

REQUEST FOR COUNCIL ACTION

DATE: 9/12/2011
ITEM NO: 12.e

Division Approval



City Manager Approval



Item Description: Request by Meritex Enterprises, Inc. for approval of a **preliminary plat** of Outlot A created in the recently-approved Highcrest Park Addition plat (PF11-020).

1.0 REQUESTED ACTION

Meritex Enterprises proposes to plat the portion of Outlot A, at 2285 Walnut Street, lying immediately north of the triangle platted under the Highcrest Park Addition plat, leaving the remainder of the parcel as an outlot until future development plans necessitate platting more of the property.

Project Review History

- Application submitted and determined complete: July 1, 2011
- Planning Commission recommendation (6-0 to approve): August 3, 2011
- Review deadline (extended by City): October 29, 2011
- Project report prepared: September 2, 2011
- Anticipated City Council action: September 12, 2011

2.0 SUMMARY OF RECOMMENDATION

The Planning Division concurs with the recommendation of the Planning Commission to approve the proposed PRELIMINARY PLAT; see Section 7 of this report for the detailed recommendation.

3.0 SUMMARY OF SUGGESTED ACTION

By motion, approve the proposed PRELIMINARY PLAT, pursuant to Title 11 (Subdivisions) of the City Code; see Section 8 of this report for the detailed action.

4.0 BACKGROUND

- 4.1 The property at 2285 Walnut Street has a Comprehensive Plan designation of Industrial (I) and a corresponding zoning classification of Industrial (I) District. The preliminary PLAT PROPOSAL has been prompted by plans to develop a 120,000-square-foot FedEx office/warehouse facility in the southern portion of the existing Outlot A, created by the first Highcrest Park Addition plat approved by the City Council on July 11, 2011.
- 4.2 For the sake of clarification, the nature of an “outlot” is such that it may not be developed until it is re-platted. In this case, the intent is to plat the proposed Outlot A when future development scenarios are solidified enough to determine where lot lines will be most appropriate. A large pile of rubble, the subject of a recent interim use approval, stands on the northern portion of the proposed outlot.

5.0 PRELIMINARY PLAT ANALYSIS

- 5.1 Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots meet the minimum size requirements of the zoning code, that adequate streets and other public infrastructure are in place or identified and constructed, and that storm water is addressed to prevent problems either on nearby property or within the storm water system. As PRELIMINARY PLAT of an industrial property, the proposal leaves no zoning issues to be addressed since the Zoning Code does not establish minimum lot dimensions or area.
- 5.2 Roseville’s Development Review Committee, a body comprising staff from various City departments, met on July 14, 2011 to discuss the application. As the City’s authority storm water- and infrastructure issues, Public Works Department had the biggest portion of information to review and had the following comments on the PRELIMINARY PLAT materials:
- a. the drainage and utility easement along the eastern boundary of the proposed Lot 1 needs to be 12 feet in width rather than the 10 feet as shown;
 - b. a storm sewer easement is required along the western boundary of the property; and
 - c. a sidewalk will be required within the Walnut Street right-of-way corresponding to the sidewalk required in the original Highcrest Park Addition plat.
- 5.3 On August 2, 2011, the Roseville Parks and Recreation Commission reviewed the proposed PRELIMINARY PLAT against the park dedication requirements of §1103.07 of the City Code. According to the draft meeting minutes provided to Planning Division staff, the commissioners discussed their previous decisions for earlier developments in the area, and inquired whether or not revenues collected from park dedication can be used for public art; Parks and Recreation Department staff explained that the state statute directs park dedication funds to be used for capital projects and not for maintenance. The Parks and Recreation Commission unanimously voted to recommend accepting cash in lieu of land for park development.

6.0 PUBLIC COMMENT

The duly-noticed public hearing for the PRELIMINARY PLAT application was held by the Planning Commission on August 3, 2011; minutes of the public hearing are included with this report as Attachment D. At the time this report was prepared, Planning Division staff

has received no questions or comments from nearby property owners or other members of the public.

