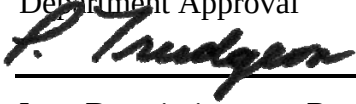


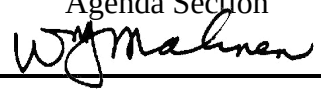
  
**REQUEST FOR CITY COUNCIL ACTION**

DATE: **9/12/2011**  
ITEM NO: **9.b**

Department Approval



Agenda Section



Item Description: Request to approve the Twin Lakes Sub-Area 1 Regulating Plan  
(PROJ0017).

**1.0 UPDATE**

- 1.1 At the July 18, 2011, City Council meeting the Council tabled action on the adoption of the Twin Lakes Regulating Plan due to a number of concerns, including how best to include/incorporate mitigations contained in the 2007 Alternative Urban Area Review (AUAR) specific designs for park connections, and the distances of build-to areas.
- 1.2 The need for the Regulating Plan is based on the need to better formalize the documents and visions that currently exist regarding Twin Lakes, namely the Twin Lakes AUAR and the Twin Lakes Urban Design Principles. Both of these documents have existed for years, but do not have any direct regulatory standing that can be enforced. By incorporating the relevant sections from the AUAR and the Design Principles into the Zoning Code, the City will be able to enforce the standards of those documents.
- 1.3 Specifically, the Regulating Map will implement the Urban Design Standards by showing building locations, establishing street frontage of buildings, identify public pedestrian connection and public spaces, emphasize minimum setbacks where appropriate as well as appropriately placed parking areas to mention a few. All of these standards identified in the Urban Design Standards are in the Twin Lakes Regulating Map.
- 1.4 Similarly, the Regulating Plan implements the AUAR mitigation efforts. The Plan does not institute all of the mitigation efforts outlined in the AUAR, as the Twin Lakes Overlay District is better suited to do that. However, the Regulating Plan ordinance does address three mitigation efforts. They are:
- a. Mitigation Effort #6 which calls for a network of sidewalks, trails, pedestrian amenities, and wildlife corridors. As the City Council is aware, the plan shows this network throughout the Sub-Area 1;
  - b. Mitigation Effort #7 calls for park dedication to be considered to preserve native cover types, greenways, and wildlife corridors as well as the buffering of Langton Lake Park. The plan in front of you tonight shows areas of potential park dedication that would attain this goal;
  - c. Mitigation Effort #8 also calls for the preservation of native cover types whenever possible by identifying these areas as potential land to be incorporated into the park. The proposed Regulating Map shows the areas of native cover types being designated as potential park dedication areas.

33  
34 1.5 It is staff's belief that the Twin Lakes Regulating Plan provides certainty to the City and  
35 its residents that the issues of design and mitigation efforts will be addressed, but will  
36 provide the developer (and the City) flexibility on how it is accomplished.

37 1.6 Since the Council meeting, the Planning Division has given consideration to whether the  
38 Regulating Plan or the Twin Lakes Overlay District (TLOD) ordinance is the appropriate  
39 document for including the AUAR mitigations. Since the purpose and intent of the  
40 overlay district states: "The AUAR identifies various environmental, roadway and utility  
41 improvements which are necessary in the Twin Lakes Redevelopment Area in order for  
42 the area to be redeveloped. The AUAR contains a mitigation plan which requires, among  
43 other things, the construction of roadway and utility improvements and environmental  
44 mitigation within the Twin Lakes Redevelopment Area", and includes a number of  
45 requirements and standards related to environmental protection, it has been determined  
46 that the overlay ordinance is the best location to include the mitigation requirements for  
47 the Twin lakes Redevelopment Area. A draft of the TLOD is currently being considered  
48 by the Planning Commission.

49 1.7 The Planning Division has reviewed the Twin Lakes AUAR, identifying the relevant  
50 mitigations and discusses below how they have been or should be addressed:

51 **a. MITIGATIONS.**

- 52 i. The City will encourage the development of a network of sidewalks, trails,  
53 pedestrian amenities, parks and open space in the Twin Lakes area to provide  
54 greenway/wildlife corridors and to encourage more pedestrian trips and fewer  
55 vehicles trips in the area.

56 *Prior to the Zoning Ordinance change in 2010, the City had established*  
57 *pedestrian connections and connectivity as a key element of redevelopment plans.*  
58 *This is very evident in the Twin Lakes Urban Design Principles. It should be*  
59 *noted that there is an existing network of trails and sidewalks that have been*  
60 *installed as a component of recent public infrastructure improvements. However*  
61 *there still need to be a number of additional connections/corridors in our mind to*  
62 *satisfy this mitigation. Therefore the Planning Division and our Consultant for*  
63 *the Regulating Plan have created a number of connections to the park as well as*  
64 *a few corridors that can further achieve the mitigation of the AUAR. These*  
65 *corridors/connections are proposed for both humans and wildlife as there will be*  
66 *a green component within each.*

- 67 ii. Any land dedication required as part of the City's park dedication requirements  
68 provide opportunities for conserving existing native land cover types, creating  
69 greenway/wildlife corridors through the AUAR area, and/or buffering Langton  
70 Lake Park. Cash in lieu of dedication should be used to purchase land located in  
71 the aforementioned areas and/or used to restore native, altered, or non-native  
72 cover types within the AUAR area or within Langton Lake Park to native cover  
73 types. It is noted that detailed natural resource management recommendations for  
74 Langton Lake Park are provided in the Roseville Parks Natural Resource  
75 Management Plan (2002).

76 *Next, the Planning Division and Consultant have focused on park dedication as a*  
77 *means to address mitigations. The Planning Division believes that the park*  
78 *dedication requirement of the City Code can be used to address more than just*  
79 *“providing opportunities for conserving existing native land cover. Specifically,*  
80 *we are recommending that developers dedicate the corridors and/or connections*  
81 *as a component of their plat and/or development, which corridors/connections*  
82 *would be designed as both a wildlife greenway and pedestrian*  
83 *corridor/connection as sought in the mitigation. Further, the Regulating Plan*  
84 *incorporates a buffer area adjacent to the park, currently at 15 feet wide. This*  
85 *buffer could preserve the existing native vegetation, however there are a lot of*  
86 *plant species, such as buckthorn, that the AUAR seeks to remove. Another*  
87 *thought about park dedication that has been discussed is how to preserve large*  
88 *portions of the wooded areas that specifically lie at the northern portion of the*  
89 *Subarea 1 and east of the existing Twin Lakes IV building adjacent to the park.*  
90 *The proposed Regulating Plan indicates two preferred areas for dedication,*  
91 *which areas encompass the moderate quality oak forest discussed in the AUAR*  
92 *(see Regulating Plan, page 3).*

- 93 **iii.** The City will require that projects converting native cover types to an altered  
94 cover type to mitigate the conversion by restoring native cover types within the  
95 AUAR area or in Langton Lake Park. This mitigation strategy can be  
96 implemented in conjunction with the land or cash dedication strategies listed [in  
97 AUAR] Mitigation Strategy 7.

98 *The Planning Division would suggest utilizing the proposed strategy as stated in*  
99 *ii above to address this mitigation.*

- 100 **iv.** The City will continue to follow the 2001 Twin Lakes Business Park Master Plan  
101 to mitigate the cumulative impacts of development within the AUAR area  
102 including, but not limited to, the ten broad planning principles listed below:

- 103 **1.** Create a buffer to protect and enhance the public enjoyment of Langton  
104 Lake
- 105 **2.** Protect the residential neighborhoods with less intrusive land uses
- 106 **3.** Create a livable environment with a mix of uses
- 107 **4.** Create compatibility between uses and building designs
- 108 **5.** Minimize the impact of commercial traffic onto residential streets; reduce  
109 congestion at main intersections
- 110 **6.** Clean up soil and groundwater pollution
- 111 **7.** Provide a range of quality jobs
- 112 **8.** Diversify the tax base
- 113 **9.** Provide a flexible land use plan
- 114 **10.** Located use in areas where they can best take advantage of necessary  
115 market forces

- 117 *Regarding the above noted mitigations, the Regulating Plan as well as the City Code*  
118 *addresses 7 of them, while the proposed Twin Lakes Overlay District will address the*  
119 *other three.*
- 120 1.8 Part of our process to address the comments/concerns raised at the July 18<sup>th</sup> City Council  
121 meeting was to contact the Minnesota Department of Natural Resources to find out  
122 information on what design details could be included in the Regulating Plan. The  
123 information received during this conversation concludes that paved multi-use,  
124 recreational paths with trees and grassy areas work well and that the pedestrian corridors  
125 being required are viable and acceptable components of a wildlife corridor network. Our  
126 discussion also confirmed that the general locations being sought are also appropriate  
127 because they contribute to making connections to Oasis Pond and the wetland areas near  
128 I-35W.
- 129 1.9 Another item that required an additional map/illustration was the build-to area the length  
130 of distance. The Planning Division worked with the Consultant to solidify the distances  
131 for the Greenway and Urban frontages. Page 3 of the Regulating Plan identifies the  
132 overall lineal distance, build-to length at each intersection and/or area, as well as  
133 provides a percentage for each block.
- 134 1.10 The last item that the Planning Division addressed is the details for landscaping within  
135 the pedestrian corridors/connections, specifically urban tolerant trees. The Division has  
136 contacted the University of Minnesota Extension Services and has worked with one of  
137 their foresters on selecting five tree species that are considered urban tolerant or capable  
138 of being planted in narrow areas and near multi-story buildings, like one might find in  
139 any number of downtown cities and/or along Grand Avenue in Saint Paul. The Division  
140 also discussed with them other landscape species/varieties such as perennials and shrubs  
141 that complement and work well in a similar environment.
- 142 1.11 The Planning Division will require through the Regulating Plan 1, 3 caliper inch, tree for  
143 every 20 lineal feet and 12, 5-gallon pot, shrubs, ornamental grasses, and/or perennials  
144 for every 30 lineal feet all within planting beds with wood mulch cover. The following  
145 plants are being recommended/suggested to developers, who will be responsible for  
146 designing the plan:
- 147 Full sun/part shade shrubs (hydrangea, mockorange, ninebark, spirea, sumac),  
148 ornamental grasses, perennials (coneflower, daylilies, Russian sage, rudbeckia,  
149 sedum), and the following urban tolerant trees – red buckeye, green hawthorn,  
150 eastern red cedar, amur maackia, and Japanese tree lilac.
- 151 **2.0 TWIN LAKES REGULATING PLAN**
- 152 2.1 The Regulating Plan identifies six public connections and/or corridors linking to Langton  
153 Lake Park, which corridor/connections address pedestrian connections, wildlife corridors,  
154 and enhancement of the public realm. The Plan proposed dedication of all of the  
155 corridor/connections, which are as follows:
- 156 a. A 25 foot wide dedicated corridor/greenway along the south side of County Road C2,  
157 to provide pedestrian access to the Park, which corridor/greenway runs from  
158 Cleveland Avenue to the Park.

- 159           **b.** A 25 foot wide dedicated connection to be located on the west side of the Park and  
160           generally in the midblock of Mount Ridge Road from Iona Lane to County Road C2.
- 161           **c.** A 30 foot wide dedicated corridor/greenway generally in an east/west direction from  
162           Iona Lane and near and/or over the existing Metropolitan Council inceptor sanitary  
163           sewer easement. This corridor/greenway runs from Mount Ridge Road to Fairview  
164           Avenue.
- 165           **d.** A 25 foot wide dedicated connection/corridor generally at the intersection of Prior  
166           Avenue and Twin Lakes Parkway that extends north from the intersection to the park.
- 167           **e.** A 25 foot wide dedicated corridor/greenway generally over a public easement that  
168           runs north and south of Twin Lakes Parkway adjacent to or near the east side of  
169           Langton Lake Park.
- 170           **f.** A 25 foot dedicated connection/corridor located along the east side of the Park and in  
171           the general vicinity of the northern limits of the City owner property directly adjacent  
172           to the Hagen property and where Twin Lakes Boulevard will pass along the southeast  
173           corner of the Park.

174    2.2    The Regulating Plan also identifies other requirements as briefly described below:

- 175           **a. Greenway Frontage – Siting - Build-To Area:** The build-to areas for the Greenway  
176           Frontages are proposed at the following intersections: Iona Lane and Twin Lakes  
177           Parkway, along portions of the north and south sides of the pedestrian corridor that is  
178           to be dedicated near the Metropolitan Council sanitary sewer easement, Arthur Street  
179           at Twin Lakes Parkway, and Twin Lakes Parkway and the City owned storm pond at  
180           east side of park. This frontage requires at least 90% of the lineal build-to area to be  
181           occupied with the front façade of a building and buildings must be placed 0-25 feet  
182           from the property line, with the ground floor being placed within 10 feet of the  
183           corner. Any building taller than 2-stories is required to be stepped back a minimum of  
184           8 feet. Greenway Frontage properties are allowed to develop 85% of the property.
- 185           **b. Urban Frontage – Siting – Build-To Area:** The build-to areas for the Urban  
186           Frontages are proposed at the following intersections: County Road C2 and Mount  
187           Ridge Road – at the northwest corner, Cleveland Avenue and Iona Lane - both the  
188           northeast and southeast corners, Iona Lane and Mount Ridge Road – northwest  
189           corner, Cleveland Avenue and Twin Lakes Parkway – both the northeast and  
190           southeast corners, Twin Lakes Parkway and Mount Ridge Road – both the northwest  
191           and northeast corners, Cleveland Avenue and County Road C – northeast corner,  
192           Fairview Avenue and the future Twin Lakes Parkway – both the northwest and  
193           southwest corners, at the future pedestrian corridor as it intersects with Fairview  
194           Avenue, and at County Road C and Fairview Avenue in the northwest corner. An  
195           Urban Frontage is also being required adjacent to the Iona Pedestrian Corridor where  
196           it would connect with Fairview Avenue. This frontage requires at least 50% of the  
197           lineal build-to area to be occupied with the front façade of a building and buildings  
198           must be placed 0-25 feet from the property line. If a building does not occupy the  
199           build-to area, the parking lot must include landscaping approved by the Community  
200           Development Department. Urban Frontage sites are allowed to develop 85% of the  
201           property.

- c. **Flexible Frontage – Siting - Build-To Area:** All other frontages are to be labeled as Flexible Frontage including the frontage adjacent to the pedestrian corridor’s connection with Iona Lane and for all areas located between the a Greenway and Urban Frontage. This frontage allows for buildings to be placed anywhere within the parcel, however, it is preferred that the building meet the build-to area and be placed within 0-25 feet of a property line. Maximum lot coverage will be 85% and undeveloped/open space areas in front of building shall be designed as a semi-public space.
- d. **Park Buffer.** Following the Planning Commission meeting of July 6, 2011, the Planning Division and Consultant discussed some of the comments received from citizens and Commissioners, where it was decided to make the build-to area a buffer and restrict development with a 15 foot wide setback. This buffer has now been placed along the west and south sides and portions of the east side of Langton Lake Park and is consistent with the AUAR mitigation of requiring/creating a buffer for the park.
- e. **Parking** - Where buildings are placed further back and not within build-to area and parking is placed in front of building, landscape will be required and/or vertical screen will be required as approved by the Community Development Department.
- f. **Height and Elements – Urban Frontage/Greenway/Flexible.** This requirement aligns with the Zoning Ordinance, directing individuals to the Use Chart and has no height limitation, which is consistent with the CMU District. This section speaks to the composition of a building which addresses the front property line. There is prohibition of blank walls exceeding 30 feet and that primary facades (facades fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments by stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures. For Greenway Frontage there is a requirement that buildings be stepped-back after the second story.
- g. **Landscaping.** In addition to the landscaping requirements of Section 1011.03 of the City Code, the Urban, Greenway, and Flexible Frontages are required to install one tree for every 30 lineal feet of property. In Flexible frontage there need to be foundation plantings adjacent to a vertical screen and where parking is placed within the build-to area a vertical screen at least 36 inches tall shall be approved by the Community Development Department.

2.3 As it pertains to the existing Design Standards articulated in Section 1005.02 of the Zoning Ordinance, there are two that require slight modifications in order to better align with the Regulating Plan and realities of site development. Specifically, we do not anticipate that the developments in Twin Lakes will have entrance orientation adjacent to all street frontages, nor do we believe it is in the City’s best interest to require such a design because not all uses allowed in Twin Lakes are conducive to a public entry on more than one side of the building. The proposed modification is as follows:

245 • **Entrance Orientation:** Where appropriate and applicable Primary building  
246 entrances shall be oriented to the primary abutting public street. ~~The entrance must~~  
247 ~~have a functional door.~~ Additional entrances may be oriented to a secondary street or  
248 parking area. Entrances shall be clearly visible and identifiable from the street and  
249 delineated with elements such as roof overhangs, recessed entries, landscaping, or  
250 similar design features.

