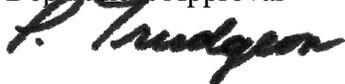


ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

DATE: 10/25/2010
ITEM NO: 12.d

Department Approval



Acting City Manager Approval



Item Description: Request to change the Comprehensive Plan – Land Use Designation and Zoning of property at 3253 and 3261 Old Highway 8 (PROJ004 and 0017).

1 **1.0 BACKGROUND**

2 1.1 During the City Council’s discussion regarding the Official Zoning Map on July 12,
3 2010, a citizen addressed the Council seeking a change to the current land use
4 designation of 3253 and 3261 Old Highway 8 from the existing High Density Residential
5 to Low Density Residential.

6 1.2 The City Council directed the Planning Division to proceed through the process to amend
7 the current Comprehensive Plan – Land Use Designation by holding the required Open
8 House and public hearing seeking the input from the property owners and area property
9 owners.

10 **2.0 STAFF COMMENTS/RECOMMENDATION**

11 2.1 The subject two properties along with property to the east and south have had a
12 Comprehensive Land Use guiding of High Density at least since the late 1970’s. In 2000
13 the Woodsedge Townhomes (directly south), a medium density residential development,
14 was approved and constructed and in 2001 the Roseville Commons Condominium, a high
15 density residential development (directly east), was approved and constructed.

16 2.2 In review of other adjacent parcels, the Executive Manor Condominiums, a high density
17 development, lies south of the Woodsedge Townhomes; single family homes and a few
18 duplexes/townhomes that are medium density lie across Long Lake Road; and directly
19 west across Old Highway 8 is town home development that would be considered medium
20 density.

21 2.3 Given the location of the two parcels at the intersection of Old Highway 8 and Long Lake
22 Road, and given the existing density in the direct area, the Planning Divisions does not
23 see a compelling reason to reduce the density from high to low. Further, neither the 2000
24 town home project directly south of 3253 Old Highway 8 nor the 2001 condo project
25 directly east of 3261 Old Highway 8 are considered medium density developments. The
26 following statement was provided in the Request For City Council Action in 1999:

27 *The City’s Comprehensive Plan map designates this area for High Density Residential.*
28 *The zoning of the site is Limited Business District “B-1”. The zoning would be revised to*
29 *R-PUD with an underlying zone of R-6, Townhouse District. High density allows*
30 *residential developments from 10 to 36 units per acre.*

31 And although 10 units an acre is deemed medium density under the new Comprehensive
32 Plan, the site has never been changed from its high density land use designation. The
33 condo building at 2496 County Road C2 would have been subject to the requirement of
34 being able to utilize no more than 25% of the wetland portion of the lot for lot area
35 purposes, which reduces that lot size dramatically, to where the site is considered a high
36 density development of more than 12 units per acre.

37 2.4 The Land Use Designation history of these parcels dates back to 1980 when the triangle
38 (bound by County Road C2, Highway 88 and the city limits) was designated high density
39 residential. However, in 1994 the parcel on which the condo was constructed was
40 changed to medium density residential “preferably for a townhome PUD similar to other
41 projects in the area and in the adjacent community of St. Anthony” (quote directly from
42 2004 Comprehensive Plan Book). The site did not develop as a townhome project of a
43 medium density but instead it was developed as a three-story 30-unit condo which has
44 been determined to be a high density residential development by the Planning Division.

45 2.5 At the June 2, 2010 Roseville Planning Commission meeting where the revisions to the
46 Official Zoning Map were discussed, Ms Van Kalipe 3155 Old Highway 8 addressed the
47 Commission with the following: *Ms. Kalipe reviewed the current peaceful, pedestrian-*
48 *friendly nature of her area and expressed concern that the five-(5) intersection triangle*
49 *parcel proposed for land use designation as HDR and potential redevelopment, would*
50 *seriously impact traffic in a negative sense. Ms. Kalipe advocated keeping the zoning*
51 *designation as current, R-1.*

52 2.6 On July 12, 2010, the Planning Division discussed the proposed Official Zoning Map
53 amendments with the City Council. At this meeting there were a number of citizens
54 present to address the Council. The following is a review of the comments, discussion
55 and direction of the Council regarding 3253 and 3261 Old Highway 8: Ms. Van Kalipe,
56 a resident of the Executive Condominium complex, noted the current zoning of this
57 adjacent property, and proposed zoning for HDR, and questioned that designation at this
58 busy five intersection corner and safety issues for the heavily used pedestrian area and
59 current wooded area represented by this lot. Ms. VanKalipe noted interest of one area
60 resident in purchasing the property for preservation, and discovery of drainage issues.
61 Mr. Trudgeon stated that the two residential parcels are currently zoned Single Family
62 Residential with the Comprehensive Plan guiding of High Density Residential. After
63 further discussion, it was the consensus of the City Council that this item be added for
64 further consideration along with staff’s list under Section 3.0, as Item “d;” with Council
65 direction to staff to reconsider the zoning designation of this property.