7.0 RECOMMENDATION

Based on the comments and findings outlined in Sections 4-6 of this report, the Planning Division concurs with the recommendation of the Planning Commission to approve the proposed PRELIMINARY PLAT pursuant to Title 11 of the Roseville City Code with the following conditions:

- a. the drainage and utility easement along the eastern boundary of the proposed Lot 1 shall be 12 feet in width rather than the 10 feet as shown;
- b. a storm sewer easement shall be dedicated along the western boundary of the property; and
- c. a sidewalk shall be constructed within the Walnut Street right-of-way, corresponding to the sidewalk required in the original Highcrest Park Addition plat, subject to the terms and specifications of a Public Improvement Contract to be prepared for execution in conjunction with the consideration of the FINAL PLAT by the City Council.

8.0 SUGGESTED ACTION

Pass a motion to approve the proposed PRELIMINARY PLAT at 2285 Walnut Street, based on the comments and findings of Sections 4-6 and the recommendation of Section 7 of this staff report.

Prepared by: Associate Planner Bryan Lloyd

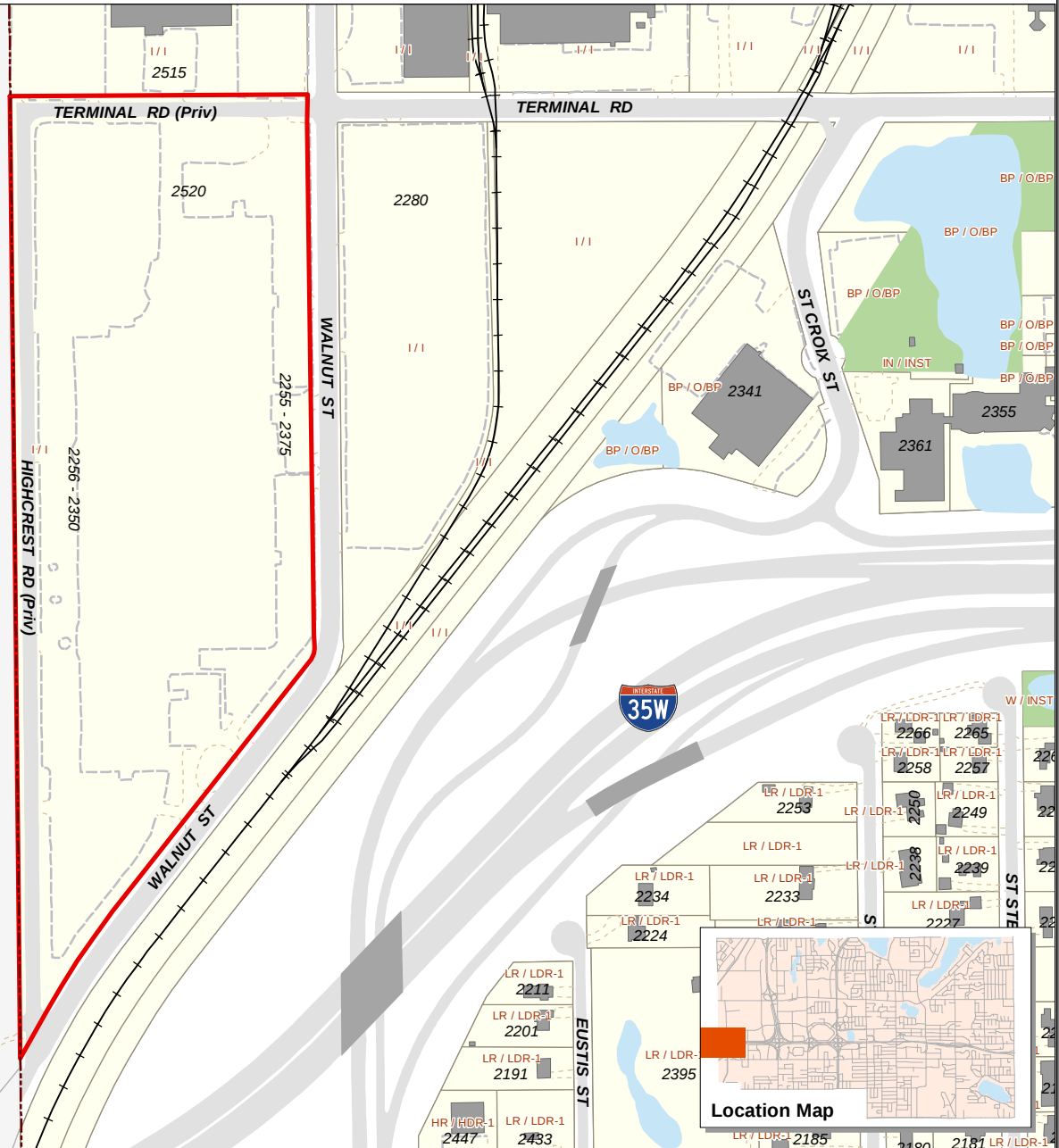
Attachments: A: Area map
B: Aerial photo

