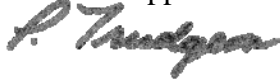


ROSEVILLE
REQUEST FOR COUNCIL ACTION

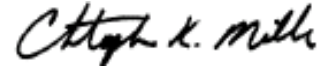
Date: 10/11/2010

Item No.:

Division Approval



Acting City Manager Approval:



Item Description: Request by United Properties for approval of a PLAT to allow the proposed senior cooperative residence at 3008-3010 Cleveland Avenue to be developed in 2 phases, consistent with the development approval (PF07-006)

1.0 REQUESTED ACTION

United Properties seeks approval of the proposed PLAT, which is similar to the preliminary plat proposed in July 2009 as a revision to the plat approved in September 2008 with the original approval of the residential development as a Planned Unit Development to better facilitate the two-phase approach to the development.

Project Review History

- Applications submitted and determined complete: September 8, 2010
- Sixty-day review deadline: November 7, 2010
- Planning Commission action (6-0 to approve): October 6, 2010
- Project report prepared: October 7, 2010
- Anticipated City Council action: October 11, 2010

2.0 SUMMARY OF RECOMMENDATION

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

3.0 SUMMARY OF SUGGESTED ACTION

By motion, approve the proposed PLAT of the property at 3008-3010 Cleveland Avenue, subject to certain conditions; see Section 8 of this report for details.

18 **4.0 BACKGROUND AND PROPOSAL SUMMARY**

19 4.1 On September 15, 2008, the City Council approved a Planned Unit Development (PUD)
20 for a 95-unit senior cooperative residential project on the subject properties in
21 conjunction with a plat which created three lots: one to accommodate the approved
22 cooperative residence; a second, which would be for a potential assisted living facility on
23 adjacent parcels to the south along Cleveland Avenue; and a third to be dedicated as City
24 right-of-way for a new public road serving the cooperative development and Langton
25 Lake Park.

26 4.2 In light of heightened pre-sale requirements for HUD-backed mortgages, United
27 Properties sought and, on August 17, 2009, received approval of a PUD amendment with
28 an associated preliminary plat to allow the approved cooperative residence to be built in
29 two phases. Phase I would entail the construction of a building containing approximately
30 half of the approved 95 residential units in addition to all of the common areas, and Phase
31 II would essentially be the completion of the approved development by the addition of
32 the remaining units if and when the market can absorb them. Once Phases I and II are
33 both constructed, the resulting development would be identical to the PUD approved on
34 September 15, 2008.

35 4.3 The specific design of a final plat corresponding to the approved preliminary plat
36 depended on determining how many units would be included in Phase I; because this
37 determination took more than 6 months, the PRELIMINARY PLAT approval expired. Now
38 that United Properties has determined the extent of the first phase of the cooperative
39 development, they have submitted the FINAL PLAT application in conjunction with a new
40 application for approval of a preliminary plat that is substantially the same as what was
41 reviewed and approved in 2009.

42 **5.0 STAFF COMMENTS**

43 5.1 The present PLAT application does not represent any proposed changes to the approved
44 cooperative residential development or the approved size and layout of the new public
45 road. The only proposed change is to divide the lot for the cooperative residence into two
46 lots: an eastern lot (i.e., Lot 1) for the construction of Phase I and a western lot (i.e., Lot
47 2) for the future Phase II. In fact, if the second phase of the cooperative residential
48 development never comes about, the approved PUD wouldn't allow any development on
49 Lot 2 without a formal amendment of the development agreement. As noted above, the
50 only purpose for this new lot line is to enable the completed Phase I property to be owned
51 by the cooperative while Lot 2 is retained by United Properties for the potential
52 development of Phase II as approved in the 2009 PUD amendment. If the current PLAT
53 application is approved, it will supersede the previous PLAT approvals.

54 5.2 For the sake of clarification, the nature of an "outlot" is such that it may not be developed
55 until it is re-platted. In this case, the intent is to include the proposed Outlot A on a plat
56 with the other properties to be used for the proposed assisted living facility, consistent
57 with the General Concept approval already granted for that project.

