

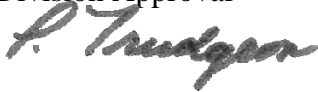
  
**REQUEST FOR CITY COUNCIL ACTION**

DATE: **10/25/2010**

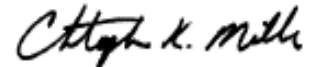
ITEM NO: 12.c

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Division Approval



Acting City Manager Approval



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Item Description: Request to amend the Comprehensive Plan – Land Use Map designation of property directly west of 556 County Road C and also rezone accordingly (**PROJ0017**).

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**1.0 REVIEW OF REQUEST**

- 1.1 At the Planning Commission’s public hearing on June 2, 2010 regarding the Official Zoning Map, Cedric Adams, property owner of the smaller parcel east of Dale Street along County Road C, adjacent to (west) 556 County Road C, spoke in opposition of the proposed Comprehensive Plan – Land Use Designation on his and the adjacent (west/corner) property. Mr. Adams indicated to the Planning Commission that he has plans to construct a single family home on his parcel which is currently zoned R-1, Single Family Residential. Mr. Adams also stated that he felt the adjacent property, given the elevation change, should also be guided for low density residential use.
- 1.2 Staff indicated that he did not believe that this parcel was an anomaly, but that the Commission could take action to recommend that the City Council consider and/or direct the Planning Staff to process a Comprehensive Plan Land Use Amendment.
- 1.3 The Planning Commission had discussion clarifying each of the properties and their current and proposed zoning designation; whether to add the parcel(s) to the list of anomaly properties or recommend to the City Council a Comprehensive Plan Amendment; and previous and confusing designation of one of the properties improperly guided to Open Space.
- 1.4 After discussion, the Planning Commission voted to recommend that the City Council consider a land use and zoning change for 556 County Road C (PIN# 12-29-23-22-0003) from a current land use designation of High Density to Low Density Residential and a zoning classification of LDR-1.

**2.0 STAFF COMMENTS/RECOMMENDATIONS**

- 2.1 On August 23 the Planning Division sought direction from the City Council regarding the subject undeveloped parcel. The City Council recommended that the Planning Staff conduct the necessary open house (slated for September 30) and hold the required public hearing.
- 2.2 After the August 23, 2010 City Council meeting, the Planning Division meet to review and consider the requested change. After reviewing historical maps, the topography of

the area, and considering the property owner's request, the Planning Division concluded that it could support the requested land use map change.

2.3 On September 28, 2010, the Planning Division held the required open house regarding the propose land use designation change. At the meeting three property owners for the direct neighborhood attended and did the two property owners of the subject site. The three property owners/residents were in attendance to learn more about the proposal and did not have any issues or concerns with the proposed change.

2.4 The Roseville Planning Division recommends that the property directly west of 556 County Road B, identified as PIN# 12-29-23-22-0003, have a Comprehensive Plan - Land Use Map amendment from High Density Residential to Low Density Residential and a subsequent Rezoned (to be addressed with the final Official Zoning Map).

### **3.0 PLANNING COMMISSION ACTION**

3.1 At their meeting of October 6, 2010, the Roseville Planning Commission held the duly notice public hearing regarding the land use designation and subsequent rezoning of the vacant undeveloped parcel adjacent to 556 County Road C (the Cedric Adams property). There were no citizens at the meeting to address the Commission and Commissioners did not have any specific questions of the Planning Staff regarding the subject change.

3.2 The Planning Commission voted 6-0 to recommend approval a Comprehensive Plan – Land Use Map Amendment for the property directly west of 556 County Road C (identified as PIN# 12-29-23-22-0003) from High Density Residential to Low Density Residential and a subsequent Rezoned (to be addressed with the final Official Zoning Map).

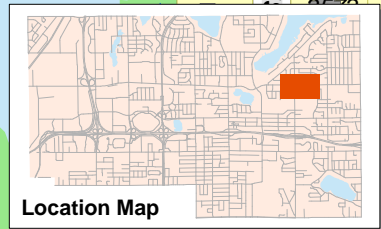
### **4.0 SUGGESTED CITY COUNCIL ACTION:**

**ADOPT A RESOLUTION APPROVING A COMPREHENSIVE PLAN – LAND USE MAP AMENDMENT** for the property directly west of 556 County Road C (identified as PIN# 12-29-23-22-0003) from High Density Residential to Low Density Residential and a subsequent Rezoned (to be addressed with the final Official Zoning Map).

