

**AGENDA
PLANNING COMMISSION MEETING
CITY OF SHOREVIEW**

**DATE: January 23, 2018
TIME: 7:00 PM
PLACE: SHOREVIEW CITY HALL
LOCATION: 4600 NORTH VICTORIA**

- 1. CALL TO ORDER**
ROLL CALL
APPROVAL OF AGENDA

- 2. APPROVAL OF MINUTES**
December 12, 2017 Workshop
December 19, 2017

- 3. REPORT ON CITY COUNCIL ACTIONS**
Meeting Date: January 2, and 16, 2018
Brief Description of Meeting process- Chair John Doan

- 4. OLD BUSINESS**

A. STANDARD VARIANCE/ CONDITIONAL USE PERMIT
FILE NO: 2667-17-29
APPLICANT: Walker Angell
LOCATION: 5327 Hodgson

- 5. NEW BUSINESS**

A. PLANNED UNIT DEVELOPMENT- CONCEPT REVIEW*
FILE NO: 2681-18-1
APPLICANT: United Properties Residential, LLC
LOCATION: Vacant land near 4194 Lexington Avenue, Shoreview Business Campus

- B. COMPREHENSIVE SIGN REVIEW***
FILE NO: 2678-17-31
APPLICANT: Sign Art/Sign Producers
LOCATION: 157 County Road E West

- C. MINOR SUBDIVISION***
FILE NO: 2679-17-32
APPLICANT: Gregory Peterson- Silver lake Investments
LOCATION: 771 Gramsie Road

- D. RESIDENTIAL DESIGN REVIEW/VARIANCE**
FILE NO: 2680-17-33
APPLICANT: Zawadski Homes
LOCATION: 461 West Shore Court

6. MISCELLANEOUS

- A.** City Council Meeting Assignments for *February 5, 2018, and February 20, 2018* are Commissioners *Wolfe*, and *Doan*.
- B.** 2018 - Planning Commission Meeting Schedule

7. ADJOURNMENT

** These agenda items require City Council review or action. The Planning Commission will hold a hearing, obtain public comment, discuss the application and forward the application to City Council. The City Council will consider these items at their regular meetings which are held on the 1st or 3rd Monday of each month. For confirmation when an item is scheduled at City Council, please check the City's website at www.shoreviewmn.gov or contact the Planning Department at 651-490-4682 or 651-490-4680*

MINUTES
PLANNING COMMISSION WORKSHOP
DECEMBER 12, 2017

The meeting commenced at approximately 7:00 pm.

Roll Call

The following Commissioners were present: Commissioners Doan, Peterson, Solomonson, McCool, Wolfe and Yarusso.

The following Commissioners were absent: None

October 10, 2017 Minutes

Minutes of this meeting were available and presented to the Commission. Corrections were noted that Commissioner Doan was absent.

November 28, 2017 Minutes

Changes were recommended to PDA #8 to state future discussion on other land uses at the end of the paragraph.

Chapter 4, Land Use

Staff is presented the revised language on three PDA's to the Commission to ensure it is consistent with the direction received. Commission recommended **PDA #7 – Gospel Mission Camp and Snail Lake Properties** be revised to better state the City's expectations regarding the future redevelopment of this site. Language should address its local significance of the Mission use on the property. Policy A and E need to be revised to address the retention and reuse of the Ministry Center building.

For **PDA #8 – Hodgson Road Residential Area – North of Highway 96**, Commission members recommended language be added to maximize the separation from commercial and office use from the single family uses to the west. Also, commercial uses should be limited to "neighborhood" commercial to serve the nearby residential neighborhoods.

Chapter 7, Housing

Staff introduced the Housing Chapter Goals, Policies and Recommended Actions. Commission members suggested:

Goal – Primary

Revise by adding community character.

Goal – Neighborhood and Housing Reinvestment

Neighborhood aesthetics need to be addressed as well as reinvestment in townhome, condominium and apartment complexes.

Goal – Mixed Income Housing/Housing Opportunity/Life-Cycle
Language should be added to address resident capabilities and accessibility.

Goal – Infill and Redevelopment
Better address innovation, creative design to support evolving housing preferences.

Goal – Connections
Add other agencies such as the State, Ramsey County, Metro Transit and neighboring communities.

Goal – Partnerships
Add policies for this goal.

Update on Revision Process

Staff reviewed the remaining process and timeline with the Commission.

Adjournment

Meeting was adjourned at approximately 9:00 pm

Kathleen Castle, City Planner

**SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
December 19, 2017**

CALL TO ORDER

Chair Doan called the December 19, 2017 Shoreview Planning Commission meeting to order at 7:05 p.m.

ROLL CALL

The following Commissioners were present: Chair Doan; Commissioners McCool, Peterson, Solomonson, Thompson, Wolfe and Yarusso.

APPROVAL OF AGENDA

MOTION: by Commissioner Peterson, seconded by Commissioner Solomonson to approve the December 19, 2017 Planning Commission meeting agenda as submitted.

VOTE: **AYES:** **McCool, Peterson, Solomonson,, Thompson, Wolfe, Yarusso, Doan**
 NAYS: **None**
 ABSENT: **None**

APPROVAL OF MINUTES

Minutes of October 10, 2017 Workshop

MOTION: by Commissioner Solomonson, seconded by Commissioner McCool to approve the October 10, 2017 Workshop meeting minutes as presented.

VOTE: **AYES:** **McCool, Peterson, Solomonson, Yarusso,**
 NAYS: **None**
 ABSTAIN: **Thompson, Wolfe, Doan**
 ABSENT: **None**

Chair Doan and Commissioners Thompson and Wolfe abstained, as they did not attend the October 10th meeting.

Planning Commission Meeting Minutes October 24, 2017

MOTION: by Commissioner Peterson, seconded by Commissioner Yarusso to approve the October 24, 2017 Planning Commission meeting minutes as presented.

VOTE: **AYES:** **McCool, Peterson, Solomonson, Yarusso**
 NAYS: **None**
 ABSTAIN: **Thompson, Wolfe , Doan**
 ABSENT: **None**

Chair Doan and Commissioners Thompson and Wolfe abstained as they did not attend the October 24th meeting.

Minutes of November 28, 2017 Workshop

MOTION: by Commissioner Solomonson, seconded by Commissioner Wolfe to approve the November 28, 2017 Planning Commission workshop minutes as presented.

VOTE: **AYES:** **McCool, Peterson, Solomonson,, Yarusso**
 NAYS: **None**
 ABSTAIN: **McCool, Thompson**
 ABSENT: **None**

REPORT ON CITY COUNCIL ACTIONS

City Planner Castle reported that two items were considered by the City Council at their November 6, 2017 meeting. JPL presented a Concept Review for development of the Children’s Hospital property on Rice Creek Parkway. The development would consist of townhomes, an apartment building, hotel and restaurant. The Council was generally supportive but expressed some concern about density and traffic impacts. The Council also requested that amenities for the project be expanded. There is some question about marketability, as this site is somewhat isolated from the rest of the City.

The second item approved is for Lionsgate Academy to locate a charter school at the Cardigan Investment building at 599 Cardigan Road. The Council requested one condition for a fence to be installed around the outdoor play area.

NEW BUSINESS

RESIDENTIAL DESIGN REVIEW/VARIANCE

FILE NO.: **2675-17-28**
APPLICANT: **MILES CARLSON**
LOCATION: **288 JANICE**

Presentation by Associate Planner Aaron Sedey

The property is a nonconforming lot fronting on Wabasso. Avenue. The proposal is to build a new home. A variance is requested for the home to exceed more than the maximum 1600 square feet allowed. Code allows a maximum foundation area of 1600 square feet on a nonconforming lot, or 18% of lot size, whichever is greater. Foundation area on a nonconforming lot includes all structures, including dwellings, attached accessory structures, cantilevered area, detached accessory structures greater than 150 square feet, covered porches, covered decks and covered patios. The proposal request is for the foundation area to be 2076 square feet. A second variance is requested to exceed the maximum 30% impervious surface limit. The amount requested is 30.3%. This includes a pervious driveway, which has been approved by the Department of Public Works.

The property is vacant with a lot area of 7,800 square feet. The lot width is 60 feet and lot depth is 130 feet. The property is located on the improved alley of Janice St. with frontage on Wabasso Avenue, an unimproved Street. The property is zoned R1, Detached Residential

The applicant states that practical difficulty is present with the nonconforming lot. Homes in the neighborhood are close to property lines. The proposed home meets all setback requirements. The proposed size of the home fits the sizes of other homes in the neighborhood. The use of rain gardens and a pervious driveway will offset runoff effects of overages for impervious surface or foundation size.

Staff finds that practical difficulty is present. The property is designated in the Comprehensive Plan for low density residential use, and it is in the R1 zoning district. There are unique circumstances as the lot was created as nonconforming due to the area and width. The proposed home meets all setback requirements from all property lines, although there are homes in the neighborhood that encroach on required setbacks. The lot area of 7800 square feet constrains the foundation area and the impervious surfaces allowed. The home is in scale with other homes in the neighborhood and designed with two stories. Staff is recommending approval with the conditions listed in the staff report.

Notice was sent to property owners within 150 feet. No comments were received.

Mr. Sedey noted that the Department of Public Works has given a credit of 50% for the pervious driveway. The City Engineer has indicated that in 2019, Janice St. will be reconstructed. Currently, there is a drive-thru access to all vehicles, including plows and emergency vehicles.

Commissioner Solomonson asked who owns the land between the back of the parcel and the lake and whether consideration was given to building a home on the other side of Wabasso. Mr. Sedey answered that land is City right-of-way, and there is no room for a home on the other side of Wabasso.

Commissioner McCool asked if there has been discussion about revising the plan to eliminate the need for a foundation area variance. Mr. Sedey stated the the 50% credit is included in the foundation area calculation.

Commissioner McCool noted that if the lot were not substandard with a lot area of 10,000 square feet, a variance would still be needed because the size of the home would exceed 18% of lot area. Mr. Sedey explained that the inclusion of all structures in determining foundation area do not apply to a regular size lot. The only restrictions on conforming lots are setback requirements and 40% impervious surface coverage.

Commissioner Yarusso noted a correction on page 3 of the staff report under the Comment section, the word "previous" should be "pervious."

Commissioner Solomonson asked if Wabasso Avenue were to be vacated, the lot area could be expanded. Ms. Castle stated that the City is not open to vacating the right-of-way at this time.

Chair Doan asked who owns the docks at the lake on Wabasso Avenue. Ms. Castle explained that a resulting determination in a lawsuit was that properties on Janice St. and Wabasso Avenue do have lake access and can build docks outside of the right-of-way.

Mr. Miles Carlson, Applicant, stated that the use of pervious surface and rain gardens will offset the size of the home.

Chair Doan opened the discussion to public comment. There were no comments or questions.

Commissioner Solomonson stated that the lot is tight, but the proposal is well done and fits the property. One unique factor is that Wabasso Avenue will not be built which means the lots appear to be deeper.

Commissioner Peterson agreed that the absence of Wabasso being developed as a street gives more depth to the lot. With the unique circumstances present, he can support

Commissioner McCool stated he would not normally approve a 25% change in foundation area, but the unique circumstance of Wabasso Avenue allows him to support this proposal.

