

OLD BUSINESS

PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT / REZONING / PRELIMINARY PLAT / PLANNED UNIT DEVELOPMENT-DEVELOPMENT STAGE*

FILE NO: 2585-15-28
APPLICANT: SOUTHVIEW SENIOR LIVING
LOCATION: 4710 CUMBERLAND STREET

Presentation by Senior Planner Rob Warwick

Southview Senior Living has submitted applications for: 1) Comprehensive Plan Amendment from Office use to High Density Senior Residential; 2) Rezoning to PUD; 3) Preliminary Plat to re-plot the property from four parcels into a single parcel; and 4) Planned Unit Development - Development Stage Review. At the Planning Commission's July 28, 2015 meeting, a public hearing was held regarding a 34-unit senior apartment building. The application was tabled to allow the developer to make revisions to the plan. The review period for the application was extended to 120 days.

The applicant has responded to comments from the public hearing by making the following changes:

- Reduced building height to a 47-foot peak height and a mean height of 39 feet, which is comparable to the existing building
- Added common area on the main floor that includes an outside patio and pergola
- Reduced the number of units to 32 for common areas
- Increase of 8 surface parking stalls for a ratio of 1.9 stalls per unit
- Rotated the building to increase the separation from the access drive to 12 feet, which reduces the setback from Hodgson to 28.8 feet at the northwest corner of the building
- Added a sidewalk to encircle the building

The apartment building will complement the existing senior living building with matching exterior finish and architectural design. Underground parking is included with a surface drive and small surface parking area. Access is from Cumberland Street. A skyway will connect the two buildings to share facilities and services.

The property is in Policy Development Area (PDA) No. 9, which allows senior housing. The Comprehensive Plan Amendment is required for the parcels designated O, Office and RM, Residential Medium Density. Rezoning is required because the 4696 parcel was not included in the PUD.

Under a PUD, flexibility from Code requirements are possible. Deviations requested include:

- A building height of 39 feet at the mid-point; Code requires 35 feet. The proposed height is comparable to the existing building.
- For additional building height, the City required one additional foot of setback for each additional foot of height--the setback from Cumberland Street is required at 34 feet; 37 feet is proposed.

- The setback from Hodgson Road is 28.8 feet; Code requires 44 feet.
- Parking at a ratio of 1.9 stalls per unit is less than the required 2.5 stalls; the City has allowed flexibility with parking requirements with other senior developments because it is recognized that parking need is less.

Expansion of the senior residential use is compatible with surrounding land uses. The proposed building will provide a transition between the higher intensity uses to the south and the residential uses to the north. Senior residential is low intensity and generates small traffic volumes during off-peak times. This proposal will have less impact than the previous consideration for an office building. HSR zoning allows up to 45 units per acre. The proposal is for 30.8 units per acre, which is comparable to the existing senior living building at 32 units per acre.

There are seven landmark trees on the site that will be removed. Replacement trees required are three replacements for each landmark tree removed. The landscape plan shows more than 40 replacement trees.

Property owners within 350 feet were again notified of the proposal and this public hearing. Notice was also published in the City's legal newspaper. Six comments were received in July and one in August. Comments focused on concerns about the size of the building, traffic and screening.

Staff believes that the project complies with the criteria for a Comprehensive Plan Amendment and rezoning. Senior residential (HSR) is less intensive than other uses and is not anticipated to impact surrounding lower density residential uses. Hodgson Road is an arterial that can accommodate traffic generated. The developer will enter into a Development Agreement. Easements are shown for existing and proposed storm water management basins on the property. Storm water runoff will be reduced with the infiltration system proposed. The project benefits the City with expanded housing opportunity. The building uses high quality materials. Staff is recommending that the applications be forwarded to the City Council with a recommendation for approval.

City Attorney Kelly stated that the public hearing was properly re-noticed.

Chair Solomonson opened the public hearing.

Mr. Link Wilson, Kaas Wilson Architects, stated that the significant changes are the path around the building, two fewer units to increase amenities, and increased parking. He noted that only the northwest corner is 28.8 feet from Hodgson and does not believe the visual impact is significant. The nearest homes are hard to see, and it will be hard for them to see the building. There will be heavy landscaping in addition to the many trees that are already on the site. The height was dropped to be comparable to the existing building.

Mr. Bill Corty, 4716 Cumberland Street, stated that he believes that in spite of the changes, it is an imposing building that he does not believe is a transition from the commercial area to the residential area. Added parking is from green space. There is a lot of building and surface

parking compared to the green space. His house is oriented to the south so all windows face the building and parking lot. He is concerned about car lights shining into his bedroom window. Existing trees are locust, box elder, buckthorn and Asian elm, all undesirable trees for landscaping. They are tall and spindly and not shaped. They are not landmark trees. They need to be thinned and trimmed. He does not want them removed because it is at least something. He would like to see conifer trees planted in the front of the building at the least. He is the most impacted from this proposal.