58 5.3 The Building Official has identified some concerns with the proposed phasing, but all of
59 them can be addressed; the following Building Code concerns will be addressed through

60 the building permit review process and need not be specifically addressed by as part of
61 the PLAT approval:

- 62 **a.** Building Code requirements typically mandate certain property line setbacks, but
63 heightened construction standards and/or covenants to restrict and define the
64 developments on the two lots can resolve potential conflict with the Building
65 Code created by the proposed zero-foot setbacks from the interior lot line; and
- 66 **b.** United Properties will need to be sure that neither Phase I nor Phase II will create
67 dead-end corridors within the structure;

68 **6.0 PUBLIC HEARING**

69 The duly noticed public hearing for this application was held by the Planning
70 Commission at its meeting of October 6, 2010. No members of the public were present to
71 comment on the proposal and draft minutes of the public hearing were not available at the
72 time this report was written. After reviewing the application, the Planning Commission
73 voted unanimously (i.e., 6-0) to recommend approval of the proposed PLAT.

74 **7.0 RECOMMENDATION**

75 Based on the information and comments in Sections 4-6 of this report, Planning Division
76 staff recommends approval of proposed PLAT of the property at 3008-3010 Cleveland
77 Avenue, subject to the condition that an approved new plat shall supersede the previous
78 approvals by the Roseville City Council on September 15, 2008 and August 17, 2009,
79 thus the applicant shall provide letter in advance of the October 11, 2010 City Council
80 meeting acknowledging that approval of the new plat nullifies the previous plat
81 approvals.

