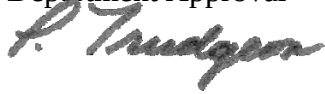


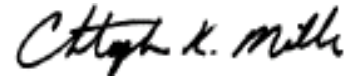
ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

DATE: **10/25/2010**
ITEM NO: **12.e**

Department Approval



Acting City Manager Approval



Item Description: Request by the Roseville Planning Division to approve corrections or amendments to the 2030 Comprehensive Land Use Plan designations of approximately 16 parcels throughout the city and the subsequent rezoning of the same parcels to be consistent with the Comprehensive Plan as required by State Law (**PROJ0017**).

1.0 BACKGROUND/RECOMMENDATION

1.1 Since the Planning Commission's hearing on August 4 regarding the 72 anomaly properties that had an incorrect or inappropriate land use guiding and zoning, the Planning Division has located an additional 16 such properties.

1.2 As you may recall, during the initial Official Zoning map notification process the Planning Division located 50+ anomaly properties and after notices were mailed the staff determined that 10 additional parcels also required correction. Since the July 28, 2010 open house and the August 4, 2010 public hearing regarding the 72 anomaly properties, the Planning Division has determined that 16 additional properties also require Comprehensive Plan designation corrections and applicable zoning.

1.3 The 16 newly identified properties include a number of small or unique land forms that were difficult to catch during the initial and subsequent reviews. Of the 16 parcels, 10 are owned by either a school, railroad, utility company, the City, County, State or federal agency. The remaining 6 are privately owned.

1.4 To better understand the need to establish an appropriate land use designation and zoning, the Planning Division has created separate slides of each parcel. These "attachments" each identify the lot/parcel and the existing/proposed Comprehensive Plan – Land Use Designation. Zoning of parcels guided Right-of-Way will appear as Right-of-Way on the Official Zoning Map, whereas parcels guided Low Density Residential may appear as either Low Density Residential – (single family homes) or Low Density Residential -2 (two family, duplex, or townhomes) on the Official Zoning Map.

1.5 Similar to the other 72 parcels, these 16 properties need to be corrected to accurately and appropriately identify what they are and how they should be guided and zoned for future use.

1.6 On August 19, 2010, the Roseville Planning Division held the required open house regarding the proposed changes. Ten property owners/residents within 500 feet of one or more of the subject properties attended the open house to seek clarification on what was occurring. Once the Planning Staff reviewed the slide sheet and provided additional

29 information regarding the proposed change, property owners/residents appeared to be
30 satisfied and thanked the staff.

31 1.7 The Roseville Planning Division recommends that the Planning Commission support the
32 proposed changes in Comprehensive Plan – Land Use Map designations and Zoning
33 Classifications for the 16 properties as indicated on the attached slides.

34 **2.0 PLANNING COMMISSION ACTION**

35 At their meeting of October 6, 2010, the Roseville Planning Commission held the duly
36 notice public hearing regarding the 16 anomaly properties. At the meeting there were a
37 few citizens who received notice of the hearing and who were present to obtain additional
38 information and clarification and to support the proposed corrections.

39 The Planning Commission voted 7-0 to recommend to the City Council approval of all 16
40 Comprehensive Plan - Land Use Designations amendments and subsequent zoning
41 reclassifications.

42 **3.0 SUGGESTED CITY COUNCIL ACTION**

43 **ADOPT A RESOLUTION APPROVING COMPREHENSIVE PLAN – LAND USE MAP**
44 **AMENDMENTS FOR 16 PROPERTIES IN ROSEVILLE.**

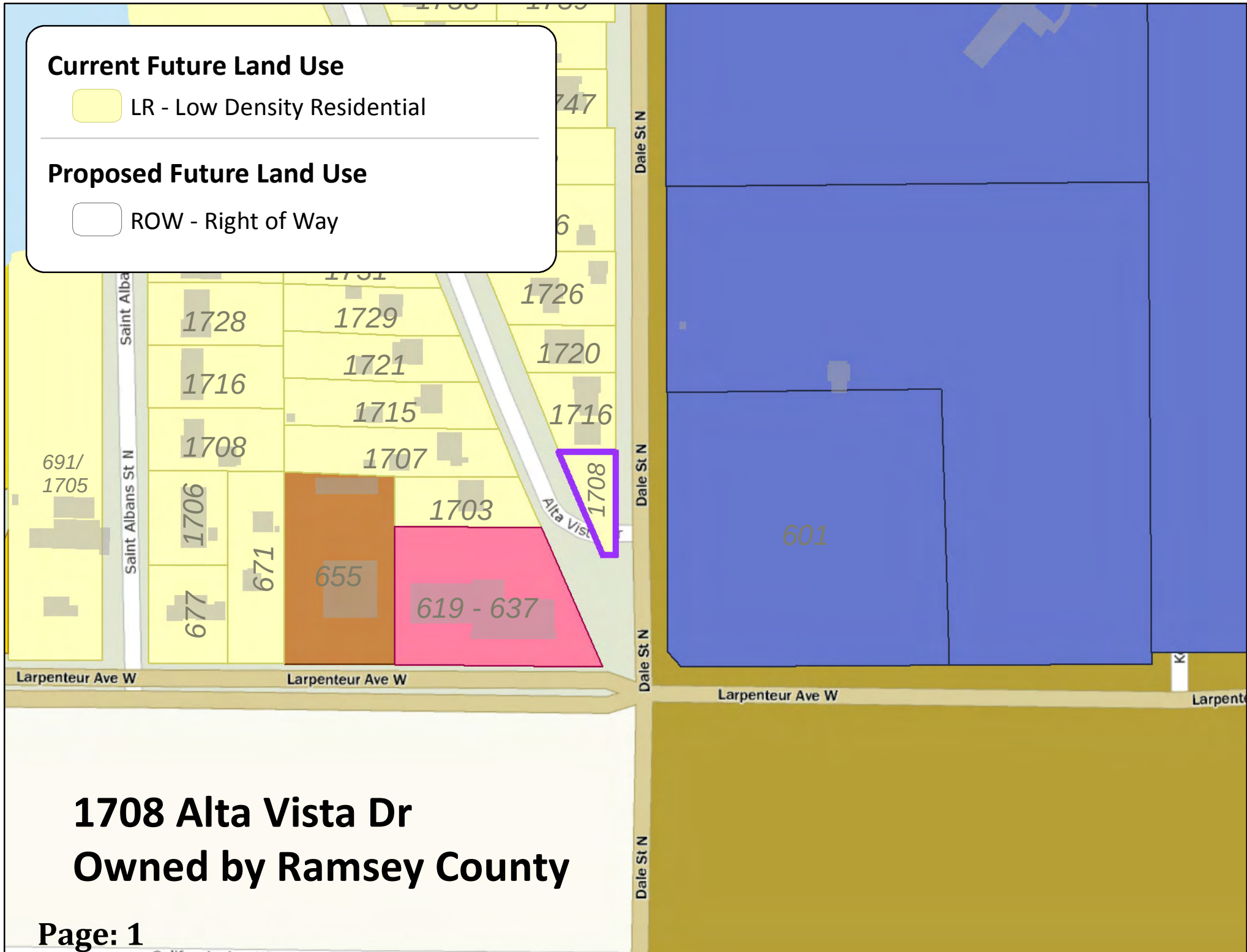
45 **Prepared by: Thomas Paschke, City Planner**
Attachments: A: Anomaly Slides
B. Open House Comments
C. Resolution

Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 ROW - Right of Way



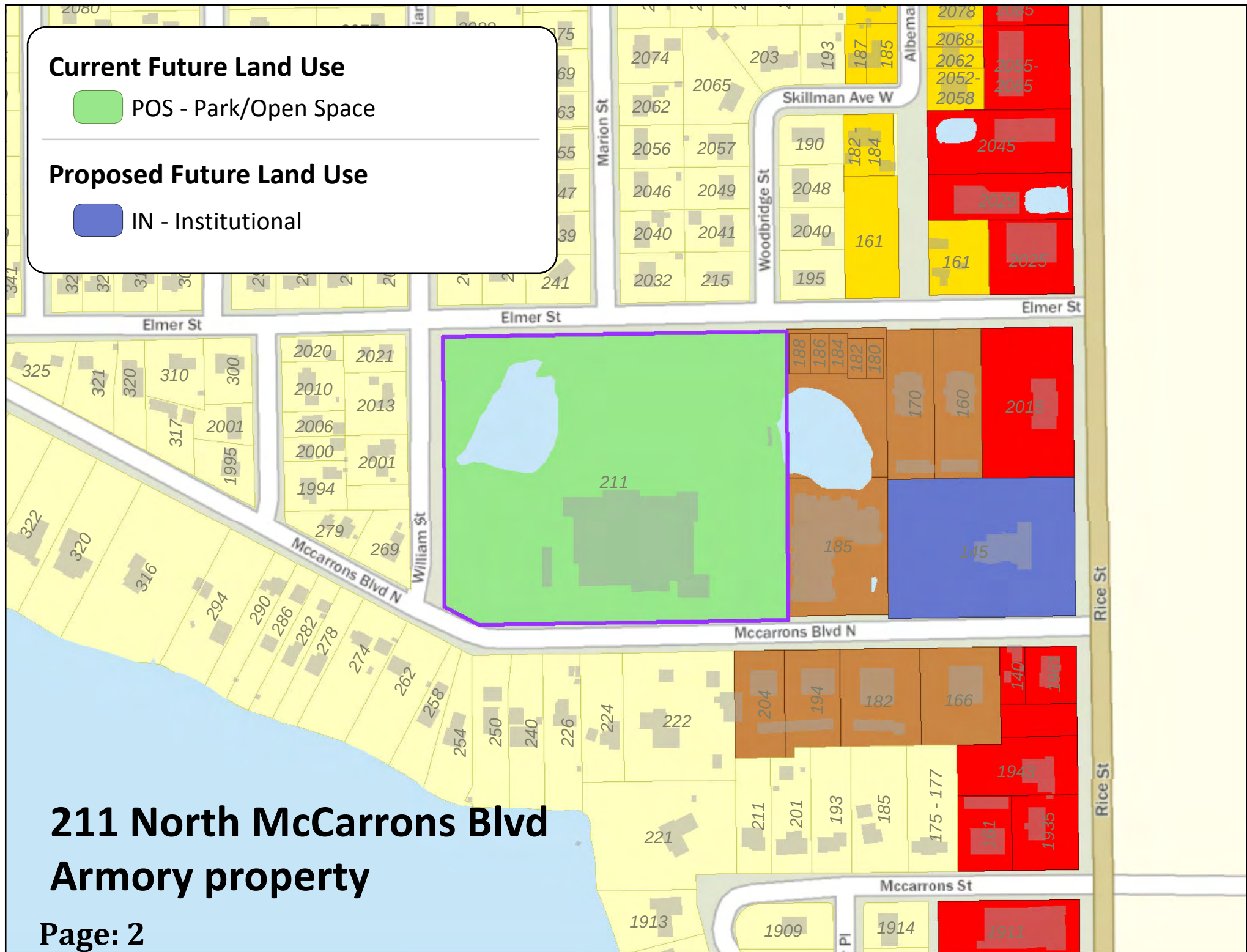
1708 Alta Vista Dr
Owned by Ramsey County

Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 IN - Institutional



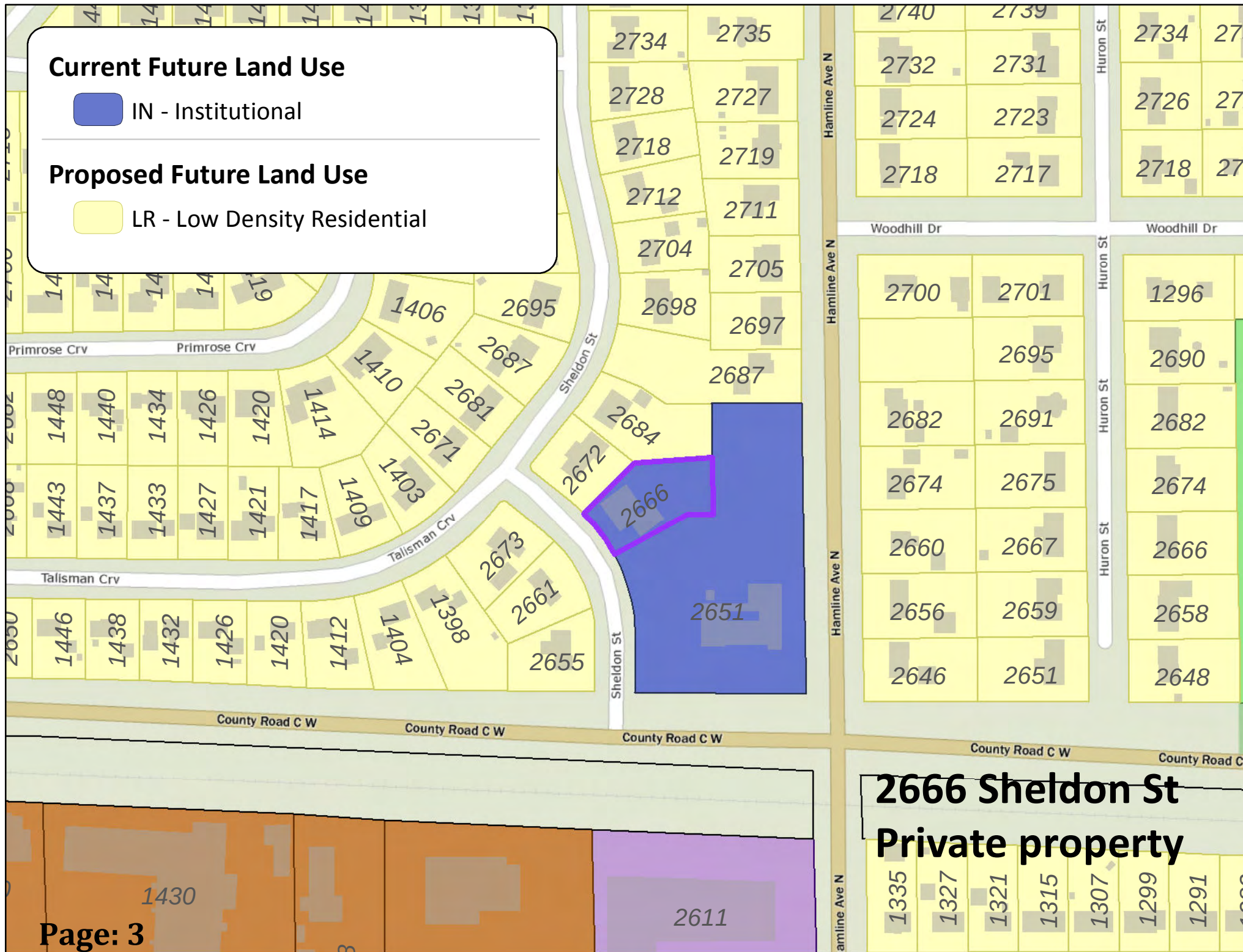
**211 North McCarrons Blvd
Armory property**

