

ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

DATE: 05/09/2011
ITEM NO: 12.e

Department Approval:



Acting City Manager Approval



Item Description: Request by AEON to **Approve** the **PRELIMINARY AND FINAL PLAT OF SIENNA GREEN 2ND ADDITION, (PF07-068).**

1.0 REQUESTED ACTION:

AEON seeks approval of their PRELIMINARY AND FINAL PLAT, related to their acquisition of the triangular piece of property directly north of Sienna Green.

PROJECT REVIEW HISTORY

- Applications Submitted: March 7, 2011
- Determined Complete: March 10, 2011
- 60-Day Review Deadline: May 7, 2011
- 60-Day Review Extension to
- Project Report Recommendation: April 6, 2011
- Planning Commission Action: April 6, 2011
- Anticipated City Council Action: May 9, 2011

2.0 SUMMARY OF RECOMMENDATION:

The Development Review Committee and the Planning Division recommend APPROVAL of the request by AEON.

3.0 SUMMARY OF SUGGESTED ACTION:

ADOPT a RESOLUTION APPROVING the PRELIMINARY and FINAL PLAT of Lot 1, Block 1, Sienna Green Second Addition;

Please see Section 8 for detailed recommendations

4.0 REVIEW OF REQUEST

In 2009, AEON received approval of a Planned Unit Development (PUD) to rehabilitate the Har Mar Apartments, complete site improvements, and construct a new 50-unit rental complex. Since that date, AEON has been working with the Minnesota Department of Transportation and the City of Roseville to acquire a small triangular piece of land directly north of the Sienna Green site. AEON is required to include this land with the existing Lot 2 of the subdivision plat approved with the PUD and also amend the PUD Agreement to incorporate the land into the development and to shift the proposed 50-unit structure. There is also an existing public easement that needs to be vacated and relocated as a component of the project. However, recently the City Attorney has determined that the land, although in fee title, is also an easement, for which the whole triangular piece must be vacated. This action will occur at the May 4 Planning Commission Meeting and then combined with the three items contained in the report and presented to the City Council for action.

5.0 BACKGROUND

As stated previously, AEON received approval of their PUD in June, 2009 for Sienna Green. This PUD and the associated agreement included specific perimeters within which site improvements and development at Sienna Green was to occur. Since the recent acquisition (transference from City to AEON) the small triangular piece of land (directly north and adjacent the frontage road and an item discussed throughout the approval process) and a necessary change in the building footprint design and location, the PUD Agreement requires modification, the existing Lot 2 needs to be replatted, and an existing public easement needs to be vacated. A new utility and drainage easement will replace the vacated easement on the new subdivision plat.

6.0 PRELIMINARY/FINAL PLAT

6.1 The PRELIMINARY PLAT proposed for the Sienna Green development seeks to create Lot 1, Block1, Sienna Green Second Addition by combining the existing Lot 2 with the recently acquired triangle. The size of the new lot will increase from a former 48,351 or 1.1 acres to 54,918 or 1.26 acres after all dedications have been provided.

6.2 With the recently approved Vacation of the Public Highway Easement, the new Lot 1, Block 1, Sienna Green Second Addition provides all necessary and required utility and drainage easements and dedications.

7.0 STAFF COMMENTS, RECOMMENDATION, AND CONDITIONS

7.1 The Development Review Committee reviewed the proposed Preliminary Plat, Easement Vacation, and PUD Agreement Amendment on March 10 and 17, 2011. The Committee did not have any specific concerns with the proposal or the documentation provided in support of the project. The DRC and the Planning Division recommend that all actions sought by AEON be supported.

62 7.2 The Development Review Committee has reviewed the Final Plat and supports the City
63 Council approving the Preliminary and Final Plats.