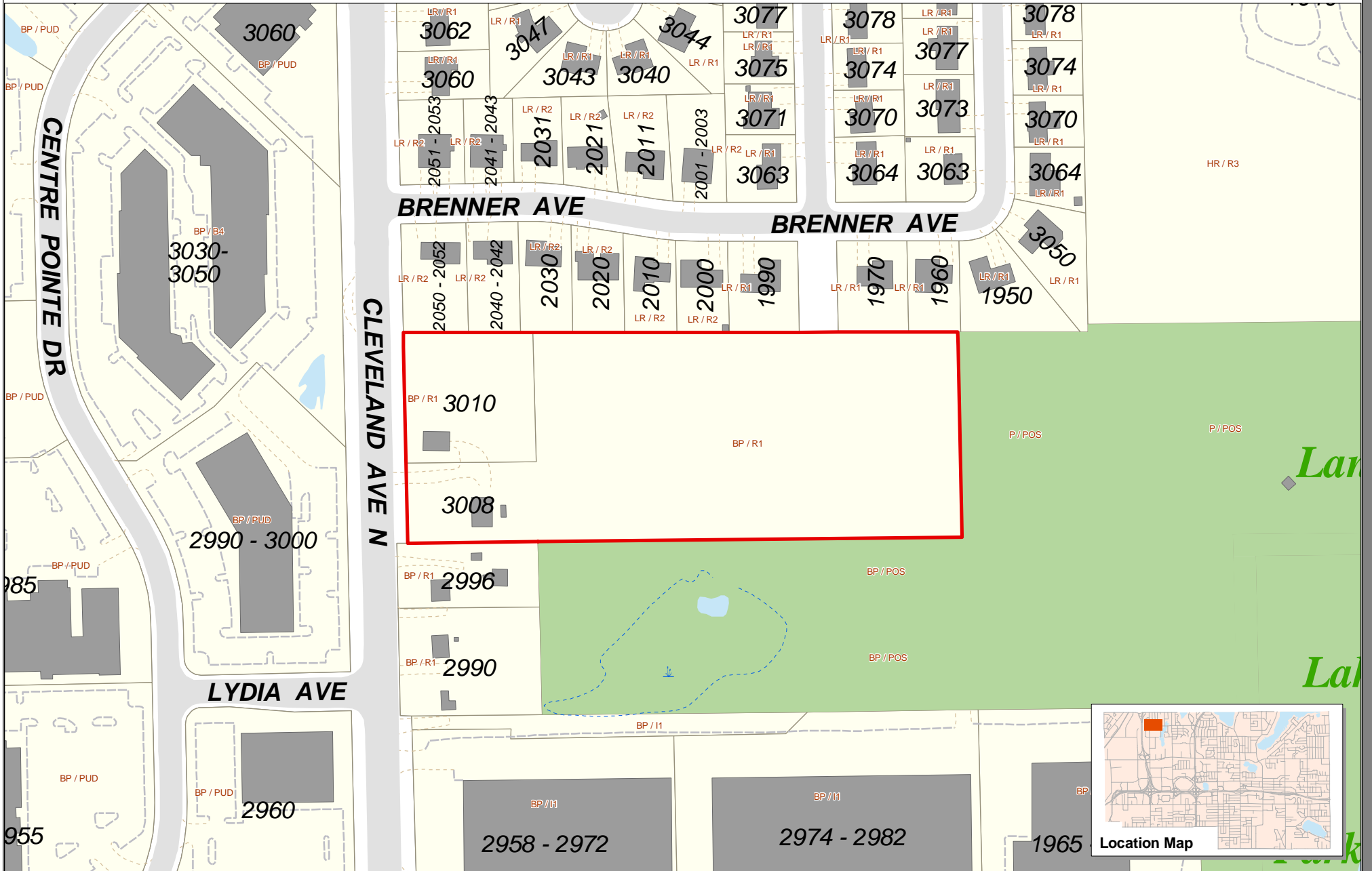
82 **8.0 SUGGESTED ACTION**

83 **By motion, approve the proposed PRELIMINARY AND FINAL PLAT** of 3008-3010
84 Cleveland Avenue for United Properties, based on the information and comments of
85 Sections 4-6 and the conditions of Section 7 of this report.

Prepared by: Associate City Planner Bryan Lloyd (651-792-7073)

Attachments: A. Area map C. Proposed plat/site illustration
B. Aerial photograph

Attachment A: Location Map for Planning File 07-006



Prepared by:
Community Development Department
Printed: July 13, 2009



Site Location

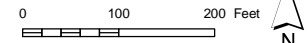
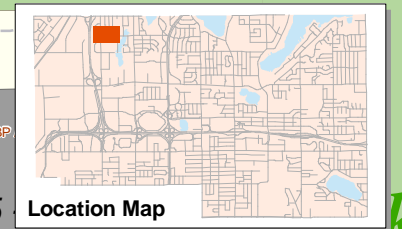
LR / R1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (7/1/2009)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