251 2.4 The next Standard that should be slightly modified would be Garage Door and Loading  
252 Docks. Here, there would be a requirement of screen walls along the public street  
253 frontages so as to frame the public realm much like a building might. It is a more  
254 aesthetic way to screen the rear of these uses and buildings so that trucks, docks and  
255 other devices such as compactors and refuse areas do not compromise the public's  
256 interest and investment. The proposed modification is as follows:

257 • **Garages Doors and Loading Docks:** Loading docks, refuse, recyclables, and/or  
258 compactors shall be located on rear or side facades and, to the extent feasible, garage  
259 doors should be similarly located. Garage doors of attached garages on a building  
260 front shall not exceed 50% of the total length of the building front. **Where loading**  
261 **docks, refuse, recyclables, and/or compactors abut a public street frontage, a**  
262 **masonry screen wall comprised of materials similar to the building or as**  
263 **approved by the Community Development Department, shall be installed to a**  
264 **minimum height to screen all activities.**

### 265 3.0 PLANNING COMMISSION ACTION

266 3.1 At the continuation of the public hearing on July 6, 2011, the Planning Commission  
267 sought additional comments from citizen regarding the revised Twin Lakes Regulating  
268 Plan proposal presented by Staff and the Consultant. Two citizens spoke regarding the  
269 Plan; Ms. Amy Ihlan and Ms. Annett Phillips. Ms. Ihlan addressed the Commission  
270 indicating a concern about the lack of public input into the process, environmental  
271 impacts, buffering Langton Lake Park and surrounding neighborhoods, parking, green  
272 space/open space, and Twin Lakes Parkway connection to Fairview. Ms. Phillips  
273 addressed the Commission questioning why a urban plan was being proposed for this  
274 particular tract of land and concerns about the Twin Lakes Parkway connection to  
275 Fairview Avenue (see PC Draft Minutes).

276 3.2 Commissioners did have questions of the City Planner and Consultant (Michael Lamb)  
277 regarding the citizens concerns and other items regarding the proposed plan.

278 3.3 The Planning Commission voted (4-1) to recommend approval of the Twin Lakes  
279 Regulating Plan and subsequent zoning ordinance changes as presented by staff and the  
280 consultant on July 6, 2011.

### 281 4.0 SUGGESTED CITY COUNCIL ACTION

282 The Planning Division has incorporated the Regulating Plan into the **ORDINANCE**  
283 **AMENDMENT** document to minimize confusion regarding what is being approved. The  
284 Plan as submitted to the City Council on August 22, 2011 is the exact same document as  
285 the proposed **ORDINANCE AMENDMENT** document. However the Regulating Plan  
286 illustration document is an attachment to the Resolution.

287

288 4.1 **ADOPT a RESOLUTION APPROVING the TWIN LAKES SUB AREA-1 REGULATING PLAN**

289 4.2 **ADOPT an ORDINANCE AMENDING SECTION 1005.07 (COMMUNITY MIXED USE**  
290 **DISTRICT) of the CITY CODE to INCORPORATE the TWIN LAKES SUB AREA-1**  
291 **REGULATING PLAN**

292 4.3 **Approve an ordinance summary for publication in the Roseville Review.**

293 **Prepared by: City Planner Thomas Paschke**

Attachments: A: July 18 CC Minutes  
B: July 6, PC Minutes  
C: Councilmember McGehee Items  
D: Resolution and Regulating Plan attachment  
E: Amended Zoning Ordinance  
F: Ordinance Summary  
G: Mayor Roe's Email



## Minutes Extract from of City Council Meeting, July 18, 2011

### 15. Business Items (Action Items)

#### a. Consider a Resolution Approving Twin Lakes Sub-Area 1 Regulating Plan; and Consider an Ordinance Amending Text in the City Code pertaining to the Regulating Plan

City Planner Thomas Paschke provided opening comments related to the request before the City Council to approve the Twin Lakes Sub-Area 1 Regulating Plan (PFOJ0017); as detailed in the Request for Council Action (RCA) dated July 18, 2011 and attachments as included and referenced. A revised draft resolution (Attachment E) was provided as a bench handout, **attached hereto and made a part hereof**, incorporating additional recommendations of the City Attorney and other minor corrections.

Mr. Paschke introduced Consultant Michael Lamb with Cuningham Group for the presentation of the proposed Regulating Plan.

Mr. Lamb presented a schedule of the Plan and Regulating Map to-date; various versions prior to this current iteration; the three (3) proposed frontages and various examples of each of those typical frontage scenarios. Mr. Lamb noted that the primary focus of the Regulating Plan was to provide future development with the ability to connect into the existing Langton Lake Park and Lake as an amenity of the area and addressing those public connections to the park and lake in relationship to the Regulating Plan. Mr. Lamb noted existing and unauthorized trail connections from adjoining private properties already making connections to Langton Lake Park; indicating the popularity of this resource and amenity, and providing the importance of preserving those connections to the amenity, while recognizing it as a potential development too. Mr. Lamb noted the pre-1900 Heritage Trail site on the south side of Langton Lake (Schacht Smokehouse)

At the request of Councilmember McGehee, Mr. Lamb addressed the relationship of the Regulating Map to AUAR thresholds, with the AUAR referencing thresholds that dictate some uses and footages in the area for existing rights-of-way and easements, as well as park land within the Twin Lakes Redevelopment Area. Mr. Lamb noted that parcels, utilities, and buildings were addressed in the overlay for the extent of Sub-Area 1 in this Regulating Plan area, with Sub-Area 2 east of Fairview and not addressed as part of this Plan.

Councilmember Pust noted the amount of time spent on this project to-date; and various iterations of the map, and lack of those previous iterations in tonight's presentation. Councilmember Pust opined that the map being presented tonight was vastly different than the map presented at the May 26, 2011 Community Meeting.

Mr. Lamb advised that the map entitled Version 1 was the earlier version presented at the open house.

Councilmember Pust advised that she was referencing the greenways showing the park as an amenity and green space drawn into that park and correspondingly keeping development from eating up that green space.

Mr. Lamb advised that V.2 of the Regulating Map provided a specific overlay that met the Metropolitan Council's easement; and those three (3) locations in combination with

the three (3) dashed circles indicated where public connections were needed into Langton Lake Park.

Councilmember Pust questioned the greenway onto Prior.

Mr. Lamb advised that during the public vetting process and subsequent meetings with land owners, it had morphed into the area requiring a connection (Letter C on V. 3 map) corresponding with the greenway frontage defining that connection to Langton Lake Park.

Councilmember Pust, in her review of the proposed minimum connections addressed in page 7 of the RCA, didn't reflect her understanding of the original proposal to provide ways to allow the public and community to have access to that asset. Councilmember Pust opined that this provides apparent connections from private development to the park, but doesn't add to the public asset. While not attempting to be negative, Councilmember Pust opined that it appears that the City has compromised away the intent of the project; and questioned what value added this now has to the City, when parking was allowed up to the build-to line for flexible frontage properties and even buildings up to that edge and surrounded with parking. Councilmember Pust opined that this was not in the first plan; and her understanding of what was trying to be accomplished and why this concept was being considered, to keep a sea of asphalt from the park. Councilmember Pust opined that it was also her understanding that the public liked that original plan; and questioned how much of this change has been weighted to the public versus private business.

Mr. Lamb advised that he felt strongly that this Regulating Plan as presented tonight provided very specific public connectivity and public access from private parcels from all directions; and it was the attempt to define more flexibility with delivery than drawing a hard line. Mr. Lamb noted minimum 25' setback requirements and rights-of-way issues; while allowing that all access points be maintained as public access, and those connections clearly identified and defined.

Mayor Roe sought clarification in reviewing the Map and definitions, of connections from public rights-of-way or street through private properties; not just as described from a particular private property, but through a public point to the park.

Mr. Lamb referenced page 7 as the attempt to indicate those required connections.

Councilmember Pust questioned where it was defined that a greenway was required, or simply a visible connection point drawing the public in; and while recognizing that descriptions were limited; she couldn't see how the City could regulate a developer from an intent different from that of the City in retaining that green space and public connection. Councilmember Pust used the outdoor market area at the recently-renovated Rainbow Foods at the corner of Larpenteur and Fernwood Avenues as an example of a potential development and use of a structure and public connection on an asphalt parking lot, yet accessible for the public. Councilmember Pust opined that her overall concern is that it feels like the City has compromised so much and why bother if everything is going to be flexible, as long as a fence screened the property; and questioned why a plan was needed and what was actually changed.

Mr. Lamb noted page 7 of the RCA defined public connections and the relationship of build-to areas and public connections being addressed by the Regulating Plan;

suggesting that physical form is defined by buildings in public space; once that public connection is provided.

Councilmember Pust questioned, however if that public connection had to be green.

Mr. Lamb advised that specifications by the City anticipated that it would be green, landscaped, with trees planted; however, greenway was a broad term and would need to be worked out during the landscape process.

Mr. Paschke advised that it was envisioned that the Parks and Recreation would determine what the connection should be with the plan created by staff for pathway connections; type of pathway construction; trees; landscaping; and how that corridor connection was determined.

Mayor Roe questioned if parking was allowed within that area; with Mr. Paschke responding negatively.

Councilmember McGehee concurred with Councilmember Pust; that this was not a green plan and provided nothing new; and in fact, opined that the Master Plan provided a better plan in terms of impervious surface, with more regulation, rather than relying on verbal authority versus the vision the public wanted. Councilmember McGehee noted the vigorous discussion at the Planning Commission level on the build-to line; and questioned whether this Plan represented what residents really wanted. Councilmember McGehee opined that Langton Lake was a wonderful amenity and that the proposed greenways were not spelled out well enough; and questioned what access Mr. Lamb had to the AUAR during this process.

Mr. Lamb noted that he was aware of the limit of allowable square footage as defined by the AUAR, and that it had been a reference document throughout the process, and provided broad linear frontages for the entire area. Mr. Lamb addressed multiple story structures and their relationship to frontages that could or could not be delivered; with the Plan focused more on the defined physical relationship with the lake and building lots to accommodate connections around Langton Lake.

Councilmember McGehee opined that without height restrictions in this area, it could look like downtown Chicago with the proposed frontages. Councilmember McGehee noted that there is a greenway throughout the entire area, but focused all right around the Lake, and questioned where the connectivity was along County Road C in the vicinity of the medical building and adjacent parcels. Since County Road C is considered the City's Gateway, Councilmember McGehee suggested a nice path along that boulevard, but questioned how to get there. Councilmember McGehee questioned how the proposed boulevard area between the build-to line could accommodate a healthy tree; and questioned where green space improvements were evidenced.

Mr. Lamb noted that Prior and Arthur had portions of sidewalk on both sides; but how to connect with the existing network was still pending; along with Twin Lakes Parkway, the east side of Mount Ridge; and other existing public amenities that do not currently connect to the Lake itself. Mr. Lamb noted that one feature of the Regulating Plan at this time is how to take existing pathways and connect them to Langton Lake.

Councilmember Pust questioned the accuracy of Area A on the Regulating Map, designated as greenway in relationship to Areas C and D, unless at the corner of Arthur and Iona; opining that it appeared that urban frontage was held on a few corners, with flexible frontage ringing most parcels, depending on their ownership; and questioned

how the percentage of flexible versus urban frontage was determined. Councilmember Pust opined that it would appear that a business owner could put their structure on 85% of their lot and still meet that regulation.

Mayor Roe rephrased the concern in how the greenway and/or urban frontage was enforced, and where the transition point was or who determined where that line was.

Mr. Lamb noted, on the first u-shaped building on Iona or the first parcel, there was the ability to place both corners at urban frontages, or stretch it out and shorten those bays.

Mayor Roe questioned if urban frontage was indicated along a particular parcel, what the length of that line would be from an enforcement perspective; opining that it would appear to open up to endless arguments with developers.

Mr. Lamb noted that there were no dimensions on the Plan, but that they could be scaled at the City's discretion.

Mayor Roe asked City Planner Paschke how staff would know where the distinction was at between frontages on one particular parcel.

Mr. Paschke advised that the City would be working from a larger-scale map, with different layers through the GIS database within Ramsey County's property information, which would clearly define right-of-way widths, and widths, depths and square footages of lots. Mr. Paschke opined that he didn't see this Regulating Map acting any differently; and that it would clearly provide build-to areas and their widths; the width for greenway frontages; and the length of the lines for various frontages; with it becoming the Official Map; not the one used in this size format for discussion purposes.

Mayor Roe noted the need for a reference in code for such a document to address developer questions. Mayor Roe noted Attachment F (ordinance language), line 249, referenced a section that is currently blank and needing to be filled in before adopting the ordinance; and suggested that was the City's landscape section of the zoning code.

Councilmember Pust noted a similar blank at line 203 of the document.

Mr. Paschke advised that it was referencing Section 5 within this ordinance.

Mayor Roe suggested, with concurrence by Councilmember Pust, a more clear reference for internal purposes and defining specific for staff enforcement and to avoid potential issues in the future.

Councilmember McGehee reiterated her concerns with build-to lines and sufficient space for trees or how plantings would be defined and regulated.

Mayor Roe suggested refocusing on how all the pieces fit together, with the AUAR based on square footage limits or other factors on each lot; and the reality if a particular parcel designated a frontage area, at least some portion of the building had to be in that frontage; limiting the type of building. Mayor Roe questioned if that was how this all fit together for regulation, with the 85% coverage limitation defined within those frontages limiting what else could be done on that particular parcel.

Mr. Lamb concurred to a certain extent; however, he noted that every square foot had not been pinpointed, but based on feedback received to-date, the attempt had been made to hang onto the public realm opportunities that were most important to allow access and connection to Langton Lake Park; to define building frontages and restrict

development on those parcels immediately adjacent to the park and lake; then to allow more flexibility the further out the parcels went and around the outer perimeter of the Twin Lakes Redevelopment Area. Mr. Lamb noted that storm water management requirements would also serve to regulate development and flexibility.

Councilmember Pust questioned if the legal obligation of the AUAR was to create more green space; and if so, was that being accomplished.

Mr. Paschke advised that the AUAR talked about a number of required mitigations, such as a buffer area for the park and certain woodland species of trees; but that it didn't go so far as to define certain percentages of open space.

Councilmember Pust questioned if this Plan created more buffer space that required by the AUAR.

Mr. Paschke responded negatively; noting that the AUAR stood alone and judged every individual development.

Councilmember Pust questioned how developers would be required to provide additional buffering; and if that would be built into the design of any adopted Plan and legal requirements to build more buffering around the lake.

Mr. Paschke advised that each development would be reviewed separately, in relationship with the AUAR and other City Code requirements.

Mr. Lamb advised that the development review process would be taken into consideration one site and parcel at a time; and additional buffering had been shown in Diagram 1; however, he didn't characterize the Regulating Map as anything other than a development tool.

In follow-up to Mayor Roe's question related to urban versus flexible frontages, she used the example at Rainbow Foods at Larpenteur and Fernwood again, and the structure in the parking lot; and if and how a similar structure could meet urban frontage requirements to put a building/parking lot anywhere a developer chose.

Mr. Lamb noted that it was a good question of whether a non-enclosed structure would meet urban frontage requirements.

Councilmember Pust suggested more thought needed to be given to that and similar examples.

Mayor Roe asked that this discussion be continued to a future meeting to get to remaining agenda items.

Councilmember Willmus opined that before moving forward, the City Council needed to receive more definitive detail for how the pedestrian corridor would be made up, based on the comments and concerns addressed by Councilmembers Pust and McGehee; specifically looking at pedestrian corridors and build-to areas adjacent to them. Councilmember Willmus further opined that, if he were a property owner in the Twin Lakes area, he would prefer to use the zoning code and comprehensive plan as his regulating documents. Councilmember Willmus opined that the prior plan was extensively urban frontage. Councilmember Willmus noted that he does not like urban frontage and that this plan is an improvement. Councilmember Willmus suggested that, if a plan was needed to guide development, more work was needed or the City needed to step back completely.

Councilmember Johnson questioned if he could share in such an option; however, he noted when meeting with the Planning Commission recently, Chair Boerigter had brought up to the City Council his concern in how the Regulating Map looked at that time and how it may restrict some developers or detract from an already tight development market. Councilmember Johnson opined that he viewed these changes as being more adaptable to different types of development scenarios, which may not be a bad thing. Councilmember Johnson concurred with Councilmembers Pust and McGehee on the apparent ambiguity of connectivity and green space; and his preference to not give up anything until he saw more green components illustrated. Councilmember Johnson recognized Mr. Lamb's comments that green components became less important farther from the lake; however, he supported a stronger green component in every development; while noting the need to rely on the expertise of the Parks and Recreation Commission in their oversight of development as it related to park dedication through land or fees.

Mayor Roe echoed the comments of Councilmember Johnson; and the need to better define the landscape and to determine what is or is not acceptable in greenway corridors. While understanding that it states a development has to be developed to City standards, Mayor Roe opined that he wanted to see as much included as possible. Mayor Roe recognized the urgency of staff in getting zoning in place for land use and development in the Twin Lakes Area in order to move development forward, he noted the need to further define it and have more discussion. Mayor Roe suggested that Councilmembers provide their questions and comments to staff at their earliest convenience to allow staff to respond to them with their next update before the City Council.

Mr. Paschke concurred, noting that the more information provided to staff, the more could be taken into consideration. Mr. Paschke noted that consensus was the key, and advised that staff didn't want to make numerous changes without that consensus, and the ultimate goal of a plan suitable for adoption.

Mayor Roe asked that staff review the questions/comments of individual Councilmembers and report back to the full council to determine if they should be incorporated or not.

