they were still viable, they be included, but if not, they not be included.

Councilmember Pust noted her further analysis regarding the 100,000 square foot limitation at HarMar, currently with a footprint of 475,000, and her attachment (not included) provided to the Steering Committee, visualizing how large that would be on the HarMar property, and questioning what the rest would be, and if asphalt skyways, neither served the neighborhood or the facility. Councilmember Pust opined that the community wanted HarMar, and that was the action just taken by the City Council.

Councilmember Pust respectfully requested that citizens read her comments, which had been prepared at the request of the consultant to each and every member of the Steering Committee to put their comments in writing, and which task had been completed by everyone of the members of the Committee, with the exception of Councilmember Ihlan. Councilmember Pust opined that

by sharing individual views for public consumption, it allowed for successful team work. Councilmember Pust encouraged citizens to contact her by e-mail or home phone, which she provided at that time, with any questions or comments, after their review of her written comments.

Councilmember Roe noted that neither the draft Plan brought before the public at the August 27, 2008 Open House nor today's draft included any master plans. Councilmember Roe noted that the Steering Committee had made a choice to delay action on that issue, resulting in taking action on outstanding issues, including master plans, at their last meeting on September 11, 2008, in part due to a lack of consensus throughout the process. Councilmember Roe advised that he had proposed language, in writing, to deal with master plans, which he originally submitted and was substantially adopted by the Steering Committee and later ratified by the Planning Commission. Councilmember Roe opined that it was good language, and basically said that a review process to make sure master plans provided specific and current guidance, and if a master plan was still valid that it would be adopted by a super majority of the City Council, as well as any changes to those master plans.

Councilmember Roe cautioned that the master plan and 100,000 square foot requirement not be used to achieve a narrow political issue to not have big box retail in Roseville; and while respecting that position, asked that the Comprehensive Plan represents a guide, and noted that the City Council would have nine months following submission and acceptance of the Plan by the Metropolitan Council to review individual master plans, and to receive community input, and include citizen advisory groups as appropriate or for development of new master plans that make sense to provide genuine guidelines as appropriate.

Councilmember Ihlan reiterated her concern that, without City Council review and consideration of master plans, it had not completed its work and should do so prior to distributing the draft plan. Councilmember Ihlan spoke in opposition to removing master plans from the Comprehensive Plan, allowing for certain decisions to be made on a 3/2 vote. Councilmember Ihlan opined that it was important that the Comprehensive Plan reflected the community's vision; and that it would still be possible to build big box retail at Rosedale and other retail areas.

Mayor Klausing spoke in support of the motion, opining that neighborhoods should come first.

Councilmember Roe noted that, while there were these few contentious issues in the Comprehensive Plan, the public needed to be proud of the process and the end product, opining that it reflected the views of the community, and provided environmental, utility, transportation, and transit issues not previously found and that would take the community into the future. Councilmember Roe publicly opined that the proposed plan be distributed for comment from adjacent jurisdictions; and that the community should be proud of it; and that even with minor disagreements remaining, it would serve the community well.

Roll Call

Ayes: Willmus; Roe; Pust; and Klausing.

Nays: Ihlan.

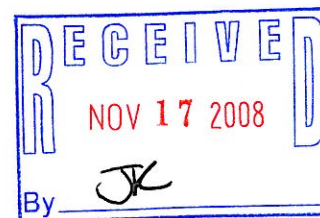
Motion carried.

Mayor Klausing thanked individual members of the Steering Committee, in addition to staff, for the tremendous amount of work and major consensus on the majority of the document.

Councilmember Pust also thanked citizen members of the committee for the amount of time they'd expended in serving the community throughout the process.



October 14, 2008



James Lehnhoff
City of Arden Hills
1245 West Highway 96
Arden Hills, MN 55112

RE: Review of Draft 2030 Comprehensive Plan

Dear Mr. Lehnhoff:

On October 13, 2008, the Roseville City Council authorized the release of the draft 2030 Comprehensive Plan to the affected governmental units for review and comment. Included with this letter is a CD containing our draft plan. Additional information related to our draft plan is located at www.ci.roseville.mn.us/compplan.

By State statute, your organization is allowed up to six months to complete its review of a comprehensive plan updates. The City of Roseville would like to submit its plan to the Metropolitan Council by the December 31, 2008 deadline and, therefore, we are asking that the review be completed by November 14, 2008. To help expedite the process, I would be happy to meet with to you review the plan.

If you have any questions, please do not hesitate to contact me at jamie.radel@ci.roseville.mn.us or (651) 792-7072.

Sincerely,

Jamie Radel
Roseville Community Development Department

Please return this form by November 14, 2008 to Jamie Radel, City of Roseville, 2660 Civic Center Drive, Roseville, MN 55113.

☒ Comprehensive Plan reviewed and there are no comments at this time.
☐ Comprehensive Plan reviewed and comments are attached.
☐ Comprehensive Plan reviewed and comments were sent via _____

Signature of Reviewer

11/14/08
Date



CITY OF ARDEN HILLS

MEMORANDUM

DATE: November 10, 2008

TO: Jamie Radel

FROM: Meagan Beekman, City Planner

SUBJECT: Roseville Comprehensive Plan Review

Arden Hills City Staff reviewed the City of Roseville's 2030 Comprehensive Plan Update and have provided the following comments:

Land Use:

The future land use outlined in the Roseville Comprehensive Plan along the border between Arden Hills and Roseville, specifically in Districts two and three, appear to be in keeping with the future land use goals of Arden Hills as well for this area. The Roseville Future Land Use maps for Districts two and three are consistent with the proposed future land use in the adjacent Arden Hills neighborhoods. Arden Hills appreciates that the Roseville Comprehensive Plan seeks to reinforce existing land use patterns in the areas between the two cities.

The presence of Northwestern College adds additional housing challenges for both communities. Arden Hills would like to continue to work with Roseville and be kept up to date on the future plans and growth of Northwestern College in and around their campus.

Transportation:

The cities of Roseville and Arden Hills should continue to work together to coordinate pathway connections between the two communities, both through dedicated pathways and those adjacent to existing roadways.

Continue to work with the City of Arden Hills on future plans for the Snelling Avenue Corridor, particularly improvements to landscaping and pedestrian connections.

Housing:

The conversion of single-family homes from owner occupied to rental in the area around Northwestern College is a growing concern in Arden Hills, as it is in Roseville as well. The two cities will need to continue working together, with the college, to accommodate this challenge.

Parks, Open Space, and Recreation:

Continue to work with the City of Arden Hills on parks and open space planning that impacts both cities.

Planned pathways along major corridors between the two cities should be planned in cooperation to give Arden Hills the opportunity to do simultaneous improvements and provide cost sharing for both communities.



October 14, 2008

Deb Jones
City of Falcon Heights
2077 W. Larpenteur Ave.
Falcon Heights, MN 55113

RE: Review of Draft 2030 Comprehensive Plan

Dear Ms. Jones:

On October 13, 2008, the Roseville City Council authorized the release of the draft 2030 Comprehensive Plan to the affected governmental units for review and comment. Included with this letter is a CD containing our draft plan. Additional information related to our draft plan is located at www.ci.roseville.mn.us/compplan.

By State statute, your organization is allowed up to six months to complete its review of a comprehensive plan updates. The City of Roseville would like to submit its plan to the Metropolitan Council by the December 31, 2008 deadline and, therefore, we are asking that the review be completed by November 14, 2008. To help expedite the process, I would be happy to meet with to you review the plan.

If you have any questions, please do not hesitate to contact me at jamie.radel@ci.roseville.mn.us or (651) 792-7072.

Sincerely,

Jamie Radel
Roseville Community Development Department

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X Comprehensive Plan reviewed and there are no comments at this time.
_____ Comprehensive Plan reviewed and comments are attached.
_____ Comprehensive Plan reviewed and comments were sent via _____.

Signature of Reviewer

Nov. 21, 2008

Date



October 14, 2008

Heather Butkowski
City of Lauderdale
1891 Walnut St.
Lauderdale, MN 55113

RE: Review of Draft 2030 Comprehensive Plan

Dear Ms. Butkowski:

On October 13, 2008, the Roseville City Council authorized the release of the draft 2030 Comprehensive Plan to the affected governmental units for review and comment. Included with this letter is a CD containing our draft plan. Additional information related to our draft plan is located at www.ci.roseville.mn.us/compplan.

By State statute, your organization is allowed up to six months to complete its review of a comprehensive plan updates. The City of Roseville would like to submit its plan to the Metropolitan Council by the December 31, 2008 deadline and, therefore, we are asking that the review be completed by November 14, 2008. To help expedite the process, I would be happy to meet with you review the plan.

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Sincerely,

Jamie Radel
Roseville Community Development Department

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☐ Comprehensive Plan reviewed and comments are attached.
☐ Comprehensive Plan reviewed and comments were sent via _____.

Signature of Reviewer

11-7-08
Date

Jamie Radel

From: Pat Trudgeon
Sent: Tuesday, November 04, 2008 8:40 AM
To: Jamie Radel
Subject: FW: Little Canada Review of Roseville Comp Plan

Attachments: Roseville 2030 CP Comments.doc

From: Joel Hanson
Sent: Tuesday, November 04, 2008 8:03 AM
To: Pat Trudgeon
Cc: Bill Malinen; (jkeis@aol.com); Barbara Allan; Bill Blesener; John Keis; Michael McGraw; Rick Montour (at work)
Subject: Little Canada Review of Roseville Comp Plan

Pat:

Here is our Planner's review of your comp plan. As he notes in the conclusion, Little Canada would like to dialogue with Roseville on the Rice Street Corridor, the NE Diagonal, the Rice Street Bridge over Highway 36 and its related impacts to other streets in the vicinity, and storm water management as it impacts our border areas.

Otherwise we have no comments regarding your updated comprehensive plan.

Please let me know if you need further documentation.

Joel Hanson
City Administrator
City of Little Canada
(651) 766-4040



Roseville 2030 CP
Comments.doc...



MEMORANDUM

TO: Joel Hanson

FROM: Stephen Grittman

DATE: November 3, 2008

RE: Little Canada – 2030 Roseville Comprehensive Plan

NAC FILE: 758.10 – 08.10

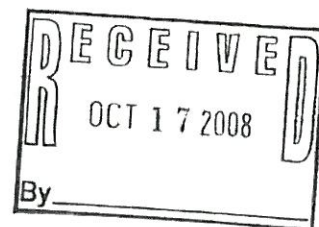
I have reviewed the Roseville Comprehensive Plan to determine whether there are any impacts on Little Canada that may be noteworthy for Little Canada officials to be aware of. Here are my general comments:

- Land Use Plan. The future land use plan, as a general document, tracks the existing land use along its boundary with Little Canada relatively closely, although some of the categories have been redefined somewhat.
- The Comp Plan breaks Roseville into planning districts, which include districts 5, 6, and 16 along their eastern boundary with Little Canada. The Planning Districts provide a short, more detailed commentary in each area.
- For District 5 (the northeast corner of Roseville from County Road C to about Woodlyn Avenue), the Plan notes existing single family residential neighborhoods along Rice Street, along with an area of multiple family residential. The Plan suggests continuation of the current land use pattern, although it notes that the single family neighborhoods may require monitoring due to traffic along Rice Street, and the influence of land uses in Little Canada. Land use planning in Little Canada for this area is almost exclusively commercial and/or mixed use
- For District 6 (the central portion of the community from TH 36 to County Road C), the plan retains the current land use pattern, but expands the land use category for the uses along Rice Street from "Office" and "Business Retail" to a category labeled "Community Business". The "Community Business" category is

defined as local-oriented business activity (as opposed to regional business, such as a mall). The Plan notes that these uses should be oriented toward Rice Street to avoid encroachment into the existing single family residential areas immediately to the west of Rice Street. The Plan further notes that the Rice Street/TH 36 interchange project will have some significant impacts on the area, but it anticipates no change in land use pattern. The Plan adds a comment that suggests more detailed planning will be necessary for this area.