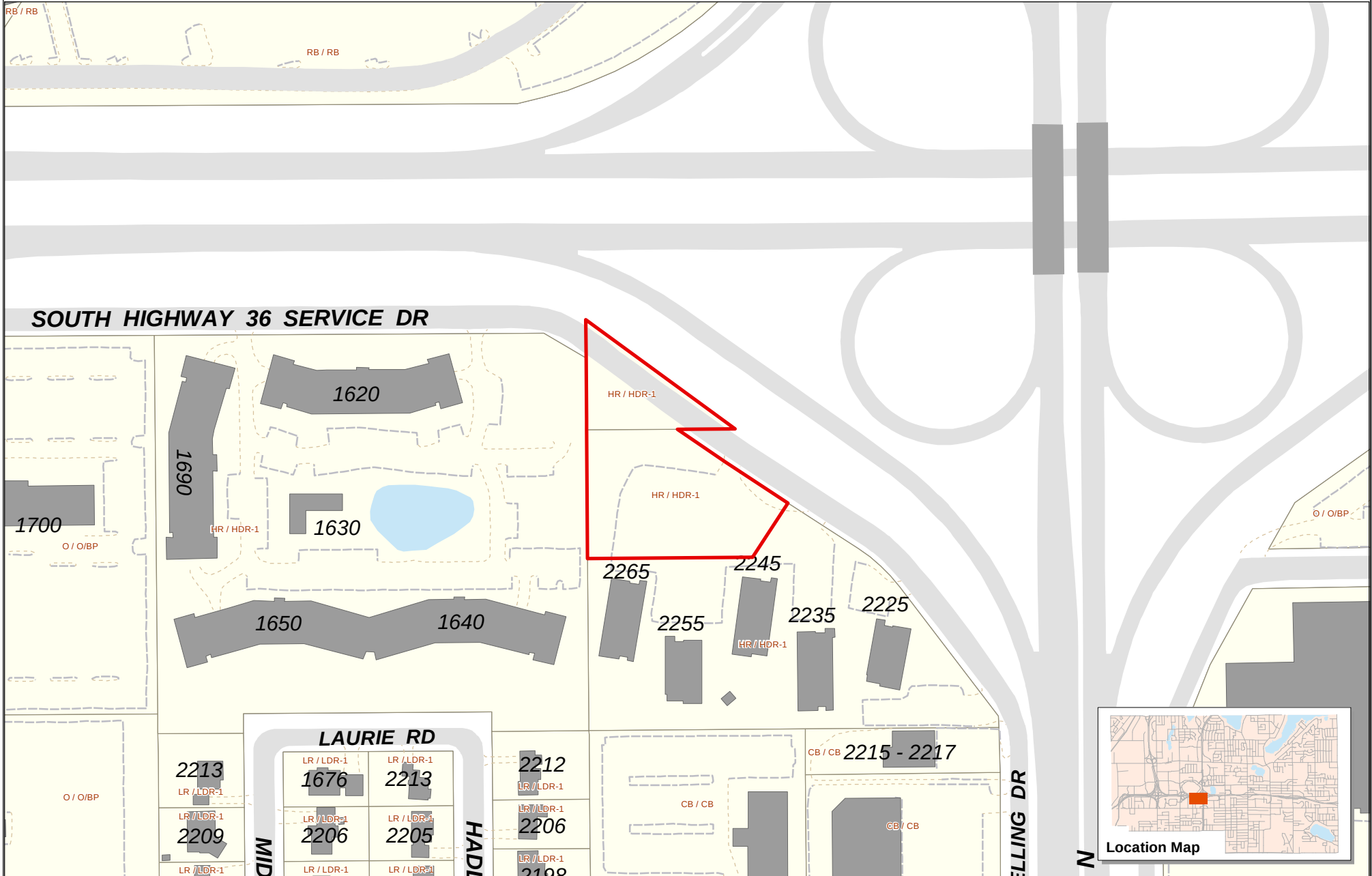
64 **8.0 SUGGESTED PLANNING COMMISSION ACTION**

65 ADOPT A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF LOT 1, BLOCK
66 1, SIENNA GREEN SECOND ADDITION;

67 **Prepared by: Thomas Paschke, City Planner (651-792-7074)**

68 Attachments: A: Area map
69 B: Aerial photograph
70 C: Applicant narrative
71 D: Preliminary plat
72 E: Final plat
73 F: Plat resolution
74
75

Attachment A: Location Map for Planning File 07-068



Prepared by:
Community Development Department
Printed: March 29, 2011



Site Location

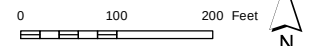
Comp Plan / Zoning
Designations
LR / R1

Data Sources

* Ramsey County GIS Base Map (2/28/2011)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