From a technical basis, Mayor Roe questioned City Attorney Gaughan on what extent the City Council could change the document before it went back to the Planning Commission for a Public Hearing.

City Attorney Gaughan's legal conclusion was that the document could not be significantly changed without reverting back through the Planning Commission process.

Mayor Roe thanked staff and Mr. Lamb for their work today; opining that tonight's discussion was not saying the document was not a good one.

## EXTRACT OF THE JULY 6 ROSEVILLE PLANNING COMMISSION MEETING MINUTES

## 1. Public Hearings

Chair Boerigter reviewed the purpose and process for public hearings held before the Planning Commission.

a. PROJECT FILE 0017**Request by the Community Development Department to establish a regulating plan for the Twin Lakes Redevelopment Area as required by the City Code**

Chair Boerigter opened the Public Hearing at 6:33 p.m.

City Planner Thomas Paschke briefly advised that the Regulating Map and Plan for the Twin lakes Redevelopment Area had been further revised (DRAFT dated June 30, 2011) for review and consideration at tonight's meeting. Mr. Paschke noted that these further revisions were staff's recommendations for less restrictive regulations for the Map and Plan, and were a direct result of public and Commissioner comment at the Public Hearing held at the Special Planning Commission on July 15, 2011; and subsequent meetings with Twin Lakes property owners.

For the record, Mr. Paschke noted the receipt of written comments, in opposition, dated July 6, 2011 from Attorney John Paul Martin, with the firm of Martin & Squires, P. A., Attorney of Record for Dorso Building Company, owner of the parcel at 2814 N Cleveland Avenue; ***attached hereto and made a part hereof.*** Mr. Paschke noted that this was in addition to the June 30, 2011 letter from this law firm for Dorso that had been included in the meeting agenda packet materials.

Mr. Paschke introduced Michael Lamb of The Cuningham Group to review the Twin Lakes Urban Standards (Draft 6/30/11) in more detail.

**Michael Lamb, Cuningham Group**

Mr. Lamb provided a review of the Regulating Map, as revised, and the proposed locations of Greenway, Urban and Flexible Frontages, and rationale for edits and modifications following further discussion with commercial property owners in the Twin Lakes Redevelopment Area, and their concerns with the proposed Map and Plan being too restrictive, thereby thwarting the successful marketing and/or redevelopment of their properties. Mr. Lamb noted that the most significant relaxation of the proposed design standards involved the build-to line along County Road C-2, and was based on certain soil conditions. However, Mr. Lamb advised the previously-addressed locations requiring public connection to Langton Lake Park were still in place, but there was less specificity to an exact location for that connection. Mr. Lamb noted that the most visible or prominent corners retained required public and pedestrian connections while allowing more flexible frontages (e.g. Fairview, Iona, Cleveland, and Twin Lakes Parkway) where applicable.

Mr. Lamb reviewed the specifics for each of the three (3) Frontages, and applicable revisions, as detailed in the Request for Planning Commission Action dated July 6, 2011. Mr. Lamb provided illustrative examples of the various frontages, addressing vertical and/or landscape screening for setbacks and parking, depending on the actual siting of buildings as development occurs.

Mr. Lamb emphasized the need to continue to facilitate the public realm connections to Langton Lake along County Road C-2, east and west of the Lake, and the Iona Corridor/Greenway, while allowing flexibility on the Metropolitan Council's easement. On Page 7 of the revised Plan, Mr. Lamb reviewed details of the proposed public realm connections and how they would work with building relationship and specifications of each. Mr. Lamb noted that the Langton Lake connection on the east is a pedestrian pathway, and was proposed to occur on public property, and would not be imposed over private property.

46 Mr. Lamb and Mr. Paschke addressed comments and questions of the Commission at this time.

47 Questions of Commissioners

48 At the request of Member Cook, Mr. Lamb noted that the Metropolitan Council's interceptor  
49 easement was an existing easement that the Plan attempted to take advantage of in connecting to  
50 Langton Lake Park, not through a neighborhood.

51 Member Strohmeier asked for the rationale in changing frontage classification at County Road C-2  
52 and Cleveland Avenue from Greenway to Flexible to address soil conditions and potential  
53 geotechnical improvements/costs (Section 2.2 of the report).

54 Mr. Lamb advised that there were fairly significant soil condition concerns at the northwest corner  
55 of County Road C-2 and Cleveland; and by extending the Urban Frontage along County Road C-2  
56 that allowed greater flexibility for the build-to lines in an attempt to accommodate that potential  
57 concern.

58 Member Strohmeier noted that the Greenway Frontage was the most regulatory of the three (3)  
59 frontage options; and questioned how making those dictates more flexible would address soil  
60 concerns.

61 Mr. Lamb advised that the corridor was still dictated by the Regulating Map, but it suggested the  
62 Flexible Frontage on County Road C-2 to address those soil conditions. Mr. Lamb advised that, at  
63 the discretion of the Commission, the area could revert back to Greenway; however, this was  
64 staff's attempt to address the feedback from commercial property owners; and would still  
65 encourage a pedestrian connection fronted by a building as opposed to other areas of the Lake.

66 Member Strohmeier questioned the evolution from the Roseville Comprehensive Plan approved in  
67 2001 to this proposed Regulating Map and Plan, opining that based on his extensive research on  
68 the timeframe to-date, the proposal for this extensive zoning map with build-to lines and three (3)  
69 frontages.

70 Mr. Paschke responded that the Comprehensive Plan didn't specify what would occur on any  
71 property, simply guided it in a general sense. Mr. Paschke noted that, when the Comprehensive  
72 Plan was developed in 2009, it designated Community/Mixed Use for the Twin Lakes  
73 Redevelopment Area, followed through when the 2010 Zoning Ordinance was adopted, stipulating  
74 that a Regulating Map be created to guide that area. Mr. Paschke noted that this Regulating Map  
75 and Plan attempted to combine all those into one document, as well as including the *Imagine*  
76 *Roseville 2025* community visioning process, and previous Twin Lakes Redevelopment Area's  
77 Urban Design Principles.

78 Member Strohmeier questioned if he could be assured that all environmental concerns were taken  
79 care of, or their status.

80 Mr. Paschke advised that all environmental concerns had not yet been addressed; and that as  
81 properties develop, they would be subject to a Phase I or Phase II environmental review, and if  
82 soils were determined to need remediation, it would need to be done, similar to requirements for  
83 the City, when they had done the infrastructure improvements for the development. Mr. Paschke  
84 noted that there were dollars to assist those developments depending on the level of contamination  
85 found, and with City Council approval.

86 Member Lester referenced the June 30, 2011 letter from Martin & Squires, page 2, alleging that the  
87 proposed regulatory structure was being unequally, arbitrarily and capriciously applied; and that the  
88 City was using disparate treatment of owners within the development area. Member Lester sought  
89 staff comment on whether they had considered all property owners comments, and whether there  
90 was any special treatment.



Mr. Paschke advise that staff had listened to the concerns of all property owners participating in the various discussions, and based on soil conditions at County Road C-2 and Cleveland Avenue, had attempted to address some of those concerns and issues. Mr. Paschke noted that some issues and concerns could be addressed, but others could not be, but opined that this did not indicate special treatment. Mr. Paschke noted that the concerns of the property owner at County Road C-2 and Cleveland was concerned that the previous frontage requirements would require them to site a building on a former swamp, and the recommended revised Map and Plan allowed greater flexibility on that site to realistically facilitate future development. Mr. Paschke noted that the entire area was available for potential build out in this redevelopment area, with some properties required to do more remediation than others as the property developed; however, he opined that if some of those property owners were of the opinion that the City was providing arbitrary approval, it was not justified and was simply the existing condition of their particular property.

Member Lester questioned who would be responsible for development of the special corridors.

Mr. Paschke advised that, as part of any future development plan, a developer would be required to dedicate that portion of their property and include it as part of their development project, providing trail connections to Langton Lake Park to create a public realm as suggested in the Plan.

Member Lester requested the intent of the corridor in Area B of the Regulating Map.

Mr. Paschke noted the revised dashed line from the previous fixed line, located over the sixty foot (60') wide Metropolitan Council's Interceptor Easement and how best to develop adjacent properties. Mr. Paschke noted that those issues and concerns were related to how a fixed point intersecting with Iona Lane and Mount Ridge Road may not be as feasible or prudent as one possibly needed in a different location in order to line up with the intersection, depending on what type of development occurred at that location.

Member Boguszewski, in his comparison of the June 15 DRAFT Regulating Map and Plan with the June 30 DRAFT, opined that it appeared the majority of the proposed revisions recommended by staff provided less strictness, and appeared to address the majority of previously-stated concerns of developers and/or property owners and their perception of overly restrictive frontage requirements. Mr. Boguszewski noted that, if the Plan and Map were approved at this time, modifications could be made in the future whether for commercial or residential use, similar to other City Code amendments for addressing specific development projects.

Member Strohmeier, in his review of numerous documents, expressed his concern in the apparent lack of open space, and a sufficient buffer zone for Langton Lake Park; noting that in his review of the Twin Lakes Redevelopment Area, those were major concerns in the documents he'd already referenced, in addition to the AUAR. Member Strohmeier questioned how the Regulating Map reflected that and the efforts made to address those major concerns.

Related to sufficient buffering for Langton Lake Park, Mr. Paschke advised that, from staff's perspective, the proposed setbacks could achieve greater buffering around through requiring certain dedications to provide connections, while not attempting to limit a property owner from developing their private property, which staff didn't feel was appropriate or warranted.

Regarding open space, Mr. Paschke noted that this is between 80-90% an Urban Development, and was fairly in keeping with how things have been proposed to-date in Roseville, and discussions over many years on the community's vision for the area related to setbacks and other improvements on private property not listed in the specific regulations of the Regulating Map and Plan. Mr. Paschke advised that this document was an attempt, cooperatively with other City Code requirements already in place, to be cognizant of current market trends for developers and property owners in the Twin Lakes Redevelopment Area. Mr. Paschke noted that the numerous storm

water management requirements and options for developers to consider would provide substantial green space; and that staff was not suggesting more green space requirements in an urban development area.

### **Public Comment**

#### **Amy Ihlan, 1776 Stanbridge Avenue, resident northeast of the Regulating Map area**

Ms. Ihlan requested that her comments and notes, as verbalized at tonight's meeting, be allowed into the public record upon her submission of them to the Commission in written format at a later date.

Chair Boerigter duly noted her request.

#### **Lack of Public Input**

Ms. Ihlan expressed concern with the lack of public input received to-date from residents in surrounding neighborhoods, while having received significant input from commercial landowners in the Twin Lakes Redevelopment Area. In her discussions with residents in the area, and her knowledge of neighborhood interest for this Plan, she opined that the neighbors area aware of the Plan Map being presented at tonight's meeting. With respect to proposals, Ms. Ihlan noted the pedestrian walkway that would intersect with backyard residential properties along County Road C-2 and impacts to those residential neighborhoods. Ms. Ihlan opined that she knew those residents had concerns and would desire to provide input. Ms. Ihlan urged the Commission and staff to think about additional ways to bring residential property owners into the discussion, not just commercial property owners. Ms. Ihlan noted that residential property values area tied to amenities of Langton Lake Park, and those property values were also impacted by traffic in the Twin Lakes Area, both issues of great neighborhood concern. Ms. Ihlan requested that those people be brought to the table.

#### **Environmental Impacts**

From her neighborhood perspective, as well as her former service as a City Councilmember, Ms. Ihlan noted that past controversy and litigation on environmental review. Ms. Ihlan opined that the proposed Regulating Plan did not reflect all of that previous environmental analysis and mitigations, especially for wildlife habitat and the four (4) adjacent Oak forests to Langton Lake Park, some of which were on private property. In the most recent 2007 AUAR and requirements for that mitigation, Ms. Ihlan opined that there needed to be open space dedication in the future for those areas, and creation and restoration of wildlife habitat corridors in that area. Ms. Ihlan expressed her concern that there was no dedication indicated to meet those mitigation requirements, and that there was nothing stipulated in the Zoning Code either.

#### **Buffering for Langton Lake Park and Surrounding Neighborhoods**

Ms. Ihlan opined that the AUAR and current Comprehensive Plan provided for appropriate buffers, boundaries and transitions between Twin Lakes and those residential areas. However in the Zoning Text and Map, Ms. Ihlan opined that it appeared that the existing buffers were being decreased from current undeveloped properties, an example being with the proposed public access points to the Park. Ms. Ihlan noted the fragile wooded buffer along the south edge of the Park, and questioned if the proposed access points to the south would change in that environment, or preserve the wildlife habitat and natural amenity.

#### **Parking**

Ms. Ihlan noted the location as close as five feet (5') from the boundary of the Park, noting that the screening requirements appeared to be more flexible, and opined that it seemed inconsistent to increase or protect the buffer.

Ms. Ihlan opined that the Twin Lakes Parkway connection to Fairview Avenue would remove the existing barrier to drive-through traffic off I-35W into a residential neighborhood, and would seem to decrease rather than increase the buffer.

#### Green Space/Open Space

Ms. Ihlan noted that previous zoning designation of the Twin Lakes Redevelopment Area (B-6) and required minimum green space of 25%; opining that the proposed Plan appeared to be moving to 90% development or coverage on all the sites in this area. Ms. Ihlan requested that the Commission consider that rationale from a planning perspective; and opined that more public input should be collected from residential property owners wanting additional protections and creation of more green space. Ms. Ihlan opined that there were creative ways to do so; and noted that such increased impervious coverage raised other environmental concerns for Langton Lake, with its water quality already impaired.

#### Twin Lakes Parkway Connection to Fairview Avenue

Ms. Ihlan noted the near completion of Phases I and II of the Twin Lakes Parkway construction up to Prior Avenue; opining that was great and it was an important infrastructure accomplishment. However, Ms. Ihlan requested that the Commission seriously consider, from a planning perspective, halting further Parkway construction, leaving it as it is. Ms. Ihlan opined that this observation was based on significant savings that could be realized by the City and property owners, as well as the construction to-date being adequate. Ms. Ihlan noted that the original plan for Twin Lakes Parkway envisioned that it would connect to Fairview Avenue and then proceed through Terrace Drive to Snelling Avenue, allowing for an alternate route to Snelling Avenue. However, Ms. Ihlan opined that the City was aware that for the last ten (10) years, MnDOT would no longer approve that connection at Terrace Drive and Snelling Avenue, as it was too close to the existing County Road C-2 intersection. If a connection were created from Twin Lakes Parkway to Fairview Avenue, Ms. Ihlan opined that it would be a connection to nowhere; and that it would cause traffic to naturally gravitate into residential neighborhoods. Ms. Ihlan opined that, if the connection was not needed, it shouldn't be pursued; and it would be good for the Planning Commission to revisit that from a planning perspective at this time. Ms. Ihlan advocated for leaving the Parkway as is to save money and protect residential neighborhoods.

#### General Comments

Ms. Ihlan questioned what the actual vision of the Plan was and where that vision was being promoted. Ms. Ihlan opined that, based on her observations for this Mixed Use development, it looked like other commercial areas in Roseville, and opined that she didn't see integration for combined residential/office uses; with no promotion of housing at all, even where it could serve as a buffer between existing residential neighborhoods, an important issue expressed in the past by the public. Ms. Ihlan advocated for buffering those existing residential neighborhoods and the Park with those less dense uses, such as housing.

Ms. Ihlan questioned the role of the 2001 Comprehensive Plan Master Plan in this proposed Regulating Map and Plan, opining that the Master Plan had provided a good narrative for potential development scenarios on mixed use themes for Twin Lakes and the other side of Fairview. Ms. Ihlan expressed concern that if only Twin Lakes was focused on, and not Fairview, it would create a piecemeal development that the previous Master Plan attempted to avoid.

Ms. Ihlan questioned if the proposed Plan provided the tools to create the economic development the community wanted and needed: LEED-certified buildings; development that would build the City's tax base; and living wage jobs.

Chair Boerigter asked staff to provide a response to Ms. Ihlan's public comments, as applicable.

Lack of Public Input

Mr. Paschke advised that a minimum of 730-760 notices had been processed, inviting property owners within a broad area around the Twin Lakes Redevelopment Area to participate in an Open House, which was actually more of a workshop session, with the resulting attendance consisting of a number of Planning Commissioners, City Councilmembers, a few residents, and a prominent number of Twin Lakes property owners.

As part of that notice, Mr. Paschke advised that those noticed were also encouraged to attend the Public Hearing at the Special Planning Commission meeting on June 15, with only 2-3 residents in attendance, along with 2 commercial property owners, at the Public Hearing, as duly noted in those meeting minutes. Mr. Paschke noted that only people remaining engaged in the proposed Regulating Map and Plan discussions were commercial property owners, even with staff attempting to provide information on the City's website as it was solidified and revised, copies of draft minutes on the website, and other opportunities. From an information standpoint, unfortunately, Mr. Paschke opined that people appeared to have little interest in getting engaged in this process.

Chair Boerigter opined that staff had apparently done their due diligence in attempting to receive public input; and noted, from his perspective, that it certainly would have been more encouraging to have more people attending the Open House.