66 2.7 On July 28, 2010, the Planning Division held the public open house regarding
67 approximately the two parcels along with the other anomaly properties. Only the
68 property owner’s representative of the 3253 Old Highway 8 property was in attendance
69 to comment that he was opposed to the change in land use designation from the current
70 high density residential designation to low density residential.

71 2.8 Based on the history and development of the area, the Roseville Planning Division
72 recommends that the Comprehensive Plan – Land Use Map designation remain High
73 Density Residential on 3253 and 3261 Old Highway 8.

74

75 **3.0 PLANNING COMMISSION ACTION**

76 3.1 On September 29, 2010 the Roseville Planning Commission held the public hearing
77 regarding the subject two parcels. A number of area residents addressed the Commission
78 voicing their opposition to the designation of high density residential. The City Planner
79 clarified that the area, including the subject two parcels are or have been designated
80 and/or developed high density residential since 1979 and that the action is to change to
81 two parcels currently zoned single family residential to low density residential.

82 3.2 The two property owners and/or owner representatives addressed the Commission
83 indicating that they wanted the designation to remain. The property owner representative
84 of 3253 Old Highway 8 indicated he had a purchase agreement to sell the property for a
85 multi-family development consistent with the current comprehensive plan designation
86 and that changing this site for no apparent reason would jeopardize the sale and change
87 the value of the land that he has been attempting to sell for the family trust for the past 3
88 years.

89 3.3 The proposed developer spoke in opposition of the change to low density development
90 indicating that few if any developers would purchase either or both of the subject lots and
91 attempt to redevelop with single family homes when the area is mostly high density
92 residential.

93 3.4 The Planning Commission had a few questions for the City Planner pertaining to adjacent
94 developments and past land use designations and zoning of the property. The
95 commission was also concerned about a low density designation's appropriateness.