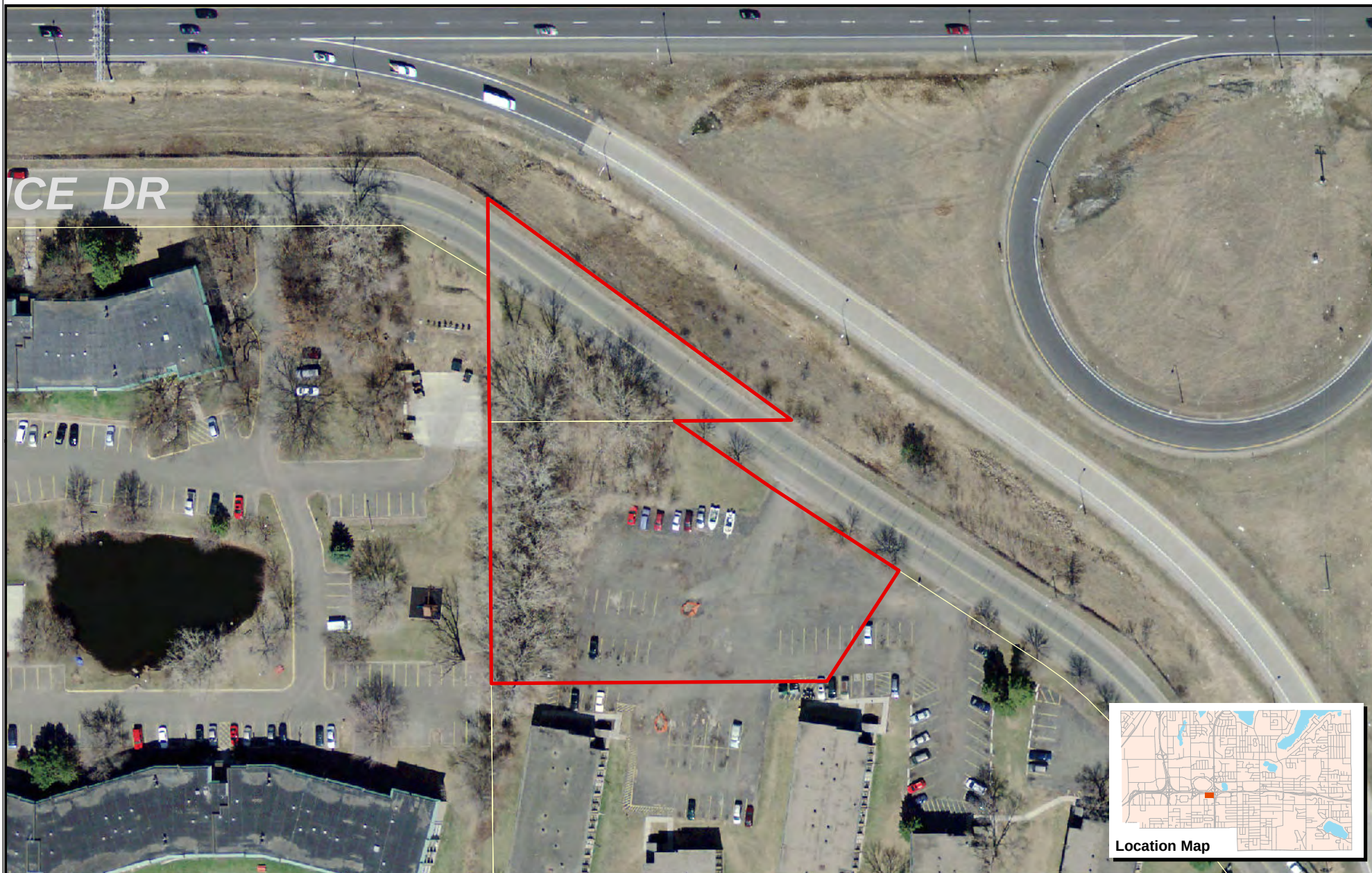
Disclaimer

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



mapdoc: planning_commission_location.mxd

Attachment B: Aerial Map of Planning File 07-068



Prepared by:
Community Development Department
Printed: March 29, 2011



Site Location

Data Sources

* Ramsey County GIS Base Map (2/28/2011)

* Aerial Data: Kucera (4/2009)

For further information regarding the contents of this map contact:
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0 50 100 Feet





March 9, 2011

**Sienna Green II
PUD Amendment Narrative**

PUD Amendment Request Summary

Sienna Green is a two phase apartment home project originally approved by the City of Roseville in June 2009. The first phase was a significant rehabilitation of five buildings that include a total of 120 one bedroom units formerly known as Har Mar Apartments. The rehabilitation was completed in November 2010.

Phase two involves constructing a new 50 unit building with primarily two and three bedroom units for low-to moderate-income families. This PUD amendment request relates to the layout of Phase two and includes two components:

- Incorporate the small property known as the "triangle" into Sienna Green Phase 2; and,
- Reduce the building setback from 40 feet to 15 feet from the western property line.

The remainder of this narrative provides information about Aeon, the status of the Sienna Green project, and additional background regarding the two requested amendments.

About Aeon

Aeon is a nonprofit developer, owner, and manager of high-quality affordable apartment homes in the Minneapolis/St. Paul area. We are an award-winning nonprofit that has built or renovated nearly 1,800 apartments and townhomes that provide home to more than 3,000 people each year – including individuals and families with low to moderate incomes and formerly homeless individuals. Since 1986, Aeon has built quality affordable homes, connected residents to stabilizing resources, and managed its properties as long-term assets.

Aeon's developments are multi-million dollar investments in our community that transform vacant, blighted areas into vibrant places to live. We connect residents to each other, to the community, and to stabilizing resources such as job training and after-school programs. Our inspiration to create long-term community assets is illustrated in our name “Aeon,” which means “forever.” We build and manage homes for generations to come. Our vision is that every person has a home and is interconnected within community. Additional information about Aeon is available on the web at www.aeonmn.org.



Sienna Green Project Review

Har Mar Apartments, now known as Sienna Green, were constructed in 1965. The property includes five buildings with a total of 120 one bedroom units. Before Aeon acquired the property, it had the most police calls of any property in the City of Roseville and was almost half vacant due to numerous deferred maintenance issues. Many units were in poor condition or simply un-rentable. The over-sized asphalt parking lot was crumbling, the site suffered from poor drainage, and much of the landscaping was unkempt. However, the building structures were sound and now demonstrate that with careful planning, it can be more cost-effective to renovate than demolish and construct new buildings.

In cooperation with the City of Roseville, a PUD was approved in June 2009 to significantly rehabilitate the five buildings and address drainage, parking, and landscaping. The PUD also included a second phase for the new 50 unit building. The Phase I rehabilitation project was completed in November 2010 and included the following (see pictures in Attachment A):

- The interiors of all 120 units were rehabbed, environmental issues remediated (lead and asbestos), and new kitchens and bathrooms installed;
- New landscaping was planted throughout the property, including 120 additional new trees;
- Parking was divided into smaller areas to incorporate landscaped islands and eliminate the one monolithic asphalt lot;
- Drainage was significantly enhanced with new rain gardens and drainage basins; and,
- A new sidewalk was constructed along the frontage road, which will continue along Phase 2. Later this summer, a new sidewalk will be constructed from Sienna Green to County Road B2 to provide safe pedestrian access to the intersection.

Phase II provides 50 new units comprised of four one bedroom, 30 two bedroom, and 16 three bedroom units. The two and three bedroom apartments provide additional affordable options for families with children. The building will have underground parking, a community space for residents, tot lot playground, and a leasing office. Aeon anticipates breaking ground on this project later this summer.

The Sienna Green project was made possible by creating an effective partnership between Aeon, the City of Roseville, Ramsey County, and state and regional agencies. This project will enhance the long-term desirability of the neighborhood. Sienna Green has become a sustainable model for revitalizing aged housing stock while providing a mix of affordable and market rate units to increase the quality housing options available to people of varying incomes, family types, ages, and abilities.

This development is consistent with Imagine Roseville's 2025 Plan to ensure the City has a diverse mix of housing that meets community needs. It also satisfies many other goals within the Plan such as encouraging sustainable building practices, improving landscaping, and making Roseville a livable community for all.