MOTION: by Commissioner Peterson, seconded by Commissioner Thompson to adopt Resolution 17-98 approving the requested variance submitted by Miles Carlson, 288 Janice St., to exceed the impervious limit of 30% to 30.3% and increase the foundation area allowed of 20.5% to 26.6% for the construction of a new home with attached garage. Said approval is subject to the following:

1. Impervious surface coverage shall not exceed 30.3% of the total lot area as a result of this project. The applicant will utilize pervious materials in the driveway and utilize rain gardens as shown in the submitted plans.
2. The foundation area of all structures shall not exceed 26.6% of the total lot area as a result of this project.
3. A stormwater agreement shall be executed prior to the issuance of a building permit for the new residence to maintain the previous driveway and rain gardens for the life of the property.
4. The project must be completed in accordance with the plans submitted as part of the Variance and Residential Design Review applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
5. This approval will expire after one year if a building permit has not been issued and construction commenced.
6. Material storage and construction vehicle parking shall be limited to the subject property. No construction parking or storage is permitted within the public right-of-way or on nearby private property without the written consent of the affected property owner.
7. Erosion control will be installed in accordance with the City Code requirements prior to any site disturbance. Vegetation shall be restored in accordance with City Code standards.
8. A building permit must be obtained before any construction activity begins.
9. This approval is subject to a 5-day appeal period.

This approval is based on the following findings of fact:

1. The proposed improvement is consistent with the policies of the Comprehensive Plan including the Land Use and Housing Chapters.
2. Practical difficulty is present as stated in Resolution 17-78.

Discussion:

VOTE: AYES: McCool, Peterson, Solomonson, Thompson, Wolfe, Yarusso, and Doan
NAYS: None
ABSENT: None

STANDARD VARIANCE/CONDITIONAL USE PERMIT

FILE NO.: 2675-17-29
APPLICANT: HENDEL HOMES
LOCATION: 5327 HODGSON

Presentation by Associate Planner Aaron Sedey

Variance

The application is for construction of a new home and detached accessory structure. A variance for the front yard setback is requested for the home. A Conditional Use Permit application is submitted for a proposed detached accessory building which requires variances for overall height, sidewall height and interior second level height.

The property is rectangular in shape with a lot area of 2.25 acres. The width average is 100 feet, and the depth average is 972 feet. A split level home with attached garage was recently demolished on the property.

The property is zoned RE(40), Residential Estate 40,000 square feet or more within the Shoreland Overlay District. The principal structure front yard setback is a maximum of 40 feet from the street.

The front yard setback requested is 801.3 feet from the front property line. The applicant states that there is practical difficulty due to the unique circumstances of the size and length of the lot and the setback of adjacent properties due to the natural geography of the lake. Placement of the new home is consistent with surrounding properties. Two practices of shoreline mitigation will be used, architectural mass and rain gardens.

Staff finds practical difficulty present for the front setback variance. The home will be placed in the same general location as the previous home. There are unique circumstances with the lot size, lot depth and curvature of the shore of Turtle Lake. The character of the neighborhood will not be altered. The attached garage is comparable to others in the neighborhood and the standard lot it will occupy.

Notices were sent to property owners within 350 feet for both the variance and Conditional Use Permit. Two comments were received in full support. Rice Creek Watershed District will require a permit for the new home construction. The City Engineer requires additional information for the stormwater treatment system.

Staff is recommending adoption of Resolution 17-104 with the attached conditions.

Commissioner Solomonson verified that placement of the new home at the requested front setback will align it with adjacent homes.

Conditional Use Permit/Accessory Structure

Parcels consisting of more than two acres are allowed detached accessory structures that can exceed 440 square feet with a Conditional Use Permit. The proposed attached garage is 900 square feet; 100 square feet are allowed. The detached structure is proposed at 975 square feet. The total accessory structure requested is 1875 square feet, or 88% of the dwelling unit foundation. Code allows up to 125% of the dwelling unit foundation. The proposal exceeds all required setbacks.

The side wall height allowed is 10 feet; the height of 18.1 feet is requested. The second story interior height allowed is 6 feet; the proposal requests 19.1 feet. The sidewall height allowed is 10 feet; a height of 18 feet is requested.

The applicant states that the added height is for a solar power component with use of Tesla solar shingles. The optimized energy efficiency is at 31 feet. This project helps preserve and protect the City's natural resources through standards that promote sustainable land use and development, including the incorporation of stormwater management and solar energy facilities. This provides an investment in alternative energy sources. A taller attached garage would create a larger "wall effect" on adjoining property. The proposed detached accessory will not create that effect.

Staff finds that inadequate access to direct sunlight for solar energy systems can be considered practical difficulty and must be assessed using the three criteria for a variant: 1) reasonable difficulty; 2) unique circumstances; and 3) character of the neighborhood. Staff supports an accessory building with a solar component but is concerned about the proposed height. It was stated in the applicant's narrative that 25 feet would receive the same 90% solar access. Another option would be to place the solar component on the principal structure which would not require a variance. Staff also has concerns with the second floor height which potentially could allow future owners to convert the space into a livable apartment, or turn the space into a business, which is not allowed by Code.

Staff finds that practical difficulty is not present for the Conditional Use Permit. The property can be used for a single-family residence with the proposed home. There are options to either lower the accessory building for the solar or incorporate it into the principal structure. The lot has a standard width of 100 feet, which offers different locations for solar placement. There are other placement opportunities on the principal structure which is proposed to be 33.8 feet in height. There are also opportunities to alter the height design to bring the accessory structure closer into compliance. Most accessory structures in the neighborhood are 1 or 1.5 stories. Staff does not believe there is an option to bring the accessory structure closer to the height of the neighbor's accessory structures and code compliance.

Again, notices were sent to property owners within 350 feet of the subject property. Two comments were received in full support of the project.

Staff does not find that practical difficulty is present. A motion to table the variances and Conditional Use Permit is recommended to make changes. If action is taken to approve or deny, the City Council will hold a public hearing on January 2, 2018 to consider the applications.

Chair Doan asked the size of the second accessory structure, which is a deck with steps. Mr. Sedey stated it is 227 square feet.

Commissioner Solomonson asked the height of neighboring accessory structures. Mr. Sedey answered they are 1 to 1.5 stories in height. Commissioner Solomonson asked if consideration has been given to moving the house further north, and what impact the trees to the south will have.

Mr. Walker Angell, Applicant, stated that the design process has been evolving over the last five years. He purchased the property in March 2012. Their requirements in constructing the new home include:

- 200-year-old Nantucket style home that is aesthetically pleasing with architecture and landscaping that fit with the land, lot and surroundings
- Energy efficient with PV solar
- Environmentally sensitive with reduction in water runoff, use of native plantings and impervious surface
- Limit mass with lower ceilings, higher walkout, yard grade
- 4+ car garage for storage of cars, bicycles, lawn and snow equipment, and boats
- Inclusion of a wood shop and photo studio

One issue with solar energy is aesthetics. The goal is to not have the home look ugly. Aesthetics are important, and it is preferable to not have solar panels on the main structure or attached garage. Several options were considered with a 4-car garage or large garage with work area built above.

The proposal is for a one-story 2-car attached garage and a two-story detached garage that moves the wall mass away from neighbors' homes and yards. The detached accessory structure would be located adjacent to neighbors' detached accessory structure. It would not be noticeable from the street and is further from the lake. This proposal would not add floor space, wall mass or impervious surface from the first plan with a 4-car garage. The size of the lot can easily handle the two proposed structures with no negative impact to adjacent neighbors. The detached accessory structure is approximately 300 feet from the shoreline and is in line with neighbors' accessory structures. The second story is an artist's loft to be used for a wood shop and photo studio. There are no plans for residential occupancy. The goal of solar energy is for 99% household use.

Consideration was given to moving the detached accessory structure further north. Keeping the structure in middle of the lot helps with setbacks. Also, the space between the house and detached accessory structure is planned for landscaping and gardening. The trees to the south are mature old growth trees, and no impact is anticipated from them.

The problem with reducing the height of the detached accessory structure from the requested 31 feet to 25 feet is that a shallow roof slope would eliminate using solar, and the shorter side walls would eliminate a shop and studio. The shop and studio would have to be moved to above the attached garage which is closer to neighbors. The wall mass would also be closer to neighbors. Putting a bonus room

over the garage for a shop and studio would result in vibrations, noise, dust and fumes in the home. It is aesthetically unappealing to put the solar panels on the principal structure. A ground based solar unit would require additional removal of trees. It would have to be placed along the north lot line and would be an eyesore for neighbors.

Commissioner Yarusso noted that Tesla roofing tiles will not be used on the house, as mentioned in the application. **Mr. Angell** stated that their understanding is that the Tesla roofing will not be available until next summer or fall, which would delay building the house. The detached accessory structure will be delayed until the Tesla roofing is received.

Mrs. Jan Angell added that it would not be possible to use Tesla shingles on the entire house, attached garage and detached accessory structure because of cost.

Commissioner Yarusso stated that there are other design options. The choice to not put the solar panels on the house forces the height of the detached accessory structure. The design layout is being driven by certain choices. **Mr. Angell** responded that an industry issue is that the solar panels are not attractive.

Commissioner Solomonson asked if consideration had been given to a separate single-story structure for a wood shop. He also asked if there is a point at which there is not a payback for using solar energy if the height of the detached accessory structure is reduced. **Mr. Angell** stated that a separate structure for a wood shop would not be acceptable because of aesthetics. If energy use from solar panels goes below 75% to 80%, the return on the investment is a long time and does not make sense.

Commissioner Solomonson asked if there are other options besides Tesla shingles. **Mr. Angell** stated he believes the Tesla shingles will be more costly and less effective, but that is the preferred choice because of aesthetics.

Commissioner Peterson asked the reason a 25-foot height is not acceptable. He agreed that reducing the height to 19 feet would eliminate space under the low slope of the roof, but there would be sufficient space under the roof peak. **Mr. Angell** responded that a lot of wood shop equipment is placed along the wall. A 7-foot wall height is needed for a band saw and drill press.

Reducing the height reduces wall space and floor space. The space could possibly be reduced slightly, but they have already made many reductions to make the plan work. The architect suggested a height of 29 feet, but that reduction would not allow enough space for equipment. If the 31-foot height is not acceptable on the detached accessory structure, they would have to go back to a two-story attached garage and lose the option of solar power which he does not want to do.

Commissioner McCool asked if consideration was given to making the roof shallower on the detached accessory structure to reduce height. **Mr. Angell** explained that would be a reduction of solar efficiency. The ideal pitch for panels is 46 degrees. The proposal is at 40 degrees. Loss of efficiency begins at 35 degrees. He does not yet know which of the two Tesla style shingles will be the most efficient. The detached accessory structure will be delayed, but if availability of the Tesla shingles is too long, solar panels will be used.

Commissioner McCool asked if the Tesla shingles were available, they could be used on a two-story attached garage. **Mr. Angell** stated that it may be possible, but the shingles are shiny similar to a steel roof and may not work aesthetically.