Environmental Impacts

Chair Boerigter asked staff to address the interaction between the AUAR and this Regulating Map, if any and how development would be affected in the area and mitigation requirements from the AUAR implemented.

Mr. Paschke reminded Commissioners, and the public, that there were certain regulations in other documents, the AUAR being one of them, that limited the types of square footage, and numerous mitigations in place that would be necessary to achieve based on a specific development, once it came forward, and whether modifications to the development proposal were needed. Mr. Paschke reiterated that a review of mitigations predicated on the AUAR would be conducted at that time, and would not limit additional buffer requirements in the area addressed by the AUAR. As it related to preserving the Oak forest and natural habitat, Mr. Paschke noted that the actual setback may be above and beyond the setbacks indicated in the proposed Regulating Map, depending on the development scenario.

Chair Boerigter noted that any development still needed to comply with the AUAR.

Mr. Lamb addressed the 80-90% developable area concern, noting that given development and storm water requirements for the area, opining that he didn't see how any development could ever achieve that much area.

Mr. Paschke concurred, noting that unless the AUAR was modified to allow for greater square footages of uses, a development may actually be required to provide additional Open Spaces above that stipulated in the AUAR.

Buffering for Langton Lake Park and Surrounding Neighborhoods; Green/Open Space

Chair Boerigter noted that staff had already addressed this concern in responding to Member Strohmeier's concerns, and Mr. Paschke concurred with Chair Boerigter that additional buffering was not needed as part of this Regulating Plan, since it would be subject to other regulations already in place.

Parking

Mr. Paschke noted that the proposed Regulating Map shows parking within five feet (5') of Langton Lake Park; however, whether it could be built adjacent to the park, and still meet or mitigate the more protective barrier for trees in that environment was another question. Mr. Paschke reiterated that the AUAR and other documents in place trumped the proposed Regulating Map allowance for Flexible Frontages.

in that area was another question.

Twin Lakes Parkway Connection to Fairview Avenue

Chair Boerigter sought staff's perspective on whether the Parkway should be extended to Fairview Avenue.

Mr. Paschke advised that any revisions to the Parkway would require an amendment to the Comprehensive Plan and the City's Official Maps; and would require a complete review and additional analysis within the AUAR to change how the Parkway is currently proposed. Mr. Paschke noted that the original AUAR and improvements to County Road C are predicated on Twin Lakes Parkway going through from Cleveland to Fairview. Mr. Paschke indicated that such a revision was possible, but the AUAR was based on certain analyses and any amendment would require modification of a number of documents.

Chair Boerigter asked staff and/or Mr. Lamb their opinion on whether it was a good idea to eliminate that connection.

Mr. Lamb opined that he would not be the best resource to make that judgment, and would lean on the guidance of past policies in the Comprehensive Plan that had been established for numerous reasons, some of those listed tonight.

Member Boguszewski noted, and Mr. Paschke concurred, that the order for any potential revisions would be for the City Council for look into changing the Comprehensive Plan to initiate such an adjustment; and at that point, the Regulating Map could be changed for that underlying change, but that such a change would not be a part of this current Regulating Map and Plan approval process to guide any revisions of such a substantial significance.

More Housing Needed

Mr. Paschke clarified that this Regulating Map and Plan did not deal with specific uses, but only dealt with form and how buildings were placed on a parcel, and how they looked in relationship to enhancing the public realm and connections. Mr. Paschke reiterated that the Zoning is for Community/Mixed Use, allowing for a number of different uses, including housing that could essentially be placed anywhere within the Twin Lakes Redevelopment Area and within the confines of the AUAR. Mr. Paschke noted that this exercise to create a Regulating Plan was not tied specifically to a given use, with uses allowed anywhere; but that the purpose of this process was to create how they're placed on the site and regulations within that placement.

**Annette Phillips, 3084 Shorewood Lane (residential property NE of proposed regulating map)**

Ms. Phillips reiterated some of the concerns she had observed; and questioned why an Urban plan was suggested for this particular tract of land. Ms. Phillips opined that, to her knowledge, this hasn't been done in the rest of Roseville, where nice setbacks and more greenery was provided, with no buildings set on a corner or having a solid wall. Ms. Phillips opined that this was not a good diversion for Roseville; and that Roseville deserved to have more green space, and a more livable environment, and to retain its nice tax base. Ms. Phillips objected to her presumption for 90% of

properties covered with buildings and parking lots, providing for little green space; and needing a healthier and more aesthetic look.

Regarding Twin Lake Parkway, as a 45-year resident of Roseville, Ms. Phillips advised that she had attended many of the prior meetings over the years related to this linkage through Terrace Drive to Snelling Avenue, originally proposed as an ideal situation for any traffic coming from I-35W. However, if the highway department is not going to allow that connection, Ms. Phillips opined that it removed any rationale for the road connecting; and that traffic coming out on Fairview Avenue would have no place to go, and no major road other than County Road C. By putting traffic on Fairview Avenue, Ms. Phillips opined that the City was impacting residential areas, and asked that it reconsider the connection.

Member Strohmeier noted that a number of good issues had been brought forward tonight for discussion; and asked staff to comment on whether it was mandatory in the AUAR to retain Langton Lake Park as a wildlife habitat.

Mr. Lamb opined that Langton Lake Park had been designated as one of two urban parks in Roseville; and had implications on how development could occur around an urban park. Mr. Lamb noted that the southern and eastern parts of the Park were undeveloped parcels, and retaining the urban habitat concept was important, but was unsure how the AUAR guided that or how it would be specifically addressed. Mr. Lamb opined that the Park was a fabulous resource, with at least four (4) existing homemade trail connections to Langton Lake Park pathway, indicating that people were obviously interested in those connections. Mr. Lamb advised that the Regulating Plan looked to improve those connections; and for wildlife issues addressed by the AUAR, he would defer to staff.

Mr. Paschke, while unsure how the AUAR sought to enhance wildlife corridors, noted that the AUAR set out a number of mitigations for when development occurred. Mr. Paschke noted that most of the Twin Lakes area was already developed with little untouched by machines or with dirt not already turned over, so the goal was to redevelop paved areas and former parking lots. Mr. Paschke advised that the AUAR would be utilized and implemented as necessary when development projects came forward, but that no specifics were in place to-date, and were no different than traffic mitigations discussed at the last Commission meeting. Mr. Paschke noted that as developments come forward, the specifics for all of those issues would be reviewed and analyzed.

Chair Boerigter closed the Public Hearing at 7:35 p.m.

Member Strohmeier opined that this was a special area, surrounding the park, and in his analysis of the issue and review of the area, he preferred that the Map revert back to the version presented at the June 15, 2011 Public Hearing, as it related to Greenway Frontage to address lot coverage restrictions and trees, open space provisions. Member Strohmeier made this request in the form of a motion, but due to the lack of a second, Chair Boerigter declared the motion failed.

Member Boguszewski opined that the Regulating Map and Plan was a new concept, but it didn't set aside any of the AUAR requirements that may apply on an individual or case by case basis; and still allowed for adjustments, variances, or amendments to occur for specific issues as they came up. Member Boguszewski opined that this area had been under discussion for a very long time; and in terms of getting something accomplished and in place as a starting point to address the City's interests in regulating this area, and its vision for the Twin Lakes Redevelopment Area, he intended to support the proposed Map and Plan, as presented tonight, in part to get past this and move on. In addressing Member Strohmeier's motion that failed, Member Boguszewski opined that it was his sense from the majority of Commissioners following the Public Hearing discussion that they supported moving toward a greater flexibility, not a higher level of restriction as indicated on the previous Regulating Map draft. While recognizing that there was always friction

in city interests and those of land owners, Member Boguszewski opined that that tension forced the City to strike a balance for the larger benefit of its residents, and to make the land marketable for property owners. In his opinion, Member Boguszewski opined that this Map, as presented tonight, struck a good balance.

With Chair Boerigter's approval, Mr. Paschke asked to address some of the public comments of Ms. Phillips related to differences in the Twin Lakes area and other areas of Roseville. Mr. Paschke opined that, while the Regulating Map may look different and advocate form and placement perspectives, the hard lined percentages were no different than and remained consistent with those allowed in current and previous business districts. Mr. Paschke advised that the reason those things occurred on the proposed Regulating Map were based on the previously-referenced documents (e.g. *Imagine Roseville 2025* community visioning process; 2030 Comprehensive Plan; and concepts in the original Twin Lakes Master Plan and urban design standards). Mr. Paschke noted that the City no longer had Planned Unit Developments (PUD's) under its recently-revised Zoning Code, and the underlying documents included those items addressed in the Regulating Map.

Mr. Paschke opined that, if the proposed Regulating Map and Plan was not supported, the *Imagine Roseville 2025* findings needed to be rethought; since the discussion within all of the Regulating Plan and Map was to attempt to provide greater green space. Regarding comments on the amount of impervious coverage on a lot, Mr. Paschke advised that, until a development plan was brought forward, there was no indication that the coverage would ever get to 90%, and personally opined that it would not, but would be less than that percentage.

Mr. Paschke noted that there was a greater burden regulating a previously-developed area with essentially no existing green space, and to now create more green space. Reiterating that all sites would be required to address storm water management, Mr. Paschke opined that the statement that Langton Lake Park would be damaged further did not hold true, when developments will have to treat any runoff before it goes off their site, not like the past, and would be more restrictive, essentially making the quality of Langton Lake better than it is currently when everything and all runoff can flow into it without any treatment.

In conclusion, Mr. Paschke noted that Roseville is an urban community, not a rural community; and the City was attempting to sustain its vision and goals throughout the planning documents, especially at major intersections and regional connections. Mr. Paschke opined that he personally thought a fairly good job had been achieved, but as development came forward, there may need to be some things addressed, but that these documents currently in place should allow the City to do so.

Mr. Lamb, as a follow-up regarding Greenway Frontages on the east side of the proposed Regulating Map and the north/south pedestrian alignment, noted the first two (2) parcels were adjacent to residential areas; and there was no parking west of that line (Area E on the proposed Regulating Map). Mr. Lamb noted that the other parcels were city-owned and would be retained as open space; and that the remnant parcel south of Langton Lake Park was currently impervious surface. Mr. Lamb noted that the western 25' setback contiguous to the Park from the extension of Iona to County Road C-2 on the west side of the park had been relaxed as it related to vertical screening and parking requirements. Mr. Lamb noted that the 25' setbacks could be retained, but that on the west side, there was already a 25' setback, as indicated on the Regulating Map.

At the request of Member Cook related to the south side of Langton Lake Park, currently impervious surface, when Iona is constructed, it could swing north or south, and may need to be addressed further at that time, and based on how development is indicated; thus the recommendation for more flexibility.

Chair Boerigter concurred with Member Boguszewski's comments about moving forward. Chair Boerigter opined that he preferred the flexibility of this version of the Regulating Map than the last iteration;; and that a yeoman's amount of work had been done in compiling the Comprehensive Plan, visioning documents and other regulatory documents into this scheme. Chair Boerigter commended staff and the consultants on a job well done; opining that while there may be specifics that were not strongly endorsed by individual Commissioners, the Regulating Map as proposed reflected what the City has long envisioned for the Twin Lakes Redevelopment Area and would allow development in a manner that residents and City Councils have suggested. However, Chair Boerigter opined that he wasn't convinced that once the first development came forward, there still wouldn't be issues to address; but overall, he was supportive of the Map and getting it initiated to move forward. If there were amendments indicated in the future as the plan was put into use practically, Chair Boerigter noted that it would be similar to amendments needed to the Zoning Code with those required tweaks as indicated. Chair Boerigter opined that he was generally satisfied with this version, that it appeared to work, and offered his support of the Map and Plan.

#### **MOTION**

**Member Cook moved, seconded by Member Boguszewski to RECOMMEND TO THE City Council approval of the proposed Twin Lakes Sub-Area 1 Regulating Plan and subsequent amendments to Section 1005.07 of the Roseville Zoning Ordinance (version 6/30/11 as presented).**

Member Strohmeier opined that, in reviewing the past proposal with this, it was much improved from the many previous iterations; and should provide a good compromise for the City and developers. Member Strohmeier opined that, if this allowed for development of the Twin Lakes Redevelopment Area, he was all for it.

**Ayes: 4**

**Nays: 1 (Strohmeier)**

**Motion carried.**

Staff indicated that the case was scheduled to be heard at the July 18, 2011 City Council meeting.



## An Alternative Idea for Development of Twin Lakes

**Note:** This is not in any way to be considered a complete proposal, but rather an alternative development avenue that would allow us to “invite” developers and land owners to come forward with ideas rather than spending our time, money, and resources trying to “restrict” or “tightly regulate” development in the area. I believe this plan could create a synergy between the City and land owners to create a very successful area that would maximize our tax capacity and their profits.

I did not invent this idea. I am simply suggesting a different approach that has been successful in other cities, and an approach we have yet to try in Roseville. Given the history of Twin Lakes it might be time for a change in approach.

I found in a publication from Austin, Texas regarding a redevelopment of 700 acres of an abandoned airfield, something that actually summarized what I am trying to articulate.

*The design guidelines have been developed to promote a cohesive and high quality development that achieves the community's vision. They are intended to guide new development in ways that promote connectivity, neighborliness, activity, authenticity, sustainability and livability. They are not intended to be highly prescriptive solutions that dictate a particular style, but rather as performance criteria that can encourage diversity, creativity and innovation in the spirit of the community.*

For those interested, the following are some links to this Austin site. The first is to the main site which contains many interesting links, including to their “Green Building” booklets. The second is to the specific design specifications for the PUD or Overlay District.

<http://www.muelleraustin.com/>

<http://www.muelleraustin.com/uploads/Mueller%20Design%20Book%20low%20res.pdf>

### **What I Would Like to Discuss:**

After reviewing the allocation plan, the regulating map, the ordinance to create an overlay district for Twin Lakes, and speaking with Charles Bartholdi regarding the potential for litigation in the Twin Lakes area, I would like to suggest the following method (which I have also discussed with Mr. Bartholdi) as an alternative approach which would, I believe, give the city and council more control while at the same time providing more freedom to developers. This proposal takes into account that much of the infrastructure within the area has already been created. Any additional needs for a specific project or development would be responsibility of that entity. A use that generated higher traffic than allocated to a specific parcel might be

assessed a portion of the traffic mitigation costs that could be shown to arise directly from a particular development within the site.

We can and should utilize the previous planning of many groups and individuals over many years by establishing the entire Twin Lakes areas as a PUD or Overlay District. This PUD would serve as an umbrella, much like the proposed Overlay District. It would specify the type of development allowed and actively sought by the City of Roseville, and it would specifically deny such development that we either have enough of or do not want. The rationale for the items specifically sought or specifically denied would be based on potential traffic generation, compatibility with the surrounding residential neighborhoods, filling vacant niches within Roseville housing or development, excluding development already in adequate supply in Roseville. Both Mr. Bartholdi and Mr. Trudgeon have stressed certainty as a key need, albeit for different reasons, and Appendix A provides a list (in no way exhaustive or complete and for discussion only) based on ideas, goals, and desires from the Twin Lakes Master Plan, the Twin Lakes Stakeholders project, Vista 2000, and IR 2025.

The Master Plan clearly outlines the following hopes and guidance for the area:

*Emphasis is placed on creating a unique, safe and high-quality work and play environment by installation of extraordinary, architecturally distinct buildings, transit and transportation services, site planning, environmentally sensitive landscaping, parks, trails and lighting.*

Developers would be encouraged to be mindful to include mitigation items specified by the AUAR and PUD or Overlay District when submitting proposals. (Appendix B, again not an exhaustive listing, contains items for discussion.) The PUD or overlay district would allow developers to organize their structures in such a manner as to maximize green space, share parking, create underground parking as part of cleaning the site, and invite new designs and technology. It would provide them the opportunity to develop individual sites, create partnerships to cooperatively develop adjacent sites, create a consortium to develop the entire site, or jointly hire a master developer to handle portions or the entire site. Given simple yet specific guidelines, development paths would be clear and direct and projects could be evaluated on a rational and uniform basis.

The city would offer incentives for innovative design, use of “green” technology (solar, geothermal), green roofing, energy efficient windows, heating, and cooling systems, xeriscaping, native plantings, increased pervious surface, rain gardens, shared or underground parking, limited traffic generation, or other similar innovations brought to the attention of the City. The City is offering a very visible site for developers to “show off their creativity and exciting products and skills.” The City would assist in advertising exciting developments and 35W would provide obvious physical visibility.

In addition, the City could offer assistance in the construction of bikeways, pathways, and clean-up (by the city actively seeking available grants or other funding sources to assist in these efforts). The City could actively work with developers to recruit projects that embraced goals and ambitions for the area as defined in the guiding documents. The city, and presumably the landowners, are clearly anxious to protect and enhance Langton Lake Park as an anchor of the area and one of the four most used parks in our extensive park system. To that end, the City would assist in the acquisition of desirable habitat areas adjacent to the park (oak forest to the west), expansion of the southern buffer, and creating wildlife corridors to Bennet and Oasis Ponds as part of the park dedication requirements for the area—and as part of the Parks Master Plan.