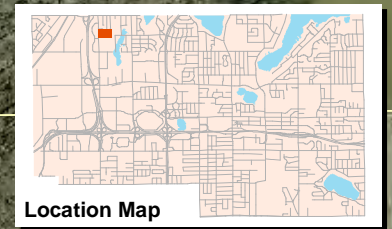
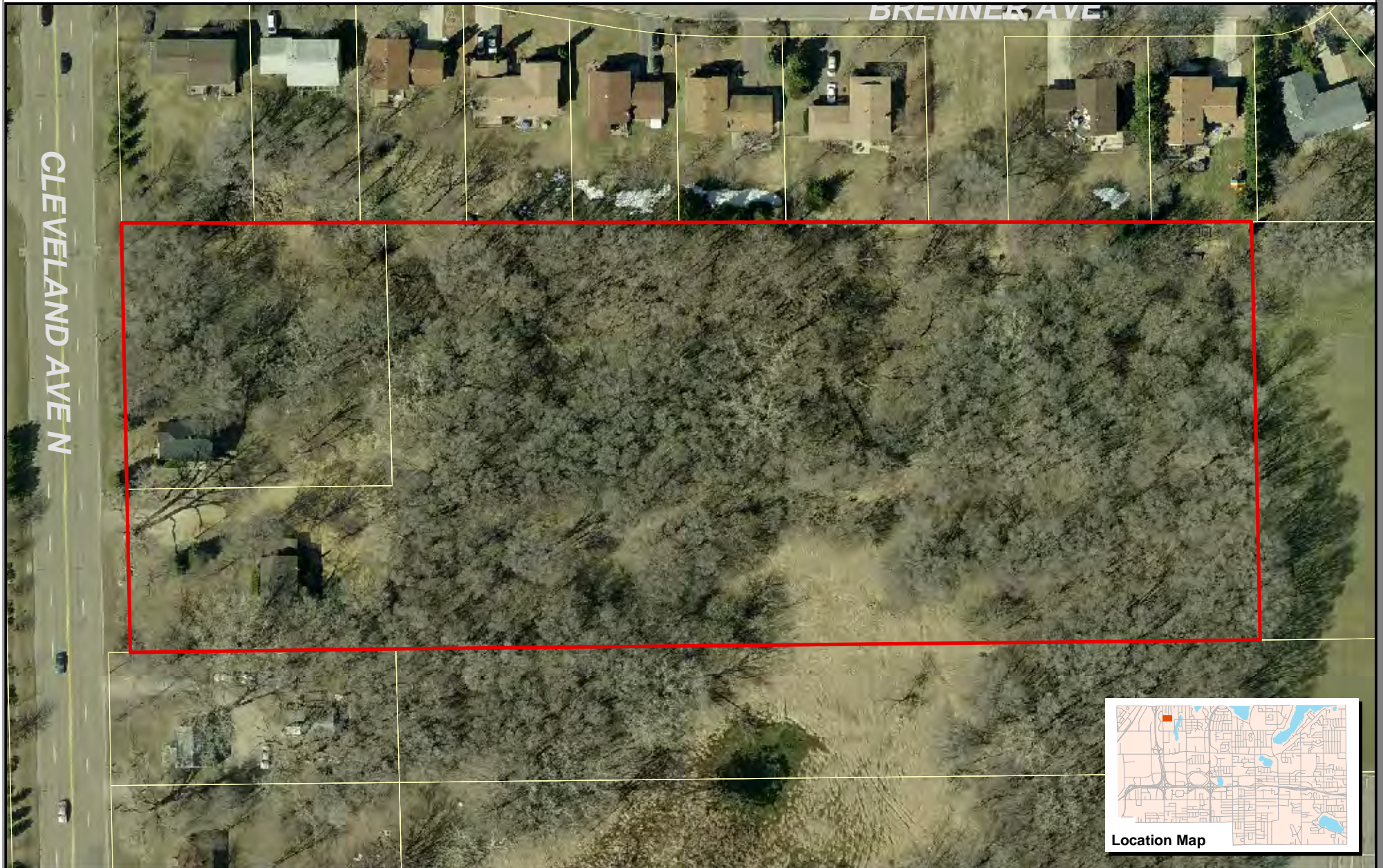
Disclaimer

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 07-006



Location Map



Prepared by:
Community Development Department
Printed: July 13, 2009



Site Location

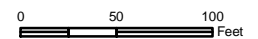
Data Sources

- * Ramsey County GIS Base Map (7/1/2009)
- * Aerial Data: Pictometry (4/2008)