- District 16 is the southeast corner of Roseville, and abuts Little Canada between County Road B and TH 36. Although there are no directly abutting active uses, the Plan does call for increased commercial development and/or redevelopment in the Rice Street corridor south of County Road B. It would be anticipated that this plan would increase the potential for congestion in the 36/Rice Street interchange area, and the text reiterates the need for continued, more detailed study in this area.
- The Transportation section of the Plan shows the expansion of Rice Street from 3 lanes to 5 lanes. It is classified as an “A Minor Reliever” in the Roseville Plan, the lowest sub-class of arterial roadway.
- Rice Street and County Road B shows one of the highest crash rates in the Roseville Transportation Plan.
- The Transportation Plan identifies the generalized need for pedestrian facilities along its major roadways, along with the lack of off-street pedestrian routes along the Roseville side of Rice Street. The Park and Open space chapter suggests sidewalk from County Road B to County Road C, with striped shoulder to the north of County Road C.
- The Plan includes a section on Surface Water Management, and notes in its policies an opportunity to work with other communities to enhance environmental protection opportunities. Given Little Canada’s recent enactment of stronger surface water controls, this may be another area where joint discussions may be worthwhile, since much of the eastern area of Roseville can impact Little Canada’s water resources.

In summary, there do not appear to be any major shifts in Roseville’s plans for the areas affecting Little Canada. It may be appropriate in a comment letter to re-emphasize Little Canada’s interest in working with Roseville on Rice Street issues, particularly around the 36/Rice Street interchange, and stormwater management objectives, as noted above.



October 14, 2008

Tom Ekstrand
City of Maplewood
1830 County Road B E.
Maplewood, MN 55109

RE: Review of Draft 2030 Comprehensive Plan

Dear Mr. Ekstrand:

On October 13, 2008, the Roseville City Council authorized the release of the draft 2030 Comprehensive Plan to the affected governmental units for review and comment. Included with this letter is a CD containing our draft plan. Additional information related to our draft plan is located at www.ci.roseville.mn.us/compplan.

By State statute, your organization is allowed up to six months to complete its review of a comprehensive plan updates. The City of Roseville would like to submit its plan to the Metropolitan Council by the December 31, 2008 deadline and, therefore, we are asking that the review be completed by November 14, 2008. To help expedite the process, I would be happy to meet with you review the plan.

If you have any questions, please do not hesitate to contact me at jamie.radel@ci.roseville.mn.us or (651) 792-7072.

Sincerely,

Jamie Radel
Roseville Community Development Department

Please return this form by November 14, 2008 to Jamie Radel, City of Roseville, 2660 Civic Center Drive, Roseville, MN 55113.

☒ Comprehensive Plan reviewed and there are no comments at this time.
☐ Comprehensive Plan reviewed and comments are attached.
☐ Comprehensive Plan reviewed and comments were sent via _____

Signature of Reviewer

11/14/08
Date



December 16, 2008

**Community Planning &
Economic Development**

Planning Division
250 South 4th Street -- Suite 110
Minneapolis, MN 55415
612-673-2597 Fax: 612-673-2728

Ms. Jamie Radel
Community Development
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

Dear Ms. Radel,

The City of Minneapolis appreciates the opportunity to review and comment on the draft comprehensive plan for the City of Roseville. We appreciate the time and efforts invested in developing this document and commend our neighbor for the good work the plan represents. While our cities share a small boundary, other aspects of comprehensive planning tie us together in larger ways.

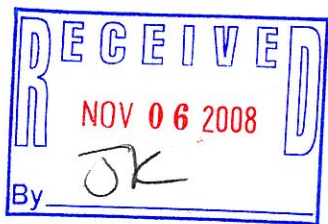
First, in terms of transportation planning we note your comments on Highway 280 and congestion and safety issues along this corridor. As the city envisions changing nearby land uses from industrial to business park, has there been discussion of changes to these land uses in terms of concurrency and levels of service? How will changes in land use affect the capacity of 280?

Second, we note that the sewer plan does not indicate a timetable for achieving the city's inflow and infiltration goals. This is a topic of great interest to our city, and would appreciate learning from you how Metropolitan Council Environmental Services responds to the content in your plan. Will you be able to implement and complete the tasks in the plan by 2012?

Congratulations to the City of Roseville on its update process.

Sincerely,


Karin R. Berkholtz
Community Planning Supervisor
CPED, Planning



October 14, 2008

Grant Fernelius
City of New Brighton
803 Old Hwy 8 NW
New Brighton, MN 55112

RE: Review of Draft 2030 Comprehensive Plan

Dear Mr. Fernelius:

On October 13, 2008, the Roseville City Council authorized the release of the draft 2030 Comprehensive Plan to the affected governmental units for review and comment. Included with this letter is a CD containing our draft plan. Additional information related to our draft plan is located at www.ci.roseville.mn.us/compplan.

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If you have any questions, please do not hesitate to contact me at jamic.radel@ci.roseville.mn.us or (651) 792-7072.

Sincerely,

Jamie Radel
Roseville Community Development Department

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☒ Comprehensive Plan reviewed and there are no comments at this time.
☐ Comprehensive Plan reviewed and comments are attached.
☐ Comprehensive Plan reviewed and comments were sent via _____.

Signature of Reviewer

10/3/08
Date



October 14, 2008

Kathleen Nordine
City of Shoreview
4600 Victoria St. N.
Shoreview, MN 55126

RE: Review of Draft 2030 Comprehensive Plan

Dear Ms. Nordine:

On October 13, 2008, the Roseville City Council authorized the release of the draft 2030 Comprehensive Plan to the affected governmental units for review and comment. Included with this letter is a CD containing our draft plan. Additional information related to our draft plan is located at www.ci.roseville.mn.us/compplan.

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Sincerely,

Jamie Radel
Roseville Community Development Department

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☒

Comprehensive Plan reviewed and there are no comments at this time.
Comprehensive Plan reviewed and comments are attached.
Comprehensive Plan reviewed and comments were sent via EMAIL

KATH NORDINE - SHOREVIEW
Signature of Reviewer

11-14-08
Date

Roseville Comprehensive Plan

Economic Development, Chapter 7

- Rice St corridor is identified as an ‘Opportunity Area’ along the entire length of the road within Roseville, including to the south limits of Shoreview. If and when Roseville undertakes further study of the corridor, Shoreview requests notification early in the study process.

Transportation, Chapter 5

- Victoria Street (CSAH 52) has been identified in Shoreview’s updated Comprehensive Plan as being a significant issue as far as substandard geometrics and alignment. Roseville and Shoreview should work with Ramsey County to program improvements that enhance the roadway corridor for all modes of transportation, including its potential for off-street trail extension.



October 14, 2008

Kim Moore-Sykes
City of St. Anthony
3301 Silver Lake Road
St. Anthony, MN 55418

RE: Review of Draft 2030 Comprehensive Plan

Dear Ms. Moore-Sykes:

On October 13, 2008, the Roseville City Council authorized the release of the draft 2030 Comprehensive Plan to the affected governmental units for review and comment. Included with this letter is a CD containing our draft plan. Additional information related to our draft plan is located at www.ci.roseville.mn.us/compplan.

By State statute, your organization is allowed up to six months to complete its review of a comprehensive plan updates. The City of Roseville would like to submit its plan to the Metropolitan Council by the December 31, 2008 deadline and, therefore, we are asking that the review be completed by November 14, 2008. To help expedite the process, I would be happy to meet with you review the plan.

If you have any questions, please do not hesitate to contact me at jamie.radel@ci.roseville.mn.us or (651) 792-7072.

Sincerely,

Jamie Radel
Roseville Community Development Department

Please return this form by November 14, 2008 to Jamie Radel, City of Roseville, 2660 Civic Center Drive, Roseville, MN 55113.

☒
☐
☐

Comprehensive Plan reviewed and there are no comments at this time.
Comprehensive Plan reviewed and comments are attached.
Comprehensive Plan reviewed and comments were sent via _____


Signature of Reviewer

Oct. 29, 2008
Date

Jamie Radel

From: Emily Goodman [Emily.Goodman@ci.stpaul.mn.us]
Sent: Friday, December 05, 2008 10:06 AM
To: Jamie Radel
Subject: Saint Paul comments on Roseville comp plan

Jamie,

Staff comments are below and organized by section. Please let me know if there is anything further you need us to do.

Housing and Neighborhoods

Housing and Neighborhoods (pp. 6-1 - 6-12) "The availability of a variety of housing types, styles, and price ranges, which allows residents to move through the life-cycle housing chain..." (p. 6-1). Important to also mention mix of tenure or mix of ownership/rental housing

Policy 1.5. - Add to the list of potential partners adjacent municipal governments and HRAs (One example being Saint Paul's Department of Planning & Economic Development and its Housing and Redevelopment Authority)

Policies 3.4 and 3.5 seem either partially or entirely inconsistent. The first says residents should be "heavily involved" in neighborhood/area planning, while the second one says that the City should merely "consider" the involvement of residents in planning district/area plans.

P. 6-11 says that the Roseville HRA does not have an affordable housing implementation strategy. However, based on the fact that the City is very behind on its affordable housing goals from 1996-2011 (it still needs 346 owner-occupied units and 196 rental units), in addition to its additional allocation for 2011-2020 of 201 affordable units, it is very important for the City to adopt an explicit affordable housing production strategy very soon. Based on projected growth of 1,902 new households between 2000 and 2030 the total affordable housing required to be produced under past/current and future goals, 39% of all new housing production citywide should be planned and financed as affordable ((346+196+201)/1,902).

Transportation

Generally very excellent section. One small note, the bus fares listed on page 5-23 are out of date already.

Thanks,
Emily

Emily Goodman
Planning Aide
Department of Planning and Economic Development
25 West 4th Street #1400
Tel - 651.266.6551
Fax - 651.228.3220
emily.goodman@ci.stpaul.mn.us
Saint Paul - The Most Livable City in America



November 12, 2008

~~October 14, 2008~~

~~Janet Guthrie
Ramsey County
15 W. Kellogg Blvd. Room 250
St. Paul, MN 55102~~

Jamie



RE: Review of Draft 2030 Comprehensive Plan

Dear Ms. Guthrie:

On October 13, 2008, the Roseville City Council authorized the release of the draft 2030 Comprehensive Plan to the affected governmental units for review and comment. Included with this letter is a CD containing our draft plan. Additional information related to our draft plan is located at www.ci.roseville.mn.us/compplan.

By State statute, your organization is allowed up to six months to complete its review of a comprehensive plan updates. The City of Roseville would like to submit its plan to the Metropolitan Council by the December 31, 2008 deadline and, therefore, we are asking that the review be completed by November 14, 2008. To help expedite the process, I would be happy to meet with to you review the plan.

If you have any questions, please do not hesitate to contact me at jamie.radel@ci.roseville.mn.us or (651) 792-7072.

Sincerely,

Jamie Radel

Jamie Radel
Roseville Community Development Department

Please return this form by November 14, 2008 to Jamie Radel, City of Roseville, 2660 Civic Center Drive, Roseville, MN 55113.

☒
☒
☐

Comprehensive Plan reviewed and there are no comments at this time.