C: Preliminary plat information
D: 8/3/2011 public hearing minutes

Attachment A: Location Map for Planning File 11-002

City of St. Anthony

Hennepin County



Prepared by:
Community Development Department
Printed: February 14, 2011



Site Location

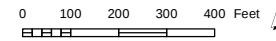
LR / R1 Comp Plan / Zoning
Designations

Data Sources

* Ramsey County GIS Base Map (2/1/2011)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

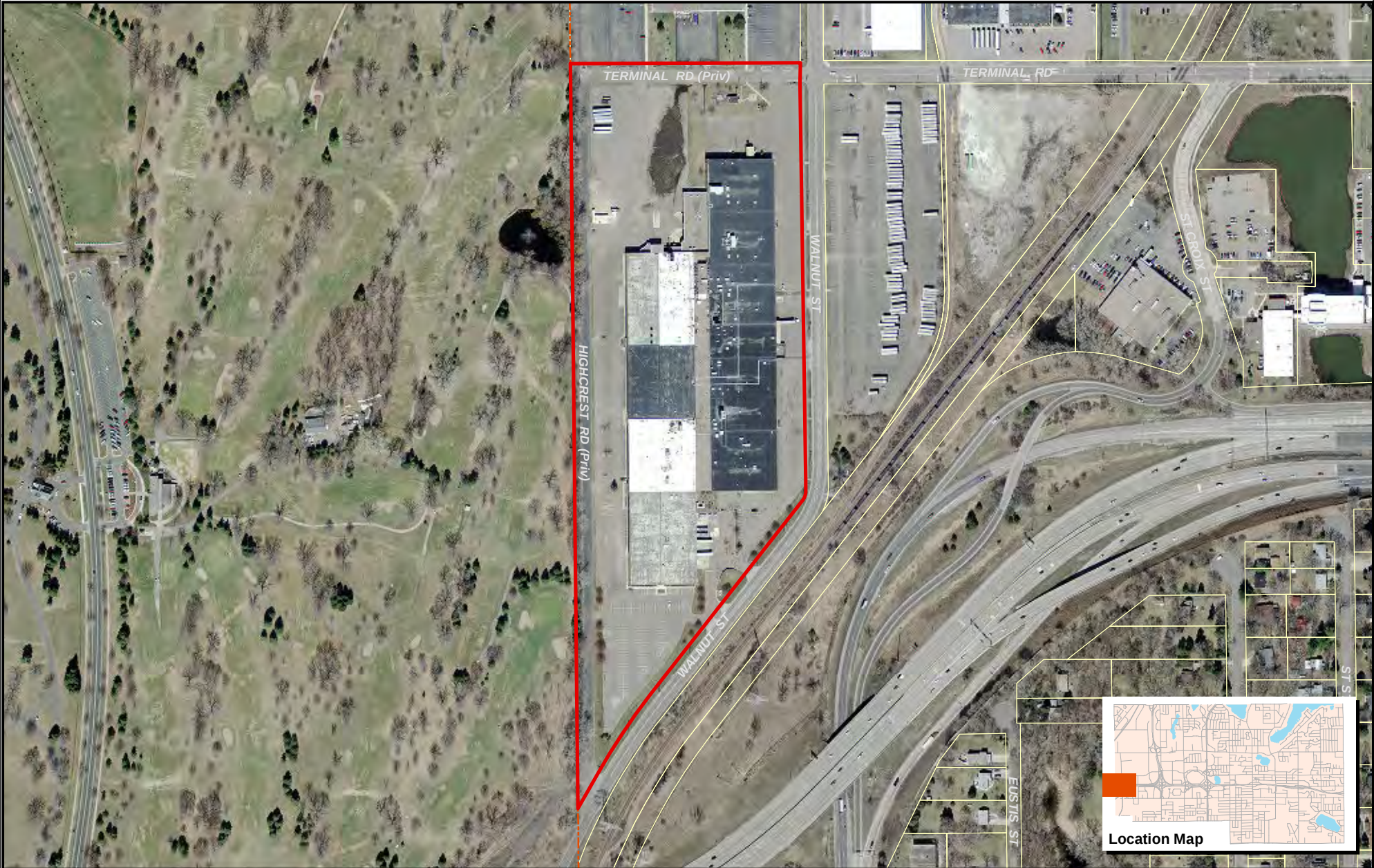
Disclaimer

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 11-002



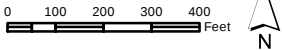
