

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 06-29-09
Item No.: 12.b

Department Approval



City Manager Approval

Item Description: **A request for a variance to the noise ordinance at the parking ramp project located at 2750 Cleveland Ave to begin construction activities at 6:00 am versus 7:00 am.**

BACKGROUND

- The subject property is the Metro Transit Park & Ride ramp currently under construction at 2750 Cleveland Ave. The General Contractor for the project is Adlofson & Peterson.
- The contractor is requesting a variance to begin construction activities at 6:00 am on weekdays during the traditionally hot weather of July and August. This is to minimize the detrimental effects of hot weather on both the concrete and their workers (when pouring concrete). The concrete being poured is not the normal concrete typically seen but is a very high strength type of concrete which can be compromised by hot weather.
- City Code Section 405.03.D prohibits construction activities during the hours from 10:00 pm to 7:00 am on weekdays. City Code Section 405.04 stipulates that any variance from the noise standards be heard before City Council at a public hearing.
- Properties within 500' of this site have been notified of this public hearing.
- The closest residential properties are approximately 1600 feet away.
- To date there have been no complaints about noise at this construction site.
- Any comments that we receive will be shared with the Council as a part of the public hearing.

POLICY OBJECTIVE

Minimize noise disturbances to residents during the early morning hours.

FINANCIAL IMPACTS

No financial impact on the City.

STAFF RECOMMENDATION

Given the distance to residential properties staff feels there should be minimal chance of disturbance to residents. Staff recommends the Council approve the variance as requested with the stipulation that there be no start-up noises before 6:00 am.

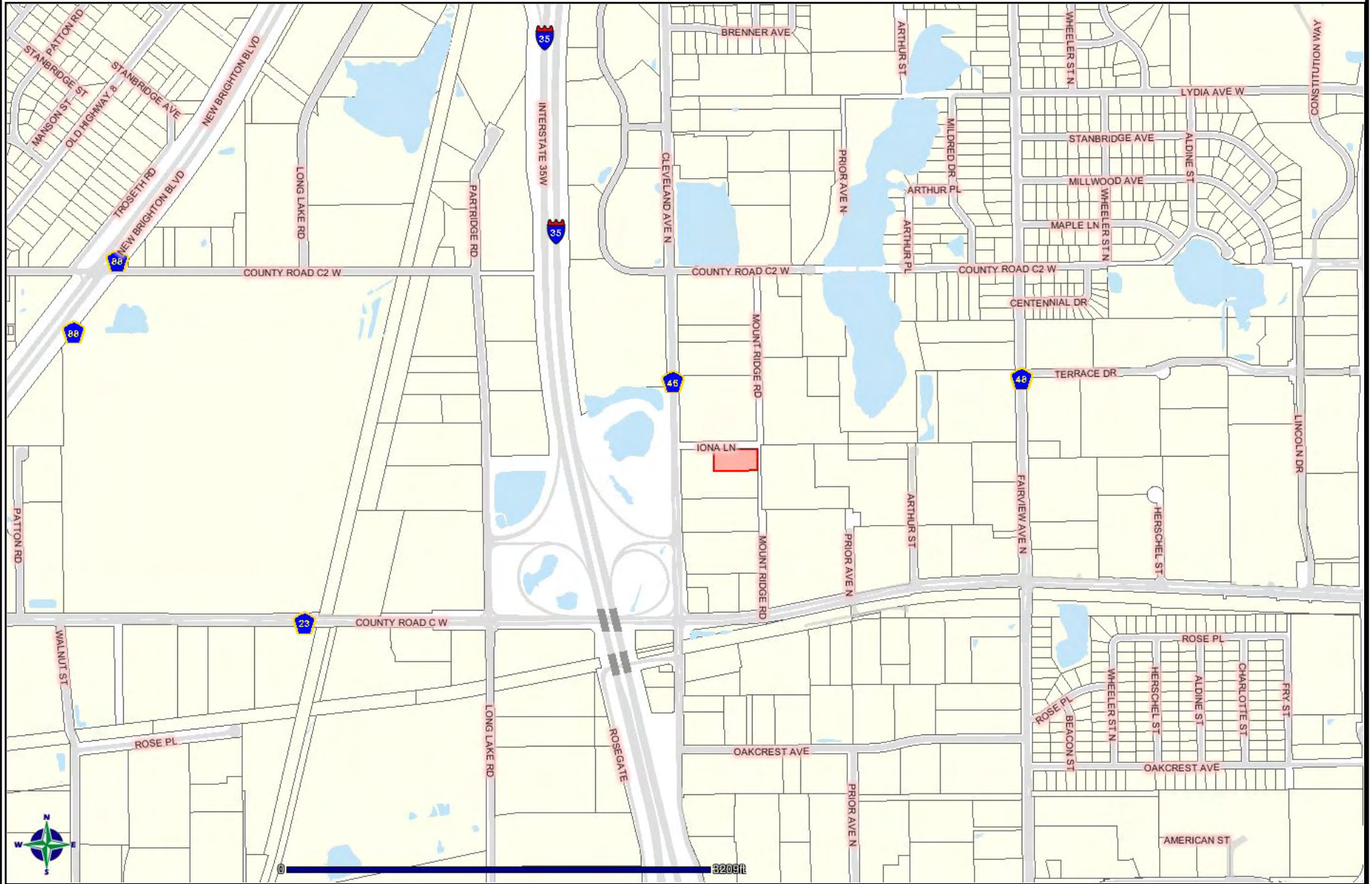
REQUESTED COUNCIL ACTION

Approve the variance request allowing construction activities beginning at 6:00 am at 2750 Cleveland Avenue on weekdays during the months of July and August (with no start-up noises occurring before 6:00 am).

Prepared by: Don Munson, Permit Coordinator Attachments: A: Map of 2750 Cleveland Ave.

Noise Variance Request

2750 Cleveland Avenue



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

SOURCES: City of Roseville and Ramsey County, The Lawrence Group; June 1, 2009 for City of Roseville data and Ramsey County property records data, June 2009 for commercial and residential data, April 2008 for