Mr. Jim Erdman, 4735 Cumberland, echoed Mr. Corty's comments about the current tree alignment landscaping. He also would like to see conifers planted that would help provide privacy and help block light intrusion. There will be an increase of traffic. Experts need to look at what can be done to make the intersection of Cumberland and Hodgson safe. It will not be an easy entrance onto Hodgson. A new food store will add to that traffic intensity.

Mr. Alan Higley, 4818 Cumberland, stated that it is difficult for pedestrians to walk and access the senior living complex because there is no sidewalk. It is good news that a sidewalk is being put in on Hodgson so people can walk to Walgreen's. He does not see anything to substantiate staff's finding that the senior living apartment would generate less traffic than Office use. It is also claimed that senior living is a less intense use that will not impact surrounding residential areas. There is no loading docks for daily delivery trucks to the existing facility. When people are moving in and out, there is no loading facility provided. They have to go in and out the front door. On holidays, there is not enough parking. Therefore, he takes issue that there a less intense use. Cumberland is not addressed in terms of added traffic. He asked why the exceptions to Code would be allowed, such as height and setbacks. Parking spaces in the existing building is not viable. Staff park there, and there are RV trailers in the garage. There needs to be a provision for staff parking. Finally, he urged that the vintage evergreens be left and that an outdoor amenity such as a park for current residents.

Mr. Greg Mikre, 4707 Hodgson Road, stated that his frustration is that he has not been impressed with the senior living development from the beginning. At another senior complex he visited, there were eight outdoor areas for residents. This is a cookie cutter design with nothing special for residents outside. In order to use the MTC southbound, residents will have to cross the street, which could be an issue. Traffic will be an issue. At the location of the 28-foot setback from Cumberland, there may be a blind corner especially in winter. He would have liked to see a path around the building, a back entrance, a separate road for ambulances. He would like to see the design upgraded. The way it is it is not different. This is not a fancy design; it is something that can be seen in any city.

MOTION: by Commissioner Doan, seconded by Commissioner McCool to close the public hearing at 8:13 p.m.

VOTE: Ayes - 7 Nays - 0

Commission Discussion

Commissioner Ferrington stated that one issue that was raised by a number of people is the need for more landscaping between the facilities and the homes. That could be an easy fix. She suggested that perhaps a privacy fence could be built between the single-family homes and the subject property.

Chair Solomonson asked the setback of the building from Hodgson.

Commissioner Doan asked what mitigation two fewer units provide besides increasing the parking ratio. **Mr. Wilson** responded that two apartments in the independent living portion of the building. In their place is a pergola and a patio not in the original plan. Within the building there is added community space inside where the pergola and patio area located. This adds indoor and outdoor community space. As for the setback from Hodgson, he stated that 80% of the building is at 50 feet. At the corner that is tight at 28.8 feet, it is 30 feet to the eave.

Commissioner McCool asked about possible added landscaping. **Mr. Wilson** agreed with the comments made. He suggested added landscaping with pines be a condition of approval. Commissioner McCool asked if there has been analysis of signage to help traffic flow. **Mr. Wilson** stated there is a STOP sign on the property, but the natural stopping place is off the property and would need City approval. Traffic calming measures will be used also. Ms. Castle stated that the private drive enters a public right-of-way. She suggested working with the Public Works Director regarding placement of a STOP sign.

Chair Solomonson asked for information on deliveries to the building. **Mr. Wilson** stated that there is a commercial kitchen. Deliveries are in the front early in the morning. There is an area to pull around a delivery or move-in. Neighbors may see delivery trucks, but they are not creating congestion.

Commissioner Ferrington asked if a privacy fence could be put in along the back property line to protect the adjacent residential neighborhood from any visual impact. **Mr. Wilson** answered that a privacy fence is certainly possible. There is a professional landscape architect who will be clearing out brush, putting in new plantings and possibly a privacy fence. He encouraged that as an amendment to the motion.

Commissioner Doan asked how much green space is generally provided at a senior living facility. **Mr. Wilson** stated that what is being provided in this plan is typical. His company has participated in approximately 20 of these projects. Commissioner Doan asked if there are plans to remove invasive species of trees and to make sure there is good sight distance for traffic at the corner of the private drive and Cumberland. **Mr. Wilson** stated that their plan shows that corner as a cleanup area. The goal is to create a clean look and certainly make sure there are good traffic sight lines.

Commissioner Ferrington clarified that there is an MTC public transit stop at Village Center on the same side of the street as this development. However, to travel southbound, riders would

have to cross the street and there is a traffic light for crossing. She further suggested that more pervious pavers be incorporated into the parking areas to break up the large expanse of concrete.

Chair Solomonson stated that he appreciates the improvements made and leans toward approval but would prefer for the building to be less height on the north side.

Commissioner Ferrington favored the plan because more of these types of facilities are needed in Shoreview. She asked if the motion can be amended regarding fencing, landscaping, pavers. Mr. Warwick suggested that added conditions would be appropriate under the Development Stage conditions.

Commissioner McCool stated that one of his major concerns was parking which has been improved. He noted that the City Engineer has done a traffic study that shows that the traffic from this use is less than with an Office use. He will support the plan.