Prepared by:
Community Development Department
Printed: February 14, 2011



Site Location

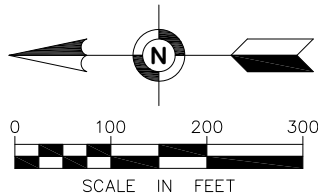
Data Sources
* Ramsey County GIS Base Map (2/1/2011)
* Aerial Data: Kucera (4/2009)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
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HIGHCREST PARK 3RD ADDITION

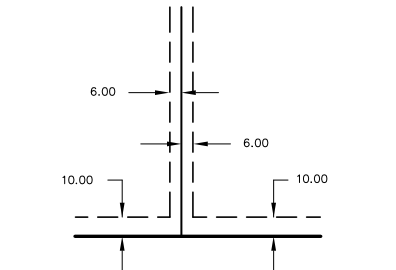
(PRELIMINARY NOT FOR RECORDING)



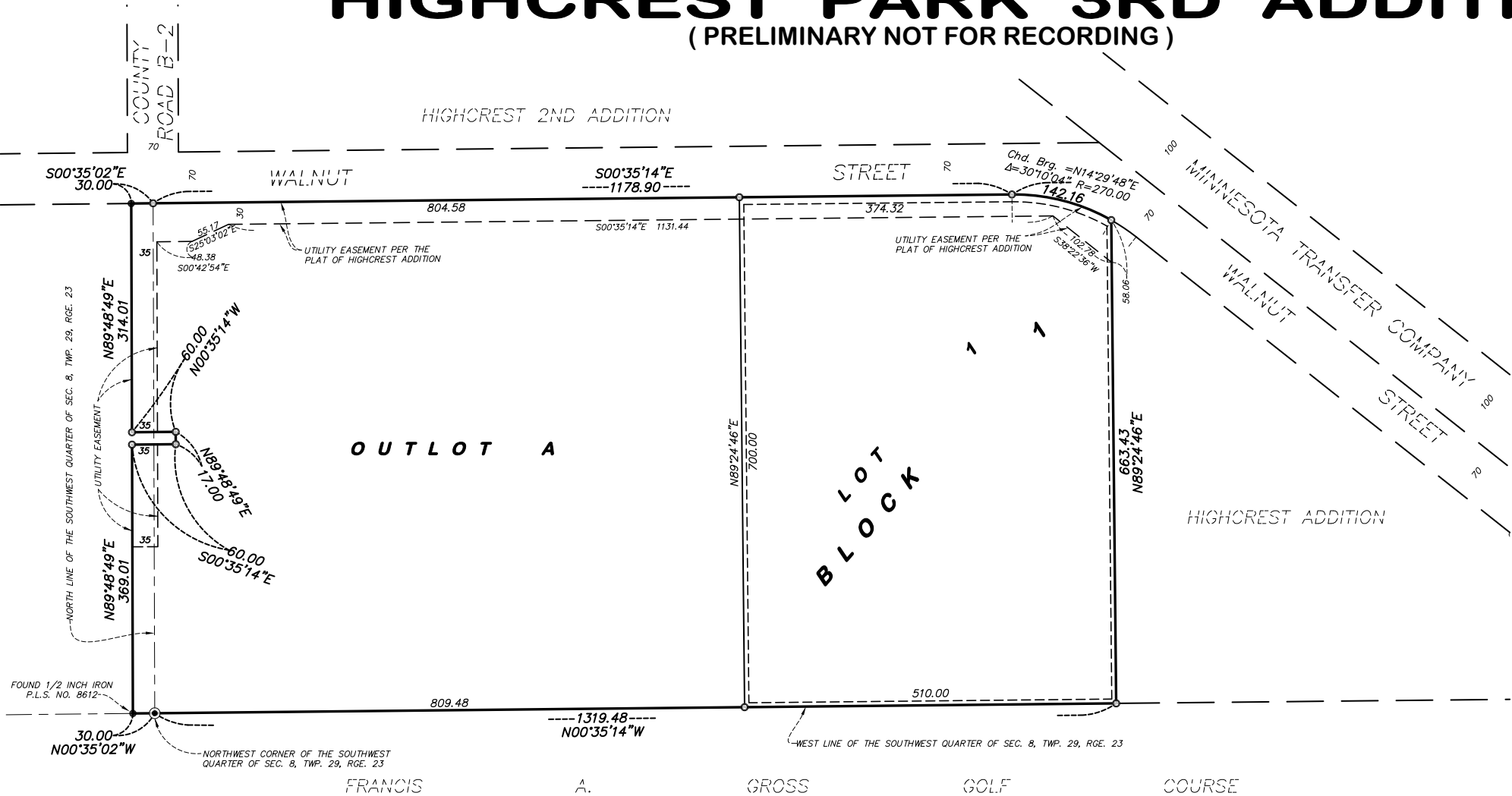
The orientation of this bearing system is based on the Ramsey County Coordinate Grid (NAD 83-96 Adj.).