Chair Doan verified that the existing detached structure will be removed. He asked if **Mr. Angell** would be agreeable to addressing the detached accessory structure in a separate application. **Mr. Angell** explained that if the variance is not granted for the detached accessory structure, then the design of the principal structure will be significantly different. If the variance is granted, the attached garage would be reduced by approximately 6 feet. He described the fall back plan that would be a 3-car attached garage with a second story bonus room for the wood shop and photo studio and a single-story detached accessory structure. This option has the following impacts:

- Meets Code
- Increases mass and wall near neighbors
- Increases overall single unit coverage near lake
- Solar would not be viable
- Vibrations, noise, dust and fume problems in the home
- Increases general mass of the principal structure

Mr. Angell noted that both immediate neighbors are aware of and support the plan as presented.

Chair Doan noted staff's concern about residential use of the second story of the detached garage. He asked how the current design would prevent residential use. **Mr. Angell** answered that would be a legal issue. There will be a bathroom but no cooking facilities.

Commissioner Solomonson asked the work schedule. **Mr. Angell** stated they had hoped to begin in October so would like to begin yet in January if possible.

Mrs. Angell stated that there are three main positive, beneficial reasons for the detached accessory structure:

- Solar viability
- Wood shop fumes away from the home and
- Reduces mass by the lake for neighbors

Neither neighbor on each side understands the reason a two-story detached accessory structure that is attractive is not acceptable.

Commissioner Solomonson stated that he is not convinced that the height is needed to use solar, as there are a number method options that could be used. If the need is to get the wood shop away from the house, the detached accessory structure could be larger for the wood shop to be on the main floor. That would eliminate the need for the 31-foot height.

Mr. Sedey noted that increasing the size of the detached accessory structure may change the front setback. **Ms. Castle** added that would bring the front setback more into compliance. City Attorney Beck stated that will depend on what is proposed.

Chair Doan stated he would like to take action on the application in two parts. The variance for the front setback makes sense. He would support allowing a height higher than 18 feet for the detached accessory structure. He would support tabling the Conditional Use Permit to allow time for further design modifications regarding the height on the detached accessory structure. He emphasized his support and encouragement for use of solar.

Commissioner Yarusso noted that the current proposal is 1/2 inch less than 32 feet in height and any reduction needs to be noted from that perspective, not 31 feet.

Mr. Angell stated that some work can be done on the house before the decision for the detached accessory structure is needed.

MOTION: by Commissioner McCool, seconded by Commissioner Solomonson to adopt Resolution No. 17-104, approving the variance application submitted by Hendel Homes on behalf of Walker and Janice Angela, 5327 Hodgson Road. Said approval allows a variance for the structure front yard setback for the construction of a single-family home. This approval is subject to the following conditions:

1. The maximum setback permitted for the proposed home must be set back 801.3 feet from the front property line.
2. The first twenty feet of the driveway from the front property line must be concrete or asphalt.
3. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
4. This approval will expire after one year if a building permit has not been issued and construction commenced.
5. Material storage and construction vehicle parking shall be limited to the subject property.
6. Erosion control will be installed in accordance with City Code requirements prior to any site disturbance. Vegetation shall be restored in accordance with City Code standards.
7. The grading plan shall be revised to eliminate grading within steep slope areas.
8. Additional information shall be submitted for the subsurface stormwater treatment system for review and approval prior to issuance of a building permit.
9. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
10. A building permit must be obtained before any construction activity begins.
11. This approval is subject to a 5-day appeal period.

This approval is based on the following findings:

1. The proposed improvements are consistent with the Land Use and Housing Chapters of the Comprehensive Plan.
2. Practical difficulty is present as stated in Resolution 17-104.

VOTE: AYES: McCool, Peterson, Solomonson, Thompson, Wolfe, Yarusso, Doan

NAYS: None

MOTION: by Commissioner Solomonson, seconded by Commissioner Peterson to table the variances requested for a Conditional Use Permit, submitted by Hendel Homes on behalf of Walker and Janice Angell, 5327 Hodgson Road to a future Planning Commission meeting. This will allow the applicant time to gather more information and review possibilities to alter structures needed for a Planning Commission decision.

Commissioner Solomonson amended the motion to extend review of the application from 60 to 120 days. Commissioner Peterson accepted the amendment.

Discussion:

Commissioner Solomonson expressed his appreciation for the good, creative work that has been done and the reinvestment in this property.

Chair Doan echoed Commissioner Solomonson's comments and stated that he looks forward to this development and the modified application that will be brought back.

VOTE: AYES: McCool, Peterson, Solomonson, Thompson, Wolfe, Yarusso, Doan

NAYS: None

ABSENT: None

RESIDENTIAL DESIGN REVIEW/VARIANCE

FILE NO.: 2677-17-30

APPLICANT: ZAWADSKI HOMES

LOCATION: 675 SUNSET COURT

Presentation by Niki Hill, AICP, Economic Development and Planning Associate

The property is located on the east side of Turtle Lake. When the property was platted in 1988 as part of the Lake and Pine Plat, there was a condition stating no additional setback variances would be granted. A review of City records determined that this condition was related to all substandard lots having existing homes. The condition was removed from the plat by the City Council on December 4, 2017.

Access to this property is from Sunset Court. Currently, the property is developed with three existing cabins and a shed. The lot area above the Ordinary High Water mark (OHW) is 43,221 square feet. The lot width varies from 36.65 feet along the cul-de-sac to 83.69 feet at the OHW.

The proposal by Zawadski Homes is to remove the three existing cabins and build a new two-story residence with attached garage. A Residential Design Review is required because the property is substandard in lot width to the Shoreland Overlay District. A variance is requested to exceed the required front setback range of 136.95 feet to 156.95 feet for a setback of 217.5 feet. The setback from the OHW is similar to the existing main cabin. The property is zoned R1, Detached Residential and

meets all Code requirements for lot coverage, building height, foundation area and setbacks with the exception of the front setback.

The applicant states that practical difficulty exists due to the irregularities of the three relevant lots. The subject lot was created as part of an approved development in 1988. It is a large, irregular lot that makes the front yard setback a challenge. The purpose of the plus/minus 10 foot front yard setback calculation is to create uniformity in alignment, which is impossible with these three adjacent lots. A Shoreland Mitigation Agreement with the City is required.

Staff finds that practical difficulty is present. The irregular shape of the lot is located at the end of a cul-de-sac with a riparian lot to the south and a standard non-riparian lot to the east. This creates a unique circumstance in calculating the front setback for the subject riparian lot.

Reinvestment in the neighborhood is a reasonable use. The proposal does not alter the character of the neighborhood which consists of cabins to newer homes.

Notices were sent to property owners within 150 feet. One response was received expressing concern about construction traffic and access to the property from Dohm's Alley.

Staff recommends approval with the conditions listed in the motion.

Commissioner Solomonson asked about landscaping and presence of trees. He also asked if the property could be subdivided. Ms. Hill stated that the property is almost one acre but is a substandard riparian lot. Subdivision would require public access for the lot to the east which does not exist. There are trees on the lot. Six landmark trees will be removed, but as many trees as possible will be kept.

Commissioner McCool asked for clarification about the access concern from Dohm's Alley. Ms. Hill explained that Dohm's Alley is an outlet owned by the City. In 2001, a section was turned over to three property owners (5059 Alameda, 688 and 690 Birch Lane South) who access their properties from Dohm's Alley and have an agreement with the City. Dohm's Alley is not a public right-of-way.

Chair Doan also questioned construction traffic on Dohm's Alley because it is so narrow. Ms. Hill responded that it is narrow and not a very feasible access to the property. She suggested adding a condition to any approval that Dohm's Alley not be allowed for construction traffic.

Mr. Chris Drews and Mrs. Tara Drews expressed their excitement for this project and offered to answer any questions.

MOTION: by Commissioner McCool, seconded by Commissioner Thompson to approve the variance request and the residential design review submitted by Zawadski Homes for the construction of a new home at 675 Sunset Court. Said approval allows a variance for the front yard setback to 217.5 feet. This approval is subject to the following conditions:

1. The maximum setback for the proposal is 217.5 feet from the front property line.

2. The project must be completed in accordance with the plans submitted as part of the Variance and Residential Design Review applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
3. A Tree Protection and Replacement Plan shall be submitted with the Building Permit application. Tree removal requires replacement trees per City Code. City requirements for the tree removal are a 3:1 ratio for the removal of any landmark trees.
4. Material storage and construction vehicle parking shall be limited to the subject property. No construction parking or storage is permitted within the public right-of-way or on nearby private property without the written consent of the affected property owner.
5. Erosion control will be installed in accordance with City Code standards.
6. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
7. A building permit must be obtained before any construction activity begins.
8. This approval will expire after one year if a building permit has not been issued and construction not commenced.
9. This approval is subject to a 5-day appeal period.

This approval is based on the following findings:

1. The proposed improvements are consistent with the Land Use and Housing Chapters of the Comprehensive Plan.
2. Practical difficulty is present as stated in Resolution 17-105.

VOTE: AYES: McCool, Peterson, Solomonson, Thompson, Wolfe, Yarusso, Doan
NAYS: None
ABSENT: None

MISCELLANEOUS

City Council Meetings

No items from the Planning Commission are scheduled at the January 2nd and January 16th City Council meetings.

2018 Planning Commission Meeting Schedule

City Planner Castle stated that Planning Commission meetings will be the 4th Tuesday of each month, except for December, when the meeting will be the 3rd Tuesday on December 18th. There will be Planning Commission workshops throughout the year related to the Comprehensive Plan. The next workshop is January 9, 2018. Others are anticipated in April, May and September before the formal public hearing for the Plan.

Chair and Vice Chair Appointments

City Planner Castle requested that Commissioners indicate their interest to her about serving as Chair or Vice Chair by January 2, 2018. The City Council will make the appointments at the January 16th City Council meeting.

Chair Doan noted that Commissioners McCool and Thompson will not be renewing their terms on the Planning Commission.

Commissioner McCool thanked Commission members and staff who have done great work. He expressed his appreciation for being able to participate and wished everyone well.

ADJOURNMENT

MOTION: by Commissioner McCool, seconded by Commissioner Thompson to adjourn the meeting at 9:18 p.m.

VOTE: **AYES:** **McCool, Peterson, Solomonson, Thompson, Wolfe, Yarusso, Doan**
 NAYS: **None**
 ABSENT: **None**

ATTEST:

Kathleen Castle
City Planner

TO: Planning Commission

FROM: Aaron Sedey, Associate Planner

DATE: January 18, 2018

SUBJECT: File No. 2676-17-29 – Variances and Conditional Use Permit – Detached Accessory Structure – Hendel Homes

INTRODUCTION

This is a continuation of a Conditional Use Permit and Variances tabled at the December 26, 2017 meeting. Hendel Homes, on behalf of Walker and Jan Angell, submitted the applications located at 5327 Hodgson Road. The property is a standard riparian lot on the east side of Turtle Lake. The applicants are seeking a Conditional Use Permit for a detached accessory building that exceeds the code requirements. The applicant submitted the following variance request:

- 1) For the detached accessory structure:
 - a. To exceed the maximum height of 18'; proposed 28'.
 - b. To exceed the maximum storage height above the main floor of 6'; proposed 16'2 ½".
 - c. To exceed the sidewall height of 10'; proposed to 17' 3 ¼".

The Planning Commission tabled the application due to concerns with the proposed height (31' 11 ½"), while the Commission was supportive of the solar roof. Commission members felt that the structure height could be reduced and still capture solar that would operate efficiently.