Comprehensive Plan reviewed and comments are attached. **AND**

Comprehensive Plan reviewed and comments were sent via *email*

Janet M. Guthrie
Signature of Reviewer

11/12/08
Date



Working with You To Enhance
Our Quality of Life

Office of the County Manager
Pat O'Connor, Interim County Manager

250 Court House
15 West Kellogg Boulevard
St. Paul, MN 55102

Tel: 651-266-8000
Fax: 651-266-8039
e-mail: pat.oconnor@co.ramsey.mn.us

Memorandum

Date: November 12, 2008

To: Jamie Radel, Roseville Community Development Department

From: Janet Guthrie, Senior Policy Analyst

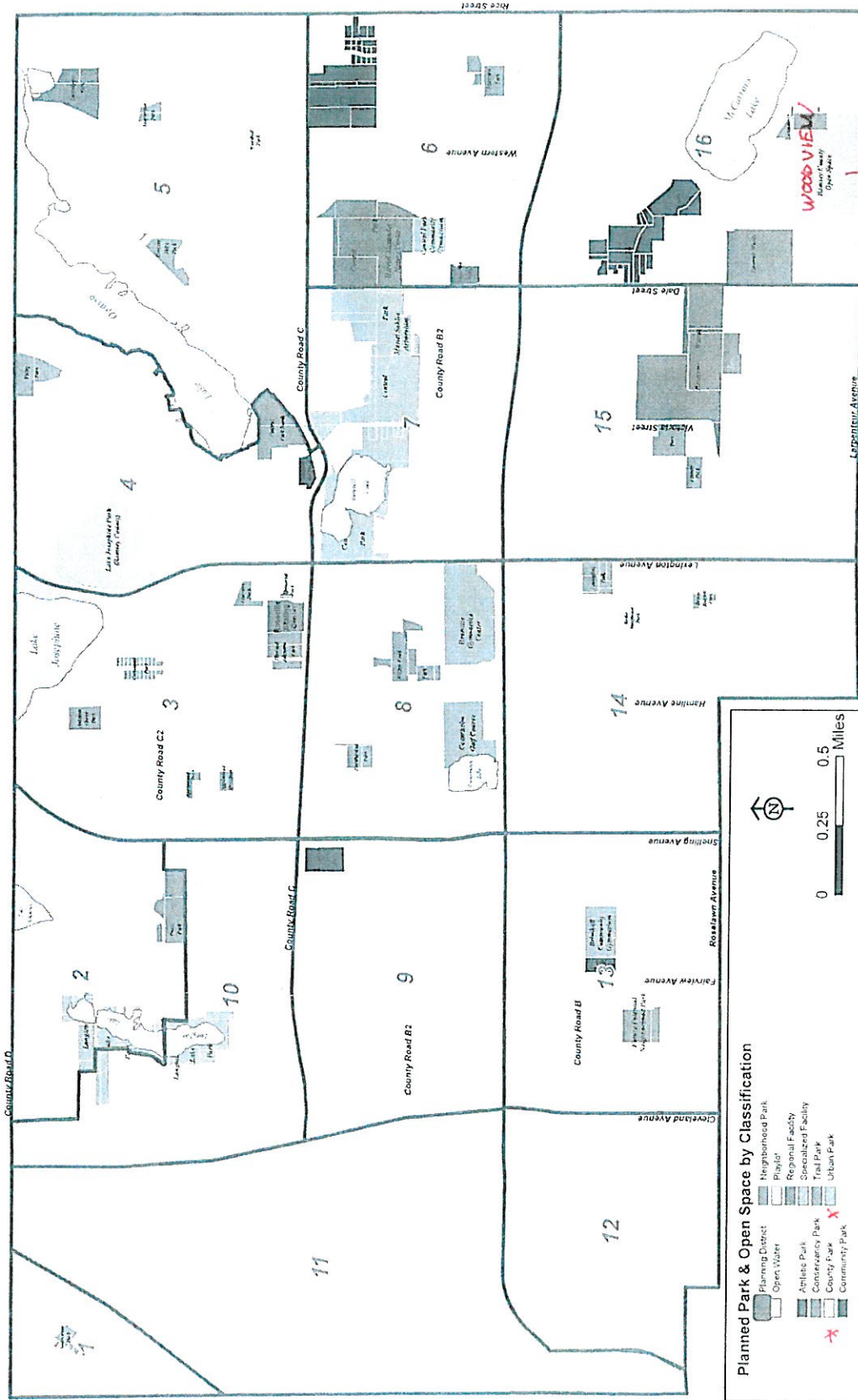
Re: Draft 2008 Comprehensive Plan for City of Roseville

Thank you for the opportunity to review and comment on the City of Roseville's 2030 Comprehensive Plan. The following are comments from Ramsey County staff in its review of Roseville's Comprehensive Plan.

- General comment: The plan addresses a variety of environmental/"green"/sustainable goals/policies and issues in numerous places, and includes a section on contaminated soils and recycling. The references to Ramsey County yard waste and household hazardous waste sites appear to be accurate.
- Page 8-5 – Text should indicate the Ramsey County Lake Management Program conducts annual water quality sampling and provides data for several lakes identified as Priority Lakes within the plan, including Bennett, Josephine, Owasso, and McCarrons.
- Page 8-5 – Text indicates the "*Capital* (sic) (correct spelling is Capitol) *Region Watershed District (CRWD) serves as the Local Governmental Unit (LGU) for the Wetland Conservation Act (WCA) for those parts of Roseville within this watershed district.*" Our staff checked with a staff person at CRWD and they are not the LGU for WCA for any city.
- Page 9-4 – Text indicates "*Ramsey County is exploring alternate uses for its land located north of Larpenteur between Dale and Rice Streets, which is currently used for a detention facility and open space uses*". This area includes Woodview Marsh which is a restored wetland about 40 acres in size with a conservation easement that restricts any changes in use. Also, the Kent Street storage facility, which is operated by County Public Works, is located along this section of Larpenteur. Staff is not aware of any alternate used proposed by the County for the Kent Street facility.
- Page 9-4 – On Figure 9.1, remove "Beach" from the legend, as the beach is only one element of the park. Please add "Woodview" to Ramsey County Open Space in the lower right corner, as indicated in the attachment.
- Page 9-7 – On Figure 9.2, the colors for "County Park" and "Urban Park" are difficult to distinguish. Please add "Woodview" to Ramsey County Open Space as indicated in the attachment.
- Page 9-9 – In the narrative number 3, it is unclear about what County lands are being referenced. If it is referring to the "Woodview Protection Open Space Site", this paragraph should read something like, "*The Ramsey County Open Space property located north of Larpenteur, between Dale and Rice Streets, is currently used for storm water, detention facility and off-leash dog area.*"
- Page 9-9 – Figure 9.4 – it is uncertain where this information is from or what is trying to be conveyed (see attached page for asterisk on legend).
- A non-substantive comment: the goals and policies sections are difficult to read due to the lack of indentation and the use of bold formatting on the goals does not show up well.

If you have any questions about these comments, please feel free to contact me at (651) 266-8021 or at janet.guthrie@co.ramsey.mn.us. Thank you, Jamie.

See attachment – Figures 9.1, 9.2, and 9.4



Planned Parks and Open Space by Classification
Figure 9.2

ADD "WOODVIEW"

COLORS FOR "COUNTY PARK" &
"URBAN PARK" HARD TO DISTINGUISH

2. Roseville has a history of exploring the community's needs, interests, and ideas for a future community center facility, including the City Center Master Plan. The IR2025 report established a specific strategy focused on the exploration of a future community center. Additional investigations are required to evaluate location options, facility components, and development feasibility.

3. Ramsey County is exploring alternative uses for its land located north of Larpenteur between Dale and Rice Streets, which is currently used for a detention facility and open space uses.

4. A number of undeveloped open space properties still exist within the community that are owned by a single property owner. These properties could provide valuable opportunities to preserve natural open spaces and create connections within the parks and recreation system in the future.

5. The Northeast Diagonal transit corridor may provide future opportunities for enhancing the community's parks and recreation system. These enhancements could include construction of a recreational trail in the corridor to provide improved connections within the community as well as more direct access to the nearby recreational facilities in Minneapolis, particularly the Grand Round system.

It is anticipated that these issues will be explored as part of the process of updating the Park and Recreation System Plan.

*3 UNCLEAN WHAT COUNTY LANDS ARE BEING REFERENCED, IF THEY ARE REFERRING TO THE "WOODVIEW PROTECTION OPEN SPACE SITE" THIS PARAGRAPH SHOULD READ SOMETHING LIKE:
THE RAMSEY COUNTY OPEN SPACE PROPERTY LOCATED NORTH

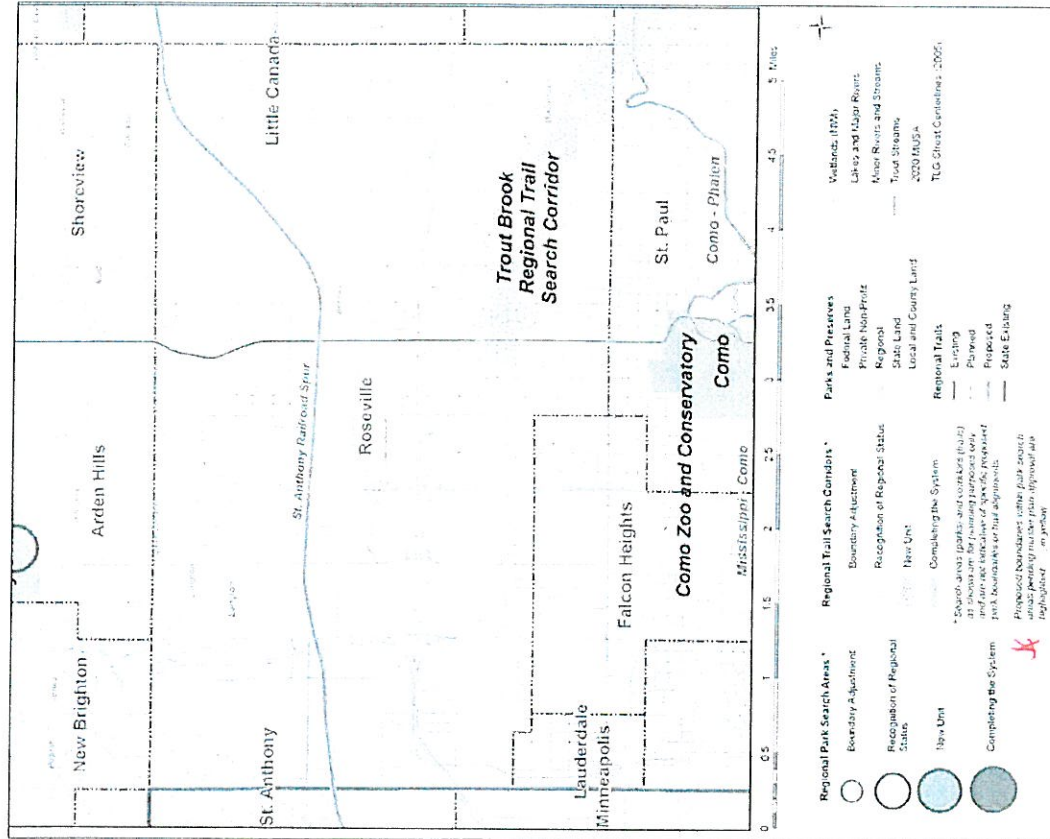
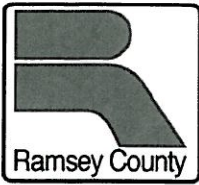


FIG. 9.4
NOT SURE WHERE THIS IS FROM OR WHAT IS TRYING TO BE CONVEYED.



Working with You to Enhance
Our Quality of Life

Office of the County Manager
Julie Kleinschmidt, County Manager

250 Court House
15 West Kellogg Boulevard
St. Paul, MN 55102

Tel: 651-266-8000
Fax: 651-266-8039
e-mail: julie.kleinschmidt@co.ramsey.mn.us

January 14, 2009

Jamie Radel
Roseville City Community Development
2660 Civic Center Drive
Roseville, MN 55113

Dear Ms. Radel,

Ramsey County reviewed the City of Roseville's Comprehensive Plan draft and provided comments to the City in a letter dated November 12, 2008. The Ramsey County Public Works department has additional comments on the City's Comprehensive Plan draft with regard to the transportation section, as a supplement to Ramsey County's earlier response. Although these comments are being submitted after your requested deadline, it is our hope that the City would still benefit from them.