Current Future Land Use

 IN - Institutional

Proposed Future Land Use

 LR - Low Density Residential



2666 Sheldon St
Private property

 LR - Low Density Residential

 MR - Medium Density Residential

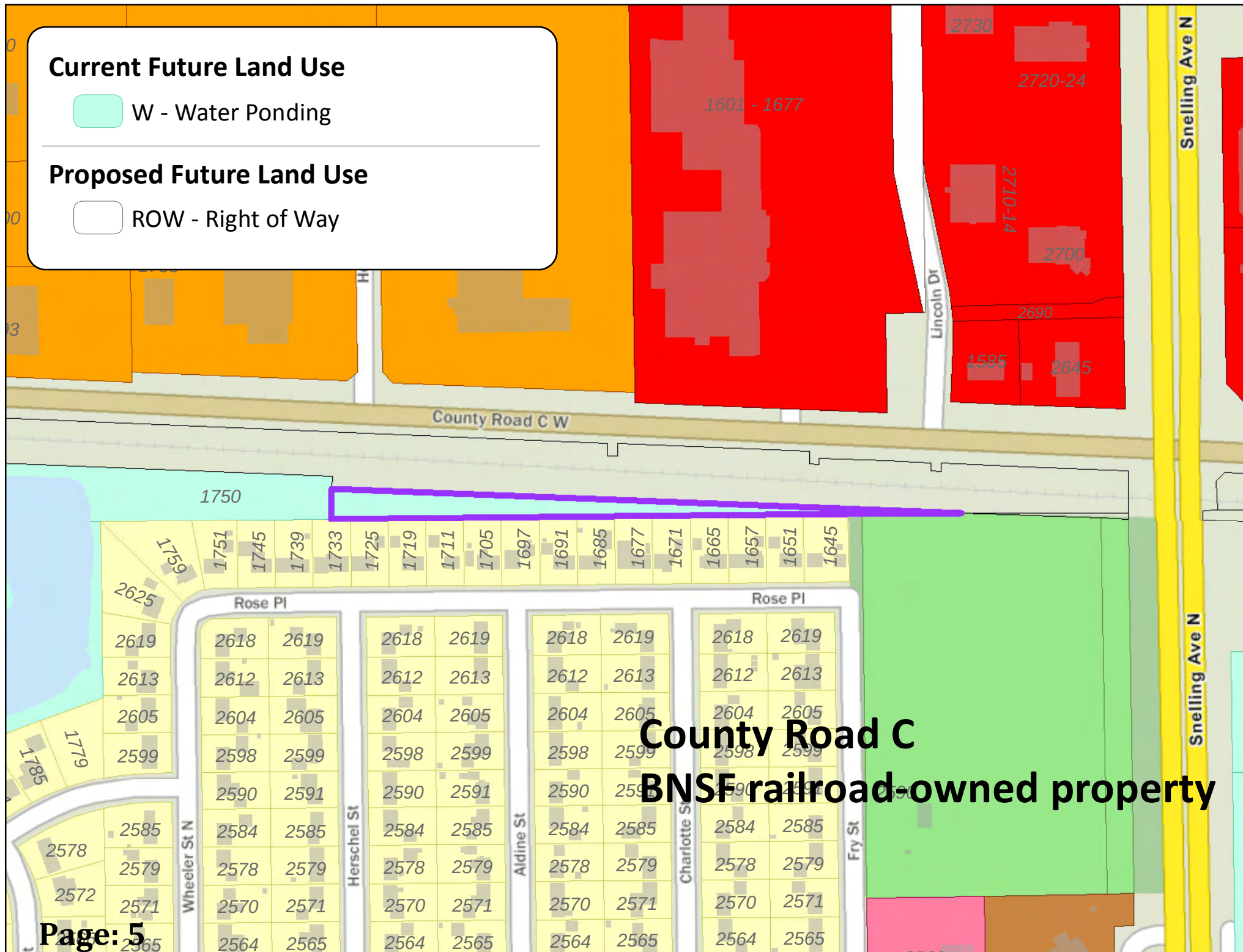
420 South Owasso Blvd
Property of Owasso Hills
homeowners association