SITE CHARACTERISTICS

The property is located on the west side of Hodgson Road and on the eastern shore of Turtle Lake. The property is 2.25 acres and has a width of 100 feet, and an average depth of 972 feet. The property had a single family dwelling unit that was a split level single family home and attached garage that was recently demolished. On lots over 2 acres, a Conditional Use Permit is required to construct an accessory building over 440 square feet. Please see the attached plans.

DEVELOPMENT CODE

The property is located in the RE(40) Residential Estate District which requires a minimum lot area of 40,000 square feet. The lot is a standard lot since meeting the requirements of width, depth and lot area.

The single family residential accessory building regulations (205.082(C) and 205.082(D)) were revised in 2016, with tiered standards by parcel size to allow more flexibility to those property owners with larger parcels. For this property (greater than 2 acres,) the area maximum permitted for up to two detached accessory buildings is 440 square feet. The combined area of accessory structures may exceed the maximum allowable square footage permitted by Code with a conditional use permit provided the buildings do not exceed 125% of the dwelling unit foundation area.

Accessory buildings must be setback a minimum of 5 feet from a side lot line if the structure is less than 200 square feet, 10 feet from a side lot line if it is over 200 square feet and 10 feet from

a rear lot line. The maximum height permitted for detached accessory building is 18 feet as measured from the roof peak to the lowest finished grade; however in no case shall the height of the building exceed the height of the dwelling unit. In addition, sidewalls cannot exceed 10 feet and interior storage areas above the main floor cannot exceed an interior height of 6 feet.

The exterior design of the structure must be compatible with the dwelling and be similar in appearance from an aesthetic, building material and architectural standpoint. The proposed design, scale, height and other aspects related to the accessory structure are evaluated to determine the impact on the surrounding area. Building permits may be issued upon the finding that the appearance of the structure is compatible with the structures and properties in the surrounding area and does not detract from the area. The intent of these regulations and the City's Comprehensive Plan's policies is to ensure that the residential character of the property and neighborhood is maintained and that dwelling unit remains the primary feature and use of the property.

The following table summarizes the proposal in terms of the Development Code standards:

	Proposed	Development Code Standard
Area		
Attached Accessory Buildings	900 sf	1,000 sf
Detached Accessory Buildings	1,050 sf	*440 sf
All Accessory Buildings	1,950 sf (92% of foundation area)	*125% of the dwelling unit foundation area (2,661 square feet)
Setback Side lot line	35.9 ft (North) 39.1 ft (South)	10 ft
Height Roof Peak	28'***	18 ft
Sidewall	17' 3 1/4'***	10 ft
Second Story Storage Height	16' 2 1/2'***	6 ft
Exterior Design	Comply with standards	Compatible with the residence and be similar in appearance
Screening	Retain existing vegetation and add additional plantings	Screened from view of adjacent properties and public streets through the use of landscaping, berming, fencing or a combination thereof.

*Standard may be exceeded with a Conditional Use Permit

** Variance required

Section 209.030 addresses energy use. The incorporation of energy efficiency, including active and passive solar systems in new buildings is supported.

Variance Criteria – Section 203.070

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variances is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner.
3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood.

For a variance to be granted, all three of the criteria need to be met.

Subsection (4) does state that inadequate access to direct sunlight for solar energy systems shall be considered a practical difficulty.

Conditional Use Permits (Section 203.032)

The intent of the Conditional Use Permit is to address the suitability of the proposed use in the zoning district and insure harmony with the Comprehensive Plan. For a Conditional Use Permit to be granted, the use must be allowed as a conditional use in the zoning district in which it is located and upon showing that the standards and criteria are satisfied in addition to the following:

- 1) The use is in harmony with the general purpose and intent of the Development Ordinance.
- 2) The use is in harmony with the policies of the Comprehensive Plan.
- 3) Certain conditions as detailed in the Development Ordinance exist.
- 4) The structure and/or land use conform to the Land Use Chapter of the Comprehensive Plan and are compatible with the existing neighborhood.

APPLICANT'S STATEMENT

The applicant also states that the proposed building is designed mainly for solar power, which will be installed on the roof in the form of a Tesla solar shingle. The height needed to optimize energy efficiency is the 28' as proposed for the detached building. This, leads to variances for overall height, second floor height and sidewall height.

The applicant indicates that the proposed solar roof complies with the purpose and intent of the City Code and with Comprehensive Plan. Most notably that proposed structures have been designed to preserve and protect the City's natural resources through standards that promote

sustainable land use and development, including through the incorporation in the project of storm water management strategies and solar energy facilities. This project provides an investment in alternative energy sources.

With the increased height for the building needed, the applicants are conscious of the neighboring property to the north with the attached garage estimated to be 10' shorter than the proposed detached accessory structure. A taller attached garage would create a larger "wall effect." On the adjoining property, whereas the proposed detached accessory building will not. Also the applicant does not want solar on the principal structure as isn't aesthetically pleasing. Please see applicant's attached statement.

STAFF REVIEW

Detached Accessory Structure

The proposed accessory building requires variances in addition to the Conditional Use Permit. Since a Conditional Use Permit cannot be granted without the variances, the variances will be reviewed first.

Variances

Again, this proposal requires the following variances:

1. To exceed the maximum height of 18'; proposed 28'.
2. To exceed the maximum storage height above the main floor of 6'; proposed 16'2 ½".
3. To exceed the sidewall height of 10'; proposed to 17' 3 ¼".

Inadequate access to direct sunlight for solar energy systems can be considered a practical difficulty. Practical difficulty needs to be assessed by considering the three criteria related to reasonable manner, unique circumstances and character of neighborhood.

Staff appreciates the applicant's proposal to invest on the property that uses a renewable energy source and the reduction in building height. However, Staff is still concerned with the overall proposed accessory structure height, including the second story, and believes there are opportunities to alleviate the concerns. In the applicants narrative they stated at a 25 foot structure height, the solar array would provide 90% solar access than a single story garage at 15' would provide only 50% to solar access. Based on this the garage height could be reduced by approximately 3 additional feet.

The other option is to install the solar array on the roof of the home. The main portion of the home has a height of 33'8 ¾" feet with a roof orientation that faces east and west. Since this is new construction and hasn't been started, it is feasible to have a south facing roof on which the solar panels could be installed without the need for a variance. Also Tesla has four different types solar tiles (textured, smooth, Tuscan and slate) giving more options that would be aesthetically pleasing on the principal structure. While staff understands that the proposed home as designed meets the goals of the property owners, the desire is to have a separate building with the solar array at a height that exceeds the Code standards cannot be supported.

In Staff's opinion, practical difficulty isn't present.

1. *Reasonable Manner.* *The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.* The applicant will use the property in a reasonable manner with the construction of the new home and the accessory structure. An accessory structure could be used to harvest solar at lower height as mention in the applicants narrative of 25' rather than the 28' proposed. A shorter accessory structure could be used to obtain the same outcome or solar could be added to the principal structure.
2. *Unique Circumstances.* *The plight of the property owner is due to circumstances unique to the property not created by the property owner.* The applicant states the unique circumstances are related to inadequate access to direct sunlight for solar systems. The applicant's lot is a standard 100' wide lot offering different locations of solar placement. There are other placement opportunities on the principal structures because that structure is proposed to be 33' 8 3/4" in height. Also there are still opportunities to alter the height design to bring the accessory structure closer into compliance with the City Code.
3. *Character of Neighborhood.* *The variance, if granted, will not alter the essential character of the neighborhood.* In reviewing aerial photos, the accessory structure will be the first of its height in the neighborhood, it seems like most neighboring properties if they have an accessory structure it is one or one and half stories. Staff does believe that there is an option to bring the accessory structure closer to the height of the neighbor's accessory structures and code compliance.

Conditional Use Permit

Staff reviewed proposal in accordance with the standards specified in the Development Code. This proposed detached accessory building complies with the location and setback requirements from the front and side property lines. On a riparian lot, a detached accessory structure can be placed in the front yard with a Riparian Lot – Detached Accessory Structure Permit

This property has an area of 2.2 acres and is significantly larger than the RE (40) standard and other residential lots in the City. The proposed size of the accessory structure, when combined with the attached garage, equates to 92% of the dwelling unit foundation area. The proposed 35.9' foot setback from the north side lot line also exceeds the minimum 10-feet required. Due to these circumstances, it is Staff's opinion that the proposed area of the detached accessory building is reasonable and meets the intent of the Code. Existing and added vegetation, with the size of the property and location will help minimize the visual impacts on adjoining properties.

Staff is still concerned about the variances being requested for the height, sidewall height, second level height and use of the second story. Due to the extent of the variances needed for the structure, it is Staff's opinion that the proposal is not consistent with the Conditional Use Permit criteria. The height restrictions for detached accessory structures are intended to minimize the visual impact on adjoining properties and prevent the utilization of the building for habitable living space or commercial use.

The applicant indicated that the structure will be used for residential storage, personal photography studio and woodshop. With the height of the second floor and the plumbing to the building, a future owner could turn the accessory structure into a rental or business, these both are not permitted by City Code 207 to be housed or conducted in a detached accessory structure.

While staff understands the applicant's desire to utilize solar energy for the future home, this increased height causes the building to be inconsistent with the Conditional Use Permit criteria. The extent of the variances needed for the structure supports this finding.

SHORELAND MITIGATION

In accordance with the Development Code, shoreland mitigation is required of the property owners who are seeking certain land use approvals through the City. The applicants have identified they will use Architectural Mass and stormwater rain gardens will be utilized. A plan will submitted to staff for review before approval if granted. The applicants are required to enter into a Mitigation Agreement with the City and are part of the conditions.

PLANNING COMMISSION DECEMBER 19, 2017

The Planning Commission at this meeting tabled the Conditional Use Permit and Variances for the accessory structure to a future meeting. This was to allow the applicant, to work with the homeowner on addressing the Planning Commission concerns of the accessory structure height. The noted concerns were with the overall height of the proposed accessory structure and options for reducing the height were sought. Also additional comments came after the meeting, those pertained with the landscaping for the proposed structure and the Planning Commission would like an updated landscape plan and screening of the structure.

COMMENTS

Property owners within 350' of the property were notified of the application and Planning Commission meeting. There have been no comments on this updated plan.

Public Works Engineer Tom Wesolowski has addressed the applicant's subsurface stormwater treatment system is also proposed. Additional information on this system is required.

RECOMMENDATION

Accessory Structure CUP and Variances

In Staff's opinion practical difficulty isn't present. Staff appreciates the investment in the community and incorporation of solar into the property as it's a goal of the Comprehensive Plan. Staff believes there could be alterations to the structure to limit the height or integrate solar into the principle structure and achieve a similar outcome. A motion to deny has been drafted for the proposal for the Accessory Structure. Since the applicant has made adjustments to the proposed accessory structure a motion and resolution have been attached to approve the requests subject to the Commission determining the finding of fact.