- **Goals, Page 5-2: Goal 1** states the need for cooperation and collaboration to plan for the development, preservation, and enhancement of the transportation system. **Goal 2** expresses the need for sustainability and the need to limit expansion of roadways. Ramsey County looks forward to continued cooperation with the City as projects are identified and developed. Because the City and County are quite fully developed, the implementation of Travel Demand Management (TDM) and Travel System Management (TSM) projects will be crucial to preserving the safety and efficiency of the transportation system during the course of plan's timeline.
- **Sustainable Transportation, Pages 5-3 and 5-4:** The practices described in this section will be crucial to maintaining a working system of roads. Item 3 in this section, Appropriate Roadway Design could add a measure that sustainability involves designs that do not preclude later adoption of new technologies. Item 4 in this section is often overlooked: the recycling of construction materials, such as bituminous and concrete surfacing, is required on Ramsey county projects and is a key element of sustainable maintenance and construction practice, as well as being fiscally responsible.
- **Non-Motorized Transportation, Pages 5-19-21:** The accommodation of non-motorized travel is an important safety element and Ramsey County looks forward to

Excellence • Respect • Diversity

working with the City to incorporate accommodations to non-motorized travel into projects as they develop and to remove impediments to non-motorized travel on existing facilities.

- **Twin Lakes Redevelopment, Page 5-27:** Ramsey County will work with the City to implement the traffic mitigation measures identified in the Twin Lakes Business Park AUAR as the redevelopment is accomplished.
- **Trunk Highway 36, Page 5-27:** Ramsey County concurs with the City's position that access to Trunk Highway 36 from Hamline Avenue (CSAH 50) should be preserved to alleviate additional pressures on the adjacent interchanges of Snelling Avenue (TH 51) and Lexington Avenue (CSAH 51).
- **Future Transportation System, Pages 5-29 to 5-41:** The traffic analyses contained in this section appear sound, and consistent with County, State, and Met Council modeling. The plan's recognition that expanding roadways to meet demand is not sustainable, and its identification of Travel Demand management (TDM) and development of Transit Oriented Development (TOD) to preserve our citizens' mobility is commendable. Ramsey County is committed to working with the City to manage traffic on the County system and with the City and State to upgrade the Trunk Highway 36 interchanges with Rice Street (CSAH 49) and Lexington Avenue (CSAH 51) and to incorporate transit improvements into the road system.
- **Non-Motorized Travel, Pages 5-38 and 5-41:** Ramsey County Public Works is working with Active Living Ramsey County! to develop standards for the safe accommodation of non-motorized travel along the County road system.

Thank you for accepting these additional comments. If you have any questions, please feel free to contact me at janet.guthrie@co.ramsey.mn.us or (651) 266-8021.

Sincerely,

Janet M. Guthrie
Senior Policy Analyst

cc: Connie Catlin, Director, Policy Analysis and Planning
Ken Haider, Director, Public Works

Please return this form by November 14, 2008 to Jamie Radel, City of Roseville, 2660 Civic Center Drive, Roseville, MN 55113.

☒ Comprehensive Plan reviewed and there are no comments at this time.
☐ Comprehensive Plan reviewed and comments are attached.
☐ Comprehensive Plan reviewed and comments were sent via _____

John Ward
Signature of Reviewer

10-29-08

Date

Mounds View Sch. District



2660 Civic Center Drive ♦ Roseville, Minnesota 55113
651-792-ROSE ♦ TDD 651-792-7399 ♦ www.ci.roseville.mn.us
Recycled paper - 30% post-consumer content

Jamie Radel

From: VANDERWALL, JAN [JAN.VANDERWALL@isd623.org]
Sent: Wednesday, November 19, 2008 10:46 AM
To: Jamie Radel
Cc: THEIN, JOHN; ZAKARAS, MERRIE
Subject: RE: comp plan review

Jamie

I am a member of the PWET commission. I reviewed it as it was going through our commission, and made several comments at that time.

I am sorry not to have responded sooner to your requests; but I will provide you some comments regarding the plan below..

I hope these few comments that may be useful to you.

The strong partnership of our district and our major city is a major asset for our school students. Your work to improve the general health of our residents, through exercise, safer roadways and a capable infrastructure, supports our schools as well as our students.

Our schools support the expansion of the city pathway network, especially in those areas that allow our students to walk to school safely – highest priority is the County Road B2 pathway between Lexington and Rice Street, a pathway that would serve several schools in our community.

Our teachers and students also appreciate and use the educational resources of the Harriet Alexander Nature Center and other parks extensively. As a district we are also very interested in environmental issues and support the city agencies as they try to improve our environmental profile.

Our city/school district partnerships for the Gymnasiums and at the Ice Arena where our Hockey teams play their home games are all important to both of our organizations. Sports are a great community spirit boost for our residents, and the school district is very appreciative of the City's cooperative approach on our athletic facilities.

We appreciate the opportunity to participate in the comp plan process.

Thank you.

Jan Vanderwall
651-635-1609

From: Jamie Radel [mailto:jamie.radel@ci.roseville.mn.us]
Sent: Wednesday, November 19, 2008 10:01 AM
To: VANDERWALL, JAN
Subject: comp plan review

Jan-

I spoke with Nancy Zakarias in John Thein's office and she said that she forwarded the request to review our Comprehensive Plan on to you. Have you had a chance to look over our plan? If you have any questions, please do not hesitate to contact me. We would like to be able to bring the plan through the adoption process for submission to Metro Council as soon as possible and cannot do that without comments from the affected jurisdictions.

I hope all is well.

11/19/2008

The logo features a light blue map of the Capitol Region Watershed District, showing the outlines of Minnesota and Wisconsin with a river flowing through them. The text "Capitol Region Watershed District" is written in a large, blue, serif font to the right of the map.

Capitol Region Watershed District

Energy Park Plaza, 1410 Energy Park Dr., Suite 4 St. Paul, MN 55108
Phone: (651) 644-8888 Fax: (651) 644-8894 www.capitolregionwd.org

November 19, 2008

Jamie Radel
Community Development Department
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

RE: City of Roseville Comprehensive Plan

Dear Ms. Radel:

We have received a copy of the draft City of Roseville Comprehensive Plan, dated October 14, 2008. Staff and the Managers have reviewed Chapter 8 of the Plan on Environmental Protection and find it to be consistent with the Capitol Region Watershed District's (CRWD) 2000 Watershed Management Plan. The District offers the following comments regarding Chapter 8 of the Comprehensive Plan:

1. **Issue**

The chapter identifies clear goals and policies, but does not include specific activities to achieve these goals in the Implementation Section.

CRWD Recommendation

Reference specific ordinances that help achieve the identified goals or reference a more detailed implementation plans such as the City Local Water Plan.

2. **Issue**

Page 8-5 states that CRWD is the Local Government Unit (LGU) in charge of administering the Wetland Conservation Act (WCA) in a portion of Roseville. While CRWD does have rules regulating wetlands, it is not the LGU for WCA in any portion of the District.

CRWD Recommendation

Clarify that Roseville is the LGU for the portion of the City within CRWD boundaries. If it is the City's intention to transfer LGU status to CRWD, include such a statement.

3. **Issue**

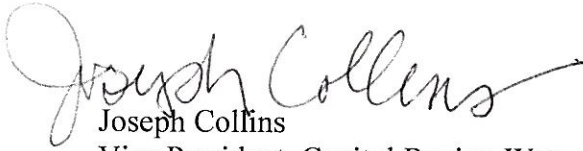
The chapter does not identify the City's role in creating and/or implementing Total Maximum Daily Load (TMDL) studies for impaired waters within the City.

CRWD Recommendation

Include discussion on TMDLs as part of a potential strategy to achieve stormwater quality improvement goals.

Thank you for the opportunity to comment on the Plan. We look forward to working cooperatively with the City in future efforts towards water quality improvement.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Collins". The signature is written in dark ink and is positioned above the printed name and title.

Joseph Collins
Vice President, Capitol Region Watershed District

cc: Judy Sventek, Metropolitan Council Environmental Services
Melissa Lewis, Board of Water and Soil Resources
Deb Bloom, City of Rosville



RICE CREEK WATERSHED DISTRICT

4325 Pheasant Ridge Dr. NE #611 • Blaine, MN 55449-4539

Phone: 763-398-3070 • Fax: 763-398-3088

www.ricecreek.org

November 26, 2008

Jamie Radel
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

RE: Roseville 2030 Comprehensive Plan

Dear Jamie Radel,

The Rice Creek Watershed District (RCWD) has reviewed the City of Roseville 2030 Comprehensive Plan, dated October 14, 2008. The Plan is very comprehensive and includes extensive references to sustainability throughout the chapters. The Plan also includes a Chapter on environmental protection. The Comprehensive Plan is consistent with the Roseville Comprehensive Surface Water Management Plan as it currently exists; however, it has not yet been approved by the RCWD. The RCWD offers these comments as relate to the 2030 Comprehensive Plan:

1. The Plan could include additional information (Chapter 8 goals & policies and implementation) on the impaired waters listed as part of the Clean Water Act, section 303(d), within the City. Lake Josephine is listed as impaired for aquatic recreation as a result of excess nutrients and Little Johanna is impaired by mercury. A map could be added that shows the location of these resources.
2. Policy 4.2 of Chapter 8 could include reference to the recently adopted RCWD Rules found at www.ricecreek.org/permits.

The RCWD appreciates the opportunity to comment on the City's Comprehensive Plan and looks forward to collaboration in the future. Please contact me with questions at (651) 770-8448 or nlefevre@eorinc.com.

Sincerely,

Nancy-Jeanne LeFevre
Emmons & Olivier Resources, Inc.

c: Doug Thomas, RCWD
Jennifer Olson, EOR



Minnesota Department of Transportation

Metropolitan District

Waters Edge
1500 West County Road B-2
Roseville, MN 55113-3174

December 31, 2008

Thomas Paschke, City Planner
City of Roseville
2660 Civic Center Dr
Roseville, MN 55113

SUBJECT: Roseville 2030 Comprehensive Plan, Mn/DOT Review # CPA08-054
Roseville/Ramsey County
Mn/DOT Control Section # 6212

Dear Mr. Paschke:

Thank you for the opportunity to review the draft 2030 City of Roseville Comprehensive Plan. Mn/DOT's staff has reviewed the document and has the following comments:

Mn/DOT is encouraged by the plan's attention to Access Management and its correlation between safe and efficient roadways. The plan has also done an excellent job of analyzing future roadway deficiencies along with the potential roadway and transit improvements, needed to mitigate future congestion.

Mn/DOT looks forward to continuing the work with the City of Roseville to insure consistency between the City of Roseville's Comprehensive Plan and the Mn/DOT 2030 TSP which is currently under development.

If you have any questions concerning this review, please feel free to contact me at (651) 234-7792.

Sincerely,

Jon P. Solberg
Senior Planner

A handwritten signature in black ink, reading "Jon P. Solberg", with a long, sweeping horizontal line extending to the right.