By specifically and clearly stating what is being sought and specifically what is not acceptable will make the process very clear and stable while still providing maximum flexibility. We could encourage innovation and hold “open houses” highlighting some of our existing “green” building projects (currently the engineering firm across from Parkview and the city’s geothermal and even the REI parking lot that also got an award). If this were properly marketed, it could be a model for development that would invite developers to be creative rather than simply “stay inside the lines.” It would give the developers more freedom while providing Roseville what it needs and wants in the area.

We have struggled for years to get development into this area. This is our last opportunity to have a large area for redevelopment that can increase our tax capacity and revitalize and modernize our community. The market is such that we don’t have to rush. We should take time to consider other development processes that might allow the landowners and developers to “show us what they can do.” We know what we don’t want and some of what we do want. We are not able to think of all the possible options so rather than tying the hands of the landowners and developers, we might be very firm about the things we know we want and don’t want and help them to make something beautiful.

Tammy McGehee

## Appendix A

This listing would apply for the present to the area under consideration, bounded by Cleveland, C-2, Fairview, and County Road C. Uses presently there would be grandfathered until such time that they would be willing to be able to conform to the overall plan. Other areas within the Twin Lakes “umbrella” already include the very successful strip mall along County Road C, hence the reason to eliminate one on this site. Going forward and based on what was developed here, the listing could change to again review and fill in gaps within the needs and desires of the community.

In the category of what Roseville is missing and would like to have developed in Twin Lakes one could include:

- upper scale housing (single or multifamily)

- restaurants (not chains)

- high quality office buildings

- corporate headquarters

- very small and limited retail to serve housing within and north of the site

  - (daycare, barber shop, dentist, dry cleaner, small hardware, all of which could be included separately or as part of an office complex)

In the specifically eliminated category would be items that generate large amounts of traffic, involve potential health threats, or represent development types already in abundant supply in Roseville. (This listing is for discussion only as there may be many other items that for a variety of reason would not be desirable in this area.)

- manufacturing or fabrication involving potentially explosive, dangerous, or highly toxic materials, discharging, or exhausting into the air potentially toxic materials

- large retail of any type, including “big box”

- strip malls

## **Appendix A, Continued**

Specifically eliminated development projects proposals, continued:

asphalt plants

crematoriums

pawn shops or adult video, sex toy, or book stores

warehouses

distribution centers or transfer stations

apartments (unless very upscale)

senior housing

assisted living

affordable housing (unless part of an inclusion policy)

## Appendix B

This listing would apply for the present to the area under consideration, bounded by Cleveland, C-2, Fairview, and County Road C. These mitigation strategies are based again on goals and desires expressed in many planning documents and meetings regarding Twin Lakes area, specifically those surrounding Langton Lake Park and including the current Parks Master Plan.

In this case, some items will be required, but exact implementation left to the developer or landowner, while other items will be highly desirable and subject to discussion with the city regarding acknowledgement of efforts or potential grant or other support for a highly valued (by the city and/or residents) inclusion.

### Requirements of developers:

- cleaning of polluted land to residential standards unless beneath a parking area
- creating sidewalks, bike paths, and pathways linking this area internally and externally to existing pathway systems serving Langton Lake Park, Centre Pointe, County Road C, and Terrace Drive (These can be non-motorized pathways across or between parcels or buildings as opposed to along streets or roadways.)
- pervious surface of 25% for each parcel or development
- protecting and enhancing quality habitat near Langton Lake Park
- plantings of native vegetation, shrubs, and trees as well as other drought resistant vegetative landscaping

### Highly desirable inclusions:

- Clustering of buildings to create broader open spaces
- Use of rain gardens and small ponds as part of green space and habitat enhancement
- Use of shared, ramped, and underground parking
- LEED certification of buildings
- Incorporation of standard and innovative energy saving technologies

**EXTRACT OF MINUTES OF MEETING OF THE  
CITY COUNCIL OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, State of Minnesota, was held on the 12th day of September, 2011 at 6:00 p.m.

The following members were present: \_\_\_\_\_  
\_\_\_\_\_.

The following members were absent: \_\_\_\_\_  
\_\_\_\_\_.

Council Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

**RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION ADOPTING THE TWIN LAKES SUB-AREA 1  
REGULATING PLAN**

WHEREAS, the City of Roseville has the authority, pursuant to the Municipal Planning Act (Minn. Stat. § 462.351-462.365), to conduct and implement municipal planning; and

WHEREAS, the City of Roseville has the authority, pursuant to Minn. Stat. § 462.353, Subd. 1, to carry on comprehensive municipal planning activities to guide future development and improvement of the City, to adopt and amend a comprehensive plan, and to implement the plan by ordinance and other actions authorized by the Municipal Planning Act; and

WHEREAS, the City of Roseville has the authority pursuant to Minn. Stat. § 462.357, Subd. 1, for the purpose of promoting public health, safety, morals, and general welfare to regulate by ordinance, the location, height, width, bulk, type of foundation, number of stories, size of buildings and other structures, the percentage of lot which may be occupied, the size of yards and other open spaces, the density and distribution of population, the uses of buildings and structures for trade, industry, residence, recreation, public activities, or other purposes, and the uses of land for trade, industry, residence, recreation, agriculture, forestry, soil conservation, water supply conservation, conservation of shorelines, access to direct sunlight for solar energy systems, flood control or other purposes, and may establish standards and procedures regulating such uses; and

WHEREAS, the City of Roseville has adopted a Comprehensive Plan which sets forth the policy for the regulation of land use and development in the City; and

WHEREAS, the City of Roseville has adopted the Roseville Zoning Ordinance which divides the City into districts and establishes regulations in regard to land and the buildings thereon; and

47  
48 WHEREAS, the City adopted the Twin Lakes Urban Design Principles in 2007 to assist  
49 with the redevelopment within Twin Lakes; and  
50

51 WHEREAS, Section 1005.07 of the Roseville Zoning Code establishes the Community  
52 Mixed-Use (CMU) District; and  
53

54 WHEREAS, Section 1005.07 B provides for the creation of a Regulating Map and  
55 Standards establishing development parameters within the District that replace the Twin Lakes  
56 Urban Design Principles; and  
57

58 WHEREAS, the Twin Lakes Sub-Area 1 Regulating Map and Standards (“Regulating  
59 Plan”) have been prepared for Sub-Area 1 of the Twin Lakes Redevelopment Area; and  
60

61 WHEREAS, the Planning Division held a neighborhood meeting on May 25, 2011 to  
62 elicit citizen input into the shaping of the Regulating Plan; and  
63

64 WHEREAS, on May 25, June 15, and July 5, 2011, the Planning Division and the project  
65 consultant met with property owners within Sub Area-1 to seek comments and input on the  
66 proposed Regulating Plan; and  
67

68 WHEREAS, Public Hearings regarding the Regulating Plan, and amendment to Section  
69 1005.07 of the Roseville City Code (“amendments”) were held on June 15 and July 3, 2011, at  
70 which meeting:  
71

- 72 a) the City Planner and Planning Division’s consultant presented to the  
73 Commissioners and the public the proposed Regulating Plan and amendments,  
74 b) members of the public provided testimony and comment on the Regulating  
75 Plan and amendments,  
76 c) comments from property owners of property within the Twin Lakes Area were  
77 received and considered,  
78 d) correspondence from attorneys for property owners were received and  
79 considered,  
80 e) staff reports and documents containing various possible modifications to the  
81 Regulating Plan and amendments, and other background information  
82 pertaining to the Regulating Plan and amendments was received and  
83 considered, and  
84 f) deliberations pertaining to the testimony, correspondence, documents and  
85 other information were conducted by the Commissioners;  
86

87 and  
88

89 WHEREAS, on July 3, 2011, the Planning Commission recommended approval of the  
90 Regulating Plan and amendments as presented by the Planning Division and its consultant by a  
91 vote of 4 in favor 1 opposed; and  
92



93 WHEREAS, following the Planning Commission Meeting, the City received additional  
94 documents, reports, correspondence and other evidence from interested parties pertaining to the  
95 Regulating Plan and amendments, all of which is included in the record on this matter and  
96 incorporated herein by reference; and  
97

98 WHEREAS, the City Council upon receiving and considering the Planning  
99 Commission's recommendation, the Request for Council Action, evidence received and  
100 considered by the Planning Commission, other evidence received by the City following the  
101 Planning Commission Meeting and additional evidence presented at the City Council Meeting,  
102 and upon conducting deliberations on this matter, makes the following findings of fact:  
103

- 104 1. Section 1005.07 of the Roseville Zoning Ordinance authorizes the City of  
105 Roseville to adopt the Regulating Plan for Sub-Area 1 of the Twin Lakes  
106 Redevelopment Area.
- 107 2. The amendments are necessary to incorporate the Regulating Plan into Section  
108 1005.07 of the Roseville City Code
- 109 3. The Regulating Plan and amendments are necessary to guide and establish  
110 parameters pertaining to development within Sub-Area 1 of the Twin Lakes  
111 Redevelopment Area.
- 112 4. The Regulating Plan and amendments complies with and assists in the  
113 implementation of the Comprehensive Plan.
- 114 5. The Regulating Plan and amendments protects and promotes the public health,  
115 safety, peace, comfort, convenience, prosperity, and general welfare of the  
116 community and its people through the establishment of regulations governing  
117 land development and use.
- 118 6. The Regulating Plan and amendments protects and enhances the character,  
119 stability, and vitality of residential neighborhoods as well as commercial  
120 areas.
- 121 7. The Regulating Plan and amendments promotes orderly development and  
122 redevelopment.
- 123 8. The Regulating Plan and amendments fosters a harmonious, workable  
124 relationship among land uses.
- 125 9. The Regulating Plan and amendments promotes the stability of existing land  
126 uses that conforms with the Comprehensive Plan.
- 127 10. The Regulating Plan and amendments insures that public and private lands  
128 ultimately are used for the purposes which are most appropriate and most  
129 beneficial for the City as a whole.
- 130 11. The Regulating Plan and amendments promotes helpful movement of people,  
131 goods and services.
- 132 12. The Regulating Plan and amendments promotes human and physical resources  
133 of sufficient quality and quantity to sustain needed public services and  
134 facilities.
- 135 13. The Regulating Plan and amendments protects and enhances real property  
136 values.

- 137 14. The Regulating Plan and amendments safe guards and enhances the  
138 appearance of the City, including natural amenities of open space, hills,  
139 woods, lakes and ponds.
- 140 15. The Regulating Plan and amendments enhances that the Regulating Plan  
141 provides for attractive, inviting, high-quality mixed-use and service areas that  
142 are conveniently and safely accessible by multiple travel modes including  
143 transit, walking, and bicycling.
- 144 16. The Regulating Plan and amendments encourages suitable design practices  
145 that apply to buildings, private development sites, and the public realm in  
146 order to enhance the natural environment.
- 147 17. The Regulating Plan and amendments enhances the compatibility of site  
148 planning, internal traffic circulation, landscaping and structures within the  
149 Sub-Area 1 of Twin Lakes.
- 150 18. The Regulating Plan and amendments promotes and protects and will have a  
151 positive impact on the general public health, safety and welfare.  
152

153 NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Roseville,  
154 Minnesota, that the foregoing findings and the Regulating Plan are hereby accepted and adopted.  
155

156 The motion for the adoption of the foregoing resolution was duly seconded by Member  
157 \_\_\_\_\_, and upon vote being taken thereon the following voted in favor thereof:  
158 \_\_\_\_\_,  
159

160 and the following voted against the same: \_\_\_\_\_,  
161

162 and the following were absent: \_\_\_\_\_.  
163

164 WHEREUPON said resolution was declared duly passed and adopted on the 22nd day of  
165 August, 2011.  
166

*Resolution – Twin Lakes Sub-Area 1 Regulating Plan*

[illegible]

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the foregoing extract of minutes of a regular meeting of said City Council held on the 12<sup>th</sup> day of September, 2011 with the original thereof on file in my office, and the same is a true and correct transcript thereof.

WITNESS MY HAND officially as such Manager this 12<sup>th</sup> day of September, 2011.

William J. Malinen, City Manager

(SEAL)

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# Twin Lakes Regulating Plan Sub-Area 1

Figure 1. Regulating Plan

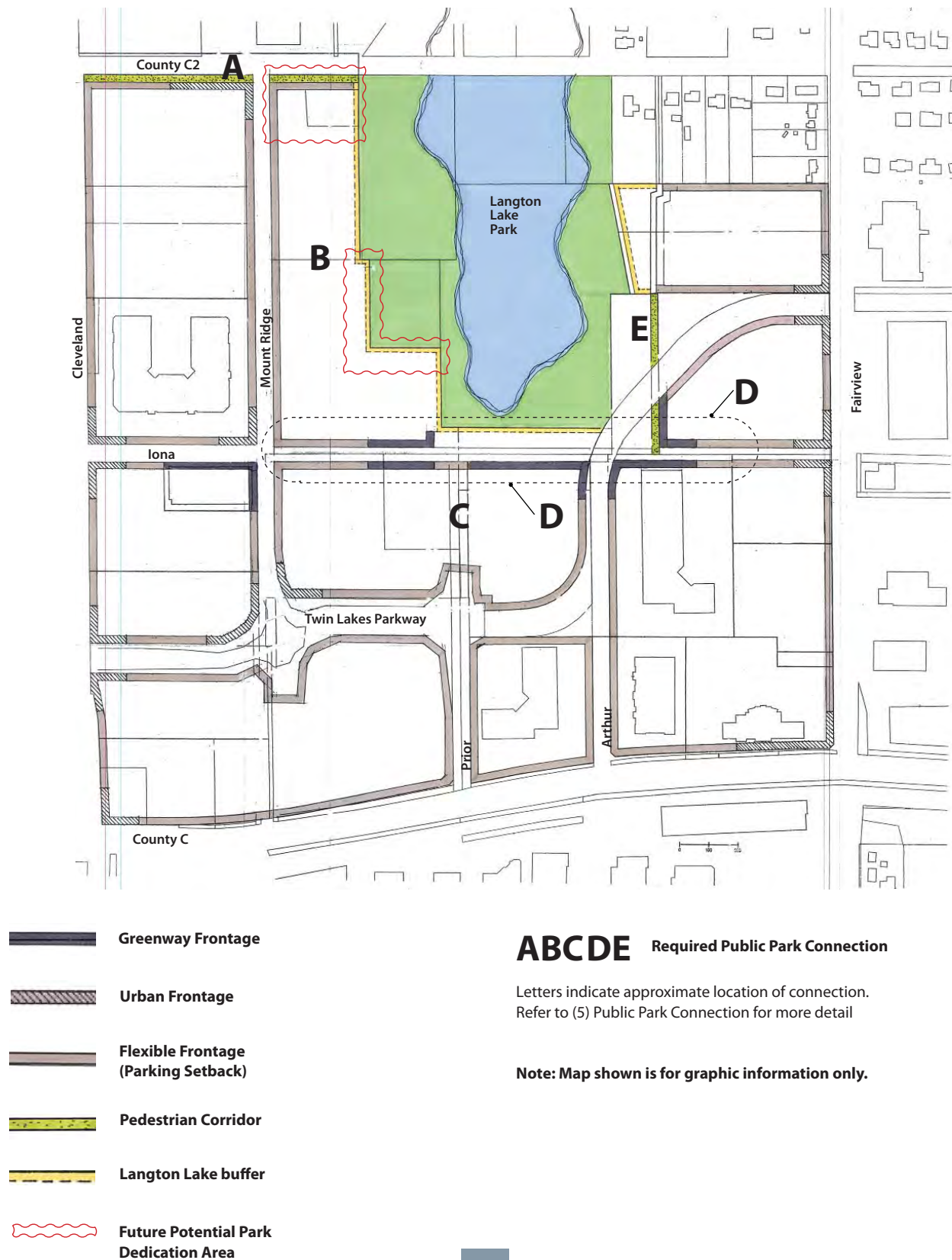
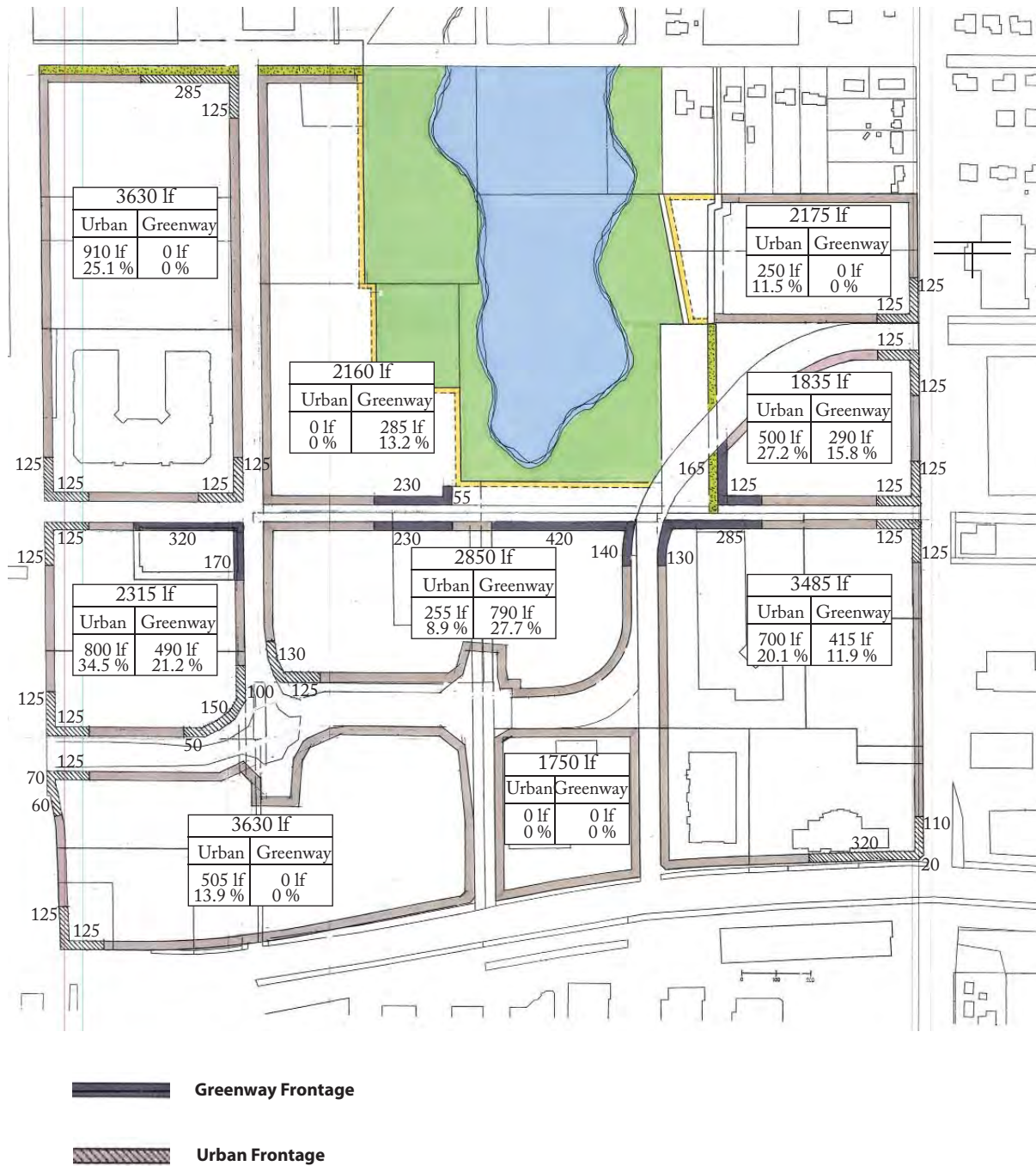
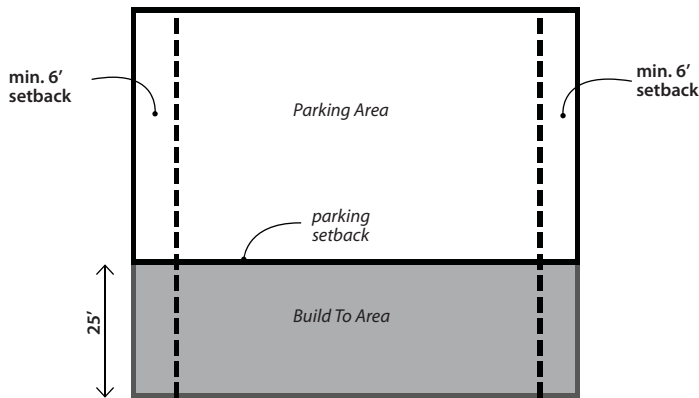