**Prepared by:** Thomas Paschke, City Planner

Attachments: A: Site Map  
B: Resolution  
C. Email from Karen Stout

# Cedric Adams Property



Prepared by:  
Community Development Department  
Printed: September 14, 2010

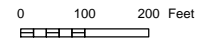


**Site Location**

LR / R1 Comp Plan / Zoning Designations

**Data Sources**  
\* Ramsey County GIS Base Map (8/30/2010)  
For further information regarding the contents of this map contact:  
City of Roseville, Community Development Department,  
2660 Civic Center Drive, Roseville MN

**Disclaimer**  
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**EXTRACT OF MINUTES OF MEETING OF THE  
CITY COUNCIL OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 25<sup>th</sup> day of October 2010 at 6:00 p.m.

The following Members were present:  
and \_\_\_\_\_ was absent.

Council Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

**RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION AMENDING ROSEVILLE'S 2030 COMPREHENSIVE PLAN – LAND  
USE MAP TO CHANGE THE DESIGNATION OF THE CERDIC ADAMS PROPERTY**

WHEREAS, the City Council directed the Planning Division to reconsider the Comprehensive Plan – Land Use Designation of the vacant parcel west of 556 County Road C; and

WHEREAS; the Planning Division held the required open house regarding the Comprehensive Plan – Land Use Map change/correction on September 28, 2010, where there area residents and the property owners attended, all supporting the change from High Density Residential to Low Density Residential: and

WHEREAS, the Planning Commission on October 6, 2010 held the public hearing regarding the Comprehensive Plan – Land Use Map change for the Adams property, at which meeting no citizen were present (other than the property owners) and where the Planning Commission voted (6-0) to recommend approval of the Comprehensive Plan – Land Use Map change from High Density Residential to Low Density Residential;

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, to adopt a COMPREHENSIVE PLAN – LAND USE MAP AMENDMENT changing the designation from High Density Residential to Low Density Residential for the following property in Roseville:

**Cedric Adams Parcel – 12-29-23-22-0003**

The motion for the adoption of the foregoing resolution was duly seconded by Council Member \_\_\_\_\_ and upon vote being taken thereon, the following voted in favor:  
and \_\_\_\_\_voted against.

WHEREUPON said resolution was declared duly passed and adopted.

*Resolution – Comprehensive Plan - Land Use Map Amendment Cedric Adams*

STATE OF MINNESOTA    )  
  ) ss  
COUNTY OF RAMSEY     )

I, the undersigned, being the duly qualified City Manager of the City of Roseville,  
County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the  
attached and foregoing extract of minutes of a regular meeting of said City Council held on the  
25<sup>th</sup> day of October 2010 with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 25<sup>th</sup> day of October 2010.

\_\_\_\_\_  
William J. Malinen, City Manager

(SEAL)

**Thomas Paschke**

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**From:** support@civicplus.com  
**Sent:** Thursday, September 16, 2010 4:24 PM  
**To:** Thomas Paschke  
**Subject:** Online Form Submittal: Contact Thomas Paschke

The following form was submitted via your website: Contact Thomas Paschke

Name:~| Karen Stout

Address:~| 2737 Mackubin St., #3

City:~| Roseville

State: ~| MN

Zip:~| 55113

Home Phone Number:~| [REDACTED]

Daytime Phone Number:~| [REDACTED]

[REDACTED] [REDACTED]

Please Share Your Comment, Question or Concern~| I'm concerned about the proposed rezoning of the southeast corner of Cty Rd C and Dale. What a short-sighted shame, traffic nuisance, and environmental disaster it would be to erect high density housing in this location! Please tell me when the next meeting is about this proposed rezoning and how I can get involved.

Additional Information:

Form submitted on: 9/16/2010 4:24:17 PM

Submitted from IP Address: [REDACTED]

Referrer Page: <http://www.cityofroseville.com/index.aspx?nid=1819>

Form Address: <http://www.cityofroseville.com/forms.aspx?FID=99>