Copy via Groupwise:

Tod Sherman
Marc Goess
Wayne Lemaniak
Ann Braden / Metropolitan Council

File Copy:

Mn/DOT Division File CS 6212
Mn/DOT LGL File Roseville

Summary of Comprehensive Plan Comments

Jurisdiction	Suggested Changes to Comprehensive Plan	Has it been addressed?	Item Requiring Follow Up or Coordination
Cities			
Arden Hills	No suggested changes to draft Plan		▪ Pathway coordination ▪ Snelling Avenue corridor coordination ▪ Rental housing issues ▪ Joint park and recreation planning
Falcon Heights	No suggested changes to draft Plan		
Lauderdale	No suggested changes to draft Plan		
Little Canada	No suggested changes to draft Plan		▪ Rice Street Corridor and bridge ▪ Northeast Diagonal
Maplewood	No suggested changes to draft Plan		
Minneapolis	No suggested changes to draft Plan		▪ Issues around land use and Hwy 280 ▪ Inflow and infiltration
New Brighton	No suggested changes to draft Plan		
Shoreview	No suggested changes to draft Plan		▪ Rice Street Corridor coordination ▪ Victoria Street roadway issues
St. Anthony	No suggested changes to draft Plan		
St. Paul	Chapter 5: Page 5-23 bus fares out of date Chapter 6: ▪ Page 6-1 – Important to mention mix of tenure or mix of ownership/rental housing ▪ Policy 1.5: Add other neighboring jurisdictions to potential partners ▪ Policies 3.4 & 3.5: Noted perceived inconsistency	Updated Page 5-23 Felt that this was addressed Integrated on Page 6-2 Did not feel the policies were inconsistent	

Jurisdiction	Suggested Changes to Comprehensive Plan	Has it been addressed?	Item Requiring Follow Up or Coordination
County			
Ramsey	- Page 8-5 – Text should indicate the Ramsey County Lake Management Program conducts annual water quality sampling and provides data for several lakes identified as Priority Lakes within the plan, including Bennett, Josephine, Owasso, and McCarrons. - Page 8-5 – Capitol Region Watershed District is not the LGU for the WCA. - Page 9-4 – Clarify the parcel in which the County is exploring an alternative use. - Page 9-4 – On Figure 9.1, remove “Beach” from the legend and add “Woodview” to Ramsey County Open Space. - Page 9-7 – On Figure 9.2, clarify symbology for “County Park” and “Urban Park” are difficult to distinguish add “Woodview” to Ramsey County Open Space. - Page 9-9 – In the narrative number 3, it is unclear about what County lands are being referenced. - Figure 9.4 – Clarify purpose of figure.	Integrated on Page 8-5 Integrated Page 8-8 Statement struck Integrated Page 9-4 Integrated Page 9-7 Statement Struck Improvement in narrative Page 9-8	
School Districts			
Moundsview	No suggested changes to draft Plan		
Roseville Area	No suggested changes to draft Plan		
Watershed Districts			
Capitol Region	Comments on Chapter 8: Chapter does not include specific activities to achieve goals in the Implementation Section. Suggest that City reference specific ordinances that help to achieve goals or reference a more detailed implementation plan, such	Did not integrate recommendation	

	as City Local Water Plan. ▪ Clarify on page 8-5 that Roseville is RGU under the Wetland Conservation Act, not CRWD ▪ Does not identify the City's role in creating and/or implementing Total Maximum Daily Load studies for impaired waters within the City. Suggest inclusion on discussion on TMDLs as part of potential strategy to achieve stormwater quality improvement goals.	Integrated on Page 8-5 Integrated on Page 8-3	
Grass Lake			
Rice Creek	▪ Could include additional information on impaired waters—Lake Josephine is listed as impaired for aquatic recreation and Johanna is impaired by mercury. Suggest adding a map referencing. ▪ Policy 4.2 of Chapter 8 could include a reference to the recently adopted RCWD Rule.	Integrated on Page 8-3 Did not integrate recommendation	



November 21, 2008

Jamie Radel, Community Development
City of Roseville
2660 Civic Center Drive
Roseville MN 55113

RE: Informal Review of the Roseville 2030 Comprehensive Plan Update

Dear Ms. Radel:

Metropolitan Council staff informally reviewed the October 16, 2008 draft of the City of Roseville Comprehensive Plan (Update). In the informal review, staff focused on whether the Update appeared to be complete and identified any major system issues or policy conflicts. Staff offers the following informal review comments. If you have questions about the staff comments, please contact the individual reviewers as identified.

The informal review process found the following sections **complete for review** and did not identify any system issues or policy conflicts: Aggregate Resources, Historic Preservation, ISTS, Parks, and Solar Access Protection.

Aggregate Resources (Jim Larsen, 651-602-1159)

The Update is complete for review of aggregate resource protection. The Update appropriately indicates that there are no known deposits of viable aggregate resources within the community, so no further response is necessary.

Historic Preservation (Tori Dupre, 651-602-1621)

The Update is complete for historic resource preservation. The Update (page 6.2) includes Policy 2.8 that identifies and encourages the preservation of historic homes and neighborhoods.

Individual Sewage Treatment Systems (Jim Larsen, 651-602-1159)

The Update is complete for Individual Sewage Treatment Systems (ISTS) element. The submission indicates the community is fully served by a local wastewater collection system that ultimately flows to the MCES system, and that no ISTS remain in operation.

Parks (Jan Youngquist, 651-602-1029)

The Update is complete for regional parks. The Update identifies existing and proposed regional trails. Staff suggests that the Pathway Master Plan Map (Figure 9.3, page 9-8) acknowledge the regional trails either labeled on the map, or noted in the legend. The Update's text needs to include a description of the proposed regional trails.

Solar Access Protection (Tori Dupre, 651-602-1621)

The Update is complete for review of solar access protection, and the Update addresses solar access protection on page 5-12.

The following sections of the Update are considered **incomplete**. The City needs to make the following changes to the Update before submitting it to the Council for formal review.

Aviation (Chauncey Case, 651-602-1724)

The Update is incomplete for Aviation review. The City needs to include current references to MnDOT rules and to Federal Aviation Administration notification. The City can access the MnDOT Aeronautics web page, and check the text included in "Tall Towers." Similarly, the City may find the Local Planning Handbook resource materials regarding aviation and FAA notification at <http://www.metrocouncil.org/planning/LPH/LPHSect4.pdf#page=10>.

Forecasts (Dennis Farmer 651-602-1552)

The Update is incomplete for forecast-related information. The Update includes complete forecasts in the Community Context and Housing and Neighborhoods chapters, sewer-area forecasts in the Utilities chapter, and socioeconomic forecasts in the Transportation chapter.

The Update's Transportation chapter forecasts appear inconsistent with other forecasts in the document. The Update's forecasts need to be consistent throughout, and the total population and employment (Table 5-19) need to match the Council's citywide system statement forecasts, shown in the following table:

	2010	2020	2030
Households	15,500	16,000	16,500
Population	36,000	37,000	38,300
Employment	42,500	44,700	46,100

The Update (Page 3-8) states that Roseville's forecasted average household size is 2.32 persons, representing an increase over the Census 2000 household size of 2.2.

Roseville's forecasted average household size remains constant at approximately 2.2. The higher (2.32) number represents the total forecasted population, divided by the forecasted number of households. However, average household size is typically measured by dividing the population in households (i.e. excluding residents of general quarters) by total households. Assuming that the number of Roseville residents living in general quarters remains constant (about 2,000), Roseville's average household size is roughly 2.2 for 2010, 2020, and 2030.

Housing (Linda Milashius, 651-602-1541)

The Update is incomplete for housing. The Update (page 6-11) addresses the City's affordable housing needs and fulfills the Land Planning Act's affordable housing planning requirements. The Update acknowledges the City's share of the region's affordable housing need, from 2011 to 2020, of 201 units. It also provides the implementation tools and strategies to address that need.

However, the update needs to include a land use table, as noted below, that provides the acres and corresponding density ranges for medium and high density housing development or redevelopment for the 2010-2020 timeframe. This information shows that the City has designated sufficient

developable land (either through vacant land or redevelopment sites) at appropriate densities, to assist in meeting their housing needs number of 201 affordable housing units.

Land Use and Residential Density (Lisa Barajas, 651-602-1895)

The Update is incomplete for land use review. The Update's Land Use chapter needs to include a future land use table that matches the land use categories. The table is available at <http://www.metrocouncil.org/planning/LPH/forms/LandUse5year.doc>. The City may use its own, 2030 future land use categories as described in the text. The City may also tailor the table's staging sections to evaluate any increases in development intensity with any proposed land use changes.

While the Update provides land use descriptions (page 4-6), it needs to include the minimum and maximum densities for the 2030 residential land use categories. It also needs to include the percent of residential use allowed in the Community Mixed Use and Neighborhood Business Use areas, and the residential density range.

Local Surface Water Management (Judy Sventek, 651-602-1156)

The Update is incomplete for local surface water management requirements. Roseville lies within the Grass Lake, Rice Creek and Capitol Region watersheds. Rice Creek Watershed District's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1997. Capitol Region Watershed District's watershed management plan was approved in 2000 and Grass Lake Watershed Management Organization's watershed management plan was approved in 2003. Roseville completed a Comprehensive Surface Water Management Plan (CSWMP) in 2003.

The Update refers to the 2003 CSWMP. Since 2003, the Metropolitan Council updated its Water Resources Management Policy Plan (WRMPP). The WRMPP includes some new requirements for local water management plans which are not covered in the city's 2003 CSWMP. Therefore, the Update's CSWMP needs to include information on the following issues, either in this element, or in a separate letter.

1. CIP - The CSWMP's capital improvement program (CIP) includes 2009. Since the CSWMP states that the City prepares a new CIP every 5 years, the Update needs to include the updated CIP.
2. Wetland Assessment – The CSWMP Policy 5.1, Goal 5, states that the City will work toward developing and maintaining an inventory of wetlands within high priority areas by 2008. The Update needs to include a citywide function and value assessment of all the wetlands to allow categorization of the wetlands into various classes, and allow a rational basis for protecting or utilizing the wetlands for storm water treatment. If this action has not been completed, the City needs to identify when it plans to complete the inventory.
3. Numeric Goals - The CSWMP states that numeric goals for waterbodies will be developed in 2006. The Update needs to include quantifiable and measurable goals for lakes that help the City evaluate whether the goals and objectives are met. The Update needs to indicate when the City intends to complete this action.
4. Impaired Waters - The CWSMP does not include a list of impaired waters either within the City, or a discharge-receiving water body. The Update and revised CSWMP need to identify the City's role in addressing the impaired waters, and provide a specific policy or goal related to nondegradation. The Council's WRMPP requires both of these elements.

5. SWPPP - The 2003 draft CSWMP had an appendix for the Stormwater Pollution Prevention Plan (SWPPP), but the SWPPP was not in the Appendix. The CSWMP needs to include a copy of the City's SWPPP.
6. Update -- The City will need to revise their CSWMP within two years of the date that the watersheds update their watershed management plans. Capitol Region and Rice Creek Watershed Districts are both in the process of updating their watershed management plans.

Plan Implementation (Tori Dupre, 651-602-1621)

The Update is incomplete for review for plan implementation. The Update (11-5) describes the required elements of the implementation plan, including changes to the City's official controls and the City's capital improvement plan. The final Update needs to include the City's CIP.

Transportation (James Andrew, (651-602-1721)

The Update is incomplete for review of transportation.

- Transportation Analysis Zones (TAZ) (Bob Paddock, 651 602-1340)
The Update is incomplete for TAZ. The Update includes both a TAZ Boundary map (*Figure 5-12*) and Forecasts by TAZ table (*Table 5-19*). However, the table needs to include households, and the totals need to match the City's system statement forecasts on page 3-8. The Update's numbers in Table 5-19 reflect the entire TAZ, not the City's portion. For example, the TAZ 972 population for 2030 is 2,164, but Roseville's portion is only 1,346. The remainder is within Falcon Heights which shares TAZ 972.
- Roadway Functional Classification - The Update includes a map (Figure 5-5) and text that accurately describe Roseville's roadways and functions.
- Highways and Roads - The Update's highways and roads section is complete.
- Bicycle and Pedestrian -- The Update's bicycle and pedestrian element is complete. The Update includes a map of existing on and off-road non-motorized routes, references the Pathway Master Plan and includes principles to guide that plan.
- Transit -- The Update's transit section is complete. The City needs to address the following:
 1. Indicate that the City is within the Metropolitan Transit Taxing District, and Market Areas II and III.
 2. Indicate that Regional Transit Board (RTB) is now Metropolitan Council.
 3. Remove the statement (section 5-21) noting discussion between the owners of Rosedale Mall and Metro Transit regarding the elimination of the park-and ride facilities at the transit hub.
 4. Note (section 5-23) that bus service in and around Roseville was restructured by Metro Transit in 2001 as part of Sector 2 Restructuring Study.
 5. Clarify that the Northeast Diagonal Transitway (Figure 5-11) is not identified as a transitway in either the current or draft Transportation Policy Plan.