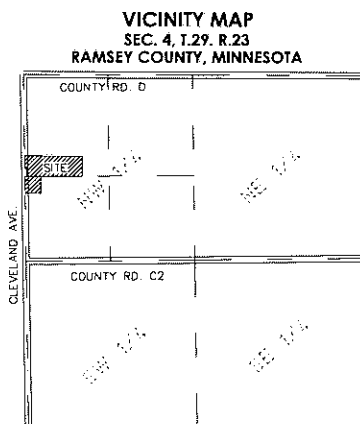
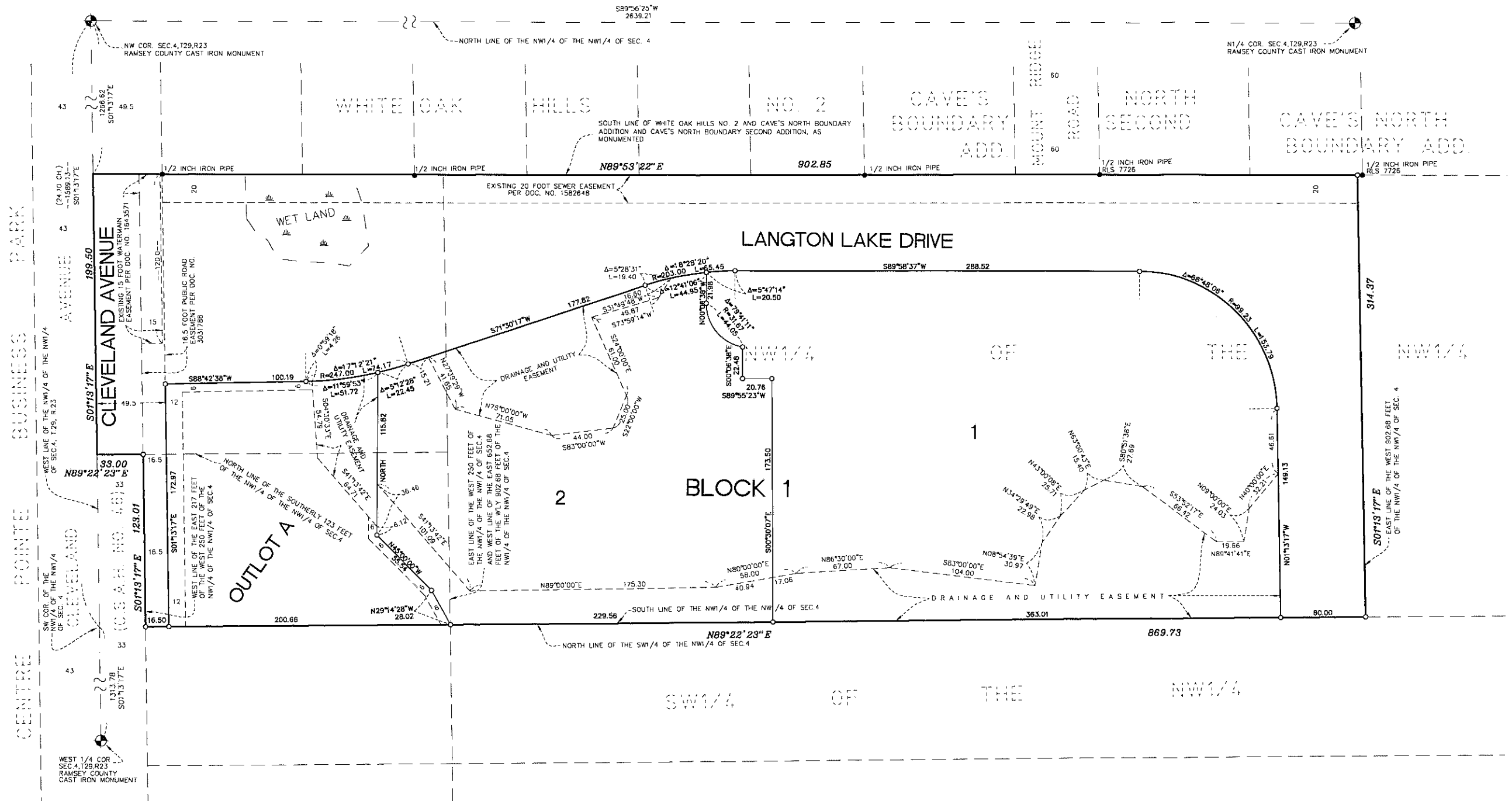
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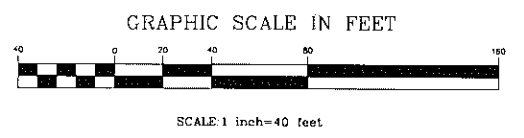
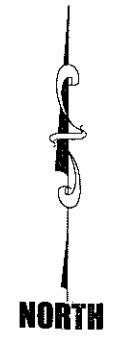


APPLEWOOD POINTE OF LANGTON LAKE



For the purposes of this plat the west line of the Northwest Quarter of Section 4, Township 29, Range 23, Ramsey County, Minnesota, is assumed to have a bearing of South 01 degrees 13 minutes 17 seconds East.

- Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578.
- Denotes found iron monument as labeled.