Commissioner Peterson agreed with the proposed use for this property and will support the proposal. The issues of concern were addressed but not as completely as he would like, such as with building height. He is glad to see that the inferior vegetation and invasive species will be cleaned out and new plantings added.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to recommend the City Council approve the Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Planned Unit Development – Development Stage requested by Southview Senior Communities for the properties at 4710 Cumberland Street with the following conditions, and changing any reference to 31 units to 32 units.

Comprehensive Plan Amendment

1. The amendment changes the land use designation from RL, Low Density Residential, RM, Medium Density Residential, and O, Office to HSR, High Density Senior Residential.
2. Review and approval of the amendment by the Metropolitan Council.

Rezoning

1. Approval of the rezoning is contingent upon approval of the Comprehensive Plan Amendment changing the designated land use to HSR, High Density Senior Residential.
2. This approval rezones the property legally described as Lot 23, Auditor's Subdivision No. 82 (previously known as 4696 Hodgson Road) from UND to PUD, Planned Unit Development.
3. The applicant is required to enter into a rezoning/development agreement with the City.
4. Rezoning is not effective until a rezoning/development agreement is executed.

Preliminary Plat

1. The approval permits the development of a multi-dwelling senior residential development with two buildings on the single lot. The existing 105-unit building and associated site

improvements will remain. A new 3-story, 32-unit apartment building and associated site improvements will be constructed.

2. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.
3. The final plat shall include drainage and utility easements along the property lines and over stormwater management infrastructure areas. Drainage and utility easements along the front and rear lot lines shall be 10 feet wide and along the side lot lines these easements shall be 5 feet wide, and as otherwise required by the Public Works Director.
4. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

Planned Unit Development – Development Stage

1. Approval is contingent upon approval of the Comprehensive Plan Amendment and Rezoning of this property for office use.
2. This approval permits the construction of a 3-story, 32 unit senior apartment building in accordance with the plans submitted as part of this application. The plans are subject to revisions as specified in the conditions.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
4. The tree removal plan shall be updated to reflect current tree diameters. Landmark trees removed shall be replaced at a rate of three replacement trees for each landmark tree removed.
5. The items identified in the memo from the City Engineer must be addressed prior to the City's review of the Final Stage PUD plans and Final Plat.
6. The applicant shall submit a luminaire plan and exterior lighting details with the Final Stage PUD and Final Plat submittal.
7. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal to the City of applications for Final Plat and PUD – Final Stage.
8. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).

This approval is based on the following findings:

1. The proposed Comprehensive Plan Amendment and Rezoning are consistent with the policies of the Comprehensive Plan related to land use and recent findings of the Highway Corridors Transition Study.
2. The proposed change in use from low- and medium density-residential, and office to high density senior residential will not adversely impact the planned land use of the surrounding property.
3. The proposal will diversify the City's housing stock by providing additional housing choice for area older residents.

4. The proposal will not impede or otherwise conflict with the planned use of adjoining property.
5. The development will be connected to public water and sanitary sewer.

Discussion:

Commissioner McCool offered the following three amendments under the *Planned Unit Development - Development Stage* portion of the motion:

9. Applicant shall modify its landscape plan to add/improve landscaping on the northeast side of the private driveway, including potential inclusion of privacy fence to the neighbors to the north of this development and to improve year-round screening of nearby residents. Landscaping shall be approved by City staff.
10. Applicant shall work with the City Public Works Director to install a STOP sign or other appropriate signage at the north end of the private driveway to improve traffic control.
11. Parking shall be modified, as possible, to incorporate impervious pavers and new parking stalls in existed parking area on site.

Commissioner Doan seconded adoption of the amendments.

VOTE ON THE AMENDMENTS:

Ayes - 7 Nays - 0

VOTE ON THE AMENDED MOTION

Ayes - 7 Nays - 0

NEW BUSINESS

PUBLIC HEARING -/ PRELIMINARY PLAT* / SITE & BUILDING PLAN REVIEW

FILE NO: 2589-15-32
APPLICANT: OAK HILL MONTESSORI SCHOOL
LOCATION: 4665/4685/4693 HODGSON ROAD

Presentation by City Planner Kathleen Castle

This application is for a Preliminary Plat to plat the subject property, 4665, 4685, and 4693 into one parcel. The total property will consist of 4.5 acres. Drainage and utility easements area required along the parcel lot lines. This action makes a consistent land use designation and zoning for the three properties.

The second part of the application is a Site and Building Plan Review to expand the parking area for additional off-street parking for the school and office use for the entire site. A new driveway

entrance on the north for all parcels is planned. A shared parking and maintenance agreement will be required.

The property at 4665 is the site of the private school, parking, recreation facilities and ponding. The property at 4685 has a single-family home and accessory structures. The home has been rented, but the rear yard has been used for field games, gardening and special events. The property at 4693 also has a single-family home with detached garage. It is in the process of being converted into office space for the school. Approval at the City Council's August 3, 2015 meeting included a Comprehensive Plan Amendment to change the land use from Low Density Residential to Institutional and rezoning from R1 Detached Single-Family Residential to O, Office.