Wastewater (Roger Janzig, 651-602-1119)

The Update is incomplete for review for wastewater resources. The Update needs to address the following:

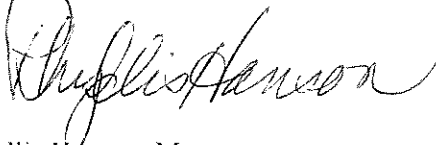
1. Provide a larger sewer map showing the City's existing service area, proposed trunk sewer system through 2030, and ultimate sewer service area.
2. Identify sanitary sewer service areas on figure 10.3, and include a table showing the projected population, households, employment, and flow forecasts by sewer service area and interceptor for the years 2010, 2020, and 2030.

Water Supply (Sara Bertelsen, 651-602-1035)

The Update is incomplete for review of the water supply plan. The Update needs to include the required water supply plan elements, including the completed water supply plan template. The Council's water supply plan requirements, and template, are available at <http://www.metrocouncil.org/planning/LPH/LPHSect5.pdf#page=18>.

In summary, the submitted Update has missing items and may require revision. If you have any questions or need further information, please contact Tori Dupre, Sector Representative, at 651-602-1621.

Sincerely,



Phyllis Hanson, Manager
Local Planning Assistance

CC: Kris Sanda, Metropolitan Council District 10
Tori Dupre, Sector Representative
Cheryl Olsen, Referrals Coordinator

Metropolitan Council Informal Review Follow Up

Missing Required Element	Non-required Suggestions/ Clarifications	Action Taken
	Pathway Master Plan Map (Figure 9.3) [now Figure 9.4] should acknowledge regional trails	Did not take action as this is the Pathway Master Plan used as an illustration.
Description of the proposed regional trails		Text added on Page 9-8
Reference to MnDOT and Federal Aviation Administration notification		See Page 5-26
Inconsistent forecasts in Transportation Chapter		Made consistent. See Page 5-30
	Household size description	Clarified on Page 3-8
Table showing acres and corresponding density of housing		Completed on Page 6-12
Table needs to be added to that corresponds to the Land Use categories		Added Future Land Use Table on Page 4-5; five-year development breakout will be submitted with the Comp Plan.
Include residential land-use densities and percent of residential uses allowed in Future Land-Use categories		When appropriate, residential densities and percent of area were added to categories on Pages 4-7 – 4-10
	Items absent from the Comprehensive Stormwater Management Plan	The City cannot update its plan until the Watershed Districts update theirs. The City will be sending a letter to Met Council describing how it will address the outdated or missing items from its CSWMP as part of that plan's update.
Include the City's Capital Improvement Plan		The City will include this in a final document submitted to the Metropolitan Council.
TAZ projections need to be revised to include only Roseville information		Revision completed on Page 5-30

Larger sewer map		Will include with submission.
Identify sanitary sewer areas on Figure 10-3		Completed on Page 10-3
Table showing projected flows by sewer service area		To be submitted to the Metropolitan Council with the Plan, but not included in the Chapter.
Water Supply Plan		To be submitted to the Metropolitan Council with the Plan, but not included in the Chapter.

Extract of the DRAFT Meeting Minutes of the January 7, 2009 Planning Commission Meeting

b. PROJET FILE 0004

Consideration of the final draft of Roseville's 2030 Comprehensive Plan; the Planning Commission's recommendation will be forwarded to City Council for final action.

Chair Bakeman opened the Public Hearing for Planning File 0004.

Community Development Director Patrick Trudgeon introduced tonight's discussion of the Comprehensive Plan Update, noting that it had been a long process. Mr. Trudgeon assured Commissioners not to let the variation in size of the former Comprehensive Plan compared to the Updated Plan be of concern; noting that the Update was a vital document and all-inclusive, while the former plan had become a mishmash of conflicting purposes and Master Plans.

Economic Development Associate Jamie Radel reviewed the culmination of the year-long planning process; significant participation by the City Council-appointed Steering Committee; review by the City's advisory commissions; two (2) public open houses; various public hearings; and review by neighboring jurisdictions and affected units of government and special districts, as well as a preliminary review of the draft by the Metropolitan Council. Ms. Radel advised that, prior to the City Council releasing the draft Plan on October 13, 2008 to those parties, they had made several modifications, including changing the future land use designation for the Har Mar Mall to Community Business, and adding language to the land use implementation strategies regarding parkland and the need for parkland in Planning District 14.

The staff report dated January 7, 2009, included modifications to the draft by the Planning Commission and the City Council; and subsequent comments received to the draft Plan from the reviewing parties (Attachment E), with staff differentiating those specific to the Plan and those of a broader nature. Ms. Radel, as part of the staff report, included several attachments of those responses, the informal review summary letter from the Metropolitan Council and a draft resolution for the Planning Commission to recommend approval of the Plan, as revised following those comments, to the City Council to continue the process. Ms. Radel noted that all comments of reviewing parties had been received, with the exception of the Grass Lake Watershed District, and that their response was anticipated prior to the City Council meeting of January 26, 2009, when the plan was scheduled to come before them for review and action.

Ms. Radel provided as a bench handout, ***attached hereto and made a part thereof***, a list of those items identified by the Metropolitan Council in their informal review that indicated missing elements, non-required suggestions or clarifications, and staff action taken accordingly, depending on those various components. Ms. Radel advised that, jurisdiction comments not included in the Comprehensive Plan Update had been included in the proposed 2009 Work Plan to be addressed later this evening, and appearing more applicable to integration at that time, rather than in the plan itself. Ms. Radel advised that the majority of the comments had been integrated, stricken, or added, depending on their application. As an example, Ms. Radel referenced suggestions of Capitol Region and Rice Creek Water Shed Districts, and the advice of the City Engineer Debra Bloom that they not be included as specific rules in the City's Comprehensive Plan, as there were three (3) different Watershed Districts within the City's jurisdiction each with different specifications. Ms. Radel advised that Ms. Bloom noted that the City's Stormwater Management Plan addressed those items as specified in comments of the Metropolitan Council, and while those comments were not integrated in the Comprehensive Plan that served as an overall guide, they were referenced in the Plan, or would become appendices or exhibits to the Plan (i.e., Capital Improvement Plan and Stormwater Management Plan).

Mr. Trudgeon concurred with those actions and comments, noting that there were numerous documents outside of the Comprehensive Plan that were referenced by the plan without incorporating them as rules or specifics, since those documents were subject to change by those outside agencies rather than the City, and if integrated would then require the Comprehensive Plan to be updated or become inconsistent with those outside agency documents.

Chair Bakeman addressed goals and implementation strategies following revisions by the Steering Committee, Planning Commission and City Council, specific to the implementation section; with Ms. Radel responding that implementation comments from other agencies were not included, as they were specific to City ordinance and would be addressed at that time, rather than implementing that level of detail in the Comprehensive Plan.

Commissioner Doherty asked if staff had seen that level of detail in the plans submitted for review to the City of Roseville by neighboring cities; with Ms. Radel responding negatively.

Commissioner Wozniak, in reviewing the five (5) page memorandum received with Metropolitan Council comments, questioned if staff had anticipated this level of review detail; and whether the number of comments indicated any lack of attentiveness of the Consultant working on this project with the City.

Mr. Trudgeon advised that the Metropolitan Council reviewed a combination of items in the Plan, including technical, background, and some inapplicable (i.e., airport) from their standard review criteria. Mr. Trudgeon opined that he was not displeased with their comments; and while he would have preferred their letter to say the draft Plan was "perfect," that it would have been unrealistic. Mr. Trudgeon advised that, overall, he was pleased with their response, and that inclusion of tables and other exhibits could now be included as indicated; and opined that the City appeared, from the comments received from the Metropolitan Council, to be on the right track. Mr. Trudgeon advised that the City had hired two (2) outside proofreaders to review the document, in addition to staff, to attempt to provide for consistencies. Mr. Trudgeon further opined that the Commission and City should be proud of the resulting document.

Commissioners thanked staff for their extensive work on this project throughout the process.

Chair Bakeman concurred, opining that the document had come along way from its inception, and was looking very good.

Chair Bakeman closed the Public Hearing at 8:03 p.m., with no one appearing to speak.

MOTION

Member Doherty moved, seconded by Member Bakeman ADOPTION OF RESOLUTION NO. 2009-01 ENTITLED, "A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF THE CITY OF ROSEVILLE 2030 COMPREHENSIVE PLAN;" as presented in the staff report dated January 7, 2009.

Commissioner Doherty opined that staff should all be congratulated for their work and their perseverance.

Ayes: 7

Nays: 0

Motion carried.

**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 Planning Commission of the City of Roseville, County of Ramsey, Minnesota was duly held on the 26th day of January, 2009, at 6:00 p.m.

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

Member ____ introduced the following resolution and moved its adoption:

RESOLUTION NO. XXXXX

**Preliminary Approval of the
City of Roseville 2030 Comprehensive Plan**

WHEREAS, the city of Roseville (the City) is located within the seven-county jurisdiction of the Metropolitan Council.

WHEREAS, the City has initiated a decentennial update of its Comprehensive Plan as required under Minnesota Statute 473.864, Subd. 2.

WHEREAS, the City hired Hoisington Kogler Group Inc. to lead the planning process, appointed a Steering Committee to provide feedback to the consultant, and sought public input into the development of the Plan through focus groups, public open houses, and public hearings.

WHEREAS, on October 13, 2008, the City Council released the draft 2030 Comprehensive Plan (the Plan) to neighboring jurisdictions and affected special districts for their review and comment as is required under Minnesota Statute 473.858, Subd 2.

WHEREAS, the City has received comments from all neighboring jurisdictions and affected special districts and revised the Plan when appropriate.

WHEREAS, on January 7, 2009, the Planning Commission held a public hearing on the draft Plan and unanimously passed a resolution recommending the draft 2030 Comprehensive Plan for adoption by the City Council as required by Section 201.07 of Roseville's City Code.

NOW, THEREFORE, BE IT RESOLVED, the City Council, subsequent to Metropolitan Council review, grants preliminary approval of the 2030 Comprehensive Plan and authorizes submission of the Plan to the Metropolitan Council for its review.

The motion for the adoption of the foregoing resolution was duly seconded by _____, and upon a 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.

1/21/09 Email and
attachment added
to packet

From: Amy Ihlan [amy@briollaw.com]
Sent: Wednesday, January 21, 2009 10:48 AM
To: Bill Malinen
Cc: Margaret Driscoll; *RVCouncil
Subject: An article to add to council packet

Attachments: Stacy Mitchell -- Big, Empty Boxes.pdf

Dear Bill,

Could I please add the attached article: Stacy Mitchell, "Big, Empty Boxes" to the discussion materials for the draft comprehensive plan next Monday?

Thank you!

Amy

Amy J. Ihlan
Briol & Associates, PLLC
3700 IDS Center
80 S. 8th St.
Minneapolis, MN 55402
(612)337-8410
Amy@Briollaw.com

Please visit us on the web at www.briollaw.com

StarTribune.com MINNEAPOLIS - ST. PAUL, MINNESOTA

Stacy Mitchell: Big, empty boxes

By STACY MITCHELL

January 15, 2009

Abandoned big-box stores, dead and dying strip malls and empty storefronts are about to join foreclosed houses as one of the defining features of the American landscape in 2009.

Within a few months, more than one-eighth of the country's retail space will be sitting vacant, according to some estimates. That's about 1.4 billion square feet, or 50 square miles, of empty store space, ringed by roughly 150 square miles of useless parking lot.

It will be tempting to blame the weak economy for all of this wreckage. But the recession has merely been the trigger. This avalanche of vacant retail, much like the mortgage crisis, has been a long time in the making.

Since the early 1990s, the pace of retail development has far outstripped growth in spending. Between 1990 and 2005, the amount of store space in the United States doubled, ballooning from 19 to 38 square feet per person. Meanwhile, real consumer spending rose just 14 percent.