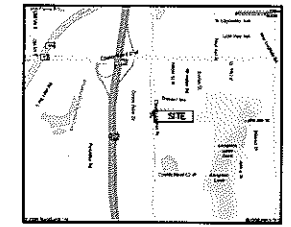


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APPLEWOOD POINTE OF LANGTON LAKE

PRELIMINARY PLAT

DEVELOPER: UNITED PROPERTIES RESIDENTIAL, LLC



VICINITY MAP
NW1/4 OF THE NW1/4 OF SEC. 4, T.29, R.23
CITY OF ROSEVILLE

PROPERTY DESCRIPTION

PARCEL A
The westerly 250.00 feet of that part of the Northwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 23 lying northerly of the southerly 123.00 feet thereof and lying southerly of the record plat of WHITE OAK HILLS NO. 2 according to the plat on file and of record in the office of the county recorder, all in Ramsey County, Minnesota.

PARCEL B
The southerly 123.00 feet of the westerly 250.00 feet and that part of the easterly 652.68 feet of the westerly 902.68 feet of the Northwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 23, lying southerly of the record plat of WHITE OAK HILLS NO. 2, CAVE'S NORTH BOUNDARY ADDITION, all according to the plat on file and of record in the office of the county recorder, all in Ramsey County, Minnesota.

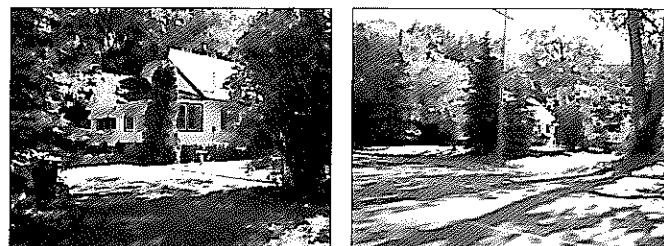
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- ⊕ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES POWER POLE AND OVERHEAD WIRE
- x — DENOTES FENCE
- ▭ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES LIGHT POLE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ~ DENOTES EXISTING CONTOURS (2 FOOT INTERVAL)
- |— DENOTES EXISTING WATERMAIN
- >— DENOTES EXISTING STORM SEWER
- >— DENOTES EXISTING FORCEMAIN
- >— DENOTES EXISTING SANITARY SEWER
- ☁ DENOTES WETLAND

DEVELOPMENT AREAS:

Total boundary area = 283,391 sq. ft. (6.50 Acres)
Proposed Lot 1, Block 1 = 90,466 sq. ft. (2.08 Acres)
Proposed Lot 2, Block 1 = 57,862 sq. ft. (1.33 Acres)
Proposed Outlot A = 28,003 sq. ft. (0.64 Acres)
Proposed Cleveland Ave. & Langton Lake Dr. = 107,060 sq. ft. (2.45 Acres)

SITE PHOTOS



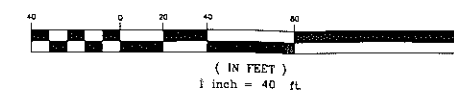
BENCHMARKS

Top Nut of Hydrant on north side of Brenner Avenue approx. 100 feet east of intersection of Brenner Avenue and Cleveland Avenue. Elevation = 910.52 per City of Roseville Engineering Dept.

NOTES

- Proposed site plan and wetland delineations provided by MFRA, Inc. (763) 476-6010.
- Field survey completed by E.C. Rud and Sons in February 2008.
- Underground utilities from the City of Roseville Engineering Dept.

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	3/12/08	PRELIMINARY PLAT	EAO
2	5/21/08	REVISE LOT LINES/ ADD ESMT	EAO
3	10/23/08	REVISE BNDY/SITE PLAN	BAB
4	11/7/08	NEW SITE PLAN	BAB
5	6/5/09	REVISE PLAT BNDY & LOT LINES	BAB
5	8/25/10	NEW SITE PLAN	BAB
7	9/8/10	ADD DECKS/PATIOS	BAB
NO.	DATE	DESCRIPTION	BY