- ⊙ DENOTES FOUND CAST IRON MONUMENT
- DENOTES 5/8 INCH IRON RE-BAR FOUND & MARKED BY LICENSE NO. 22033 UNLESS OTHERWISE SHOWN
- ⊙ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET & MARKED BY LICENSE NO. 44123

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT



KNOW ALL MEN BY THESE PRESENTS: That Meritex Enterprises, Inc., a Minnesota corporation, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

OUTLOT A, HIGHCREST ADDITION, WASHINGTON COUNTY, MINNESOTA

Has caused the same to be surveyed and platted as HIGHCREST PARK 3RD ADDITION.

In witness whereof said Meritex Enterprises, Inc., a Minnesota corporation has caused these presents to be signed by it's proper officer this _____ day of _____, 201____.

Signed: Meritex Enterprises, Inc.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 201____, by _____, _____, of Meritex Enterprises, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public _____ County, _____
My commission expires _____

I, Brent R. Peters do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; 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, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this day of _____ day of _____, 201____.

Brent R. Peters, Licensed Land Surveyor
Minnesota License No. 44123

STATE OF _____
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 201____, by Brent R. Peters, Licensed Land Surveyor.

Notary Public _____ County, _____
My commission expires _____

CITY OF ROSEVILLE

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

_____, Mayor _____, Clerk

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 transfers entered this _____ day of _____, 201____.

_____, Director _____, Deputy
Property Records and Revenue

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 HIGHCREST PARK ADDITION 3RD ADDITION was filed in the office of the County Recorder for public record this _____ day of _____, 201____, at _____ O'clock ____ M., and was duly filed in Book _____ of Plats, Pages _____ and _____, as Document Number _____.

Deputy County Recorder

PRELIMINARY PLAT OF: Attachment C
HIGHCREST PARK 3RD ADDITION

LEGAL DESCRIPTION:

Outlot A, HIGHCREST PARK ADDITION (unrecorded plat), Ramsey County, Minnesota.

NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-96 adjustment).
- The total area of the property described hereon is 940,291 square feet or 21.586 acres.
- Easement information used in the preparation of this survey was based on the Commitment for Title Insurance prepared by Commercial Partners Title Insurance Company, as agent for Lawyers Title Insurance Corporation, Commitment No. 28058 (Fourth Supplemental) dated July 31, 2006.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher One per ticket nos. 110190017; 110180258; 110180260; and 110190261. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- According to the City of Roseville the property is zoned I (Industrial District), and has the following building and parking setback requirements:
Building setback: Front = 30 feet,
Side = 10 feet or 40 feet from residential lot boundary,
Rear = 20 feet or 40 feet from residential lot boundary
Height = 60 feet and Maximum F.A.R. = 0.4/0.6 (per building type)
Parking setback: Equal to building setbacks.
- According to the Federal Emergency Management Agency Web Site the subject property lies within Map No. 2712300015G an un-printed panel and is subject to no special flood hazard areas.
- BENCHMARK: Minnesota Department of Transportation Control Monument "Gorg MNDT AZ MK". Elevation = 964.296 feet (NAVD 88).
- The underlying legal description used for this preliminary plat is based on the unrecorded final plat of HIGHCREST PARK ADDITION. At the time of this certification said final plat has been submitted for approval with the appropriate Governmental entities.

OWNER / SUBDIVIDER

MERITEX ENTERPRISES, INC.
24 UNIVERSITY AVENUE
SUITE 200
MINNEAPOLIS, MN 55413
PHONE: 612-548-4848

SURVEYOR

EGAN, FIELD & NOWAK, INC.
1229 TYLER STREET NE - SUITE 100
MINNEAPOLIS, MN 55413
LEE J. NORD, PLS
PHONE: 612-466-3300

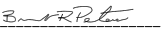
AREAS

PROPOSED LOT 1, BLOCK 1 = 355,394 Square Feet
8.159 Acres
PROPOSED OUTLOT A = 584,897 Square Feet
13.427 Acres

CERTIFICATION:

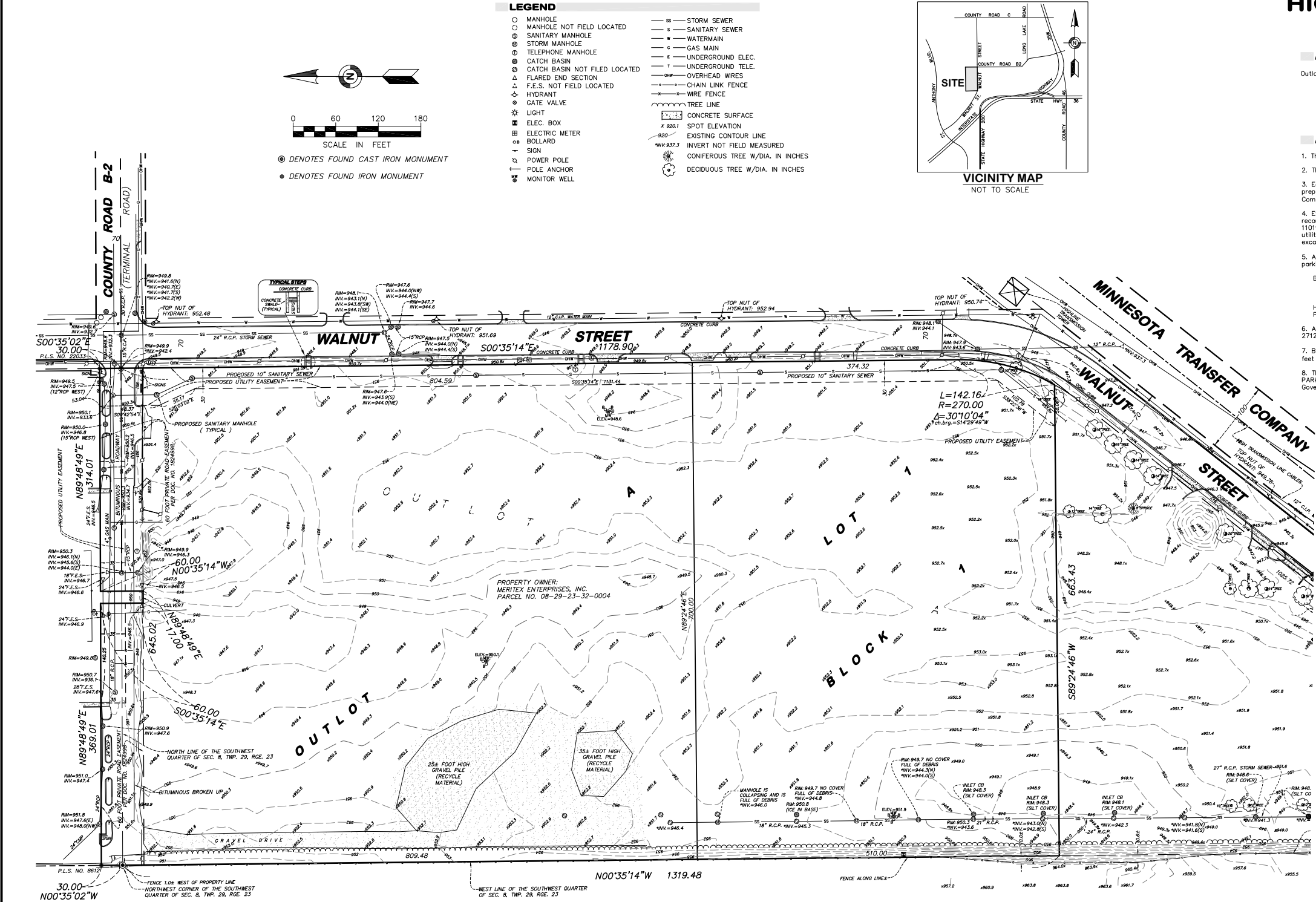
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: June 20, 2011.
Date of signature: June 24, 2011.