Attachments:

1. Location Map
2. Applicant's Statement and Submitted Plans
3. Motion to Deny
4. Motion and Resolution 18-04to Approve



Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries

Notes

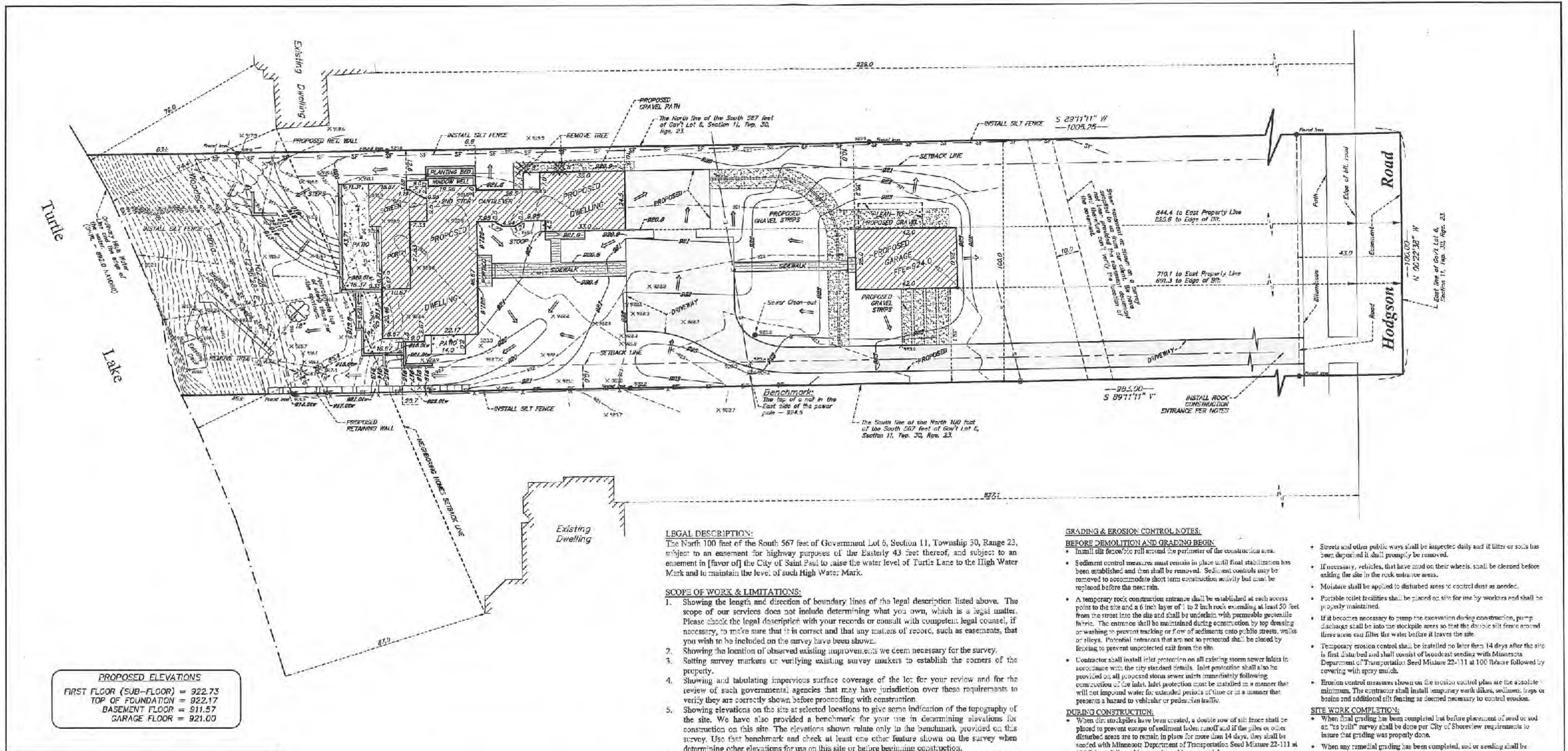
Enter Map Description

1,333.3 0 666.67 1,333.3 Feet



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



PROPOSED ELEVATIONS
 FIRST FLOOR (SUB-FLOOR) = 922.73
 TOP OF FOUNDATION = 922.17
 BASEMENT FLOOR = 911.57
 GARAGE FLOOR = 921.00

LEGAL DESCRIPTION:

The North 100 feet of the South 567 feet of Government Lot 5, Section 11, Township 30, Range 23, subject to an easement for highway purposes of the Eastern 43 feet thereof, and subject to an easement in [favor of] the City of Saint Paul to raise the water level of Turtle Lane to the High Water Mark and to maintain the level of such High Water Mark.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and/or stucco of the building.
- While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approval before beginning construction or planning improvements to the property.
- While we show the building setback lines per the City of Shoreview web site, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, sat, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN:

- Install silt fence/roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.
- Contractor shall install inlet protection on all existing storm sewer inlets in accordance with the city standard details. Inlet protection shall also be provided on all proposed storm sewer inlets immediately following construction of the inlet. Inlet protection must be installed in a manner that will not impound water for extended periods of time or in a manner that presents a hazard to vehicular or pedestrian traffic.

DURING CONSTRUCTION:

- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or areas disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lbs/acre followed by covering with spray mulch.
- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall be in accordance with Minnesota Pollution Control Agency requirements.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- Concrete truck washout shall be in the plastic lined ditch shown on this plan for "CW" and dispose of washings as solid waste.
- Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.

- Streets and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed.
- If necessary, vehicles that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the double silt fence around these areas can filter the water before it leaves the site.
- Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lbs/acre followed by covering with spray mulch.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod or "so built" survey shall be done per City of Shoreview requirements to insure that grading was properly done.
- When any remedial grading has been completed, seed or sod shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

LEGEND

EXISTING CONTOUR	922
EXISTING SPOT ELEVATION	X 929.5
PROPOSED CONTOUR	922
PROPOSED SPOT ELEVATION	922.5
DRAINAGE ARROW - FLOW	→
SILT FENCE	SF
PROPOSED RETAINING WALL	▬▬▬

EXISTING HARDCOVER	PROPOSED HARDCOVER
Billboard Drive 3,139 Sq. Ft.	House 3,139 Sq. Ft.
Deck/Steps 287 Sq. Ft.	Detached Garage 1,050 Sq. Ft.
	Detached Garage (Lean-to) 281 Sq. Ft.
TOTAL EXISTING HARDCOVER 9,496 Sq. Ft.	Gravel Areas 1,273 Sq. Ft.
AREA OF LOT TO DMR* 100,270 Sq. Ft.	Paved Sidewalk 663 Sq. Ft.
	Fertiles 86 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT 9.4%	Sorensen Porch 690 Sq. Ft.
	Patios 1,005 Sq. Ft.
	Retaining Walls 419 Sq. Ft.
	Stimulus Drive 11,046 Sq. Ft.
	Existing Deck/Steps 227 Sq. Ft.
	TOTAL PROPOSED HARDCOVER 19,913 Sq. Ft.
* Area of lot does NOT include the road easement. (Total area of lot to city & road easement=104,570 sq. ft.)	AREA OF LOT TO DMR* 100,270 Sq. Ft.
	PERCENTAGE OF HARDCOVER TO LOT 19.8%
	* Area of lot does NOT include the road easement.

DATE	REVISION DESCRIPTION
11/9/17	ADDED FRONT YARD SETBACK DIMENSIONS PER CITY REQUEST
12/13/17	ADDED PROPOSED GARAGE, SIDEWALK & UPDATED GRADING & HC
1/10/18	DETACHED GARAGE SIZE & ADDED LEAN-TO



CLIENT NAME / JOB ADDRESS
MURPHY & CO. DESIGN
 6327 HODGSON ROAD
 SHOREVIEW, MN

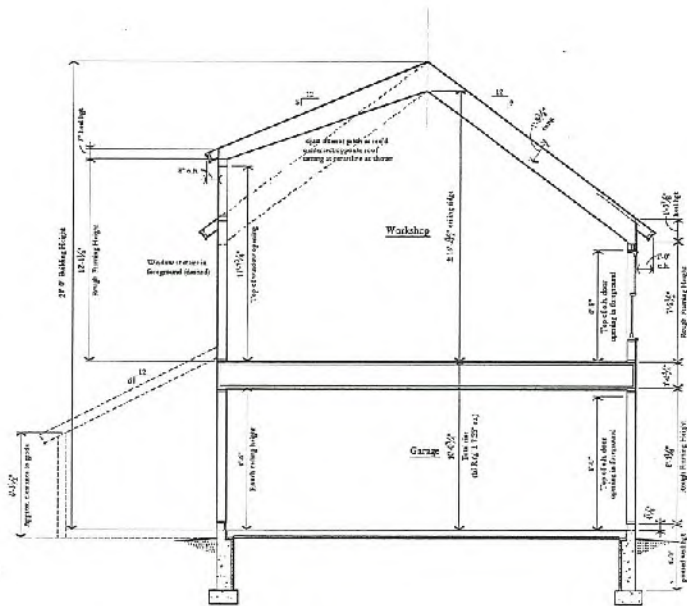
Advance
 Surveying & Engineering, Co.
 1791 Highway 7
 Minnetonka, Minnesota 55345
 Phone (952) 474-7964
 Web: www.advanceur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY 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.
 Thomas M. Bloom
 # 42379
 LICENSE NO.
 OCTOBER 17, 2017
 DATE

DATE SURVEYED: SEPT. 8, 2017
 SURVEYED BY:
 ADVANCED SURVEYING, & ENG., CO.
 DATE DRAFTED: OCTOBER 17, 2017

SHEET TITLE
PROPOSED SURVEY
 DRAWING NUMBER
171145 JR

SHEET SIZE **22 X 34**
 SHEET NO.
S1
 SHEET 1 OF 1



1 Building Section
Scale 1/4" = 1'-0"



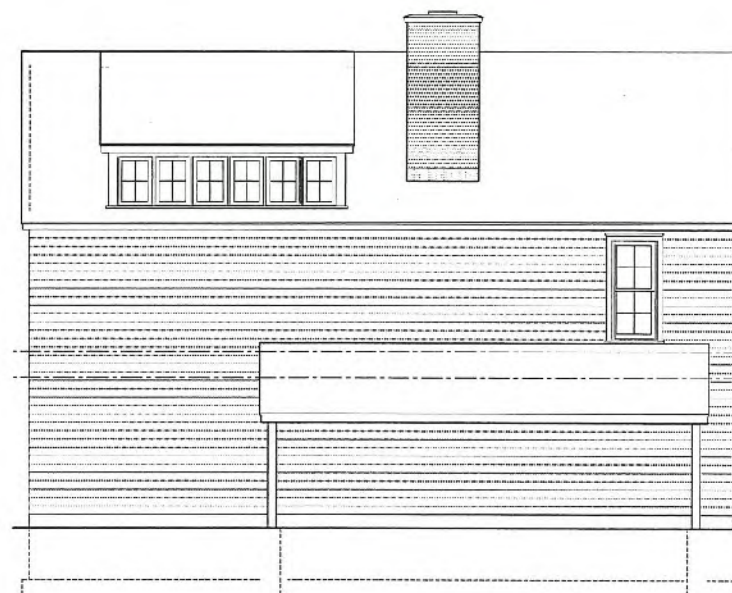
2 West Elevation
Scale 1/4" = 1'-0"