Proposed Amendments

This PUD amendment request includes two components that are necessary to complete the design and construction of Sienna Green Phase II:

- Incorporate the small property known as the "triangle" into Sienna Green Phase 2; and,
- Reduce the building setback from 40 feet to 15 feet from the western property line.

With these two amendments, Aeon will be able to complete the Sienna Green Phase II design process. The project will conform to all other requirements of the PUD agreement as well as the newly adopted building design standards in the Roseville Zoning Code that were not in place when the PUD was first approved.

The Triangle Property

When the Sienna Green project was approved by the City in June 2009, the plans for Phase II did not yet include the “triangle” parcel immediately north of Lot 2 because the ownership history had not been fully resolved (Attachment B). The parcel is now owned by Aeon. This PUD amendment request is accompanied by a plat application to combine Lot 2 of the Sienna Green Addition and the adjacent triangle parcel into one parcel for the Phase II project. The proposed amendment will update the legal description in the PUD agreement to include the legal description of the newly combined lot.

Building Setback Adjustment

The site layout for Phase II in the original PUD approval was largely conceptual since final design was not scheduled to occur until funding was secured and ownership of the triangle was clarified since both items would impact final design. With funding secured and the triangle ownership question resolved, the design process was initiated.

Upon reviewing the site layout, a rectangular building instead of a “dog leg” style building shown in the original PUD provides for more efficient and cost-effective construction as well as better long-term use of the site itself. With the addition of the triangle parcel, the combined property can now support the rectangular building. As we entered the design phase, it was also determined that the building needed to be lengthened to accommodate the underground parking and the minimum apartment sizes needed to meet design standards set by the Minnesota Housing Finance Agency.

While the proposed setback adjustment reduces the building setback from 40 feet to 15 feet from the western property line, only a corner of the building actually extends to the 15 foot mark. Almost all of the building actually remains behind the 40 foot setback line (Attachment C), and it is still more than 200 feet from the closest building on the adjacent property (Attachment D). Please note that the new underlying HDR-1 zoning district permits a 10 foot setback from the western property line.

In terms of layout, the rectangular design offers a number of benefits:

- The additional space on the south side of the building allows us to include a patio and tot lot playground that is buffered by the building from the street and Highway 36, which will create a more attractive and usable space within the new landscaping.
- The additional space also provides more opportunity to plant trees and shrubs, which will further enhance the landscaping along the property line and adjacent to the building. The original PUD proposed 28 additional trees for Phase 2 while the revised site plan includes 30 trees that will provide more trees on the south side of the building and along the property line (these trees are in addition to what was already planted with Phase I). Although not yet shown on the landscaping plan, additional flowers and shrubs will be planted adjacent to the building.
- The rectangular building creates less of a building “wall” facing the adjacent property as compared to the “dog leg” design. By tapering back from a point, the building should have a reduced visual impact along the western property line.
- The rectangular building allows for a shorter driveway and less driving surface.
- The rectangular building is more cost efficient in terms of construction, which is a better use of scarce funds for these types of projects.

As the project moves forward, Aeon will work closely with City staff on the final details for the grading, utility, and building plans as required by the approved PUD and City Code.

Neighborhood Discussions

One of Aeon’s core values is collaborating with the community to create vibrant, healthy neighborhoods. Prior to the City review, we met with Rosewood Village, the condominium association immediately adjacent to Sienna Green and showed them this modified plan to discuss design and ways to mutually enhance our properties. During those meetings much of the discussion focused on landscaping ideas and our mutual desire for a strong neighborhood. While final conclusions were not determined prior to submitting this narrative, ideas included planting trees on the north side of the service road, exploring shared stormwater management ideas, and planting additional trees along both sides of our shared property line. We remain committed to working with Rosewood Village and all of our neighbors to make this part of Roseville a strong, cohesive, and valuable neighborhood.

Attachment A

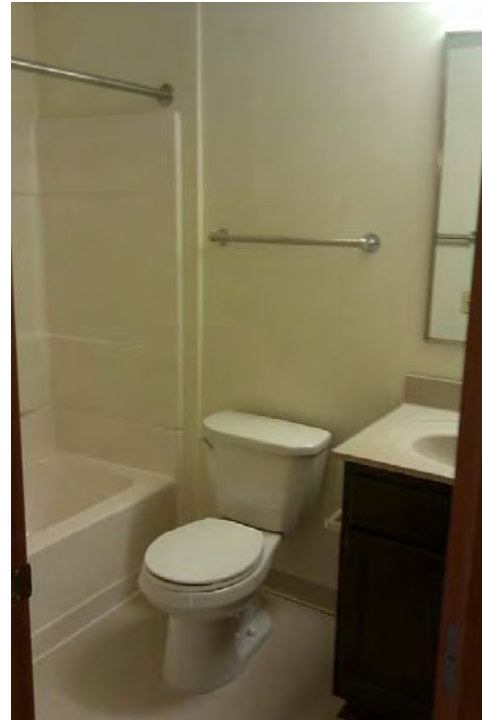
Sienna Green Phase I: Before and After Pictures