Current Future Land Use

 W - Water Ponding

Proposed Future Land Use

 ROW - Right of Way



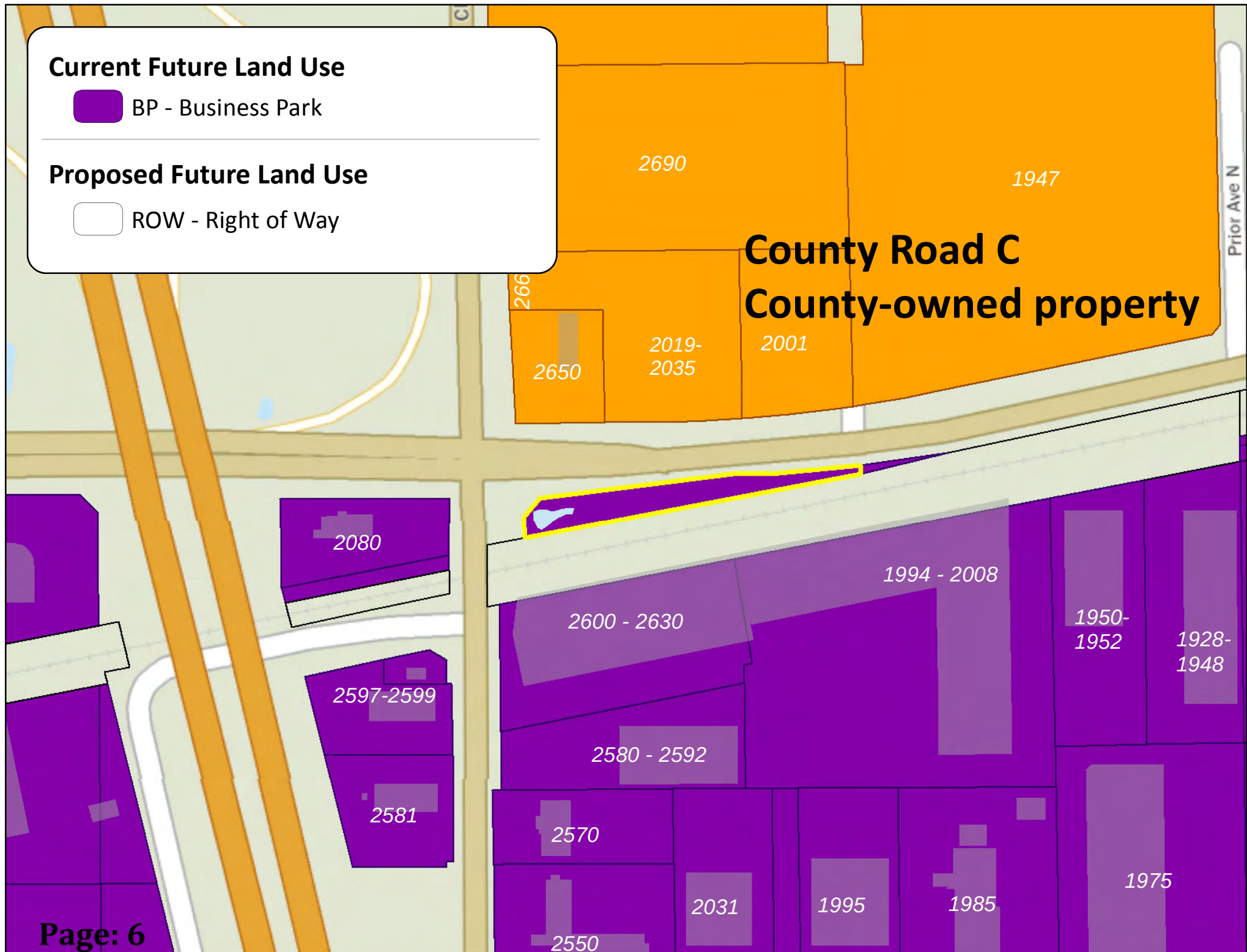
County Road C
BNSF railroad-owned property