Figure 2. Frontage Quantity



# Greenway Frontage

## (1) Siting



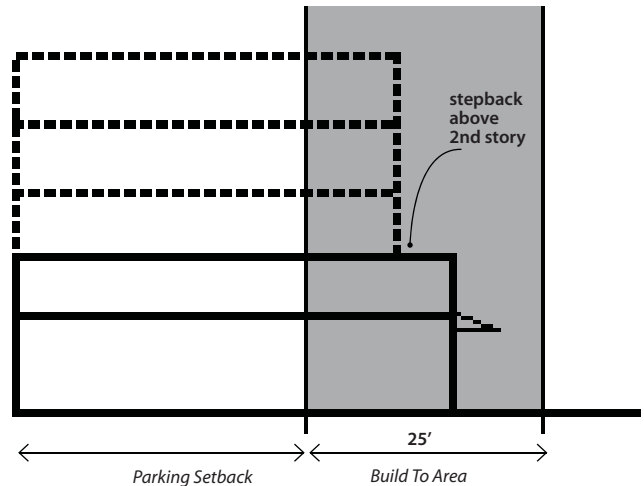
### A. Build To Area

- Refer to Regulating Plan (Figure 1) for location of the Build To Area. Building may be placed anywhere within the Build To Area.
- At least 90% of the lineal Build To Area must be occupied by the front facade of the building
- Within 30 feet of a block corner, the ground story façade must be built within 10 feet of the corner.

### B. Undeveloped and Open Space

- Maximum lot coverage of 85%
- Undeveloped open space created in front of the building shall be designed as a semi-public space, used as a forecourt, outdoor seating, or other semi-public uses.

## (2) Heights and Elements



### A. Use and Height

- Refer to use Table 1005-1.
- Height is not limited.

### B. Ground Floor

- Finished floor height shall be a maximum of 18" above sidewalk.

### C. Facade

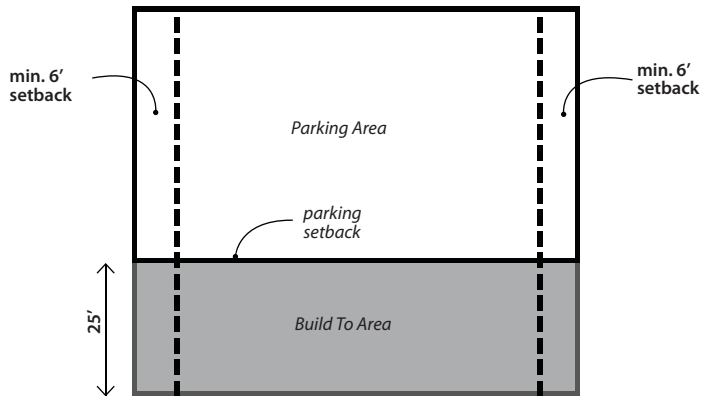
- The primary facade (facades fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.
- Blank walls exceeding 20 feet are prohibited.
- Building facade facing a pedestrian or public space must include at least 30% as windows and/or entries.
- Building should be stepbacked minimum of 8 feet above the second story.

### D. Entries

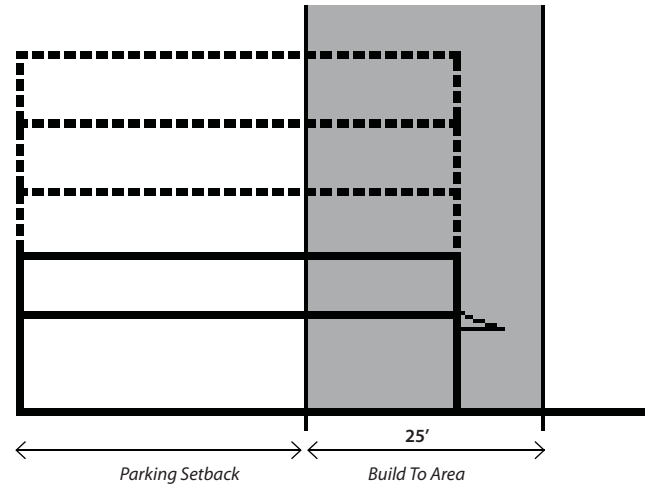
- Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged at least every 50 feet along the Greenway Frontage.

## Urban Frontage

### (1) Siting



### (2) Height and Elements



#### A. Build To Area

- i. Refer to Regulating Plan (Figure 1) for building placement as illustrated by the Build To Area. Building may be placed anywhere within the Build To Area.
- ii. At least 50% of the lineal Build To Area must be occupied by the front facade of the building.
- iii. Within 30 feet of a block corner, the ground storey façade must be built within 10 feet of the corner.
- iv. If a building does not occupy the Build To Area, the parking setback must include a required landscape treatment. See (3) Parking and (4) Landscape.

#### B. Undeveloped and Open Space

- i. Maximum lot coverage of 85%.
- ii. Undeveloped and open space created in front of the building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

#### A. Use and Height

- i. Refer to use Table 1005-1.
- ii. Height is not limited.

#### B. Facade

- i. The primary facade (facade fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.
- ii. Blank lengths of wall fronting a public street or pedestrian connection exceeding 30 feet are prohibited.

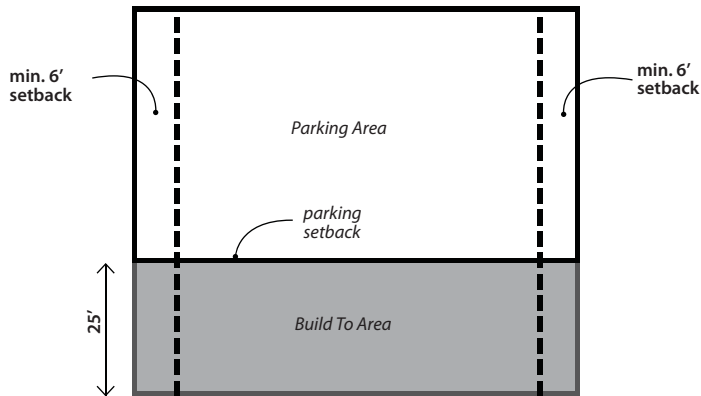
#### C. Entries

- i. Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged every 100 feet.



# Flexible Frontage

## (1) Siting



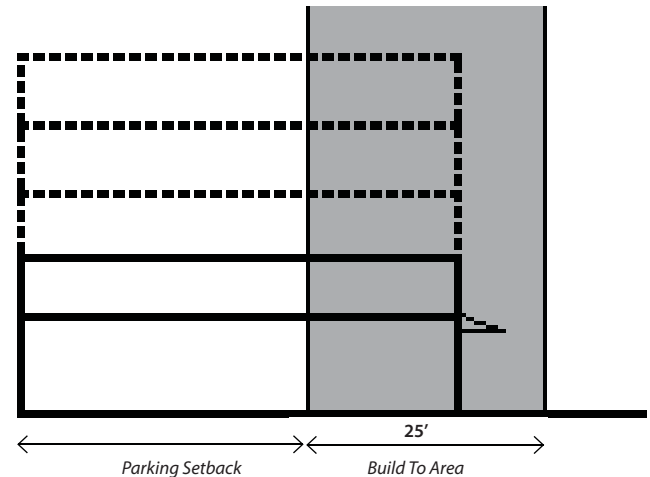
### A. Build To Area

- i. Refer to Regulating Plan (Figure 1); Building may be placed anywhere within the parcel; Building placement is preferred to be located in the Build To Area
- ii. Building placement preferred in the Build To Area; If a building does not occupy the Build To Area, the parking setback must include a required landscape treatment. See (3) Parking and (4) Landscape.

### B. Undeveloped and Open Space

- i. Maximum lot coverage of 85%
- ii. Undeveloped and open space created in front of the building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

## (2) Height and Elements



### A. Use and Height

- i. Refer to use Table 1005-1.
- ii. Height is not limited

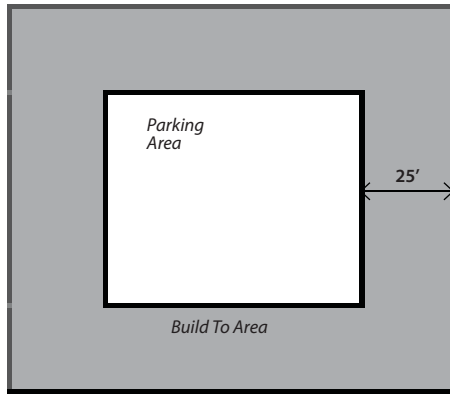
### B. Facade

- i. Blank walls exceeding 30 feet are prohibited
- ii. The primary facade (facades fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.

### C. Entries

- i. Entries shall be clearly marked and visible from the sidewalk

### (3) Parking

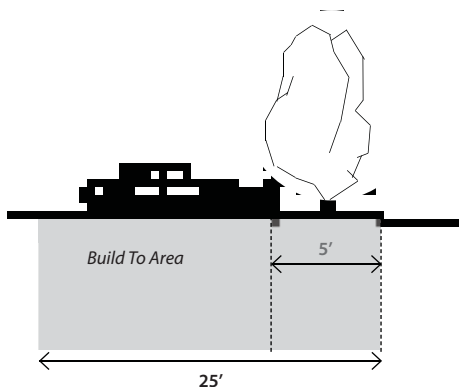


#### A. Parking

- i. Parking shall be located behind the parking set back line
- ii. Driveways and/or curb cuts are not allowed along the Greenway Frontage.

#### B. Parking within the Build to Area

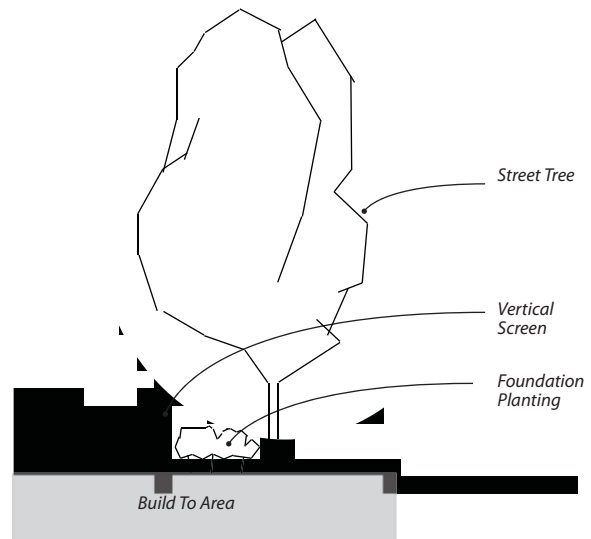
- i. Parking is allowed within the Build To Area, minimum 5' from the property line by a 36" to 42" vertical screen, (as approved by the CD Department) shall be built with required landscape



#### C. Parking Continuous to Langton Lake Park

- i. Parking on property contiguous to Langton Lake Park shall be set back 15 feet from the property. The setback area shall be landscaped per City of Roseville standards.

### (4) Landscape



#### A. Urban Frontage

- i. 1 tree per every 30' of linear property

#### B. Greenway Frontage

- i. 1 tree per every 30' of linear property

#### C. Flexible Frontage

- i. 1 tree per every 30' of linear property
- ii. Foundation Plantings shall be planted at the base of the vertical screen in a regular, consistent pattern (as approved by the CD Department).
- iii. Parking is allowed within the Build To Area, minimum 5 feet from the property line when separated by a 36" to 42" vertical screen, (as approved by the CD Department), with required landscape treatment.

## (5) Public Park Connection

### Public Park Connections

Each pedestrian corridor identified below shall be a minimum of 25 feet wide and include a paved, multi-use path constructed to specifications per the City of Roseville. Each pedestrian connection shall also contain the following minimum landscaping:

- 13-caliper-inch tree for every 20 lineal feet of the length of the pedestrian corridor. Such trees shall be hardy and urban tolerant, and may include such varieties as red buckeye, green hawthorn, eastern red cedar, amur maackia, Japanese tree lilac, or other variety approved by the Community Development Department.
- 12 5-gallon shrubs, ornamental grasses, and/or perennials for every 30 lineal feet of the pedestrian corridor. Such plantings may include varieties like hydrangea, mockorange, ninebark, spirea, sumac, coneflower, daylily, Russian sage, rudbeckia, sedum, or other variety approved by the Community Development Department.

#### A. County C2 Connection

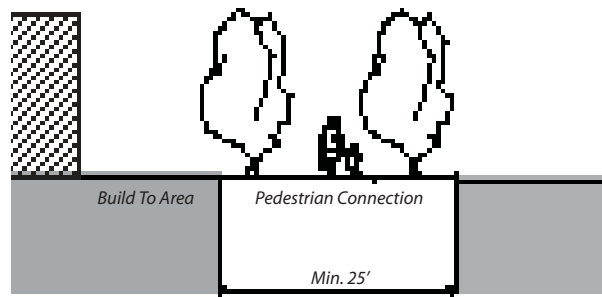
- A pedestrian trail/path shall be built that connects the adjacent properties to Langton Lake Park path.

#### B. Langton Lake / Mt. Ridge Rd Connection

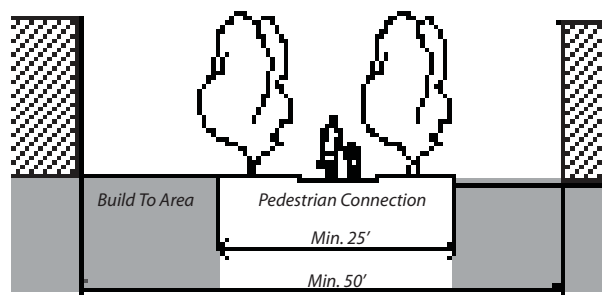
- A pedestrian trail/path shall be built that connects Mt Ridge Rd to Langton Lake Park path.

#### C. Langton Lake / Prior Ave Connection

- A pedestrian trail/path shall be built that connects Prior Ave and Twin Lakes Parkway to Langton Lake Park path.