The proposal is to expand the parking lot for additional off-street parking for the school and office use for the entire site. This is planned in two phases. Phase One is being presented. Phase Two is anticipated in three to five years. The number of parking stalls would be increased from 42 to 85 stalls. The school previously leased 23 stalls on the Rainbow Foods property and needs to replace that parking space. Code requires 20.5 stalls. The number of stalls proposed is to meet the school's needs, including special events. A new full entry driveway would be at 4693 Hodgson. The existing driveway at 4665 will be redesigned from a full access to a right-out only.

The parking proposal complies with the 20-foot setback requirement when adjacent to a residential use. Screening includes a 6-foot privacy fence along the lot line. Code only allows a 4-foot fence. The fence height will need to be reduced. Additional plantings are recommended to increase the screening height.

Existing 25% impervious surface coverage will increase to 31% with the expanded parking lot, which complies with the maximum 70/75% permitted. Storm water is directed towards a central green space that will provide treatment and storage. A permit is required from the Ramsey Washington Metro Watershed District.

Property owners within 350 feet were notified of the proposal. A public hearing notice was published in the City's legal newspaper. One comment was received regarding a landscape buffer from residential uses. The plan has been revised in response to comments from the Lake Johanna Fire Marshall.

Staff finds that the preliminary plat complies with subdivision and office standards. The design for the Site and Building Plan Review complies with the Development Code. Screening is provided along the northern lot line adjacent to office and parking area. Staff is recommending the Public Hearing and that the applications be forwarded to the City Council with a recommendation for approval.

Commissioner McCool noted that the north driveway is also used during peak times by buses. He asked if the drive will be adequate for two-way traffic.

Commissioner Schumer asked if the Fire Department has reviewed the revised plans for the southern exit. Ms. Castle stated that the Fire Department has indicated that the addition of two feet to widen the south drive complies with Fire Department standards. That modification has not been completed.

Commissioner Ferrington asked what would prevent vehicles from turning left into the south drive that will be right out only. She asked the reason vehicles would not enter from the north and exit from the south.

City Attorney Kelly stated that proper notice has been given for the public hearing.

Chair Solomonson opened the public hearing.

Mr. Peter Hilger, Architect for the project, stated that the Phase Two plan is being shown because the property is being acquired for long-range planning. The limit for building expansion is along the drainage and utility easement. The addition of the two properties to the north allows shifting parking to the north in the future for building expansion. One of the biggest challenges is queuing of cars as children are dropped off. Some are trying to exit while others are trying to come in. It is important to move the stacking so it does not spill out onto Hodgson Road. There will be the ability of people to circle in a clean pattern for exit with no additional conflict at the north entrance. The converted house to office is likely to be for three to five years.

Commissioner McCool asked if there has been consideration to making the north exit wider than 24 feet by taking out the last parking stall. **Mr. Hilger** stated that with three aisles from which to turn, there will not be an issue. He agreed that the last parking stall could be striped out if needed.

Mr. Greg Mikre, 4707 Hodgson Road, stated that in looking at the parking lot he cannot relate it to a master plan. The master plan is not shown. He asked if the playground area be moved away from the homes and moved to the front. That would alleviate noise for neighbors and address possible safety issues for the children on a playground that backs up against trees and a neighborhood. He asked if there has been consideration to have children meet at a certain point and then bussed in.

Mr. Peter Hilger referenced the aerial map and showed a section of the property that has been sold and does not adjoining Mr. Mikre's property. There are a maximum of 40 children on the playground which is mostly on the east side of the property.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to close the public hearing at 9:15 p.m.

VOTE: Ayes - 7 Nays - 0

Commissioner Ferrington asked if the 4-foot fence with added screening is satisfactory to adjacent neighbor. Ms. Castle responded that while the neighbor would prefer a 6-foot fence, he

is pleased that there will be a fence. Staff is asking for additional landscaping to make the screening taller.

Commissioner McCool asked the reason for the 4-foot limit to the fence. Ms. Castle explained that the Development Code requires that any fence in the front yard not exceed 4 feet because of the visual impact. Commissioner McCool asked if there is a provision for fences between the zoning districts. Ms. Castle answered no.

Commissioner Doan asked if what options there would be to increase the height of the fence to 6 feet. Ms. Castle stated that one option would be a variance and a second option would be a Special Fence Permit. Commissioner Doan asked if the applicant would be interested in pursuing a 6-foot fence. **Mr. Hilger** stated that the original proposal was a 6-foot fence to block traffic impacts.

Chair Solomonson noted that there are other 6-foot fences on Hodgson Road. Ms. Castle suggested a condition that the applicant be encouraged to come back with an application for a 6-foot fence either with a variance or a Special Permit.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to recommend the City Council approve the Preliminary Plat and Site and Building Plan review applications submitted by Oak Hill Montessori School, 4665 Hodgson Road, for a parking lot expansion. Said approval is subject to the following:

Preliminary Plat

1. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements may be required by the Public Works Director.
2. The applicant shall execute an agreement for this Plat and the Oak Hill Montessori Plat between this addressing the shared driveway, parking and maintenance. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.