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

JASMIN L. RUD
Date: 9/8/10 License: Page 2 of 3

Client
UNITED PROPERTIES
 3500 AMERICAN BLVD WEST
 SUITE 200
 BLOOMINGTON, MN 55431

Project
APPLEWOOD POINTE OF LANGTON LAKE

Location
ROSEVILLE, MN

2660 CIVIC CENTER DR
 ROSEVILLE, MN 55113

Certification

Summary
 Designed: KT Drawn: ZRE/JK
 Approved: Book / Page:
 Phase: FINAL PLAT Initial Issue: 02/26/2008

Revision History
 No. Date By Submittal / Revision
 1 4/16/08 ZRE CITY COMMENTS

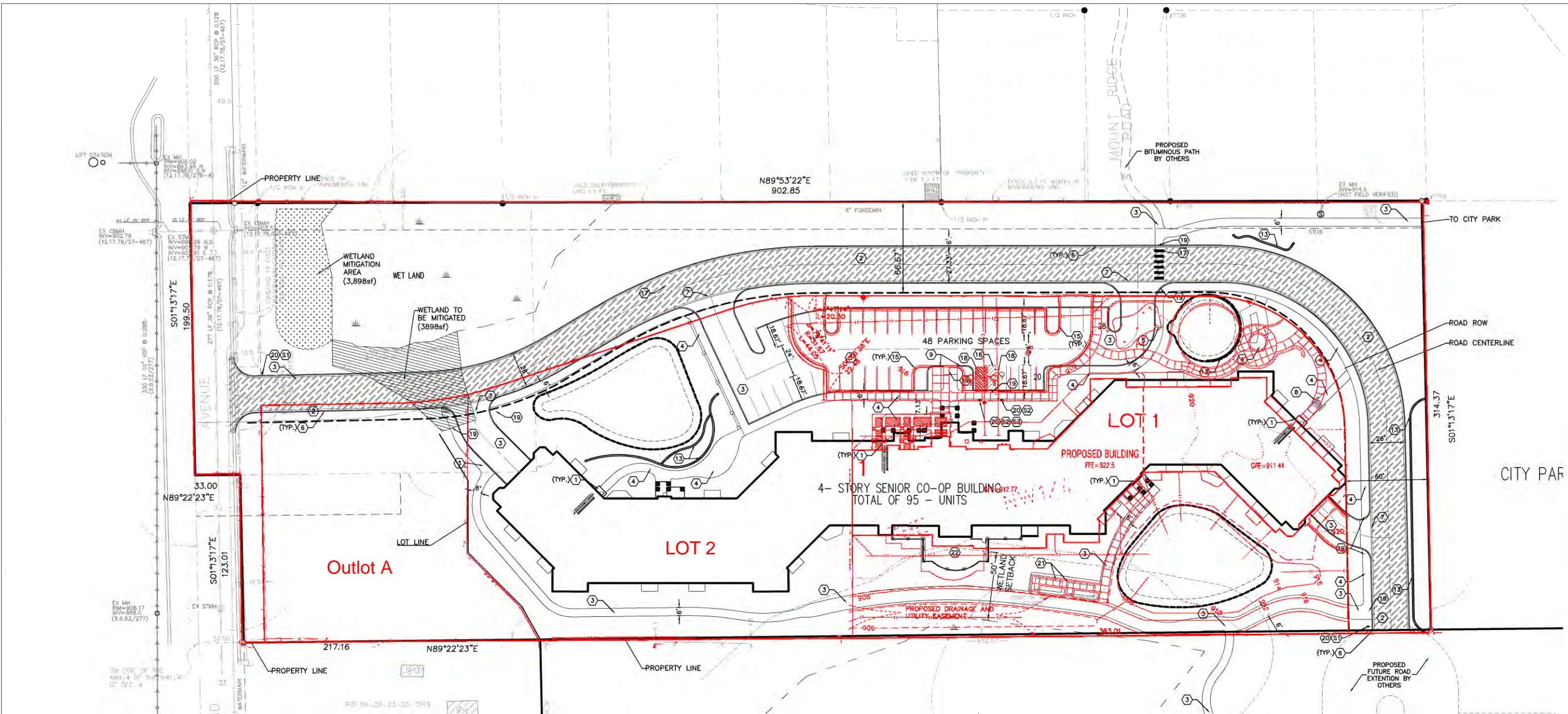
Sheet Title

SITE PLAN

Sheet Number Revision

C-3.01

Page 3 of 3 17032



The base sheet (i.e., C-3.01), in black ink, is the approved PUD site plan. The red ink overlay represents the proposed plat with a development sketch of Lot 1.