Current Future Land Use

 BP - Business Park

Proposed Future Land Use

 ROW - Right of Way

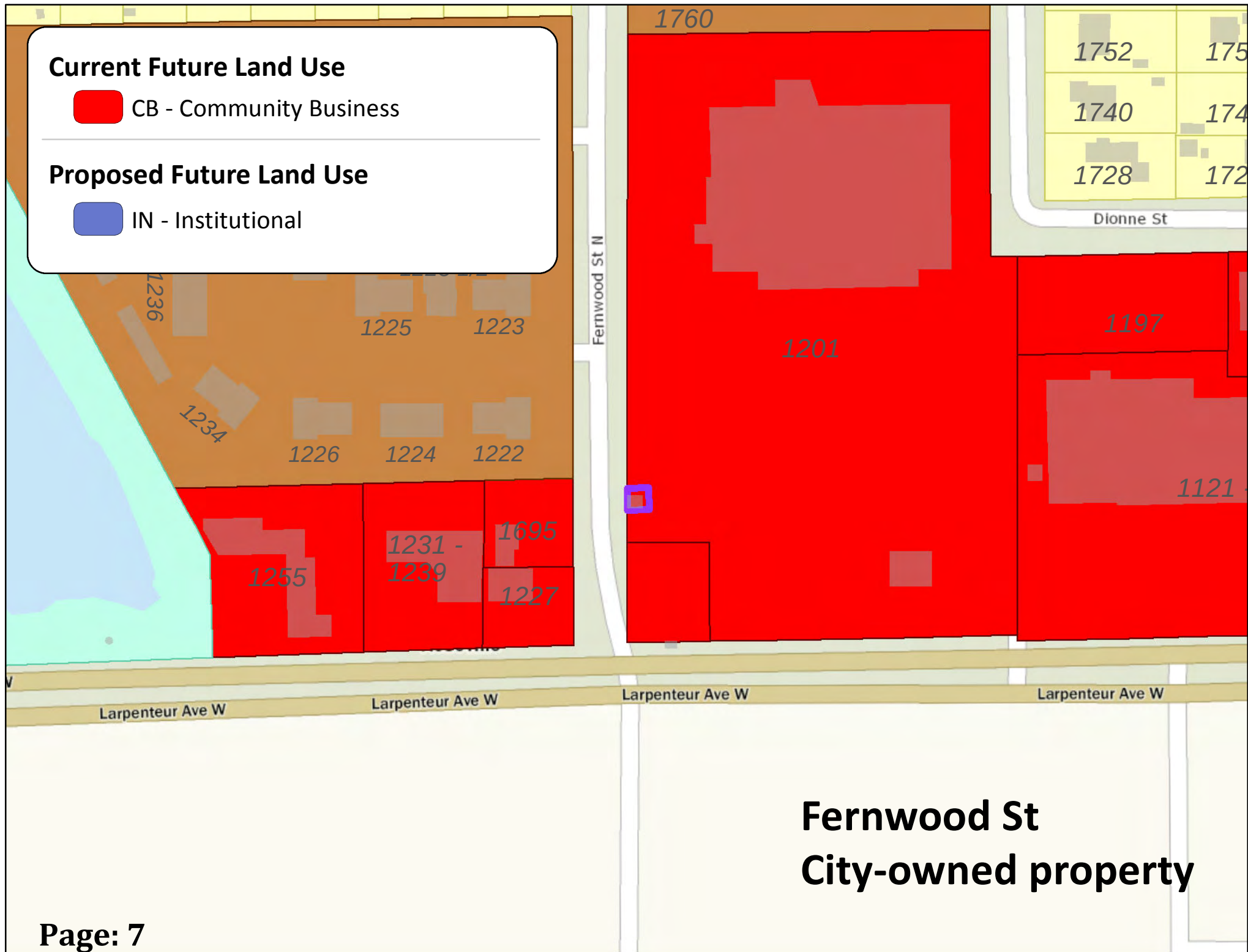


Current Future Land Use

 CB - Community Business

Proposed Future Land Use

 IN - Institutional



Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 ROW - Right of Way

Highway 36
State-owned property

1215

1205

1193

1183

1175

1165

1155

1145

1135

1125

2261

2255

St

Sherren St

Sherren St

Sherren St

Sherren St

1204

1194

1184

1174

1166

1156

1146

1136

1128

1110

2237

1205

1199

1193

1181

1175

1161

1153

1145

1139

1131

1125

1117

2231

Laurie Rd W

Laurie Rd W

Laurie Rd W

Lexington Ave N

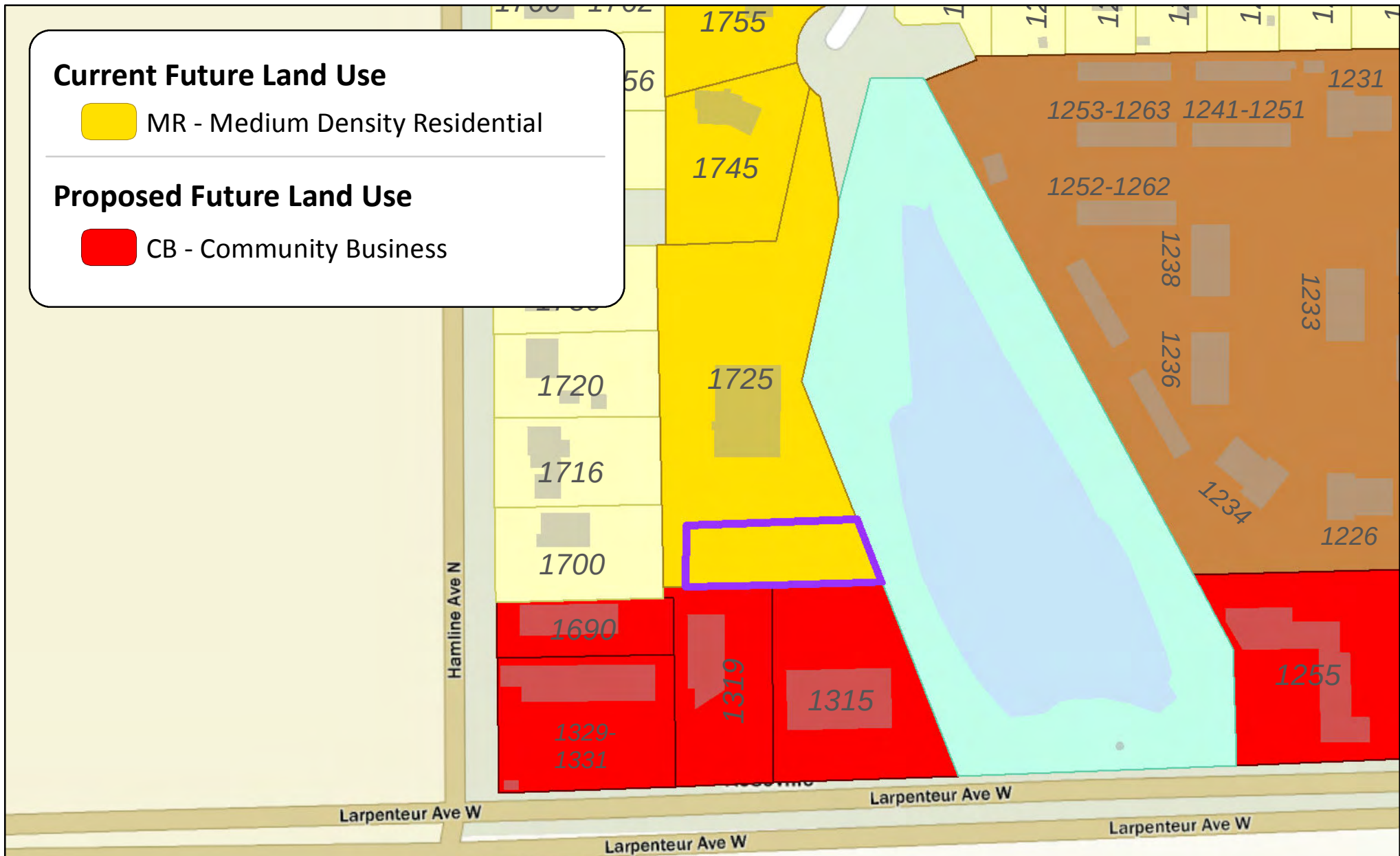
ve N

Current Future Land Use

 MR - Medium Density Residential

Proposed Future Land Use

 CB - Community Business



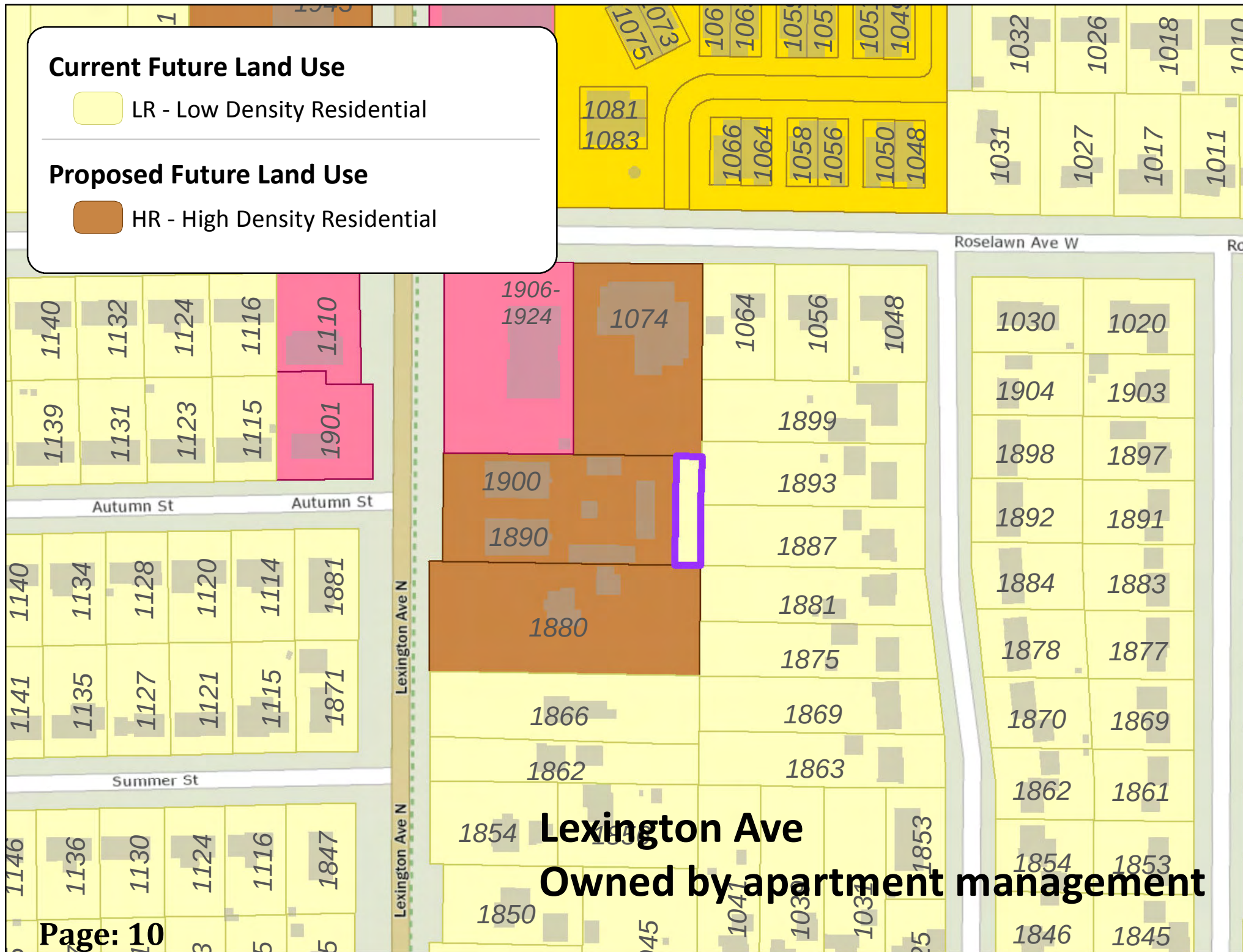
**Private property
Owned by business at 1315 Larpenteur**

Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 HR - High Density Residential



Lexington Ave

Owned by apartment management

Current Future Land Use

 CB - Community Business

Proposed Future Land Use

 I - Industrial



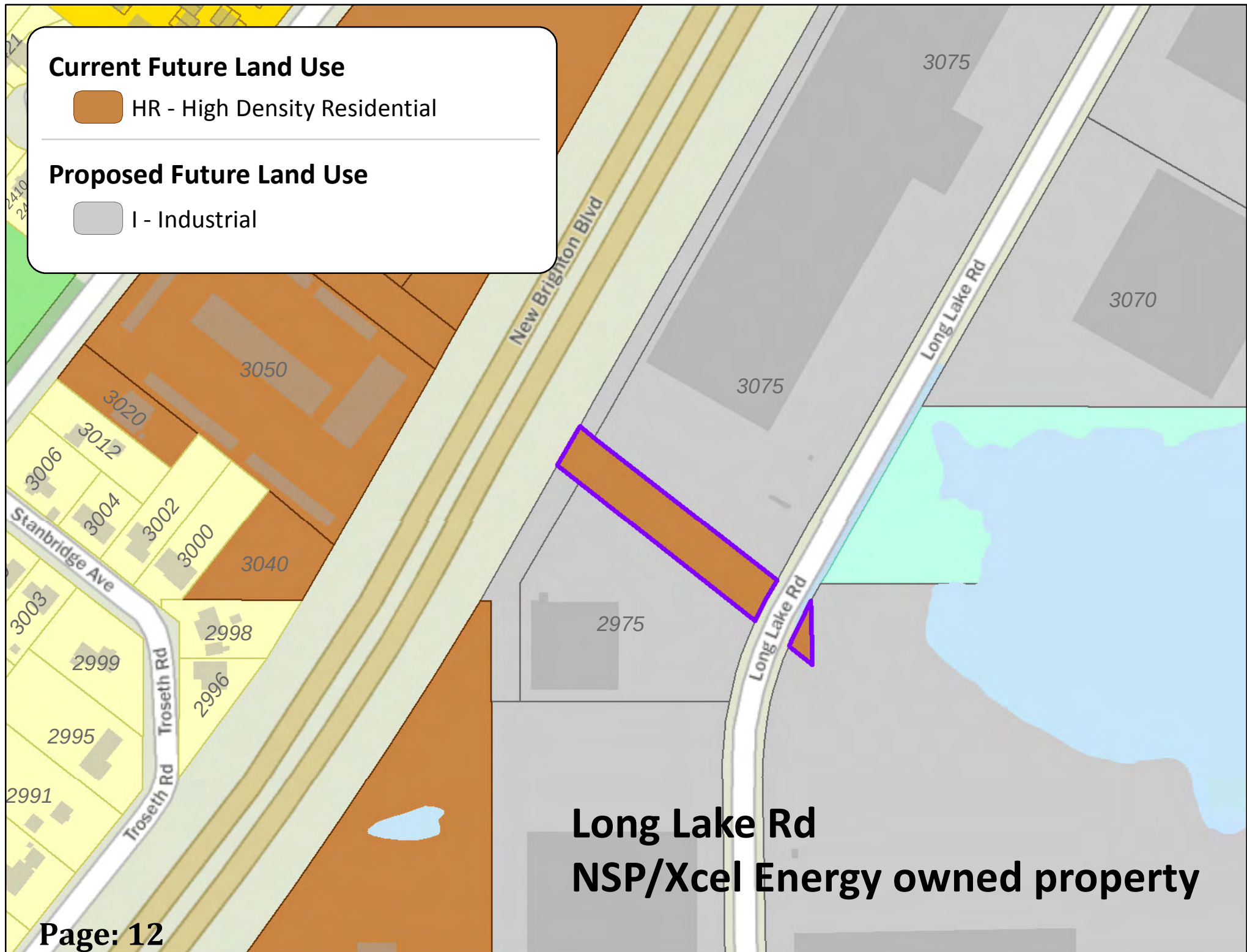
Long Lake Rd
MN Commercial railroad-owned property