Site and Building Plan Review - Phase 1 only

1. This approval permits the Phase 1 expansion of the parking lot for Oak Hill Montessori School in accordance with the plans dated July 28, 2015. The plans are subject to revisions as specified in the conditions.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.

4. A fence permit is required to install the fence along the northern property line as identified in the plan submittal. The fence height shall be reduced to 4 feet for that portion of the fence located in the front yard.
5. The applicant shall address the comments submitted by the Fire Marshall prior to the issuance of a grading permit for the site improvements.
6. The landscape plan shall be revised to include additional plantings along the fence line to increase the height of the landscape screen. This plan shall also include any replacement trees as required.
7. The applicant shall address the comments from the City Engineer prior to the issuance of a building permit.
8. Prior to the issuance of a grading permit, the applicant shall receive the needed approvals from the Ramsey Washington Metro Watershed District and Ramsey County.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated Institutional land use in the Comprehensive Plan.
2. The proposed development complies with the standards of the City's Development Code.
3. The proposed improvements will not conflict with or impede the planned use of adjoining property.

Commissioner McCool offered an amendment to condition No. 4 under *Site and Building Plan Review - Phase 1* to encourage the applicant to submit a variance application or a Special Fence Permit application to increase the height of the fence to 6 feet. Commissioners Schumer and Ferrington accepted the amendment.

VOTE: Ayes - 7 Nays - 0

Chair Solomonson called a 10-minute break and then reconvened the meeting.

PUBLIC HEARING – CONDITIONAL USE PERMIT*

FILE NO: 2587-15-30
APPLICANT: GARY BORYCZKA
LOCATION: 3680/0 KENT STREET

Presentation by Niki Hill

A Conditional Use Permit is requested for outside storage of materials and equipment in an industrial area. Outside storage areas are allowed in zoned Industrial areas with a Conditional Use Permit.

The two properties consist of approximately 1.8 acres. The property at 3680 is developed with a single-story 6,000 square foot office/warehouse building with surface parking and a large storage area. A fence encloses the storage yard area. Previously, the applicant had a Special Use Permit

to store flammable gasses, which included screening requirements. At that time a Conditional Use Permit for outside storage was not required. The applicant rented the property at 0 Kent Road for 10 years before buying it in 2001. He has used it for outside storage the entire time.

Staff's review finds that the application complies with Conditional Use Permit criteria and the standards of the Development Code. The outside storage area is enclosed with a fence and gate. Additional storage is effectively screened from view of adjacent properties. Access to the storage area will mainly be during normal business hours.

The Comprehensive Plan guides the use of this property as Light Industrial. The property is located in Policy Development Area #17 and Targeted Redevelopment Area #3. The outdoor storage proposed is consistent with Light Industrial zoning and will not impede any future development.

Property owners within 350 feet were notified of the application. No comments have been received. Notice of the public hearing was published in the City's legal newspaper. Staff recommends the application be forwarded to the City Council with a recommendation for approval subject to the conditions listed.

City Attorney Kelly stated that proper notice was given for the public hearing.

Chair Solomonson opened the public hearing. There were no comments or questions.

MOTION: by Commissioner Schumer, seconded by Commissionerr Ferrington to close the public hearing at 9:38 p.m.

VOTE: Ayes - 7 Nays - 0

MOTION: by Commissioner Schumer, seconded by Commissioner Thompson to recommend the Planning Commission recommend the City Council approve the conditional use permit for Gary Boryczka 3680 N Kent St. / 0 N. Kent St, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the applications. Outdoor storage area shall be enclosed with fencing and screened as indicated in the approved plan. Vegetation that dies shall be replaced in accordance with the City's landscaping requirements. Fencing may be required on the South lot if vegetation fails to provide adequate year round screening.
2. Use of the outdoor storage area is limited to the materials and equipment related to the business. Trucks used as storage containers are prohibited.
3. The outside storage area containing equipment shall be secured to prevent unauthorized entry.
4. There shall be no storage of hazardous materials within the outside storage area.

Approval is based on the following findings.

1. The property is zoned I, Industrial in which outdoor storage is permitted as a conditional use.
2. The land use complies with the designated land use of the Comprehensive Plan and the proposed outdoor storage use will not impede the future redevelopment of this area.
3. The outdoor storage area complies with the standards of Section 205.050 (D)(7).

Discussion

Commissioner McCool offered an amendment to condition No. 1 by striking “becomes inadequate” and adding “fails to provide adequate year-round screening.”

Commissioners Schumer and Thompson accepted the amendment.

VOTE ON AMENDED MOTION: Ayes - 7 Nays - 0

**PUBLIC HEARING –REZONING /PLANNED UNIT DEVELOPMENT-
DEVELOPMENT STAGE***

FILE NO: 2588-15-31
APPLICANT: RAMSEY COUNTY (LIBRARY)
LOCATION: 4570 VICTORIA, 805/795 HIGHWAY 96

Presentation by Asst. City Manager/Community Development Director Tom Simonson

Ramsey County proposes to build a new regional library on the Shoreview Commons Campus south of the existing facility at the corner of Highway 96 and Victoria Street. The new library would replace the existing one. As a regional library, the Shoreview Library will have expanded hours, programs and services. The County and City each purchased a residential property at 805 and 795 Highway 96. These residential parcels would be combined with the southern parking lot area of the existing library with use of a portion of the City-owned well-house property to create the new library building site. There will be additional agreements required between the City and County for land transfer, access, cross easements and property maintenance.