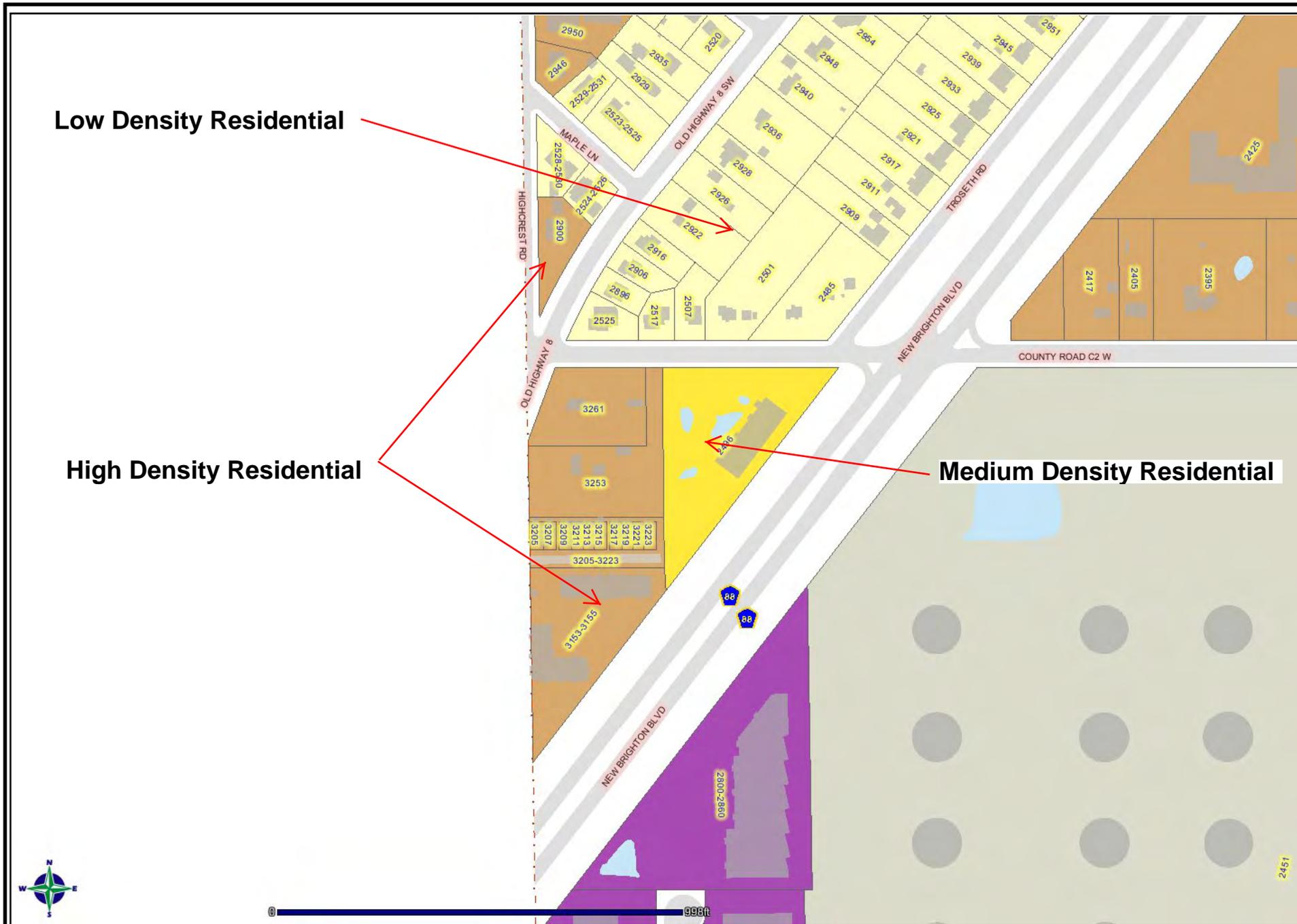
96 3.5 The Planning Commission voted 5-2 to recommend to the City Council that the
97 Comprehensive Plan – Land Use Designation be changed from High Density Residential
98 to Medium Density Residential for the two properties located at 3253 and 3261 Old
99 Highway 8.

100 **4.0 SUGGESTED CITY COUNCIL ACTION**

101 **Should the City Council determine that the existing designation of High Density**
102 **Residential is appropriate and does not merit or warrant a correction, then no**
103 **action is necessary. However, should the City Council determine that a correction**
104 **of the existing Comprehensive Plan - Land Use Designation is warranted, then the**
105 **City Council shall adopt a resolution amending the existing land use designation for**
106 **the two parcels at 3253 and 3261 Old Highway 8 from high density residential to**
107 **either medium density or low density residential.**

Prepared by: Thomas Paschke, City Planner
Attachments: A: Site Map
B: Email Comments
C: Resolution
D: Owner/Developer Comments

Comprehensive Plan Land Use Designations



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

SOURCES: City of Roseville and Ramsey County, The Lawrence Group; August 2, 2010 for City of Roseville data and Ramsey County property records data, August 2010 for commercial and residential data, April 2009

Site Map



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

SOURCES: City of Roseville and Ramsey County, The Lawrence Group; August 2, 2010 for City of Roseville data and Ramsey County property records data, August 2010 for commercial and residential data, April 2009

Thomas Paschke

From: Margaret Driscoll
Sent: Friday, August 27, 2010 8:38 AM
To: Pat Trudgeon; Thomas Paschke
Subject: FW: Bahe/High Density Residential re-zoning

Do you have this email on record?

From: [REDACTED]
Sent: Wednesday, June 09, 2010 9:19 PM
To: *RVCouncil
Subject: Bahe/High Density Residential re-zoning

Hello City Council,

I live in Executive Manor condominiums near 33rd/County C2 and Old Highway 8. I would like to express my dissatisfaction with the rezoning of my neighborhood to high-density. Please let me know when the hearing/meeting is for the vote on this topic as I would like to express my disapproval of the rezoning of my neighborhood. Thank you.