Current Future Land Use

 HR - High Density Residential

Proposed Future Land Use

 I - Industrial



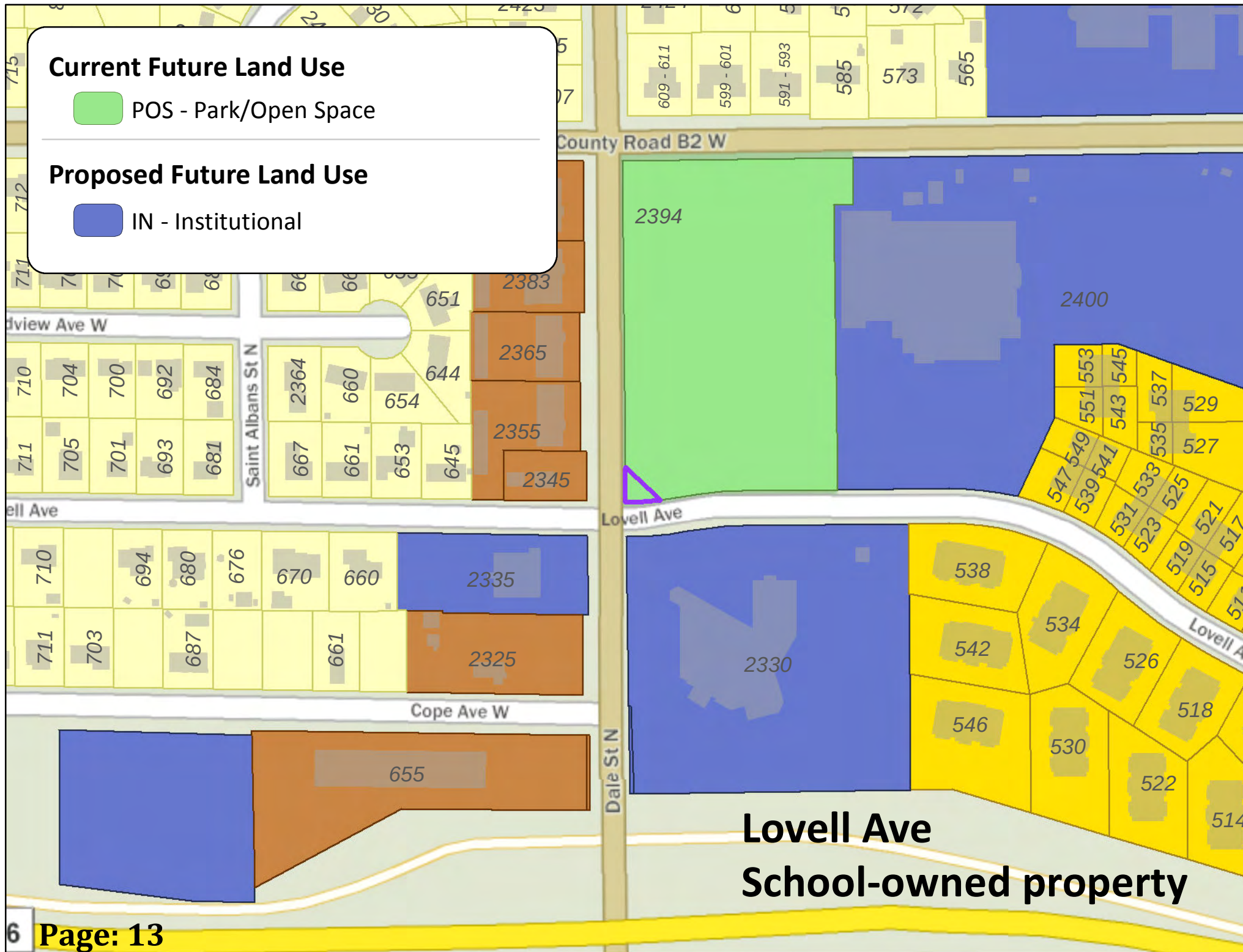
**Long Lake Rd
NSP/Xcel Energy owned property**

Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 IN - Institutional



 I - Industrial

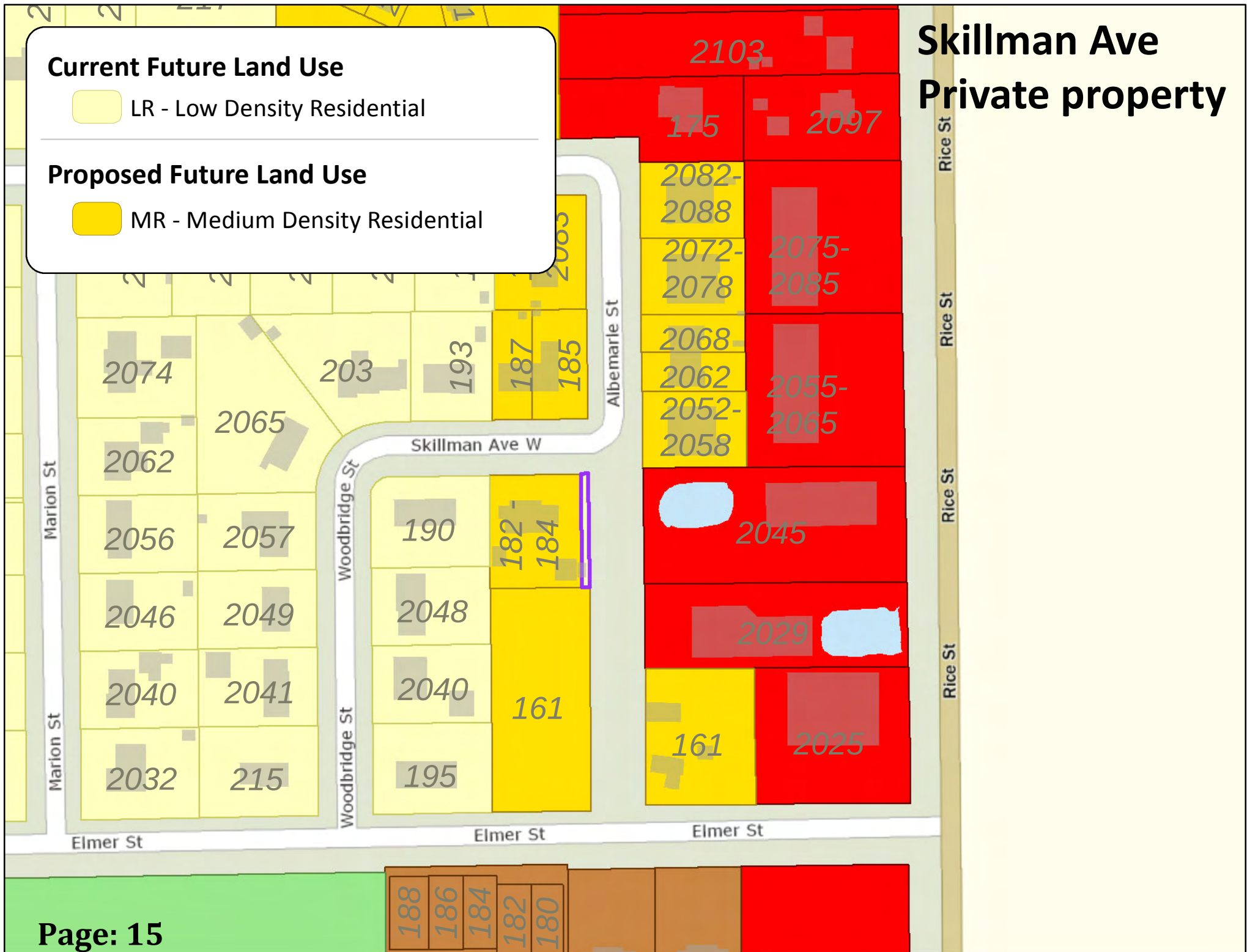
MN Commercial Railway property

Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 MR - Medium Density Residential