The City was the original owner of the existing library property. Once the County determined it would be more cost effective to build a new library rather than renovate and expand the existing one, the City granted consent for the existing library to be sold to Mounds View School District.

The application seeks to rezone the two properties from R1, Detached Residential to Planned Unit Development (PUD) and also the Development Stage Review under the PUD. The Comprehensive Plan allows Institutional use on the Commons, and the current R1 zoning of the residential properties allows for public/quasi-public uses. The City supports PUD zoning and recognizes the flexibility needed for the proposed new library and uniqueness of the Shoreview Commons Civic Campus.

The City will be engaging a consulting firm to develop a master plan for the Shoreview Commons. Consideration is again being given to expansion of the Community Center. It is anticipated that the entire campus will be rezoned as PUD in the future. A plat will be submitted delineating the new library site and the existing library site, and is expected to go to the Planning Commission in September.

The County wants to locate the building at the corner and facing the Community Center to be more connected to the Commons Campus. In order to do that, parking for the library will access off the internal Community Center drive. A secondary access to the north of the new building off Victoria Street will be used for a book drop-off. County library staff will use ice arena parking instead of the Community Center lot as they currently do. There will be walkways around the building that connect to the remainder of the Commons. Parking in front of the new library shows 75 stalls, which was increased from an earlier concept. A plaza is planned on the south for expanded library programs. There is also a plaza area at the northeast corner, which will provide access to the front entry to the new library from the current library parking lot.

The setback of the new building from Highway 96 is between 30 and 40 feet from the building and the right-of-way of Highway 96. The south plaza is between the building and the highway.

The building design is about 34,000 square feet with a single-level layout. Exterior brick accents will be consistent with other public buildings in the Commons. Many glass features bring in natural light.

Staff believes there is a need for continued cooperation among the City, County and School District, in order to integrate this new facility into the Shoreview Commons. A consulting firm will be hired to develop a Commons Master Plan and advise the City on access, pedestrian movements relating to the library plan. This may result in some modifications not shown here, but primarily on the Community Center property.

Setback deviations require PUD flexibility due to the site constraints and the library design needs. The County states that the site and building design mitigate setback impacts.

There will be significant tree loss for this project. Approximately 40 landmark trees will be removed, although some have been identified as needing to be taken out. The County will comply with the City's landmark tree replacement policy. Storm water management will require a permit from Ramsey-Washington Metro Watershed District and coordination with the City. Density increases with the new library. The existing library has 64% lot coverage; the new library will have 81%. The combined parcels will be 72.6%. Staff sees the Commons as a 40-acre park, which may be one perspective in considering density.

Ramsey County will submit a Preliminary Plat at the September Planning Commission meeting. A signage plan is also required and must be coordinated with the City's digital message center. This will require further discussions between the parties.

Notices were sent to property owners within 350 feet of the property and the notice of public hearing was published in the City's legal newspaper. No public comments have been received to

date, although the County hosted a well-attended community meeting in July. No concerns were expressed by the Lake Johanna Fire Department, and there are no issues identified by Ramsey County Public Works. There are some right-of-way issues for County library staff to work out with Ramsey County Public Works.

A new regional library is supported by the City. The new regional library and repurposing the existing library for school district use are both complementary to the Commons Campus.

Staff's recommendation is for the Planning Commission to forward a recommendation for approval by the City Council for rezoning to PUD, Planned Unit Development and PUD Development Stage, subject to the conditions listed.

Commissioner McCool asked the City would handle a situation that the Development Stage is approved and then the updated Master Plan for the Commons would recommend a different drive access to the library. He asked if a condition should be added. Mr. Simonson stated that there are a number of land transfers yet to be addressed. He would envision the City would address any Master Plan issues at that time. He does not anticipate many changes from consultants for the library site plan, but more so towards modifications to the Community Center drive and parking lot layout. For example, there may be a need for a right turn lane into the library access drive. Commissioner McCool asked how to prevent the library parking from becoming overflow parking rather than main parking for the library. Mr. Simonson stated that some of it would be signage.

Chair Solomonson asked if there was discussion of having the library administrative staff in the old building rather than in the new building. Mr. Simonson stated that the County has had many discussions. In negotiations the school district indicated the need for the entire library building for their purposes. Chair Solomonson asked if there is any other building in the City with a 10-foot setback from the street and whether it could be moved further east. Mr. Simonson stated that the Council discussed the appearance of the new building on the west side. He added that the closest example in Shoreview would be the Shores senior housing development at County Road D and Lexington or the new Goodwill store being built in Arden Hills. The County believes they have a quality design that lessens the setback impact along Victoria Street. If it were moved to the east, then the back of the building would face the Commons.