Ryan Bahe

--

Ryan Bahe

Cell: [REDACTED]
Office: [REDACTED]

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Thomas Paschke

From: T Grahek [REDACTED]
Sent: Wednesday, September 01, 2010 9:50 PM
To: Thomas Paschke
Subject: RE: High to low density analysis from tonights meeting

Thanks for all of this. You mentioned during the meeting to email our comments. I am speaking on behalf of my mother-in-law Susan Diane Dunn at 3203 Old Hwy 8. I also live in St Anthony.

My comments:

-the house is very un-kept and the grass even now is a foot tall. The mailbox is rusted and crooked. Until there is a buyer can they mow the lawn and fix the mailbox because it brings down the neighborhood? I have called the housing inspector 2 weeks ago about this already no response.

-The turn off 88 feeds cars onto old Hwy 8 at a VERY fast MPH. I have seen at least one accident with a car hitting someone at the stop sign on old hwy 8 with a car coming from 88 too fast.
-Continuing to keep it high density will increase cars on this short road and back up that 5 way stop.
-the Wilshire school that is close by also will see increased cars and the playground is on that side of the road.
-if you change the 5 way stop to a stop light there is not enough room on the south side of old hwy 8 to handle the backed up traffic
-I often see traffic backed up from the stop sign on old hwy 8 all the way past her townhouse turn. High density will make it worse.

Thanks for hearing us out

Tom Grahek
2601 36th ave ne
st anthony

From: thomas.paschke@ci.roseville.mn.us
To: tgrahek@hotmail.com
Date: Fri, 27 Aug 2010 08:06:17 -0500
Subject: RE: High to low density analysis from tonights meeting

It was the July 12 City Council meeting – below is an excerpt of the very brief discussion.

Ms. Van Kalipe, 3155 Old Highway 8

Ms. VanKalipe, a resident of the Executive Condominium complex, noted the current zoning of this adjacent property, and proposed zoning for HDR, and questioned that designation at this busy five intersection corner and safety issues for the heavily used pedestrian area and current wooded area represented by this lot. Ms. VanKalipe noted interest of one area resident in purchasing the property for preservation, and discovery of drainage issues.

Mr. Trudgeon noted that this property is currently LDR, with the Comprehensive Plan guiding toward HDR.

After further discussion, it was the consensus of the City Council that this item be added for further consideration along with staff's list under Section 3.0, as Item "d;" with Council direction to staff to reconsider the zoning designation of this property.

The second statement in the above is incorrectly stated. The Comprehensive Plan has guided the parcels since at least 1979 as High Density. However the two parcels are currently zoned Single Family Residential and would be rezoned to High Density Residential to be consistent with the guiding.

From: T Grahek [REDACTED]
Sent: Thursday, August 26, 2010 9:59 PM

Thomas Paschke

From: Pat Trudgeon
Sent: Wednesday, August 25, 2010 4:37 PM
To: Thomas Paschke; Bryan Lloyd
Subject: FW: Proposed zoning change

Patrick Trudgeon, AICP
City of Roseville
Community Development Director
2660 Civic Center Drive
Roseville, MN 55113
(651) 792-7071
(651) 792-7070 (fax)
pat.trudgeon@ci.roseville.mn.us
www.ci.roseville.mn.us

From: [REDACTED]
Sent: Wednesday, August 25, 2010 4:30 PM
To: Pat Trudgeon
Cc: *RVCouncil; 'Tate-Lunde, Barb'
Subject: Proposed zoning change

We would like to attend the Roseville Planning Commission meeting this evening, August 25; however, we do not get out of work until well after the meeting begins. Thus this E-mail.

We understand that there is a proposed zoning change before the Planning Commission for a piece of property on Old Highway 8, near 33rd Ave NE (also called County Road C2). The proposal is to change the zoning from high density to low density residential. Although we live in St. Anthony, we live within 1.5 blocks of that property and strongly support that change to the lower density residential zoning. We believe there is already sufficient "high" density residential development in the immediate area of that property:

- A medium size townhouse development exists directly across Old Highway 8 in ST. Anthony.
- A small townhouse development exists adjacent to the "south" property line of the site.
- A 3 story condominium development exists adjacent to the "east" property line of the site.

Additional high density housing would add ever more traffic, noise, pollution and road damage to the local streets, including 33rd Ave NE. It should be noted that St. Anthony Middle and High School are within 3 blocks of the site on 33rd Ave NE. 33rd Ave NE is already a heavily traveled street especially during rush hour; in addition, adding additional traffic would further impact the safety of the students that attend St. Anthony schools.