With big chains, like Wal-Mart, Target and Home Depot, leading the way, retail development became, to a large extent, a predatory enterprise. Waves of ever-bigger big-box stores and new shopping centers have succeeded, not by satisfying growing demand, but by cannibalizing sales, first from downtowns and older malls, and then from other recently built shopping centers and big-box stores.

City officials have been largely complicit in this merry-go-round. Many have clung to the idea that building new stores creates jobs and tax revenue, when all most of these projects do is siphon economic activity from other parts of town. By zoning plenty of open land for retail, cities have given developers little incentive to redevelop older shopping centers. Why bother when fresh ground waits a mile up the road?

Long before the financial crisis hit, PricewaterhouseCoopers had deemed the United States vastly "overstored." In a 2003 report, the investment research firm declared that the "most overretailed country in the world hardly needs more shopping outlets of any kind." But few cities heeded that warning. Indeed, even as the economy began to slow in 2007, retail development continued at a furious pace, with more than 140 million square feet of new shopping centers and big-box stores opening.

We now face a painful reckoning. Already, many communities are saddled with dying malls and derelict big-box stores. In Minnesota, abandoned Wal-Mart stores have been

sitting idle in Albert Lea and Owatonna for years, while Brookdale, the mall in Brooklyn Center, is fast approaching 50 percent vacancy.

The situation is likely to get much worse in the coming months as major chains and smaller retailers close tens of thousands of outlets nationwide.

Vacant stores are not only eyesores. These blighted properties can drag down home prices in surrounding neighborhoods, undermine otherwise healthy businesses nearby and deter new investment.

Sometimes cities manage, often with a great deal of effort, to find a new use for one of these sites, but most abandoned big-box stores and strip malls remain that way for years. These buildings are not particularly suited to activities other than retailing, and there are far more of them than potential uses.

The only way to ensure that the coming wave of deserted stores and shopping centers does not become a persistent blight on the landscape and a drag on local economies for decades to come is for cities, working together across metro regions, to sharply limit what can be built on undeveloped land.

If colonizing fresh land were no longer an option, developers would be far more likely, once the recession ends, to recycle idle malls and vacated big-box stores. These constraints would also encourage more efficient use of land. Single-story box stores with surface parking would give way to multistory buildings that mix housing with retail.

Indeed, this is precisely what is happening in Oregon, where urban growth boundaries limit sprawl and protect the countryside from development.

In the Portland metro, developers are eyeing aging strip malls built in the 1960s and '70s as sites for new multistory buildings that would combine housing on the upper floors with retail below. According to one estimate, as much as 70 to 80 percent of the metro region's growth could be accommodated by redeveloping empty or underused properties.

It's too late to prevent the rash of retail vacancies that will emerge in the coming months, but, by putting an end to years of massive overbuilding and sprawl, we can ensure that these sites are first in line for redevelopment.

Stacy Mitchell is senior researcher with the New Rules Project (newrules.org) at the Institute for Local Self-Reliance of Minneapolis and Washington, D.C. She is the author of "Big-Box Swindle: The True Cost of Mega-Retailers and the Fight for America's Independent Businesses."

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From: Amy Ihlan [amy@briollaw.com]
Sent: Wednesday
Malinen
Cc: Margaret Driscoll; *RVCouncil
Subject: 2 additional items for comprehensive plan discussion

Attachments: Bloomington

1/21/09 Email and
attachments added
to packet

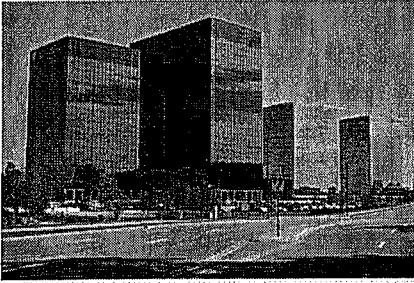
Attached are 2 additional items that I would like to include in the council materials for discussion of the draft comprehensive plan update. These are excerpts from the Bloomington and Edina Comprehensive Plans, describing their land use categories.

Thanks again,

Amy

Amy J. Ihlan
Briol & Associates, PLLC
3700 IDS Center
80 S. 8th St.
Minneapolis, MN 55402
(612)337-8410
Amy@Briollaw.com

Please visit us on the web at www.briollaw.com



Land Use Guide Plan

To guide land use and development, the *Comprehensive Plan* includes a *Land Use Guide Plan* (attached as a fold out colored map) that depicts designated future land uses for all parcels within the city. The land use designations in the *Land Use Guide Plan* work hand-in-hand with zoning districts to implement the City's land use vision. While zoning districts operate on the micro level with detailed development limitations and performance standards, the future land use designations operate on the macro level and deal with broader land use issues. Zoning districts may allow specific uses that are not allowed under the future land use designations, and vice versa. For a development proposal to be approved, however, the proposed land use must comply with both the applicable zoning district and future land use designation.

2.6 Future Land Use

This section explains the range of land uses that are allowed in each land use designation. Occasionally, landowners submit applications to amend the land use designation that applies to their property. In evaluating requests for such amendments, the City will carefully consider 1) whether there has been a change in the factors upon which the existing designation was originally adopted that would justify the amendment (for example, the opening of a new freeway ramp or transitway or the change in air traffic noise) and, if not, 2) whether the proposed use constitutes an unanticipated development opportunity that would better serve the city and the surrounding neighborhood than the uses envisioned by the existing designation.

Low Density Residential

This designation allows residential development between zero and five dwelling units per acre. Typical development includes detached single family homes, although cluster housing below five units per acre and individual two family units meeting the minimum lot size requirements of the Zoning Ordinance are also allowed. Access requirements in this designation are low compared to other uses and this designation should generally be avoided in areas with excellent access to transportation facilities. In areas with steep slopes or other natural features worthy of protection, clustered housing design or large lots are appropriate to protect natural resources.

Medium Density Residential

This designation allows residential development between five and 10 dwelling units per acre. Typical development includes townhomes, patio homes, two family dwellings, condominiums, and low rise apartments. Access requirements in this designation are moderate, therefore locations with access to nearby arterial and collector streets are most appropriate.

High Density Residential

This designation allows residential development greater than 10 dwelling units per acre. Typical development includes multiple story apartments and condominiums. Given that access requirements for high density residential uses are high, this designation should be located only in areas adjacent to arterial and collector streets, and some level of transit service should generally be available.

Public

This designation applies to areas set aside for public uses. Typical uses include parks, schools, fire stations, municipal buildings, libraries, and open space. Access requirements of public uses vary widely and must be evaluated according to the nature of the particular use.

Quasi-Public

This designation, when combined with the proper zoning, provides areas throughout the community for privately owned uses that resemble public uses such as churches, private schools, private country clubs, nursing homes, funeral homes, day care, and private cemeteries. Certain open spaces used for utility transmission lines are also included. Access requirements of quasi-public uses vary widely and must be evaluated according to the nature of the particular use. Larger traffic generators should be located adjacent to arterial or collector streets.

Conservation

This designation applies to areas preserved in their natural condition for the protection of habitat, wildlife, and surface water drainage. Typical uses include natural areas, park reserves, wildlife conservation areas, storm water storage and associated facilities. Access to conservation areas should be controlled and roadways which border or cross conservation areas require special design consideration.

Water

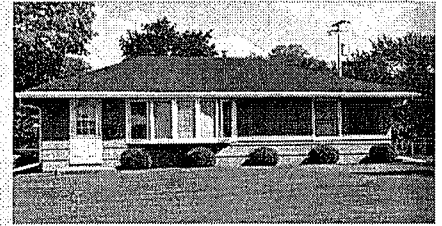
This designation applies to medium and large bodies of water. Typical water bodies receiving this designation include rivers and open water lakes as classified by the Minnesota Department of Natural Resources.

Right-of-Way

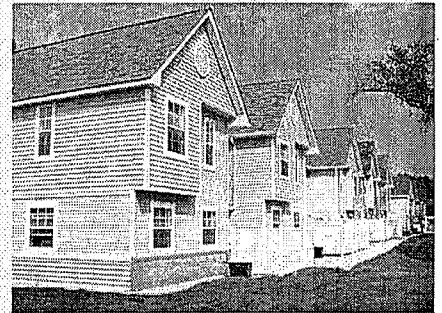
This designation applies to existing public rights-of-way and large areas that are reserved for future right-of-way needs. The designation is not meant to delineate every future right-of-way need and does not substitute for the master right-of-way plan. As portions of parcels are dedicated or otherwise acquired for right-of-way purposes, their designation is automatically changed to the Right-of-Way designation without formal plan amendment.

Office

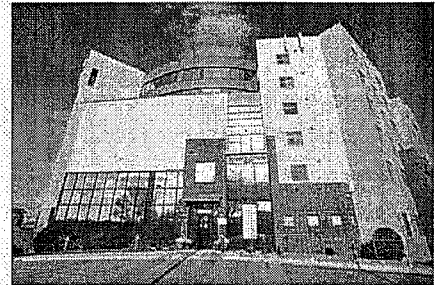
This designation allows professional and business offices and related accessory retail and restaurant uses serving the needs of office building tenants. Access requirements for office uses are high, so land should only be designated Office when adjacent to arterial and collector streets. Non-accessory commercial uses are not allowed within this designation based on the desire to establish areas free from the intrusion of more intensive commercial enterprises. Residential uses are allowed within this designation when fully integrated with an office land use and allowed in the underlying zoning district. Due to compatible land use characteristics, hotels are allowed on sites guided Office, provided the site is appropriately zoned for a hotel and within one mile of a freeway interchange.



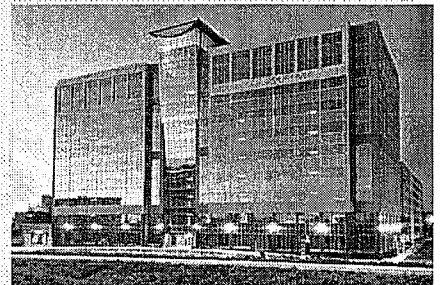
Typical Low Density Residential Use



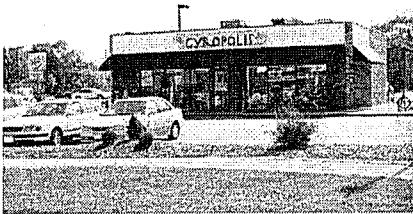
Typical Medium Density Residential Use



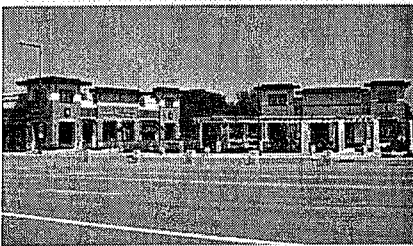
Typical High Density Residential Use



Typical Office Use



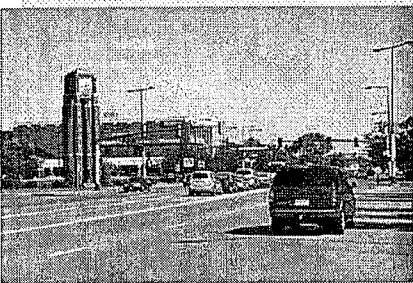
Typical General Business Use



Typical General Business Use



Typical Community Commercial Use



Typical Community Commercial Use

General Business

This designation allows a wide range of commercial uses that are suitable for the relatively small, shallow parcels of the City's neighborhood commercial nodes. Allowed development includes retail and service uses such as neighborhood supermarkets (20,000 sq. ft. and below), small shopping centers (up to 100,000 sq. ft. total with individual tenants of 20,000 sq. ft. or less), drug stores, restaurants (10,000 sq. ft. or less), and gas stations. Office uses are allowed within this designation when integrated with a commercial use or as a stand alone use. Residential uses are allowed within this designation only when fully integrated with a general business land use and allowed in the underlying zoning district. Access requirements for this designation are moderate to high, so land should only be designated General Business when in close proximity to arterial or collector streets. This designation excludes larger scale retail and service uses that require larger parcel sizes or freeway visibility, such as hotels and motels, "big box" retail, medium and large sized shopping centers, hospitals, and automobile sales.