A

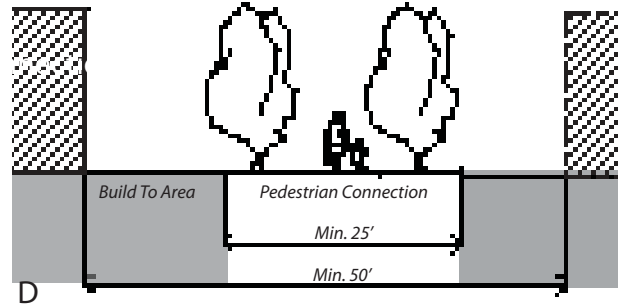


B/C

(5) Public Park Connection (continued)

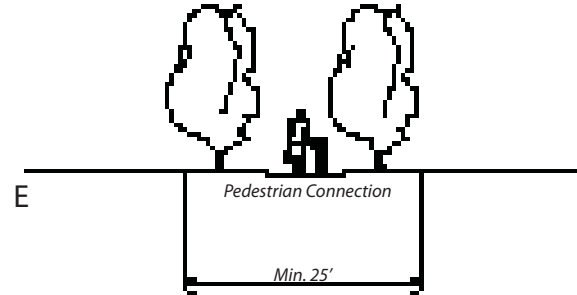
**D. Iona Connection (East-West)**

- i. A pedestrian trail/path shall be built that connects Mt. Ridge Road with Fairview Avenue intersecting with Langton Lake Park and Twin Lakes Parkway.
- ii. The Pedestrian Connection shall take precedent over the Build To Area. In any event the relationship of building to pedestrian connection shall be consistent with the required frontage.



**E. Langton Lake Connection**

- i. A pedestrian trail/path shall be built that connects the adjacent properties to Langton Lake Park path.



## City of Roseville

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SELECTED TEXT OF SECTION 1005.02 (DESIGN STANDARDS) AND SECTION 1005.07 (COMMUNITY MIXED-USE DISTRICT) OF TITLE 10 "ZONING CODE" OF THE CITY CODE

## THE CITY OF ROSEVILLE ORDAINS:

**SECTION 1.** Purpose: The Roseville City Code is hereby amended as follows to complete the zoning requirements for the portion of the Community Mixed Use District known as Twin Lakes Sub-Area 1 and to make minor changes in other sections to eliminate potentially conflicting code requirements.

**SECTION 2. Section 1005.02 is hereby amended as follows:****1005.02 Design Standards**

- B. **Entrance Orientation:** ~~Primary~~ Where appropriate and applicable, primary building entrances shall be oriented to the primary abutting public street. ~~The entrance must have a functional door.~~ Additional entrances may be oriented to a secondary street or parking area. Entrances shall be clearly visible and identifiable from the street and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.
- I. **Garage Doors and Loading Docks:** Loading docks, refuse, recyclables, and compactors shall be located on rear or side facades and, to the extent feasible, garage doors should be similarly located. Garage doors of attached garages on a building front shall not exceed 50% of the total length of the building front. Where loading docks, refuse, recyclables, and/or compactors abut a public street frontage, a masonry screen wall comprised of materials similar to the building, or as approved by the Community Development Department, shall be installed to a minimum height to screen all activities.

**SECTION 3. Section 1005.07 is hereby amended as follows:****1005.07 Community Mixed-Use (CMU) District**

- A. **Statement of Purpose:** The Community Mixed-Use District is designed to encourage the development or redevelopment of mixed-use centers that may include housing, office, commercial, park, civic, institutional, and open space uses. Complementary uses should be organized into cohesive districts in which mixed- or single-use buildings are connected by streets, sidewalks and trails, and open space to create a pedestrian-oriented environment. The CMU District is intended to be applied to areas of the City guided for redevelopment or intensification.
- B. **Regulating MapPlan:** The CMU District must be guided by a Regulating-regulating Map-plan for each location where it is applied. ~~The Regulating Map~~ A regulating plan uses graphics and text to establishes requirements pertaining to the following kinds of parameters: Where the

requirements for an area governed by a regulating plan are in conflict with the design standards established in Section 1005.02 of this Title, the requirements of the regulating plan shall supersede, and where the requirements for an area governed by a regulating plan are silent, Section 1005.02 shall control.

1. **Street and Block Layout:** The regulating map-plan defines blocks and streets based on existing and proposed street alignments. New street alignments, where indicated, are intended to identify general locations and required connections but not to constitute preliminary or final engineering.

2. **Street Types:** The regulating plan may include specific street design standards to illustrate typical configurations for streets within the district, or it may use existing City street standards. Private streets may be utilized within the CMU District where defined as an element of a regulating plan.

### 3. Parking

a. **Locations:** Locations where surface parking may be located are specified by block or block face. Structured parking is treated as a building type.

b. **Shared Parking or District Parking:** A district-wide approach to off -street parking for nonresidential or mixed uses is preferred within the CMU district. Off -street surface parking for these uses may be located up to 300 feet away from the use. Off -street structured parking may be located up to 500 feet away from the use.

~~a.c.~~ **Parking Reduction and Cap:** Minimum off -street parking requirements for uses within the CMU district may be reduced to 75% of the parking requirements in Chapter 1019 of this Title. Maximum off -street parking shall not exceed the minimum requirement unless the additional parking above the cap is structured parking.

~~2.4.~~ **Building and Frontage Types:** Building and frontage types are designated by block or block face. Some blocks are coded for several potential building types; others for one building type on one or more block faces. ~~Permitted and conditional uses may occur within each building type as specified in Table 1005-1.~~

~~3.5.~~ **Building LinesBuild To Areas:** ~~Building lines~~Build To Areas indicate the placement of buildings in relation to the street.

~~4.~~ **Street Types:** The regulating map may include specific street design standards to illustrate typical configurations for streets within the district, or it may use existing City street standards. Private streets may be utilized within the CMU District where defined as an element of a regulating map.

6. **Uses:** Permitted and conditional uses may occur within each building type as specified in Table 1005-1, but the vertical arrangement of uses in a mixed-use building may be further regulated in a regulating plan.

C. **Regulating Map-Plan Approval Process:** ~~The Regulating Map-A~~ regulating plan may be developed by the City as part of a zoning ~~map~~ amendment following the procedures of Section 1009.06 of this Title and thus approved by City Council.

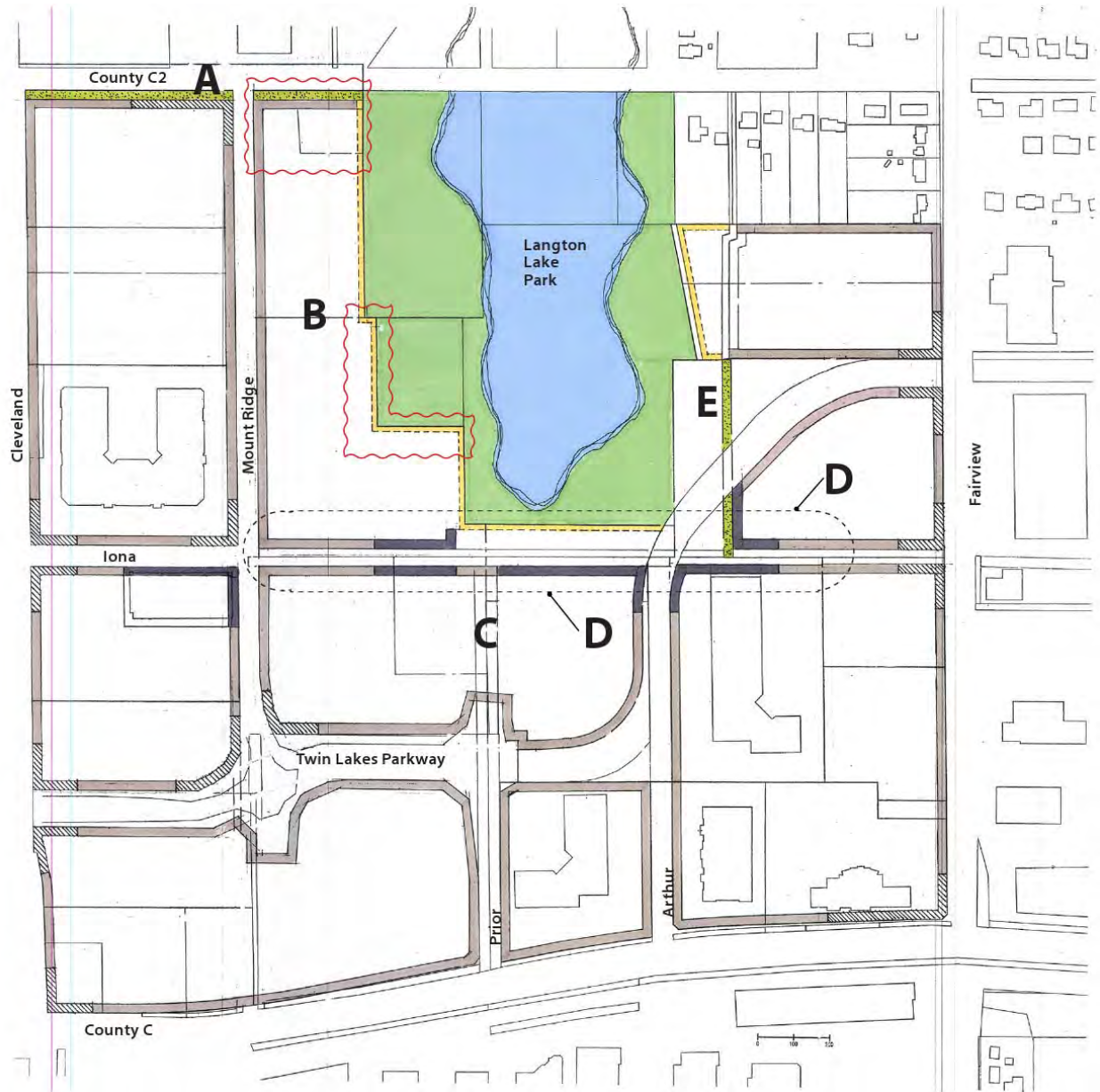
D. **Amendments to Regulating MapPlan:** Minor extensions, alterations or modifications of proposed or existing buildings or structures, and changes in street alignment may be authorized pursuant to Section 1009.05 of this Title.

E. **Dimensional Standards Twin Lakes Sub-Area 1 Regulating Plan:**  
Table 1005-5

|                            |                                                                                                                                                                |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum lot area           | None                                                                                                                                                           |
| Maximum building height    | None                                                                                                                                                           |
| Minimum front yard setback | See frontage map                                                                                                                                               |
| Minimum side yard setback  | 6 feet where windows are planned in a side wall or present in an adjacent wall<br>10 feet from residential lot boundary <sup>a</sup><br>Otherwise not required |
| Minimum rear yard setback  | 25 from residential lot boundary                                                                                                                               |
| Maximum building height    | Within 50 feet of residential district boundary, equal to maximum height in that district.                                                                     |

<sup>a</sup> Unless greater setbacks are required under Section 1011.12 E.1. of this Title.

[Figure 1005-1: Twin Lakes Sub-Area 1 Regulating Plan Map](#)



[Greenway Frontage](#)

[Urban Frontage](#)

[Flexible Frontage  
\(Parking Setback\)](#)

[Pedestrian Corridor](#)

[Langton Lake Buffer](#)

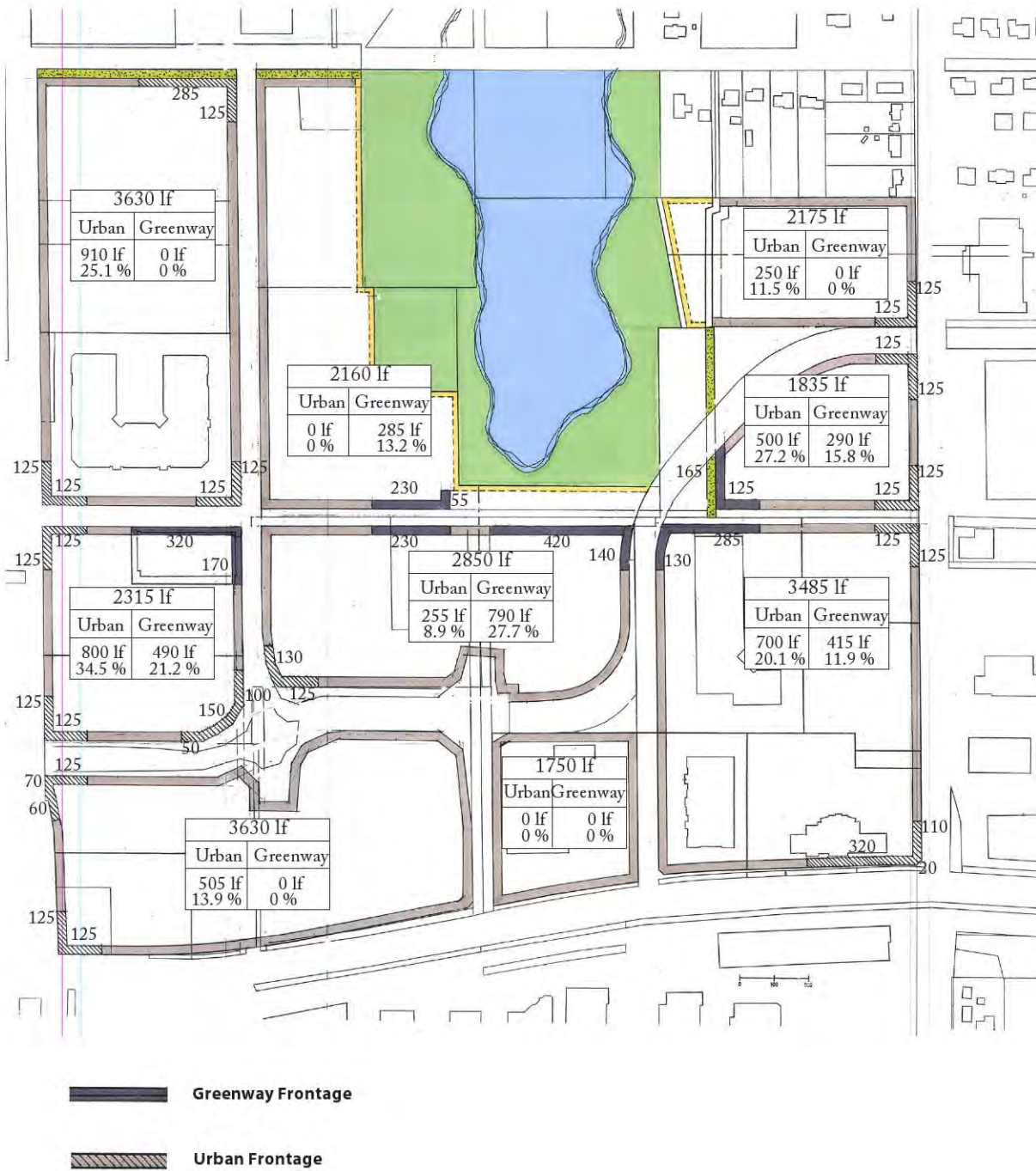
[Future Potential  
Park Dedication Area](#)

**ABCDE** [Required Park Connection](#)

[Letters indicate approximate location of connection. Refer to subsection 7 below for more detail.](#)

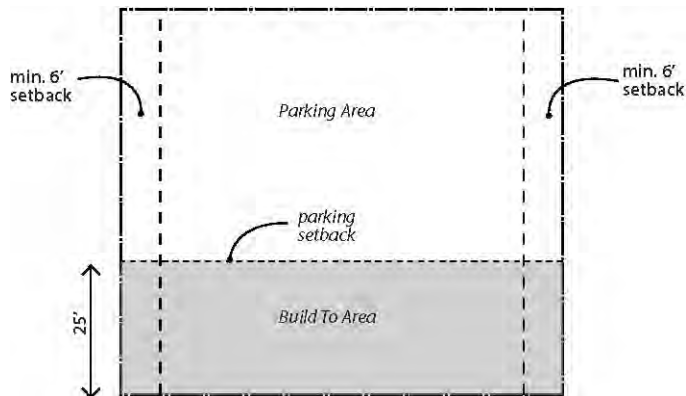
**Note: Map shown is for graphic information only.**





## 1. Greenway Frontage

### a. Siting



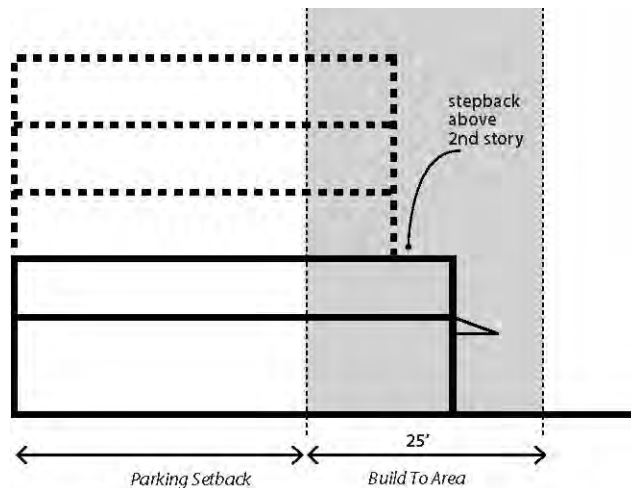
### i. Build To Area

- A) Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the Build to Area.
- B) At least 90% of the lineal Build To Area shall be occupied by the front facade of the building.
- C) Within 30 feet of a block corner, the ground storey facade shall be built within 10 feet of the corner.