3 South Elevation
Scale 1/4" = 1'-0"



4 East Elevation
Scale 1/4" = 1'-0"



5 North Elevation
Scale 1/4" = 1'-0"

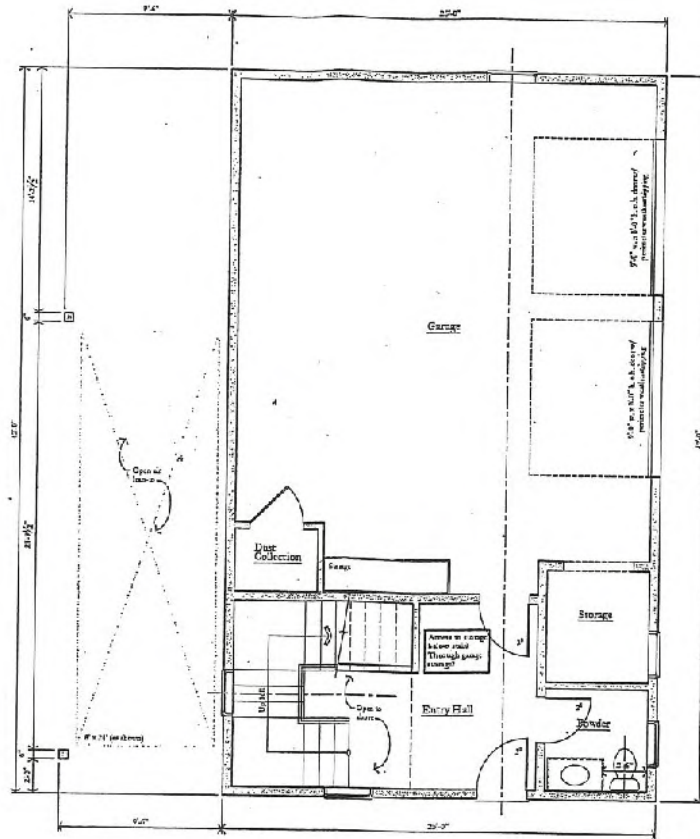
PROJECT NUMBER 17-138
DRAWN BY
DESIGNED BY
REVISED BY

CONTRACTOR
DESIGNED BY
DRAWN BY

ANGELL OUTBUILDING
Shoreview, Minnesota

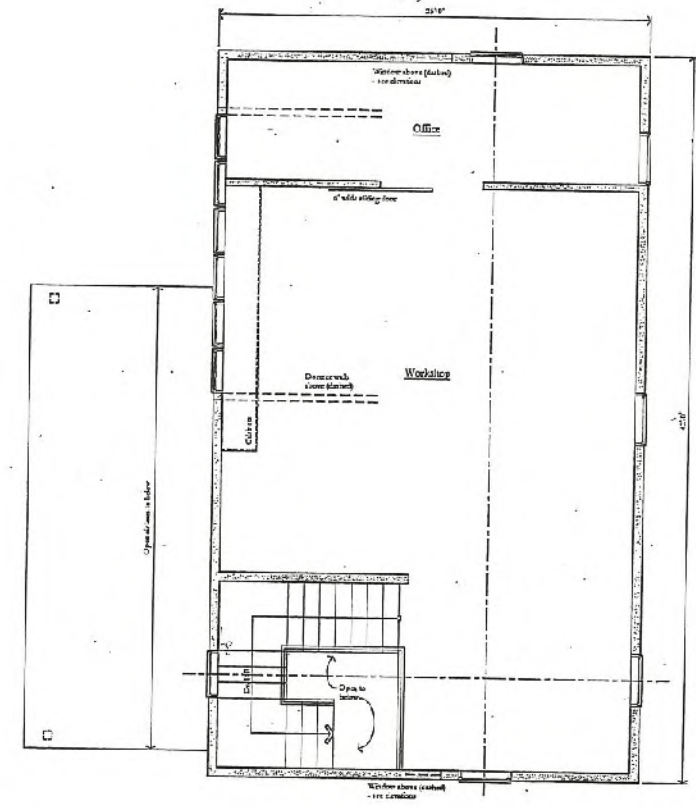
MURPHY & CO.
DESIGNERS

DATE
SHEET NO. A2



Main Level Plan

Scale 1/4" = 1'-0"



Upper Level Plan

Scale 1/4" = 1'-0"



Square Footage Calculations:

Main Level Finished Area (including Porch, Entry, and Stairs)	=	204 sq. ft.
Upper Level Finished Area (including Office and Workshop)	=	757 sq. ft.
Total Area	=	961 sq. ft.
Structure with finished area (concrete/brick)	=	1,651 sq. ft.
Total Finished Area	=	2,618 sq. ft.
Unfinished Area (Garage, Storage, and Bathroom)	=	700 sq. ft.
Total Finished Area (including Unfinished)	=	3,318 sq. ft.

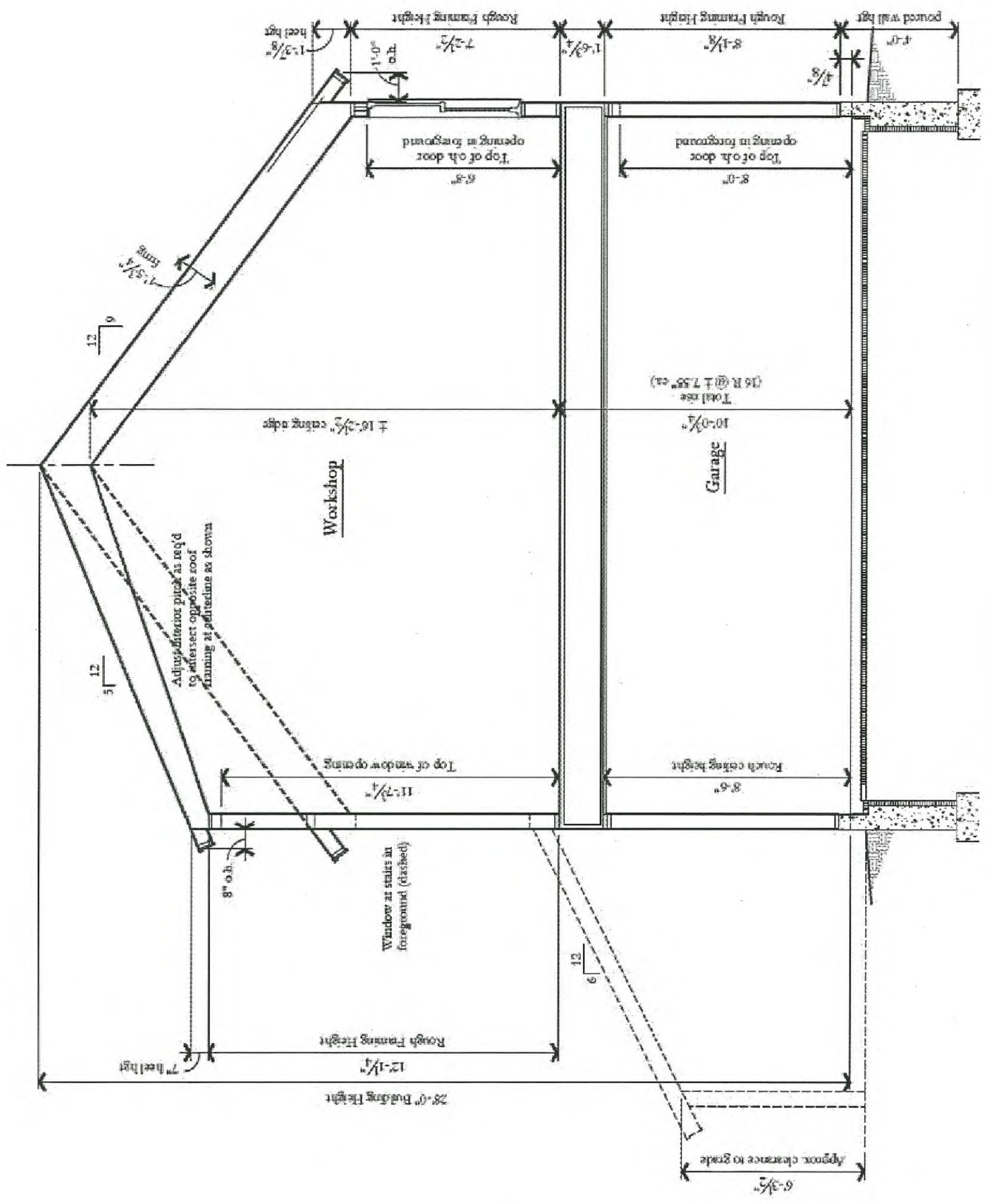
PROJECT NUMBER: 17-138
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 EYE ADDRESS: 7477 HOMERoad ROAD
 SHOREVIEW, MINNESOTA

CONTRACTOR: [Signature]
 INTERIOR DESIGNER: [Signature]

CLIENT NAME AND LOCATION: Angell Outbuilding
 {Shoreview, Minnesota}

MAN CITY OFFICE: [Signature]
 SUPPLY OFFICE: [Signature]

DATE: [Date]
 SHEET NO.: A1



**PROPOSED MOTION
TO DENY**

MOVED BY COMMISSION MEMBER _____

SECONDED BY COMMISSION MEMBER _____

To deny the variances requested for a Conditional Use Permit to build an accessory structure to exceed the allowed overall height, second floor height and sidewall height, submitted by Hendel Homes on behalf of Walker and Janice Angell for the property located at 5327 Hodgson Road, subject to the following condition:

1. This denial is subject to a 5-day appeal period.

This action is based on the following findings:

1. The applicant will use the property in a reasonable manner with the construction of the new home and the accessory structure could be built shorter to be used to obtain the same outcome or solar could be added to the principal structure.
2. The unique circumstances are not related to inadequate access to direct sunlight for solar systems. The applicant's lot is a standard 100' wide lot offering different locations of solar placement.
3. In reviewing aerial photos, the accessory structure will be the first of its height in the neighborhood, it seems like most neighboring properties if they have an accessory structure is one or one and half stories and wouldn't be keeping with the character of the neighborhood.

VOTE: AYES: NAYES:

Regular Planning Commission Meeting
January 23, 2018

**PROPOSED MOTION
TO APPROVE**

MOVED BY COMMISSION MEMBER _____

SECONDED BY COMMISSION MEMBER _____

To adopt Resolution No. 18-04, approving the variance requested to build an accessory structure and to recommend to the City Council to approve the Conditional Use Permit Submitted by Hhendel Homes on behalf of Walker and Jan Angell, to construct a 1,050 square foot accessory structure for the property located at 5327 Hodgson Road, subject to the following condition:

1. The project must be completed in accordance with the plans submitted with the application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The exterior design and finish of the structure shall be compatible with the dwelling.
3. Vegetation and/or screening shall be installed on the north side of the garage to lessen the visual impact to the adjacent home to the north.
4. The applicant shall obtain a building permit for the structure.
5. A riparian lot – detached accessory structure permit is required prior to the building permit.
6. The structure shall be used for storage of personal property and other garage related purposes.
7. The structure shall not be used in any way for commercial purposes.
8. The structure shall not be used for livable or habitable space for the life of the building.
9. A solar power component shall be a part of this accessory structure for the life of the property.

This action is based on the following findings:

- 1.
- 2.
- 3.

**VOTE: AYES:
 NAYES:**

Regular Planning Commission Meeting
January 23, 2018

**EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD JANUARY 23, 2018**

* * * * *

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 PM.

The following members were present:

And the following members were absent:

Member _____ introduced the following resolution and moved its adoption.