Brent R. Peters
Minnesota License No. 44123



1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
2730	54	PJD	NO.	DATE	DESCRIPTION
DRAWING NAME:					
34820-preplat.dwg					
JOB NO. 34820					
FILE NO. 646					
DRAWN BY:					
kgf					
CHECKED BY:					
BRP					

PRELIMINARY PLAT OF:
HIGHCREST PARK
3RD ADDITION

PRELIMINARY PLAT FOR:
MERITEX ENTERPRISES, INC.

PROPERTY ADDRESS:
2295 WALNUT STREET
ROSEVILLE, MINNESOTA 55113

PLANNING FILE 11-020

Request by Meritex Enterprises, Inc. for approval of a PRELIMINARY PLAT of Outlot A created in the recently-approved Highcrest Park Addition plat

Chair Boerigter opened the Public Hearing at 6:35 p.m.

Associate Planner Bryan Lloyd summarized the request of Meritex Enterprises to plat the portion of Outlot A at 2285 Walnut Street, lying immediately north of the triangle platted under the Highcrest Park Addition plat, leaving the remainder of the parcel as an outlot until future development plans necessitate platting more of the property; as detailed in the Request for Planning Commission Action dated August 3, 2011.

Mr. Lloyd advised that the request had been prompted by plans to develop a 120,000 square foot FedEx office/warehouse facility in the southern portion of the existing Outlot A, created by the first Highcrest Park Addition plat approved by the City Council on July 11, 2011. Mr. Lloyd noted that the nature of an "outlot" is such that it may not be developed until it is re-platted, and as in this case proposed for development when future development scenarios are solidified enough to determine where lot lines will be most appropriate. Mr. Lloyd noted that a large pile of rubble in northern portion of the proposed outlot had been the subject of a recent interim use approval.

Staff recommended approval of the proposed PRELIMINARY PLAT, pursuant to Title 11 (Subdivisions) of City Code, as detailed in the staff report dated August 3, 2011; and conditions of Section 7.

Applicant representatives were present, but had no comment.

Chair Boerigter closed the Public Hearing at 6:40 p.m.; no one appeared for or against.

Member Wozniak sought clarification on another FedEx proposal earlier in the year for an expansion off Terminal Road.

Mr. Lloyd confirmed that there had been an earlier land use case for expansion of a FedEx facility on Terminal Road west of this project site; however, he noted that this land use was for more ground-oriented, smaller trucks, while the other use is related to air freight and involved larger semi-trailers.

MOTION

Member Boguszewski moved, seconded by Member Wozniak seconded, to RECOMMEND TO THE CITY COUNCIL approval of the proposed PRELIMINARY PLAT at 2285 Walnut Street; based on the comments and findings of Section 4-6 and the conditions of Section 7, as detailed in the August 3, 2011 Request for Planning Commission Action.

Ayes: 6

Nays: 0

Motion carried.