Commissioner Peterson asked if future increased parking has been considered for the Community Center, as the parking lot on many days is full. Mr. Simonson stated here will need to be coordination with the County, School District and City for major events. Staff also foresees the Community Center having overflow parking towards the new library, especially on weekend receptions. It is believed that the proposed parking will serve the library needs. The City gains some parking because the library staff and the school district will not be using the back portion. City Attorney Kelly stated that proper notice has been given for the public hearing.

Chair Solomonson opened the public hearing. There were no public comments or questions.

MOTION: by Commissioner Schumer, seconded by Commissioner Doan to close the public hearing at 10:12 p.m.

VOTE:

Ayes - 7

Nays - 0

Commissioner Peterson noted that parking will be used at the ice arena. He asked if the County has any plans for the ice arena. Simonson said there were some discussions of closing the Shoreview Arena when the County acquired the Vadnais Sports Center. The facility is the oldest in the County system, has only one sheet of ice, and requires reinvestment. It now appears according to the County that they will likely retain the Shoreview Arena, and consider improvements to the facility.

Chair Solomonson posed the following questions to County staff:

- Is there a specific size for a regional library?
- With electronic access to books, is there a future need for as much space for libraries?
- Would it be possible to have the administration in the existing library rather than the new library?
- Would it be possible to shift the building to the east?
- Why would reducing the building 10 feet is not possible?
- Could there be an addition to the old building?

Ms. Susan Nemitz, Director of the Ramsey County Public Library, responded to the questions. Public spaces for libraries of more than 30,000 square feet must go to a second story. The proposed library is less than 30,000 square feet. Ramsey County is building large open spaces with flexible walls that can be moved. Libraries are learning centers. Several options were explored for administrative spaces. One was to put administration in the upper level of the existing library, but the City expressed a preference to sell the building to the school district. The administrative offices and the school district could not function in the same building. There have been lengthy discussion regarding parking. There is a balance between parking needed, parking that can be shared and too much parking. The 75 stalls planned will cover use in the summer with staff parking elsewhere, except for special events. The library busy time can be nights and weekends, when overflow library parking would be in the school district parking lot. As for moving the building east, too many parking stalls would be lost. As for reducing the size of the building 10 feet means 10 feet times the length of the building, which is thousands of square feet of space. She would not be sure the library would be able to achieve its program. At that point she would prefer to keep the old building. An addition was considered, but the problem is that the existing building is a walkout and a lower and upper level would have to be built. What was needed is additional public space. It would be awkward and unattractive.

Chair Solomonson stated that the building is too big for the site and sits tight against Victoria. Being close to the intersection could pose safety issues with sight lines.

Mr. Simonson stated that there is a financial issue of reuse of the building by the school district in that the County is relying on the proceeds of the sale to go toward this project.

Mr. Blake Huffman, Ramsey County Commissioner, stated that initially the intent was to keep the old building and use it for County office workers. City officials made it clear that did not fit

their image of a campus. Focus shifted to making the library a part of the campus and selling the old building to the school district.

Commissioner Doan stated that having a regional library in Shoreview is a huge asset. He wants to be sure it stays here. The location of the library on the corner is a great anchor with a signature building. There is a concern about the setback and he asked what the required setback is per City Code. Mr. Simonson explained that there are no specific codes for public uses. The standard from Highway 96 would be 50 feet and 30 feet from Victoria. Commissioner Doan stated that while he does not believe setbacks of 50 or 30 feet are needed, he is concerned and would like to hear the presentation from the architect to better understand how the building was planned.

Ms. Jennifer McMaster, HGA Architects, referred to a building in White Bear Lake along Highway 61 that is 10 feet from the right-of-way; the Shoreview library is between 23.9 and 25.10 from the curb to the building face. One portion is 16 feet back. The building in White Bear Lake is also 40 feet high. The two do not really compare. **Ms. Nemitz** added that the glass in the building and the insets of the building do not give an impression of a solid wall along Victoria.

Commissioner Ferrington noted that the use of glass makes the building lighter and they have achieved not having a mass wall along Victoria.

Chair Solomonson asked if the library could be bigger with a smaller footprint by going up. **Ms. Nemitz** responded that was considered, but it became cost prohibitive of the potential cost. One elevator can add \$100,000 to a building. Also with a two-story building staffing becomes intense. With large open space, one or two individuals can manage the space. She added that technical services has a small warehouse area where books are delivered to catalog, and label. That function has to be on ground level because there must be a dock.

Commissioner Schumer asked if there would be protection from anyone driving through the glass along Victoria. **Ms. McMasters** explained that a retaining wall is planned but is not shown in this early image.

Commissioner Doan stated that the setbacks shown are more acceptable. He expressed his appreciation of the County for their investment in Shoreview.

Commissioner McCool asked if any lane changes or additions to Highway 96 that would impact the library. Mr. Simonson stated that Highway 96 is set in its design for the long term.

Chair Solomonson stated that he believes the building is too big. Any other application on a busy intersection corner would not be approved with a 20-foot setback. He would rather see another 10 feet of setback on the west side. Not enough effort has been made to fit this building on the site. Also there could have been a link between the existing library and the new one that would have been minimal cost and would have reduced the footprint. He cannot support the library as presented.