**RESOLUTION NO. 18-04 APPROVING VARIANCES TO EXCEED THE
REQUIREMENTS FOR A DETACHED ACCESSORY STRUCTURE FOR A
CONDITIONAL USE PERMIT**

WHEREAS, Walker and Janice Angell submitted a variance application for the following described property:

The North 100 Feet of the South 567 Feet of Government Lot 6, Section 11, Township 30, Range 23

(This property is more commonly known as 5327 Hodgson Road)

WHEREAS, the Development Regulations establish that in the Residential Districts a maximum sidewall height of a detached accessory structure is 10 feet allowed; and

WHEREAS, the Development Regulations establish that in the Residential Districts a maximum detached accessory structure height of 18 feet is allowed; and

WHEREAS, the Development Regulations establish that in the Residential Districts a maximum storage area permitted above the main floor is 6 feet for a detached accessory structure; and

WHEREAS, the applicant proposed a sidewall height of 17' 3 1/4" for a detached accessory structure; and

WHEREAS, the applicant proposed an overall height of 28 feet for a detached accessory structure; and

WHEREAS, the applicant has proposed a storage to area height of 16' 2 ½" and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

WHEREAS, on January 23, 2017 the Shoreview Planning Commission made the following to approve based on findings of fact:

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner.
3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 5327 Hodgson Road, be approved, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The exterior design and finish of the structure shall be compatible with the dwelling.
3. Vegetation and/or screening shall be installed on the north side of the garage to lessen the visual impact to the adjacent home to the north.
4. The applicant shall obtain a building permit for the structure.
5. A riparian lot – detached accessory structure permit is required prior to the building permit.
6. The structure shall be used for storage of personal property and other garage related purposes.
7. The structure shall not be used in any way for commercial purposes.
8. The structure shall not be used for livable or habitable space for the life of the building.
9. A solar power component shall be a part of this accessory structure for the life of the property.

The motion was duly seconded by Member _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 23rd day of January, 2018

John Doan, Chair
Shoreview Planning Commission

ATTEST:

Aaron Sedey, Associate Planner

ACCEPTANCE OF CONDITIONS:

Walker Angell

Janice Angell, 5327 Hodgson Road

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)
)
CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 23rd day of January, 2018 with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to adopting Resolution 18-04.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 23rd day of January, 2018.

Terry C. Schwerm
City Manager

SEAL

Drafted By: Aaron Sedey
4600 Victoria St N
Shoreview, MN 55126

TO: Planning Commission
FROM: Kathleen Castle, City Planner
DATE: January 19, 2018
SUBJECT: File No. 2681-18-01 United Properties Residential, LLC; Planned Unit Development, Concept Stage, Vacant Property - Shoreview Business Campus,

INTRODUCTION

The City received a Planned Unit Development – Concept Stage (PUD) application from United Properties Residential, LLC to develop the vacant parcels in the Shoreview Business Campus (Lexington Avenue) with a mixed-residential development. Small lot single-family residential or townhome units are proposed on the eastern part of the property and a 120-unit senior residential building is proposed on the western part of the property, adjacent to Lexington Avenue.

SITE DESCRIPTION AND BACKGROUND

In 1987, the City approved rezoning the property from UND, Urban Underdeveloped, to PUD, Planned Unit Development. The approved PUD includes three single story office buildings, each with a floor area of about 50,000 sq. ft. The southern-most building was constructed after approval. The common driveway and storm water management infrastructure were also constructed during this initial phase of development. The underlying zoning designation was the High Tech District, where data processing, medical, and research and development activities were permitted as primary uses, and light manufacturing, assembly and fabrication were permitted as secondary uses. The High Tech District has been replaced with the Business Park zoning district.

In 1993 and 1994, the property owners submitted applications to amend the PUD to allow expansion of the uses permitted in the PUD. The proposed 1993 amendment was not approved by the City, and in 1994 the owners applied again. The Concept PUD was approved by the City, with conditions that included a 20% reduction in the floor area of the building. The property owner did not apply for the further approvals necessary to implement the 1994 proposed changes, and so the original 1987 approval remains in effect.

PROJECT SUMMARY

Two vacant parcels remain in the Shoreview Business Campus. The applicant submitted a conceptual plan that demonstrates the development of this property with the proposed residential uses. The proposal is summarized as follows:

- 1) Western Parcel: This 4.75 acre parcel would be developed with a 3-story (maximum building height of 35-feet) senior residential rental building that has approximately 120 dwelling units. Access to the property would be gained off the existing private driveway and lead to a surface parking lot (45 parking stalls) and parking garage (115 parking stalls). Stormwater runoff would be directed to stormwater ponding and raingarden areas.

- 2) Eastern Parcel: This parcel is 4.4 acres in size and proposed to be developed with 16 small lot single-family residential home sites. Access to these parcels is provided by extending the private driveway and connecting it with Oxford Street on the east side of the property. Guest parking is provided in an off-street parking lot located between the senior residential and the single-family uses. Stormwater would be directed to stormwater ponds located along the eastern boundary.

Site amenities includes include a play area, basket ball and a trail/walkway. United Properties is also proposing that the outlot located immediately to the north be enhanced with other recreational amenities. This outlot is owned by the City and was obtained for a potential future road connection into the Shoreview Business Campus property when Weston Woods was developed. Attached is a statement from the applicant describing the proposed development plan.

PLANNED UNIT DEVELOPMENT

The development proposes a change in use for the approved PUD, therefore, the PUD needs to be amended. Planned Unit Development (PUD) process is used to encourage or provide flexibility, creativity, and innovation in the planning and design of development to achieve a variety of objectives related to the Development Code and the City's land use and housing goals.

The PUD process is a three stage review, the first of which is Concept PUD. The Concept Stage review is an optional stage intended to provide a public process to evaluate general land use compatibility. At the Concept Stage, a general plan is reviewed, and issues that require more detailed information are identified for attention during the subsequent Development Stage review. No approval is granted, and comments by the City during the Concept review are not binding.

STAFF REVIEW

The conceptual plans have been reviewed by staff in accordance with the PUD review criteria, Shoreview's land use and housing goals (Comprehensive Plan) and general land use compatibility. In addition, the key issues associated with this plan are also addressed.

Planned Unit Development Review Criteria

The proposed development needs to satisfy certain objectives in order to be approved through the PUD process. These objectives include; Comprehensive Plan consistency, high-quality building design, enhancement of public infrastructure, innovative stormwater management, sustainable design, housing choice, elimination of a blighted structure, land use compatibility and natural resource preservation.

Again, the property is currently zoned PUD and the PUD needs to be amended for the proposed uses. While staff is supportive of the proposed uses, these objectives need to be addressed further in the subsequent Development Stage application. Information is also needed regarding the market for this proposed senior residential use and how this type of senior housing product will fill a community need and differs from other senior developments in the City.

Comprehensive Plan Consistency

The property is designated as Policy Development Area No. 11 in the Land Use Chapter of the 2008 Comprehensive Plan. The planned land use for the campus is guided for O, Office and RM, Medium-density Residential, 4-8 units per acre.

File No. 2681-18-01
United Properties Residential, LLC
Vacant Land, Shoreview Business Campus

The corresponding zoning districts for these land use categories are:

RM, Medium-density Residential	R-2, R-4, PUD
O, Office	OFC, PUD

The PDA identifies that the City has expected to see the property developed rather than used as poor quality urban forest. The Plan identifies that Office uses should be compatible and buffered from adjoining residential neighborhoods, and that traffic and access issues shall be evaluated, including a road connection between the Business Campus and Weston Woods, on the north. Attached are excerpts from Chapter 4, Land Use (2008 Shoreview Comprehensive Plan), including Map 4-3, Planned Land Use.

A Comprehensive Plan Amendment will be necessary at Development Stage, since the proposed use is not consistent with the designated Planned Land Use for the property. A land use designation of SR, Senior Residential for the senior apartment site and RL, Low Density Residential for small lot single-family residential uses is appropriate.

Land Use and Development Issues

The western portion of the property would have an underlying zoning of R3, Multiple Dwelling Residential District while the eastern portion will have an underlying zone of R1, Detached Residential. Code flexibility is anticipated for building height, structure setbacks and parking for the senior residential building and structure setbacks. For the single-family homes, variations may be needed for lot size, lot width and building setbacks.

Building Height and Setbacks

The proposed senior apartment building is designed as 3 stories and may exceed the maximum 35-foot height permitted in the R3 district (Section 205.084 (C3)). The maximum height can be exceeded if: 1) It does not exceed the firefighting capabilities of the Fire Department (Section 206.040 (A)) and 2) An additional 1-foot of setback is provided for every additional foot in height over 35' (Section 205.084 (C3)).

Buildings heights in excess of the City's Code requirements have not been a concern for the Lake Johanna Fire Department as the Department has trained staff and the equipment needed to respond to a fire in a taller building. The proposed building will have a fire suppression system. The heights of other multi-family apartment complexes in the City range from 41.5' to 78.5' as measured at the peak.

This site is at a higher ground elevation than the two adjoining residential developments. The construction of a 3-story building on the western part of the Business Campus will have a visual impact on the adjoining single-story townhomes in the Weston Woods development. The grade elevation change between the two sites is approximately 10 feet. The applicant should consider reducing the height to two stories, or have a tiered building 2 and 3 story building to minimize the visual impact. Further, the proposed structure should be moved farther from the north property line and a landscape buffer established between the townhomes and the senior residential use.

Residential Density

Density is calculated by using the gross site area of the redevelopment site which is acres. The proposed density for the entire development site is about 15 units per acre, which exceeds the maximum 8 units per acre permitted for a medium density residential land use designation. When considering the uses individually, the senior residential development density is about 25 units per acre and the density of the single-family homes is about 3.6 acres.

Traffic Impacts

Currently, access to the redevelopment site is gained by a private driveway off Lexington Avenue that also serves the existing office building at 4194 Lexington Avenue. Lexington Avenue is designed with five lanes, including two north and south bound lanes each and a center turn lane. Access onto Lexington Avenue is restricted to north bound only when leaving this site.

The Concept Plan shows the private driveway being extended to the east and connecting with Oxford Street. The intent of this connection is to provide a secondary access point to the development. Oxford Street, a dead end local road, that serves a medium density residential neighborhood developed with duplexes. This road does connect with County Road F to the south. When the road was constructed, it was anticipated that it would be extended to provide access to the west. This was prior to the development of the Shoreview Business Campus property.

The proposed connection does have some benefits since it does provide a second access point into the development site. There are, however, concerns about the impact this increased traffic will have on the Oxford Street neighborhood. Generally, traffic from higher intensity uses (senior residential) is directed to collector streets or arterial roadways and not through established neighborhoods. Since this access point is not needed for public safety, Staff suggests that it be modified to only serve emergency vehicle access or provide access to the single-family residential uses and not the senior housing.

A traffic study will be required with a PUD-Development Stage application to identify traffic generated from the proposed development and impacts on the adjoining road system.

Parking

The development plan includes surface parking and underground parking for the senior residential building. Approximately 115 underground parking stalls will be provided per phase along with 45 surface parking stalls for a total of 160 stalls. The proposed ratio of 1.3 stalls per unit is less than the ratio required by the City Code. This is, however, within the range of parking provided in other senior housing developments where ratios vary between 1 and 2 stalls per unit.