Sienna Green Phase I: Before and After Pictures



Sienna Green Phase I: Before and After Pictures



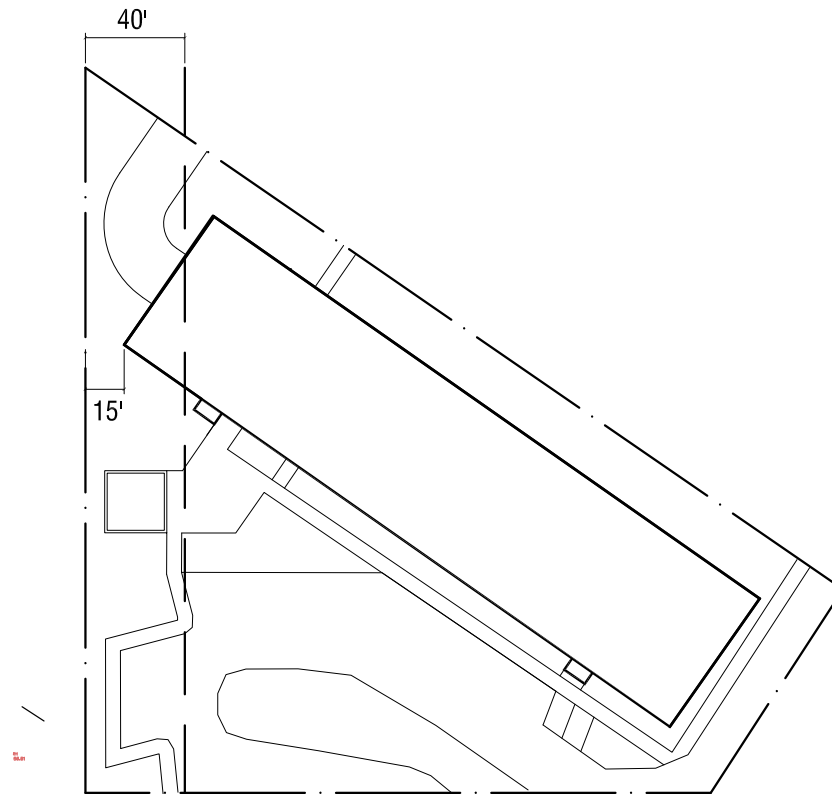
Attachment B: Triangle Parcel Diagram



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: Ramsey County (August 30, 2010), The Lawrence Group; August 30, 2010 for County parcel and property records data; August 2010 for commercial and residential data; April 2009 for color aerial imagery; All

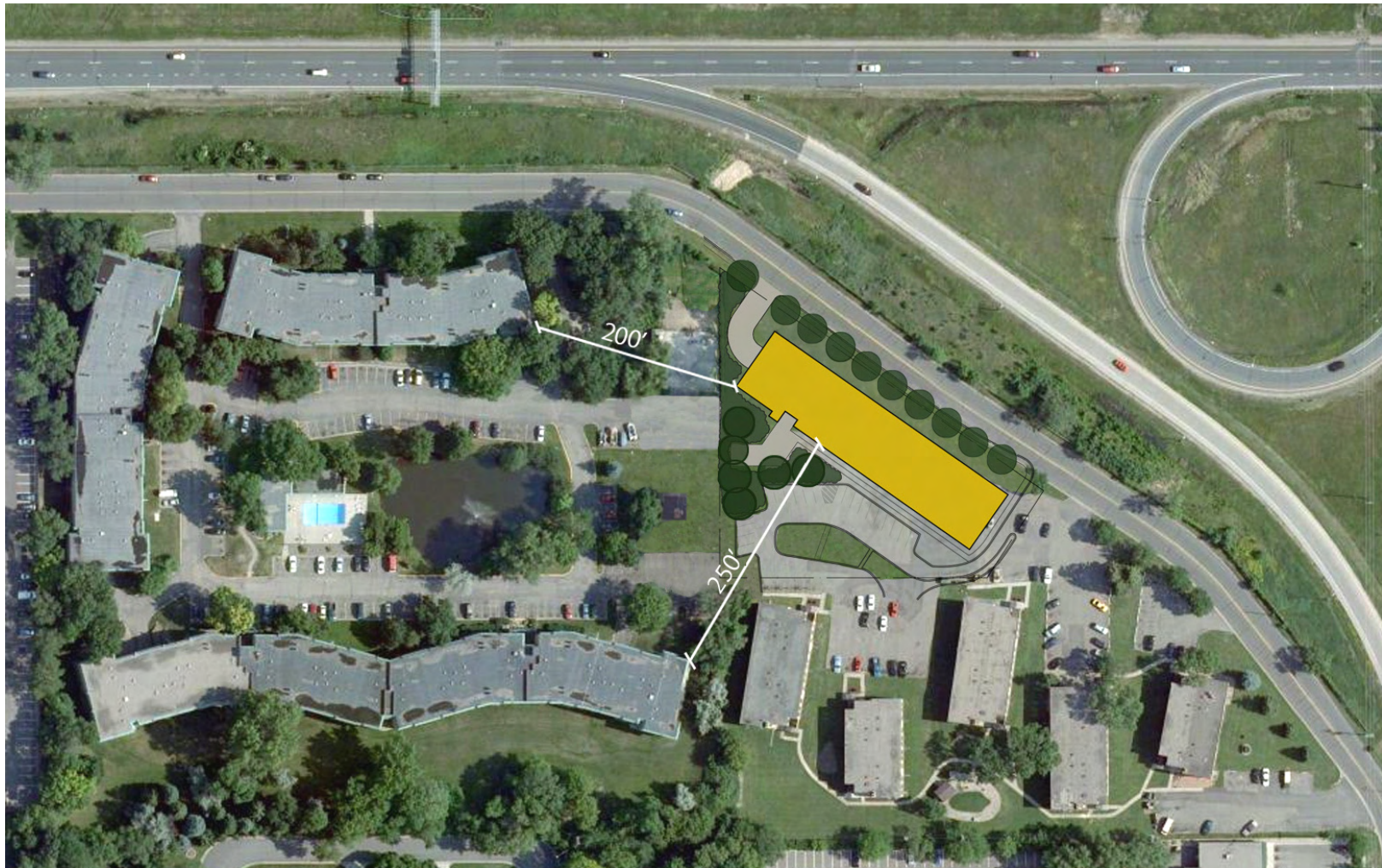
Attachment C: Building Setback Diagram



SIENNA GREEN II
ROSEVILLE, MN
03.09.2011 SCALE = 1:50 (11X17)