Again we strongly support changing the zoning from high density to low density. Please call Martin if you have questions..Martin's cell number is 612-968-2841. Thank you for this opportunity to voice our opinion at the Planning Commission meeting.

Martin and Barbara Lunde, PE
3425 33rd Ave NE
St. Anthony, MN 55418

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Thomas Paschke

From: [REDACTED]
Sent: Wednesday, August 25, 2010 7:53 AM
To: Thomas Paschke
Subject: Old Highway 8 - Public Hearing

Hello Thomas,

I live at 3609 33rd Avenue NE just across the street and one house in from the property at 3261 Old Highway 8. The "high density" land use designation proposal is concerning. I am interested in attending the public hearing and have a few questions:

Where is the hearing located tonight at 5:30?

What is the current designation of these two properties?

What types of buildings are permitted in "low density" vs. "high density" land use designations?

Any other background on the issue/proposal that I should be aware of?

Thanks,
Brian Buck

Thomas Paschke

From: Jason Hagen [REDACTED]
Sent: Tuesday, September 28, 2010 8:31 AM
To: Craig Klausing; Thomas Paschke
Cc: Karen Hagen
Subject: September 29th planning meeting

Thomas and Craig

I am writing in reference to the September 29th planning meeting. My spouse and I support changing the comprehensive land use plan designation on two parcels from high density residential to low density residential. The two parcels are 3253 Old Highway 8 and 3261 Old Highway 8. As adjacent landowners to these parcels, we believe that high density residential development will have a negative impact on the livability of our residential neighborhood. By placing high density housing adjacent to low density housing with no buffer, we believe our property values will be negatively affected. We also believe that high density development will introduce unacceptable levels of noise pollution, light pollution, increased crime and increased traffic. We have strong concerns that any development is likely to increase non-owner occupied housing.

Because this matter is so important to the livability of our area, we will also attend the public hearing in person.

Respectfully,

Karen J. Hagen and Jason S.J. Hagen
2485-CRD. C2 West
Roseville, Mn 55113
[REDACTED]

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

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 25th day of October 2010 at 6:00 p.m.

The following Members were present:
and _____ was absent.

Council Member _____ introduced the following resolution and moved its adoption:

**RESOLUTION NO. _____
A RESOLUTION AMENDING ROSEVILLE'S 2030 COMPREHENSIVE PLAN – LAND
USE MAP TO CHANGE THE DESIGNATION OF 3253 AND 3261 OLD HIGHWAY 8**

WHEREAS, the City Council directed the Planning Division to reconsider the Comprehensive Plan – Land Use Designation of 3253 and 3261 Old Highway 8; and

WHEREAS, the Planning Commission on September 29, 2010 held the public hearing regarding the Comprehensive Plan – Land Use Map change for the two subject parcels and voted (5-2) to recommend a change from High Density Residential to Medium Density Residential;

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, to adopt a COMPREHENSIVE PLAN – LAND USE MAP AMENDMENT changing the designation from High Density Residential to Medium Density Residential for the following properties in Roseville:

3253 Old Highway 8 – 05-29-23-32-0002

3261 Old Highway 8 – 05-29-23-32-0001

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

WHEREUPON said resolution was declared duly passed and adopted.

October 13, 2010

Subject: Changing the 2030 Comprehensive Land Use Plan Designation of 2 parcels from High Density Residential and the subsequent removing of the same parcels from High Density Residential to Low Density 1, Single Family Residential.

Sites: 3253 Old Hwy 8
3261 Old Hwy 8

Community First Development, LLC, acting as builder/developer (3253 & 3261) and agent (3261) for above subject properties, has been completing necessary due diligence to proceed with building. Based on the information in the 2030 Comprehensive Plan and the proposed Zoning Code draft of 7/16/10, we moved forward with planning. At all times during our the process, we insured we could approach the city without asking for variances or concessions of any kind.

The 2030 Comprehensive Plan that is under consideration of change is a document, along with *Imagining Roseville 2025*, that has been used by city planners since it was written in 1980. This Plan, adopted 10/26/09, was to be followed by a rewriting of the Zoning Code. The code presently in use was written in 1959. As of today, is still in the process of being finalized. (latest draft to our knowledge, 7/16/10)

Items to consider before changing the designation of HDR on above subject parcels:

The 2030 Comprehensive Plan was written in 1980. Thus, developers, realtors and purchasers of property in this area have been aware the density modifications and have planned, or should have planned, accordingly. The "market" and "need" described in the two documents has not changed. In fact, the need for more housing in this community could increase substantially, requiring even more HDR property.