Community Commercial

This designation allows all General Business activities plus additional, larger scale service and retail uses that require larger parcels such as supermarkets and restaurants of any size, medium sized shopping centers (up to 250,000 sq. ft. total with individual tenants of 80,000 sq. ft. or less), and theaters. Hotels and motels are allowed within the Community Commercial designation only when the site is within one mile of a freeway interchange. Office uses are allowed within this designation when integrated with a commercial use or as a stand alone use. Residential uses are allowed within this designation only when fully integrated with a commercial land use and allowed in the underlying zoning district. Access requirements for this designation are high, so land should only be designated Community Commercial when adjacent to arterial or collector streets. This designation excludes regionally oriented retail and service uses that demand easy access from the freeway system such as large shopping centers, "big box" retail, hospitals, or automobile sales.

Regional Commercial

This designation allows all "General Business" and "Community Commercial" activities plus additional service and retail uses that require easy access from the freeway system such as hotels and motels, "big box" retail, large shopping centers, hospitals, and automobile sales. Office uses are allowed within this designation when integrated with a commercial use or as a stand alone use. Residential uses are allowed within this designation only when fully integrated with a commercial land use and allowed in the underlying zoning district. Access requirements of regional commercial uses are very high, so land should only be designated Regional Commercial when it is in close proximity to freeways and adjacent to arterial or collector streets.

Industrial

This designation allows industrial uses including manufacturing and warehousing. Industrial uses are heavy generators of employment and truck traffic and should have locations that are served by arterial and collector streets and close to freeways. Office uses play an important support role in industrial

areas and are allowed within this designation when integrated with an industrial use or as a stand alone use. Unrelated commercial and residential uses including auto sales are not allowed in industrial areas so that they do not interfere with industrial activities.

High Intensity Mixed Use

This designation works together with the HX-2 and CX-2 Mixed Use Zoning Districts to allow only master-planned, high intensity uses that are physically integrated with one another, that will attract visitors from within and beyond the region, and will achieve a magnitude of economic activity sufficient to generate significant additional development on surrounding properties.

Airport South Mixed Use

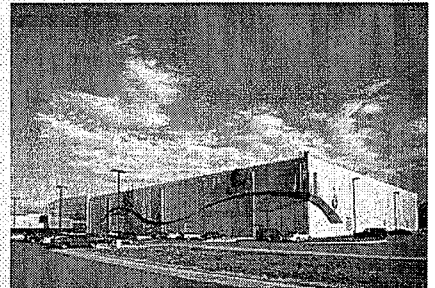
This designation works together with the HX-R Zoning District to foster a mixture of intense, employment oriented, tourist oriented, residential and support uses in areas with excellent transit service. The mixed use vision for this area is implemented through HX-R standards that require residential uses to be included, set minimum development intensities and restrict surface parking.



Typical Regional Commercial Use

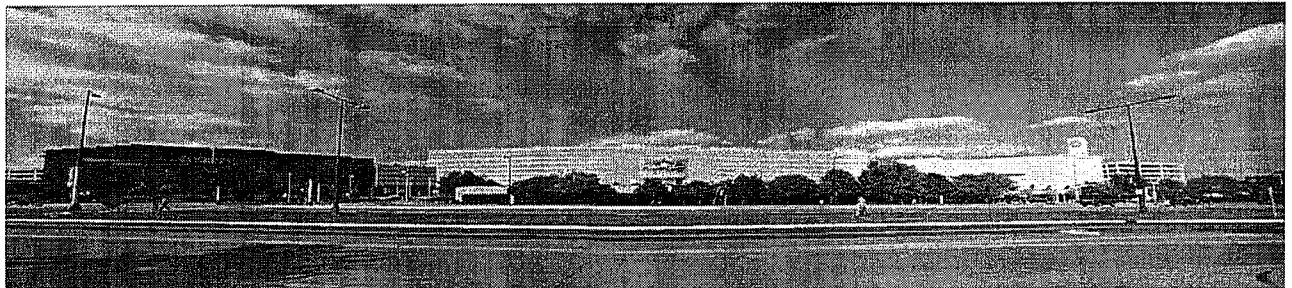


Typical Regional Commercial Use



Typical Industrial Use

Typical High Intensity Mixed Use



Future Land Use Categories. The categories in the table below apply to the Future Land Use Plan. It is important to note that land use categories are not zoning districts – they are broader and more long-term in scope. The land use plan and the zoning ordinance should be consistent with one another, but are not identical. Each land use category may be implemented through more than one zoning district, allowing for important differences in building height, bulk and coverage in different areas of the city. Some revisions to existing zoning districts or creation of new districts may ultimately be needed as part of the implementation of the land use plan.

Land uses are characterized primarily by range of densities or intensities. For residential uses, density is defined in terms of dwelling units per net acre (exclusive of road rights-of-way and public lands). For nonresidential and mixed uses, intensity is typically defined in terms of floor-to-area ratio, or FAR, which refers to the ratio of a building's floor area to the size of its lot. Thus, a maximum FAR of 1.0 could allow for a two-story building covering 50% of the lot; a 3-story building on one-third of the lot, and so on. Building heights are not specified in the table, because height will vary within and between categories, based on neighborhood context, infrastructure, and community design goals. (See the discussion later in this section.)

The "Development Guidelines" in the table below are intended to highlight important design considerations for each land use category, but are not regulatory in nature.



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Table 4.3. Future Land Use Categories

Residential Categories	Description, Land Uses	Development Guidelines	Density Range
LDR Low Density Residential	Applies to largely single-family residential neighborhoods, encompassing a variety of lot sizes and street patterns (see "Character Districts" for more detail). Typically includes small institutional uses such as schools, churches, neighborhood parks, etc.	Massing standards (under development) and impervious coverage limitations would apply to ensure compatibility of infill construction.	1 - 5 units/acre Floor to Area Ratio: per current Zoning Code*
LDA Low-Density Attached Residential	Applies to two-family and attached dwellings of low densities and moderate heights. This category recognizes the historical role of these housing types as transitional districts between single-family residential areas and major thoroughfares or commercial districts. May include single-family detached dwellings.	Introduction of more contemporary housing types, such as low-density townhouses, may be an appropriate replacement for two-family dwellings in some locations, provided that adequate transitions to and buffering of adjacent dwellings can be achieved.	4 - 8 units/acre Floor to Area Ratio: per current Zoning Code*
MDR Medium-Density Residential	Applies to attached housing (townhouses, quads, etc.) and multi-family complexes of moderate density. May also include small institutional uses, parks and open space	In new development or redevelopment, improve integration of multi-family housing into an interconnected street network and work to create an attractive, pedestrian-friendly street edge.	5 - 12 units/acre Floor to Area Ratio: per current Zoning Code*
HDR High-Density Residential	Existing "high-rise" and other concentrated multi-family residential, some of which may contain a mixed use component. May also include limited office, service or institutional uses primarily to serve residents' needs, parks and open space	Provide incentives for updating older multifamily buildings. Work to create an attractive, pedestrian-friendly street edge and provide convenient access to transit, schools, parks, and other community destinations.	12+ units/acre Floor to Area Ratio: per current Zoning Code*

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Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
NC Neighborhood Commercial Current examples: • Morningside commercial core • Valley View and Wood-dale • 70th & Cahill	Small- to moderate-scale commercial, serving primarily the adjacent neighborhood(s). Generally a 'node' rather than a 'corridor.' Primary uses are retail and services, offices, studios, institutional uses. <u>Residential uses permitted.</u> Existing and potential neighborhood commercial districts are identified for further study.	Building footprints generally less than 20,000 sq. ft. (or less for individual storefronts). Parking is less prominent than pedestrian features. Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.	Floor to Area Ratio-Per current Zoning Code: maximum of 1.0*
O Office Current examples include the office buildings on the west side of TH 100 between 70 th and 77 th Streets.	<u>This designation allows for professional and business offices, generally where retail services do not occur within the development unless they are accessory uses that serve the needs of office building tenants. Vehicle access requirements for office uses are high; however, traffic generation from office buildings is limited to morning and evening peak hours during weekdays. Office uses should be located generally along arterial and collector streets.</u>	<u>Provide buffer/transition to adjacent residential uses. Use high quality permanent building materials and on-site landscaping. Encourage structured parking.</u>	Floor to Area Ratio - Per Zoning Code: Maximum of 0.5
OR Office-Residential No current examples in City. Potential examples include Pentagon Park area and other I-494 corridor locations	Transitional areas along major thoroughfares or between higher-intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character. Primary uses are offices, attached or multifamily <u>housing.</u> Secondary uses: Limited <u>retail and service uses</u> (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space. Vertical mixed use should be	Upgrade existing streetscape and building appearance, improve pedestrian and transit environment. Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.	Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0*

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	encouraged, and may be required on larger sites.		
MXC Mixed-Use Center Current examples: • 50th and France • Grandview	Established or emerging mixed use districts serving areas larger than one neighborhood (and beyond city boundaries). Primary uses: Retail, office, service, multifamily residential, institutional uses, parks and open space. Vertical mixed use should be encouraged, and may be required on larger sites.	Maintain existing, or create new, pedestrian and streetscape amenities; encourage or require structured parking. Buildings "step down" in height from intersections. 4 stories at 50 th & France; 3-6 stories at Grandview	Floor to Area Ratio-Per current Zoning Code: maximum of 4.1.50*
Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
GMU General Mixed Use Potential example: Existing Cahill industrial area, also known as Edina Interchange Center (area of further study)	The broadest range of mixed uses, including employment (limited industrial, office), commercial, and residential uses, with performance standards to ensure compatibility. Includes areas in transition from exclusively industrial uses. "Big-box" commercial uses are inappropriate for this area; any commercial uses should be of moderate size.	Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be provided for larger sites. More stringent design standards for buildings > 5 stories. Consider open space amenities, transit facilities, connectivity of larger redevelopment sites. Buildings "step down" at boundaries with lower density districts.	Floor to Area Ratio: maximum of 4.0*
RM Regional Medical	Hospitals, medical and dental offices and clinics, and laboratories for performing medical or dental research, diagnostic testing, analytical or clinical work, having a direct relationship to the providing of health services. General office	Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be	Floor to Area Ratio - Per current Zoning Code: maximum of 1.0

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	uses are permitted:	provided for larger sites:	
CAC Community Activity Center Example: Greater Southdale area (not including large multi-family residential neighborhood areas such as Centennial Lakes)	The most intense district in terms of uses, height and coverage. Primary uses: Retail, office, lodging, entertainment and residential uses, combined or in separate buildings. Secondary uses: Institutional, recreational uses. Mixed use should be encouraged, and may be required on larger sites.	Form-based design standards for building placement, massing and street-level treatment. Buildings should be placed in appropriate proximity to streets to create pedestrian scale. Buildings "step down" at boundaries with lower-density districts and upper stories "step back" from street. More stringent design standards for buildings > 5 stories. Emphasize pedestrian circulation; re-introduce finer-grained circulation patterns where feasible.	Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0*
Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
IND Industrial	Applies to existing predominantly industrial areas within the City. Primary uses: industrial, manufacturing. Secondary uses: limited retail and service uses.	Performance standards to ensure compatibility with adjacent uses; screening of outdoor activities.	Floor to Area Ratio: Per Zoning Code: 0.5*
OSP Open Space and Parks	Applies to major parks and protected open space that is publicly owned. May not include all small parks, since some are included in residential land use districts.	Performance and buffering standards for intensive outdoor recreation, parking.	N/A
PSP Public/Semi-Public	Applies to schools, large institutional uses (churches, cemeteries) and semi-public uses such as country clubs. Some small uses of these types may be integrated into other land use districts.	Performance and buffering standards for intensive outdoor recreation, parking.	To be determined - may require review of large-scale development or institutional

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