CERMAK RHOADES ARCHITECTS

Attachment D: Site Layout Diagram



OPTION 1



SIENNA GREEN II

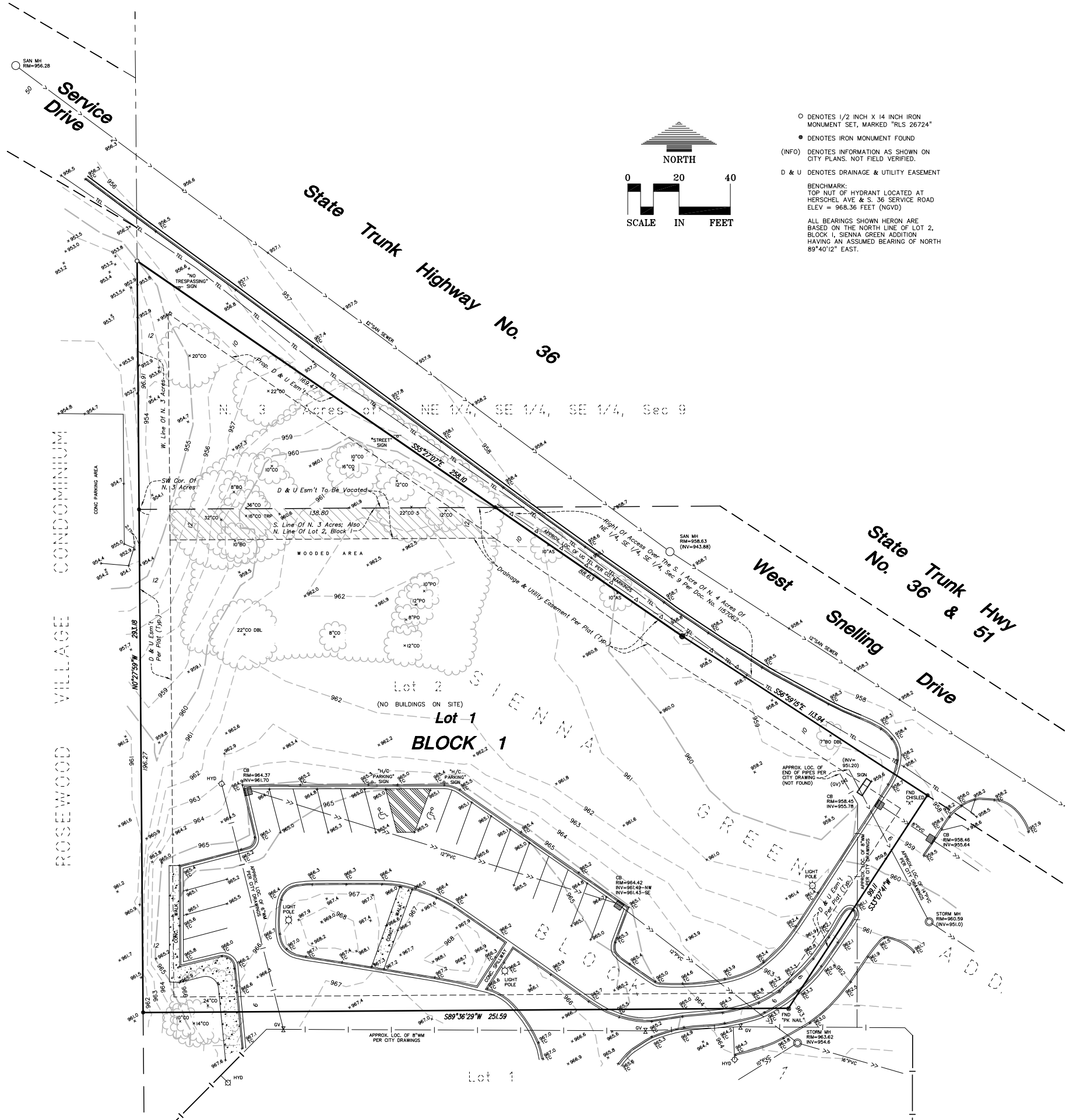
Aeon

02.07.2011

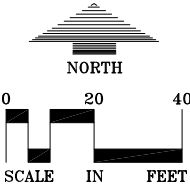
CERMAK RHOADES ARCHITECTS

Preliminary Plat Of: SIENNA GREEN 2ND ADDITION

Attachment D



○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"
● DENOTES IRON MONUMENT FOUND
(INFO) DENOTES INFORMATION AS SHOWN ON CITY PLANS. NOT FIELD VERIFIED.
D & U DENOTES DRAINAGE & UTILITY EASEMENT
BENCHMARK:
TOP NUT OF HYDRANT LOCATED AT
HERSCHEL AVE & S. 36 SERVICE ROAD
ELEV = 968.36 FEET (NGVD)
ALL BEARINGS SHOWN HEREON ARE
BASED ON THE NORTH LINE OF LOT 2,
BLOCK 1, SIENNA GREEN ADDITION
HAVING AN ASSUMED BEARING OF NORTH
89°40'12" EAST.