The following information has been gleaned from published information including, *Imagining Roseville 2025* and the *2030 Comprehensive Plan for Roseville*. Both documents were written to lead community growth over the next twenty years

* Demographics of Roseville (2030 Comp. Plan, Chapter 6 - Housing):

The city of Roseville has increased in size while the household size has decreased causing a large demand in the number of units of housing. Between 2000 and 2030 there will be a need for nearly 2,000 housing units. The increase of 26 acres from LDR to HDR in the Comprehensive Plan will be offset by the 24 acres scheduled to change from residential to nonresidential according to the Plan.

* *Imagining Roseville 2025* (Housing):

Strategy B, item 2., Increase residential density to reduce costs. The overall planning, using this strategy, will assist in securing sufficient, diverse and affordable housing for the entire community.

OCT 13 2010

* 2030 Comprehensive Plan, pages 6 - 8:

It's mentioned there is a concern within the community of a future overabundance of age-restricted housing. HDR units that have no age-restriction and are larger than the typical senior unit, provide diversity and give the growing population of active seniors with an option suitable to their desired lifestyle. As noted in *Imagining Roseville 2025*, this kind of thinking and foresight could provide diverse and affordable housing for all kinds of families in Roseville.

* Notes from the Metropolitan Council:

A directive from the System Statement -- "develop strategies to increase density and infill development". The Metropolitan Council has projected the population of Roseville to increase by 13% by 2030.

* *Trading Places*, Star Tribune 7/21/10:

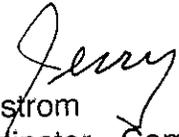
Nearly 1 in 4 residents in Roseville is over 64, making it one of the five oldest cities outside of the Sun Belt. Many of these are long time residents and want to stay in the area, close to family, friends and church. (This is one of the reasons for the decrease in household size.) Typically, these "empty nesters" are looking for a place to live without the care and maintenance of a house. They aren't necessarily looking for a nursing home or even an assisted living home. They are still active and need space for their "stuff", and have room to bring the family home and entertain their friends.

* Please note that all of the recent development, since 1980 and the 2030 Comprehensive Plan, south of County Rd C2, has been either HDR or a PUD. The existing HDR Land Designation in the 2030 Comprehensive Plan, adopted 10/26/09, seems to fit the area exactly.

A lot of time, effort, money and other resources have been spent by city staff, hired experts, input from citizens on commissions and at public hearings, etc... to compile the 2030 Comprehensive Plan and the *Imagining Roseville 2025* documents. As a result, a future Land Use Map has also been developed from this intensive, thorough analysis. Any changes to this map should not be hastily done at the direction of neighbors or activists with their own agendas. Citizens and professionals have been working, developing plans (in some cases for years) and investing money based on commitments to these plans and maps by the City of Roseville.

If you have any questions or would like to discuss this matter further, please give us a call. We appreciate your time and attention.

Respectfully,


Jerry Nordenstrom
Project Coordinator - Community First Development, LLC
612-807-0745

Dear City Council Member,

I am the owner of 3261 Old Hwy 8, which is being considered for a change of land designation from HDR.

My uncle has owned this property since the 1940's. In 2002, I purchased the house and land as an investment for future development. I have followed the changes in Roseville for years and have a proposed project that I may be able to pursue that fits the existing 2030 Comprehensive Plan and will meet all the requirements of the city of Roseville.

Looking at what has been built in the area, I cannot understand why the council would consider any change at this point in time. I object very strongly to the change as it will create a great deal of difficulty to build any project and my property's value will plummet. Please look at what is around my lot. Everything has been a High Density project or a PUD.

I have relied on the information that the city of Roseville has put forward and to, after all this time, have the rug pulled out from under me by neighbors who knew what this property was designated as, is totally unfair. I have heard the comments by the anti-groups about section 8, subsidized, 300 units, traffic safety, etc... I want the council to be aware that the project I'm looking at will be an asset to the area and I personally plan on living there. So, believe me, I want a good thing here.

Respectfully,

A handwritten signature in black ink that reads "Thomas A. Ranallo". The signature is written in a cursive, flowing style.

Thomas Ranallo
3261 Old Hwy 8
Roseville, MN 55113