The purpose of this illustration is to show that the proposed plat can accommodate development that is substantially consistent with the approved PUD.

SITE LAYOUT NOTES

- 1 BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS.
- 2 HEAVY DUTY BITUMINOUS PAVEMENT.
- 3 MEDIUM DUTY BITUMINOUS PAVEMENT.
- 4 MEDIUM DUTY CONCRETE PAVEMENT
- 5 TRENCH DRAIN
- 6 CONCRETE CURB AND GUTTER.
- 7 CONCRETE VALLEY GUTTER
- 8 CONCRETE STAIRS.
- 9 CURB END TAPER SECTION.
- 10 CONTROL JOINT.
- 11 EXPANSION JOINT.
- 12 BRICK PAVERS
- 13 SEGMENTAL BLOCK RETAINING WALL
- 14 SPLASH BLOCK.
- 15 STRIPING - WHITE AS SHOWN WITH 4" STRIPE, TYP.
- 16 STRIPING - WHITE AS SHOWN 45' TO THE DRIVE LANE.

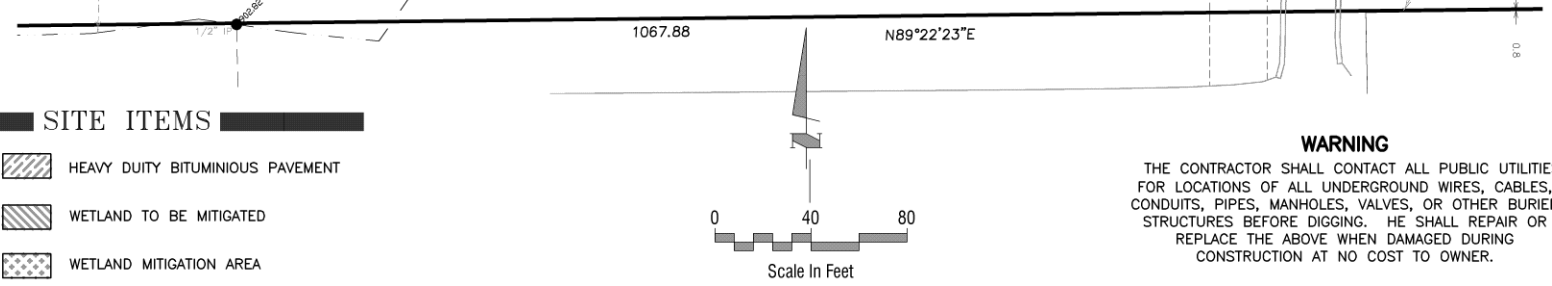
- 17 CROSS WALK STRIPING - 2'X6' SQUARES
- 18 ACCESSIBLE PARKING STRIPING- WHITE AS SHOWN ON A BLUE BACKGROUND.
- 19 ACCESSIBLE RAMP.
- 20 SIGN AND SIGN POST, SEE SIGN LEGEND TO THE RIGHT FOR TYPE.
- 21 GARDEN PLAT
- 22 DECK, SEE ARCHITECTUAL PLANS FOR LOCATION AND DETAILS.

SIGN LEGEND

- S1 STOP SIGN
- S2 ACCESSIBLE PARKING SIGN
- S3 ACCESSIBLE PARKING SIGN - VAN ACCESSABLE

SITE ITEMS

- HEAVY DUTY BITUMINOUS PAVEMENT
- WETLAND TO BE MITIGATED
- WETLAND MITIGATION AREA



WARNING
 THE CONTRACTOR SHALL CONTACT ALL PUBLIC UTILITIES FOR LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES, OR OTHER BURIED STRUCTURES BEFORE DIGGING. HE SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO OWNER.