PRELIMINARY PLAT GENERAL NOTES

SURVEYOR:
Loucks Associates, Inc.
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Aeon
822 south 3rd Street, Suite 300
Minneapolis, MN 55414
612-341-3148

LEGAL DESCRIPTION:
Parcel 1:
Lot 2, Block 1, Sienna Green Addition, Ramsey County, Minnesota

Together with reciprocal, perpetual and nonexclusive easements for vehicular and pedestrian ingress and egress contained in Declaration of Reciprocal Easements (Access and Parking) dated January 22, 2010, filed of record February 19, 2010, as Document No. 4208881.

Parcel 2:
That part of the North 3 acres of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 9, Township 29 North, Range 23 West, Ramsey County, Minnesota which lies southwesterly of the following described line:

Beginning at a point on the south line of said North 3 acres, said line also being the North line of Lot 2, Block 1, Sienna Green Addition, Ramsey County, Minnesota, distant 138.80 feet east from the Southwest corner of said North 3 acres; thence North 55 degrees 27 minutes 07 seconds West, to its intersection with the West line of said 3 acres of the Northeast Quarter of the Southeast Quarter of Section 9, Township 29 North, Range 23 West, Ramsey County, Minnesota, and there terminating.

Abstract Property

DATE OF PREPARATION:
February 4, 2011

EXISTING ZONING:
Zone (HDR-1)

AREA:
54,918+/- SF or 1.26 +/- Acres

FLOOD ZONE DESIGNATION:
This property is contained in Zone X (areas determined to be outside the annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0020G, effective date of June 4, 2010.

SURVEY LEGEND

- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- SIGN
- SPOT ELEVATION
- ASH
- BOXELDER
- COTTONWOOD
- POPLAR
- TOP OF CURB
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- CONCRETE CURB
- CONCRETE
- CONTOUR
- DECIDUOUS TREE

Project Name:

Sienna Green
2nd Addition

Roseville, Minnesota

Owner/Developer:

AEON
822 South 3rd Street
Suite 300
Minneapolis, MN 55414

Professional Services:



Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, MN 55309
Telephone: (763) 424-5505
www.LoucksAssociates.com

© 2004

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to create copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

S11012-MASTER.DWG/Pre-Plat

Revisions:

Professional Signature:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Richard L. Licht - RLS

26724

License No.

2/3/11

Date

Quality Control:

N/A

SFM

Project Lead:

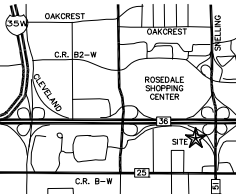
RL

Drawn By:

Checked By:

Review Date:

Vicinity Map:



Sheet Title:

Preliminary
Plat

Project No.:

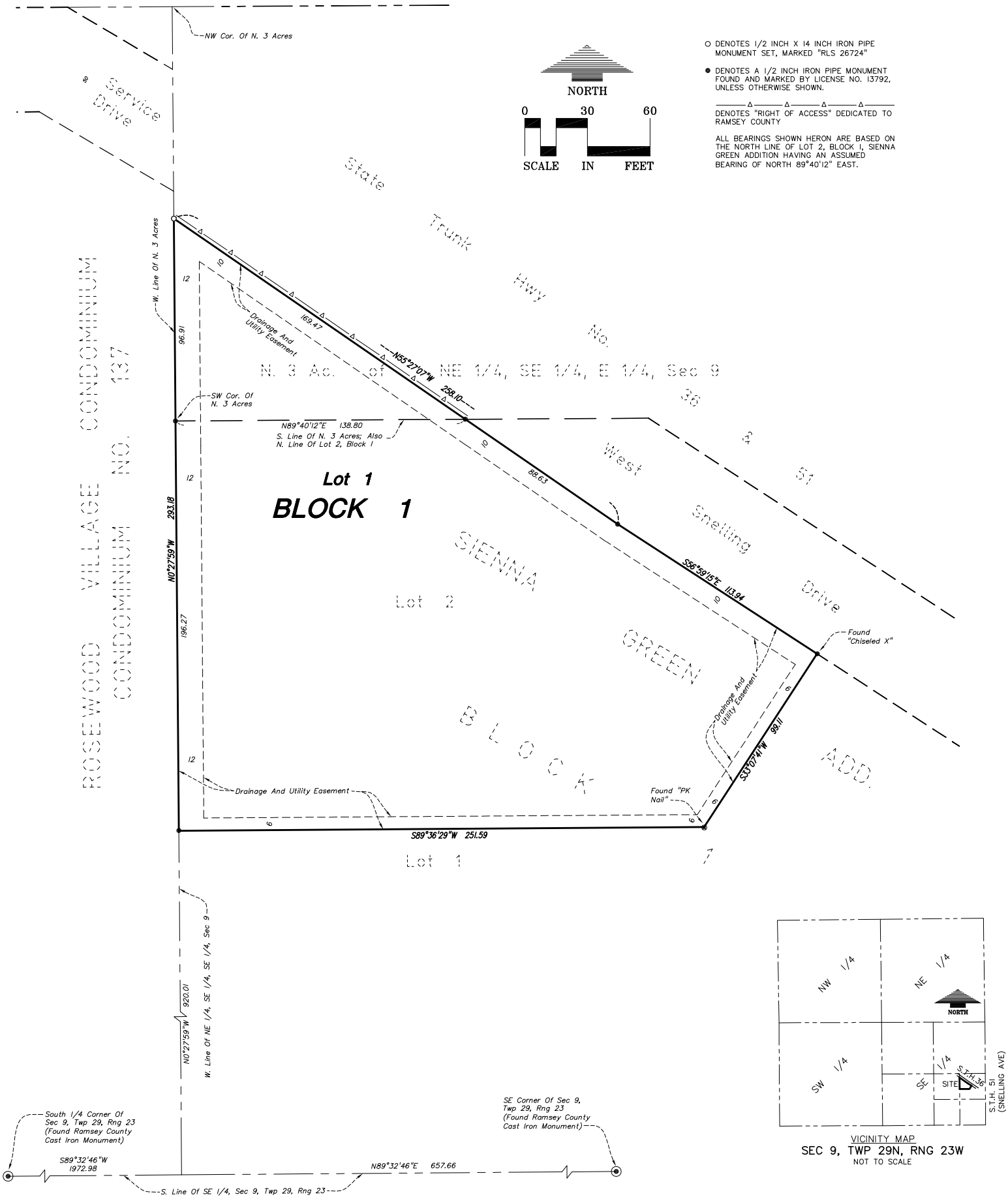
11-012

Sheet No.:

Sheet 1 of 1

SIENNA GREEN 2ND ADDITION

Attachment E



KNOW ALL PERSONS BY THESE PRESENTS: That Snelling Avenue, LLC, a Colorado limited liability company, fee owner, and Bankname, a State/fedbank, mortgagee of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota, to wit:

Lot 2, Block 1, SIENNA GREEN ADDITION,

Together with

That part of the North 3 acres of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 9, Township 29 North, Range 23 West, Ramsey County, Minnesota, which lies southwesterly of the following described line:

Beginning at a point on the south line of said North 3 acres, said line also being the North line of Lot 2, Block 1, Sienna Green Addition, Ramsey County, Minnesota, distant 138.80 feet east from the Southwest corner of said North 3 acres; thence North 55 degrees 27 minutes 07 seconds West, to Its Intersection with the West line of said 3 acres of the Northeast Quarter of the Southeast Quarter of Section 9, Township 29 North, Range 23 West, Ramsey County, Minnesota, and there terminating.

The north line of Lot 2, Block 1, SIENNA GREEN ADDITION is assumed to have a bearing of North 89 degrees 40 minutes 12 seconds East.

Have caused the same to be surveyed and platted as SIENNA GREEN 2ND ADDITION and do hereby dedicate or donate to the public for public use forever the drainage and utility easements as shown.

In witness whereof said Snelling Avenue, LLC, a Colorado limited liability company, has caused these presents to be signed by Alan Arthur, its Chief Manager this ____ day of ____, 201__.

SNELLING AVNUUE, LLC

Alan Arthur, Chief Manager

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of ____, 201__ by Alan Arthur, Chief Manager of Snelling Avenue, LLC, a Colorado limited liability company, on behalf of the company.

(Signed)

(Printed)
Notary Public _____ County, _____
My Commission Expires _____

In witness whereof said Bankname, a State/fedbank, has caused these presents to be signed by Officename, Title this ____ day of ____, 201__.

BANKNAME

Officename, Title

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of ____, 201__ by Officename, its Title of Bankname, a State/fedbank, on behalf of the Co/assoc.

Notary Public _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I, Richard L. Licht, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of ____, 201__.

Richard L. Licht, Professional Land Surveyor
Minnesota License No. 26724

State of Minnesota
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of ____, 201__ by Richard L. Licht, a Professional Land Surveyor.

(Signed)

(Printed)
Notary Public Hennepin County, Minnesota
My Commission Expires January 31, 2015

CITY OF ROSEVILLE, MNNESOTA

We do hereby certify that on the ____ day of ____, 201__, the City Council of the City of Roseville, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

By _____, Mayor

By _____, City Manager

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year ____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of ____, 201__.

By _____, Director

By _____, Deputy

COUNTY SURVEYOR

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this ____ day of ____, 201__.

Michael Fiebiger, P.L.S.
Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of SIENNA GREEN 2ND ADDITION was filed in the office of the County Recorder for public record on this ____ day of ____, 201__, at ____ o'clock __M. and was duly filed in Book _____ of Plats, Page _____, as Document No. _____.

Deputy County Recorder

**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 9th day of May 2011 at 6:00 p.m.

The following Members were present:

and Members were absent:

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

**RESOLUTION NO. _____
A RESOLUTION APPROVING THE FINAL PLAT OF SIENNA GREEN SECOND
ADDITION (PF07-068)**

WHEREAS, AEON has requested approval of the replatting of Lot 2, Block 1, Sienna Green Addition; and

WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed PRELIMINARY PLAT on April 6, 2011, at which meeting no citizens were present to address the Commission; and

WHEREAS the Roseville Planning Commission voted 7-0 to recommend approval of the proposed PRELIMINARY PLAT based on the comments and findings of the staff report prepared for said public hearing; and

WHEREAS, the Roseville City Council, at its regular meeting on May 9, 2011, received the Planning Commission's recommendation pertaining to the PRELIMINARY PLAT and the City staff report regarding the FINAL PLAT; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Roseville, Minnesota, that the applications to approve a PRELIMINARY AND FINAL PLAT, the replatting of Lot 2, Block 1, Sienna Green Addition and a small triangle directly north (former public highway easement), is hereby approved.

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 none voted against.

WHEREUPON said resolution was declared duly passed and adopted.

[illegible]

WITNESS MY HAND officially as such Manager this 9th day of May 2011.

(SEAL)