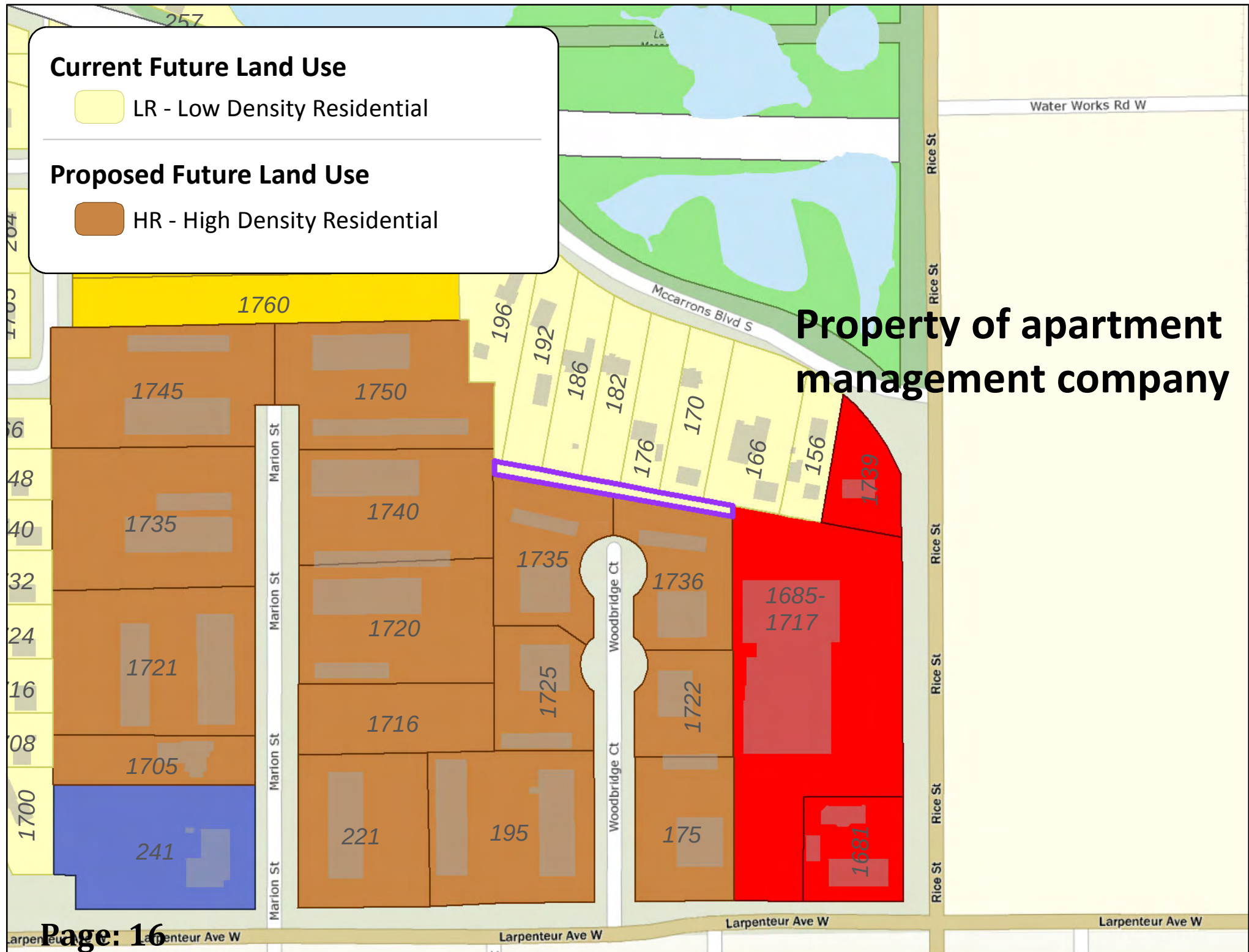


Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 HR - High Density Residential



Property of apartment management company

OPEN HOUSE NOTES – 08/19/10

A couple of the property owners in the Grandview Avenue cul-de-sac were in attendance to seek information about the property change in their neighborhood. Planning Staff reviewed the slide of the small triangle of property owned by Concordia Academy at the intersection of Lovell and Dale, to be corrected from Park Open Space to Institutional.

A few residents living along Alta Vista Drive had questions regarding the parcel at 1708 Alta Vista Drive, to be corrected from Low Density Residential to Right-of-Way. The Planning Staff indicated that the County acquired the property to realign the intersection of Alta Vista Drive with Dale Street and that the land use designation has never was corrected.

The property owner on the Gold Eagle building was in attendance seeking clarification on what was occurring near his building and whether any of the changes would affect him. The Planning Division reviewed the slide which indicates two corrections; the first a City-owned lift station along Fernwood Avenue that will change from Community Business to Institutional and a parcel of land owned by the Solar Car Wash (currently used as a parking lot) that requires changing from Medium Density to Community Business.

A few of the property owners in the McCarron's Boulevard/Elmer Street area were in attendance to learn more about the Armory and the Institutional zoning classification. The Planning Division reviewed a number of area slides indicating corrections and discussed the Armory and the types of uses that would be supported by the proposed Institutional District.

Lastly, the Planning Division spent some time reviewing a number of the corrections in the McCarron's Lake area with a resident.

There were 10 property owners who attended the open house meeting. All thanked that Planning Staff for the information and clarification on the proposed change, with no one voicing an opposition to the changes.

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 CORRECT 16 PARCELS

WHEREAS, the Planning Division as a component of updating the Official Zoning Map located 16 lots and/or parcels that included an incorrect and/or inappropriate land use designations; and

WHEREAS, the Planning Division after review determined the appropriate land use designations for all 16 lots/parcels; and

WHEREAS, the Planning Commission on September 29, 2010 held the public hearing regarding the request Comprehensive Plan – Land Use Map corrections and voted (7-0) to recommend approval as presented by the City Planner;

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, to adopt COMPREHENSIVE PLAN – LAND USE MAP amendments for the following properties in Roseville:

PIN	Existing Future Land Use	New Future Land Use	Notes
152923430060	MR - Medium Density Residential	CB - Community Business	
152923440051	CB - Community Business	IN - Institutional	
132923110044	LR - Low Density Residential	MR - Medium Density Residential	
132923440011	LR - Low Density Residential	HR - High Density Residential	
102923440014	LR - Low Density Residential	ROW - Right-of-Way	
142923440014	LR - Low Density Residential	ROW - Right-of-Way	
042923430012	W - Water Ponding	ROW - Right-of-Way	
092923220019	BP - Business Park	ROW - Right-of-Way	
052923130002	RR - Railroad	I - Industrial	
142923320066	LR - Low Density Residential	HR - High Density Residential	
132923140014	POS - Park/Open Space	IN - Institutional	
122923320137	POS - Park/Open Space	IN - Institutional	
052923120003	CB - Community Business	I - Industrial	

032923340014	IN - Institutional	LR - Low Density Residential	
012923210066	LR - Low Density Residential	MR - Medium Density Residential	
052923210067	HR - High Density Residential	Split designation: I - Industrial / HR - High Density Residential	Only the portion southeast of County Road 88 changes to I - Industrial

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.