### b. Undeveloped and Open Space

- i. Lot coverage shall not exceed 85%.
- ii. Undeveloped and open space created in front of a building shall be designed as a semi-public space, used as a forecourt, outdoor seating, or other semi-public uses.

### c. Building Height and Elements



- i. **Ground Floor:** Finished floor height shall be a maximum of 18" above sidewalk.
- ii. Height is not limited.
- iii. **Facade**

A) The primary facade (facades fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.

B) Blank lengths of wall fronting a public street or pedestrian Connection shall not exceed 20 feet.

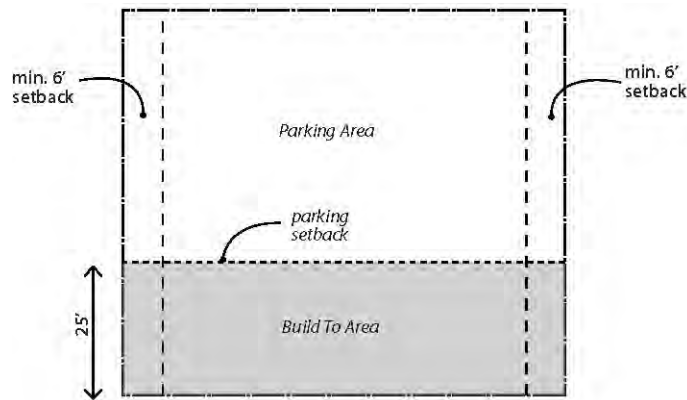
C) Building facades facing a pedestrian or public space shall include at least 30% windows and/or entries.

D) All floors above the second story shall be stepped back a minimum of 8 feet from the ground floor facade.

iv. Entries: Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged at least every 50 feet along the Greenway Frontage.

## 2. Urban Frontage

### a. Siting



### i. Build To Area

A) Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the Build to Area.

B) At least 50% of the lineal Build To Area shall be occupied by the front facade of the building.

C) Within 30 feet of a block corner, the ground story facade shall be built within 10 feet of the corner.

D) If a building does not occupy the Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.

### ii. Undeveloped and Open Space

A) Lot coverage shall not exceed 85%.

B) Undeveloped and open space created in front of a building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

Diagram illustrating the 'Build To Area' for a building. The diagram shows a dashed rectangle representing the total lot area. A solid rectangle represents the building footprint. The area between the dashed and solid rectangles is shaded gray. A dimension line indicates the 'Build To Area' is 25 feet wide. The area to the left of the dashed line is labeled 'Parking Setback'.

- ### 3. Flexible Frontage

The diagram illustrates a rectangular lot layout. A large rectangle is divided into two horizontal sections. The top section is labeled "Parking Area" and the bottom section is labeled "Build To Area". The "Build To Area" is shaded gray. A vertical dimension line on the left side of the "Build To Area" indicates a height of 25'. Three setback lines are shown: two vertical dashed lines on the sides of the "Parking Area" and one horizontal dashed line separating the "Parking Area" from the "Build To Area". Arrows point from the text labels to these lines: "min. 6' setback" for the side setbacks and "parking setback" for the horizontal setback.

- i. **Build To Area**
- A) Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the parcel, but building placement is preferred in the Build To Area.

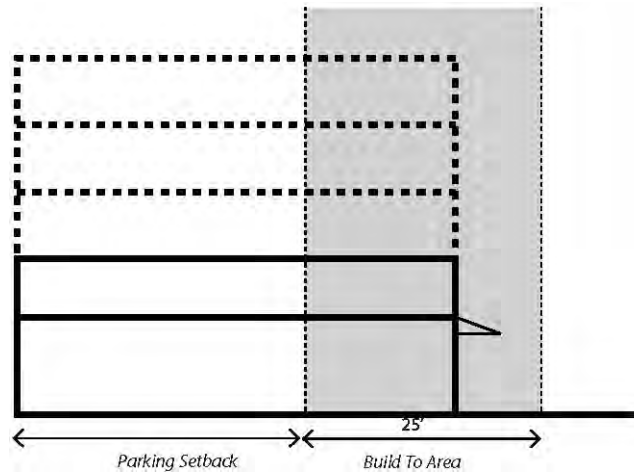
B) Building placement is preferred in the Build To Area. If a building does not occupy a Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.

**ii. Undeveloped and Open Space**

A) Lot coverage shall not exceed 85%.

B) Undeveloped and open space created in front of a building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

**b. Building Height and Elements**



**i. Height is not limited.**

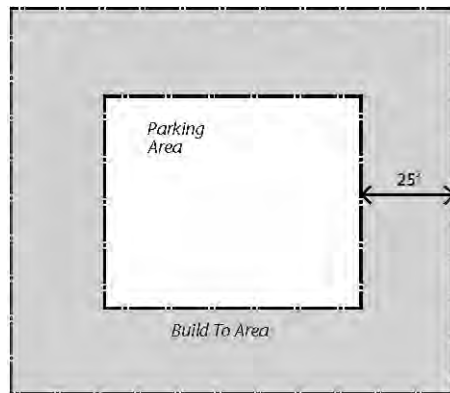
**ii. Facade**

A) Blank lengths of wall fronting a public street or pedestrian connection shall not exceed 30 feet.

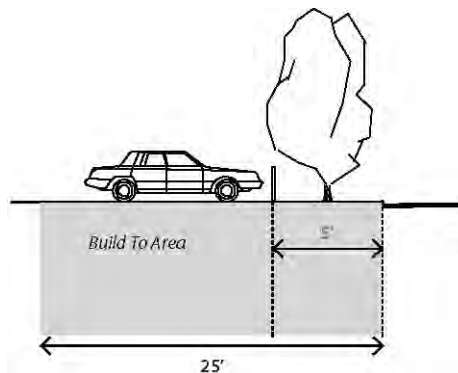
B) The primary facade (facade fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.

**iii. Entries:** Entries shall be clearly marked and visible from the sidewalk.

#### 4. Parking

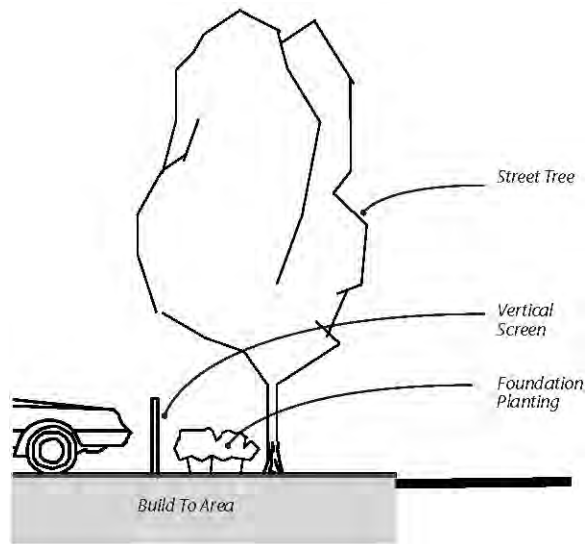


- a. Parking shall be located behind the Build To Area/parking setback line.
- b. Driveways and/or curb cuts are not allowed along the Greenway Frontage.
- c. **Parking Within the Build To Area:** Where parking is allowed within the Build To Area, parking shall be set back a minimum of 5 feet from the property line, and shall be screened by a vertical screen at least 36" in height (as approved by the Community Development Department) with the required landscape treatment.



- d. **Parking Contiguous to Langton Lake Park:** Parking on property contiguous to Langton Lake Park shall be set back a minimum of 15 feet from the property line. The setback area shall be landscaped consistent with the requirements of Section 1011.03 of this Title.

## 5. Landscaping



a. **Greenway Frontage:** 1 tree is required per every 30 linear feet of Greenway Frontage

b. **Urban and Flexible Frontage**

i. 1 tree is required per every 30 linear feet of Urban and/or Flexible Frontage.

ii. **Parking Within the Build To Area:** If parking is located within the Build To Area, the required vertical screen in the setback area shall be treated with foundation plantings, planted at the base of the vertical screen in a regular, consistent pattern.

## 6. Public Park Connections

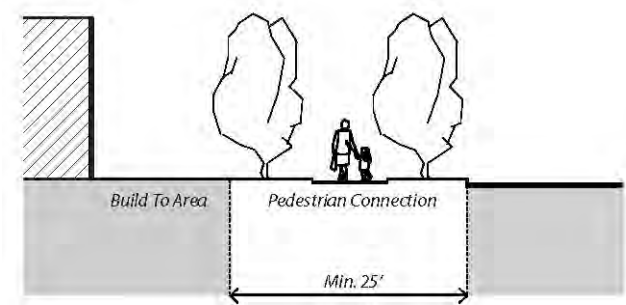
Each pedestrian corridor identified below shall be a minimum of 25 feet wide and include a paved, multi-use path constructed to specifications per the City of Roseville. Each pedestrian connection shall also contain the following minimum landscaping:

- **1 3-caliper-inch tree for every 20 lineal feet of the length of the pedestrian corridor. Such trees shall be hardy and urban tolerant, and may include such varieties as red buckeye, green hawthorn, eastern red cedar, amur maackia, Japanese tree lilac, or other variety approved by the Community Development Department.**
- **12 5-gallon shrubs, ornamental grasses, and/or perennials for every 30 lineal feet of the pedestrian corridor. Such plantings may include varieties like hydrangea, mockorange, ninebark, spirea, sumac, coneflower, daylily, Russian sage, rudbeckia, sedum, or other variety approved by the Community Development Department.**

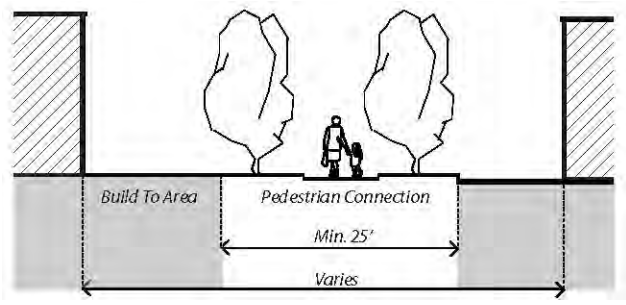
**All plant materials shall be within planting beds with wood mulch.**



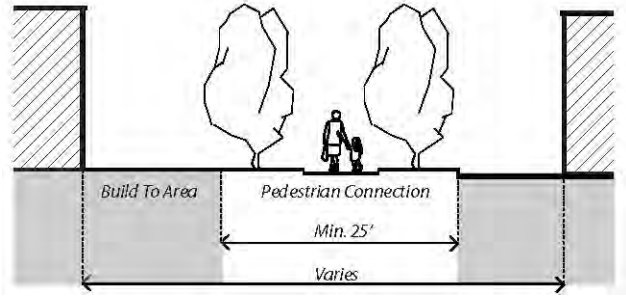
a. County Road C2 Connection: A pedestrian corridor shall be built that connects adjacent properties to the Langton Lake Park path.



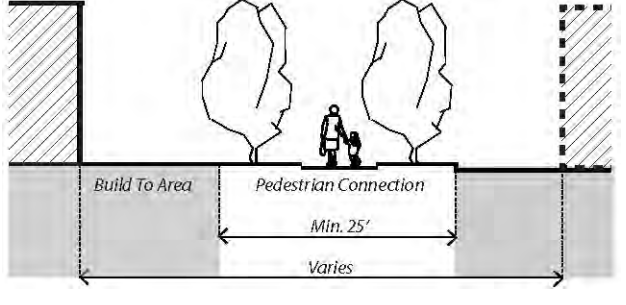
b. Langton Lake Park/Mount Ridge Road Connection: A pedestrian corridor shall be built that connects Mount Ridge Road to the Langton Lake Park path.



c. Langton Lake Park/Prior Avenue Connection: A pedestrian corridor shall be built that connects Prior Avenue to the Langton Lake Park path.



d. Iona Connection

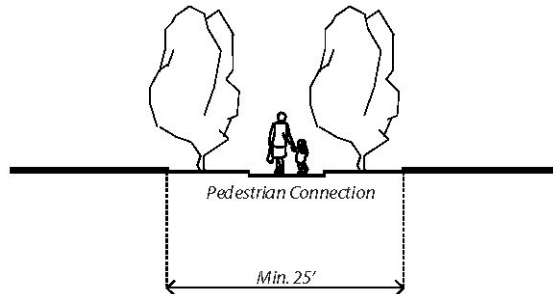


i. A pedestrian corridor shall be built that connects Mount Ridge Road to Fairview Avenue, intersecting with Langton Lake Park and Twin Lakes Parkway.



228 ii. The pedestrian corridor shall take precedent over the Build To Area. In any  
229 event, the relationship of buildings to the pedestrian corridor shall be consistent  
230 with the required frontage.

231 e. **Langton Lake Connection:** A pedestrian corridor shall be built that connects the  
232 adjacent properties to Langton Lake Park path.



233  
234 F. ~~**Improvement Area:** The total improved area, including paved areas and footprints of principal~~  
235 ~~and accessory buildings or structures, shall not exceed 85% of the total parcel area.~~

236 G. ~~**Shared Parking or District Parking:** A district wide approach to off-street parking for~~  
237 ~~nonresidential or mixed uses is preferred within the CMU district. Off-street surface parking for~~  
238 ~~these uses may be located up to 300 feet away from the use. Off-street structured parking may be~~  
239 ~~located up to 500 feet away from the use.~~

240 H. ~~**Parking Reduction and Cap:** Minimum off-street parking requirements for uses within the~~  
241 ~~CMU district may be reduced to 75% of the parking requirements in Chapter 1019 of this Title.~~  
242 ~~Maximum off-street parking shall not exceed the minimum requirement unless the additional~~  
243 ~~parking above the cap is structured parking.~~

244 **SECTION 4. Effective Date:** This ordinance amendment to the Roseville City Code  
245 shall take effect upon passage and publication.

246 Passed this 25<sup>th</sup> day of July 2011

**City of Roseville**

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

**AN ORDINANCE AMENDING TITLE 10 “ZONING ORDINANCE” SECTION 1005.07B  
COMMUNITY MIXED USE DISTRICT (CMU), OF THE CITY CODE**

The following is the official summary of Ordinance No. \_\_\_\_ approved by the City Council of Roseville on September 12, 2011:

The Roseville City Code, Title 10, Zoning Ordinance, has been amended to include the Twin Lakes Regulating Plan, which regulates development/redevelopment within the Twin Lakes Redevelopment Area including building frontage types, parking locations, and build to areas.

A printed copy of the ordinance is available for inspection by any person during regular office hours in the office of the City Manager at the Roseville City Hall, 2660 Civic Center Drive, Roseville, Minnesota 55113. A copy of the ordinance and summary shall also be posted at the Reference Desk of the Roseville Branch of the Ramsey County Library, 2180 Hamline Avenue North, and on the Internet web page of the City of Roseville ([www.ci.roseville.mn.us](http://www.ci.roseville.mn.us)).

Attest: \_\_\_\_\_  
William J. Malinen, City Manager

**Thomas Paschke**

---

**From:** dan.roe@comcast.net  
**Sent:** Friday, September 02, 2011 5:01 PM  
**To:** Thomas Paschke  
**Cc:** Pat Trudgeon  
**Subject:** Re:

Thomas & Pat,

To follow up on my discussions earlier this summer with Pat regarding the requirement of something received by the City in exchange for developers not placing buildings in the Build To Area on Flexible Frontage sites, I suggest consideration of the inserted language below, or something similar.

**3. Flexible Frontage**

**a. Siting**

**i. Build To Area**

A) Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the parcel, but building placement is preferred in the Build To Area. On Flexible Frontage sites where building placement is not in the Build To Area, the City may require the approved landscape plan (in accordance with section 1XXX.XX of this Code) to include enhanced amenities located in the Build To Area, including, but not limited to, public seating areas, public fountains or other public water features, public art, or the like.

B) Building placement is preferred in the Build To Area. If a building does not occupy a Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.

I hope that something like this can be considered during our discussion on the 12th. Any advice from staff on how to include something like this would be appreciated.

Let me know if you have questions or would like to discuss further...

Regards,

Dan Roe  
Roseville Mayor  
Phone 651-487-9654  
Email [dan.roe@ci.roseville.mn.us](mailto:dan.roe@ci.roseville.mn.us)

---

**From:** "Thomas Paschke" <[thomas.paschke@ci.roseville.mn.us](mailto:thomas.paschke@ci.roseville.mn.us)>  
**To:** "\*RVCouncil" <[city.council@ci.roseville.mn.us](mailto:city.council@ci.roseville.mn.us)>  
**Cc:** "Pat Trudgeon" <[pat.trudgeon@ci.roseville.mn.us](mailto:pat.trudgeon@ci.roseville.mn.us)>  
**Sent:** Tuesday, August 30, 2011 4:18:56 PM