Commissioner Peterson expressed concern about all the other ways things could be moved into Community Center space. The lower commons road will not be adequate and will have to be redone. Parking spaces could be moved 10 feet so the building could be moved. He asked if such changes could still be made. Mr. Simonson stated there is no simple answer. There is the relationship between the City and the County, but the County is the developer. The County has considered numerous options. The previous concept plan showed 10 less parking spaces and the concern was expressed that there would not be enough parking. There has been this give-and-take dynamic between the City and the County. There may be some requirements to the Commons drive. The City is confident that the site capacity can handle a regional library. The Community Center is at capacity. If an expansion is considered, parking will have to be part of that discussion.

Commissioner Peterson stated that he, too, wants to have regional library in Shoreview, but the deviation being requested is an exception. It may be a message needs to be sent that the Planning Commission cannot recommend approval. Mr. Simonson responded that the Commons needs to be looked at similar to a business park or corporate park. There are intense uses with building and parking structures, but it is within a large park area that provides green spaces and amenities. There have been discussions about changing parking in the lower area. He suggested making specific site changes to be weighed by the County and City.

Commissioner McCool stated that he shares many of Chair Solomonson's concerns. This is such a different use and different building that he is comfortable with the setbacks. There is no Master Plan to give the Commission perspective. He would be supportive as it is, but he would hope there would be more study as part of a master plan process.

Commissioner Schumer noted that for him the difference is that Victoria is not a two-way City street, but is separated with a landscaped median. He does not see any sight line issues given the location at Highway 96. Moving it 10 feet would lose 7 parking spots, but he will support it as it is.

Commissioner Ferrington stated that she is enthusiastic about this proposal. She agreed with Commissioner Doan that this is a grand building that will set the tone for the campus. It is light and airy. There is a concern about the closeness to the road, but she believes it will be okay.

Commissioner Doan stated that Victoria is very different from Highway 96. A building that pushes up to the road will help the community achieve the goal of having Victoria be calmer with traffic. There are benefits to be gained by having the library closer to the road.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington, to recommend to the City Council approval of a Rezoning and Planned Unit Development (PUD)-Development Stage applications for the proposed construction of a new Shoreview Regional Library by Ramsey County in accordance with the following findings and conditions:

Rezoning

Approval of the rezoning request for the properties included in the project (4570/4560 Victoria Street and 805/795 Highway 96) from R-1, Detached Residential, to PUD, Planned Unit Development, is based on the following:

1. That the proposed rezoning is consistent with the policies of the Comprehensive Guide Plan and with the general purpose and intent of the development regulations. The proposal is consistent with the Comprehensive Plan designation of the properties for Institutional uses, and complements the other public uses with the Shoreview Commons.
2. That the development facilitated by the proposed rezoning will not significantly and adversely impact the planned use of the surrounding property. The proposed rezoning is consistent with the public uses of the Shoreview Commons Civic Campus and will not adversely impact surrounding properties, but instead the development of a new regional library will positively benefit and serve the community.
3. The developer is willing to enter into a rezoning/development agreement with the City. As a condition of approval, Ramsey County will be required to enter into a development agreement with the City.

PUD – Development Stage

Approval of the PUD Development Stage request for the new Shoreview Library, as the project satisfies the development review criteria for a Planned Unit Development in meeting the following objectives:

1. Complies with the Comprehensive Plan designation of Institutional.
2. Uses architectural enhancements in the building design that meets and exceeds the City's design standards.
3. Green building techniques will be incorporated into the overall building design, and the project includes sustainable goals for elements such as water, energy, building materials, and indoor air quality.
4. Development via the PUD process is desirable to insure compatibility with adjoining land uses and provides flexibility in site and building design.

and the approval is subject to the following conditions:

1. Submittal and approval of a subdivision plat prior to the completion and occupancy of the new regional library.
2. Execution of all related cooperative agreements between the City and County for the development including land transfer, shared access and easements, and property maintenance.
3. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal of the Final Plat and PUD – Final Stage applications.
4. The PUD – Final Stage plans shall address the recommendations and conditions stipulated in the memorandum from the Public Works Director and City Engineer, including stormwater management and tree replacement plans.
5. The County shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.

6. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.

Discussion:

Chair Solomonson stated that he will vote no because he would like to see the building moved east.

Commissioner Peterson agreed and would like to see more planning to improve it. He will oppose this plan but is in no way opposed to a regional library.

VOTE: Ayes - 5 Nays - 2 (Peterson, Solomonson)

MISCELLANEOUS

Commissioners McCool and Chair Doan will respectively attend the City Council Meetings for September 8, 2015 and September 21, 2015.

A Planning Commission Workshop was held at 6:00 p.m. immediately prior to this August 25, 2015 meeting.

ADJOURNMENT

MOTION: by Commissioner Schumer, seconded by Commissioner McCool to adjourn the meeting at 10:55 p.m.

VOTE: Ayes - 5 Nays - 0

ATTEST:

Kathleen Castle
City Planner