The City's Development Code requires a minimum 2.5 stalls per unit in the R3 zoning district with one stall fully enclosed (Section 206.020 (B1g)). Using this ratio, 300 parking stalls are required for this use. The Development Code does provide some flexibility with respect to parking standards. The number of parking stalls constructed may be reduced to a number less than the minimum provided parking management techniques are used. Techniques that may be considered include proximity to transit, shared parking and proof of parking (Section 206.020 (C)). Shared parking may be available with the adjoining office use. Peak parking times for the senior residential use will more than likely occur in the evenings and weekends when parking is not in demand for the office building.

Recreational Amenities

Recreational amenities proposed include a play area and half basket ball court for the single-family homes and a trail/sidewalk extending from Oxford Street to Westcliff Curve. Immediately north of this site, is an outlot the City acquired when Weston Woods was developed. The intent of this outlot is to preserve future access to the Shoreview Business Campus site if it was deemed necessary.

The applicants are proposing that this outlot be improved with recreational features, including a trail/sidewalk, that serve the proposed development and Weston Woods. While the City is not opposed to a trail/sidewalk connection, further discussions are needed to determine who would own and manage the improvements and property.

The plans should be revised to show a trail or sidewalk connection directly to the Lexington Avenue trail.

AGENCY COMMENT

Lexington Avenue is under the jurisdiction of Ramsey County. Comments have not been received from the County. Rice Creek Watershed District staff commented that site work will require an RCWD permit. The Fire Marshall indicated that accessibility requirements, including turning radius, for their vehicles will need to be met.

COMMENT

Property owners within 350-feet of the campus were notified of the application. Several comments were received from nearby property owners who expressed concern regarding the intensity of the development, traffic impacts, building height, driveway connection to Oxford Street among others. One phone call was received from a resident who echoed these concerns. Written comments received are attached.

RECOMMENDATION

This is the first step in the City's review process. If the applicant chooses to move forward with this proposal, approvals are needed from the City, including a Comprehensive Plan Amendment, and subsequent Development and Final Stages for PUD. The applicant must also amend the private condominium declarations and plat.

At this time, the Commission is being asked to review the concept plans and identify any issues or concerns regarding the use and site and building design that may require further attention as the developer considers plans for the subsequent Development Stage PUD application. Comments from the public should also be taken during the review, although an official public hearing is not held until the next review stage. No formal action is taken on this PUD Concept application.

Attachments:

1. Memo – City Engineer
2. Location Map
3. 1987 approved PUD plan
4. Excerpts from the 2008 Comprehensive Plan
 - a. Planned Land Use, Map 4.3
 - b. Policy Development Area No. 11
5. Excerpt from Zoning Map
6. Applicant's Submitted Statement and Plans
7. Comments

Date: January 19, 2018
To: Kathleen Castle, City Planner
From: Mark Maloney, Public Works Director
Tom Wesolowski, City Engineer
Subject: 4166 Lexington
United Properties - Revised Concept Plan (E2)

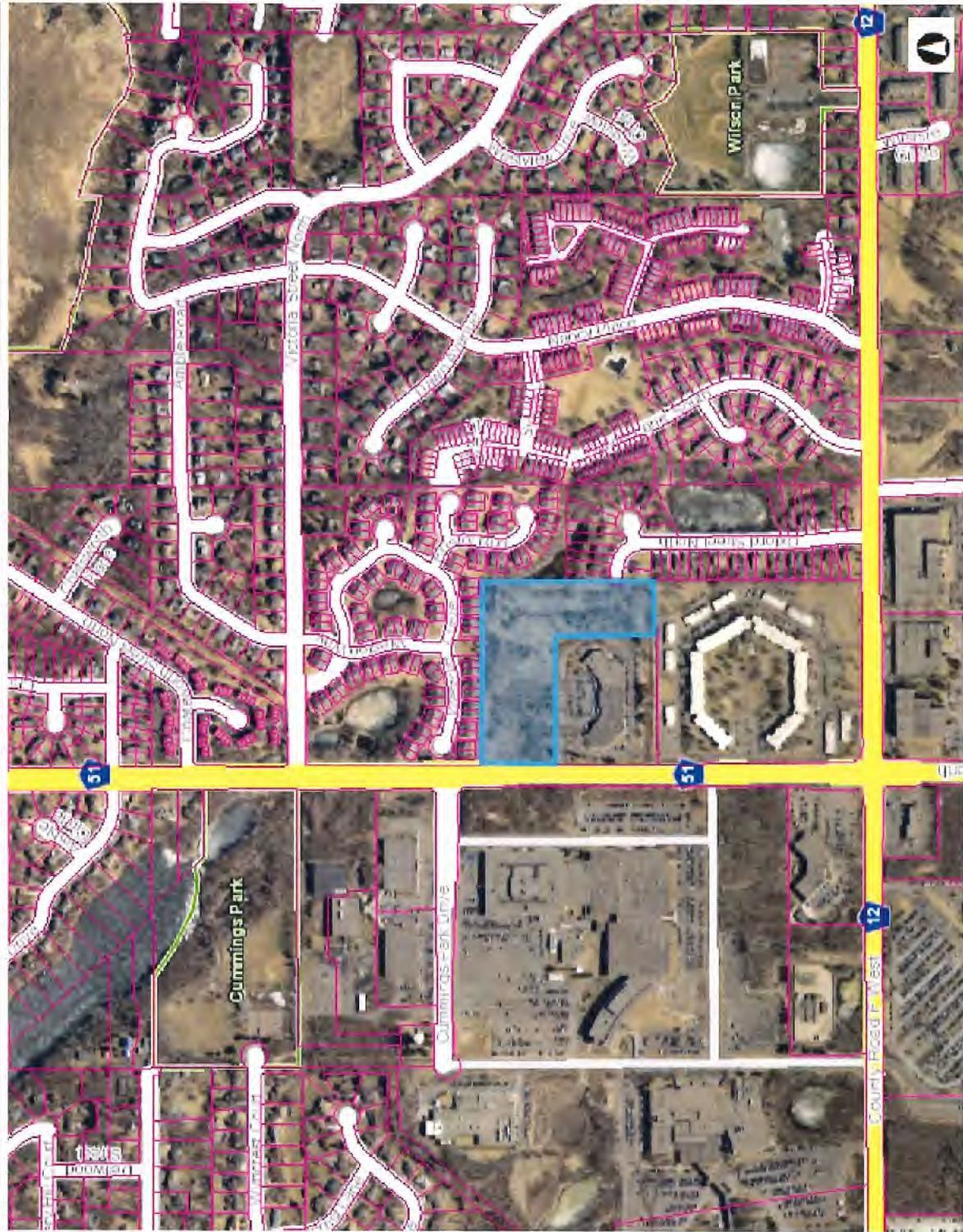
The City of Shoreview Engineering staff has reviewed the concept plan for the development of the property at 4166 Lexington Avenue and has the following comments:

1. The proposed project is located within the jurisdiction of the Rice Creek Watershed District (RCWD). The proposed project will disturb more than 1-acre, and a permit from the RCWD is required. The City requires that all information that is submitted to the RCWD, as it relates to the proposed development, also be sent to the City of Shoreview.
2. The connection of Oxford Court to Lexington Avenue through the proposed development as either a private or public road is undesirable. We don't believe that there would be enough public safety or city operational benefit from the road connection to offset the negative impacts to the area from changed traffic patterns and vehicle types.
3. Traffic volumes generated by the proposed uses need to be better understood in order to determine potential impacts on Lexington Avenue. It may determine what out-bound turning movements would be allowed by Ramsey County.
4. There needs to be a clear indication and/or understanding of what is intended to be public vs. private as far as roads, sidewalks, trails, storm water management and on-site sanitary sewer and water lines. Public easements would ultimately be required over existing public utilities and constructed stormwater BMPs.

If you have any questions or would like to discuss the comments in more detail please contact Mark Maloney or Tom Wesolowski.



UNITED PROPERTIES RESIDENTIAL, LLC



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

SHOREVIEW BUSINESS CAMPUS -
VACANT PROPERTY

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

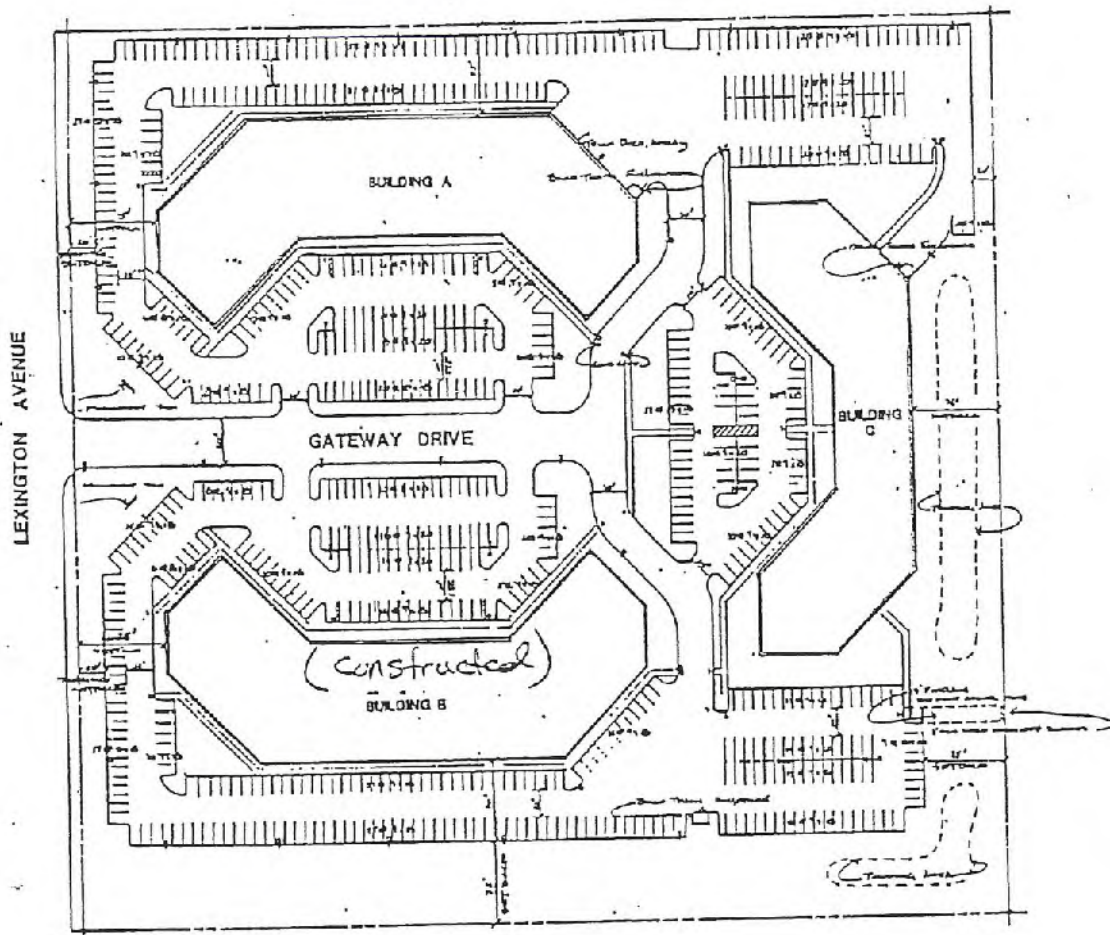
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666.67

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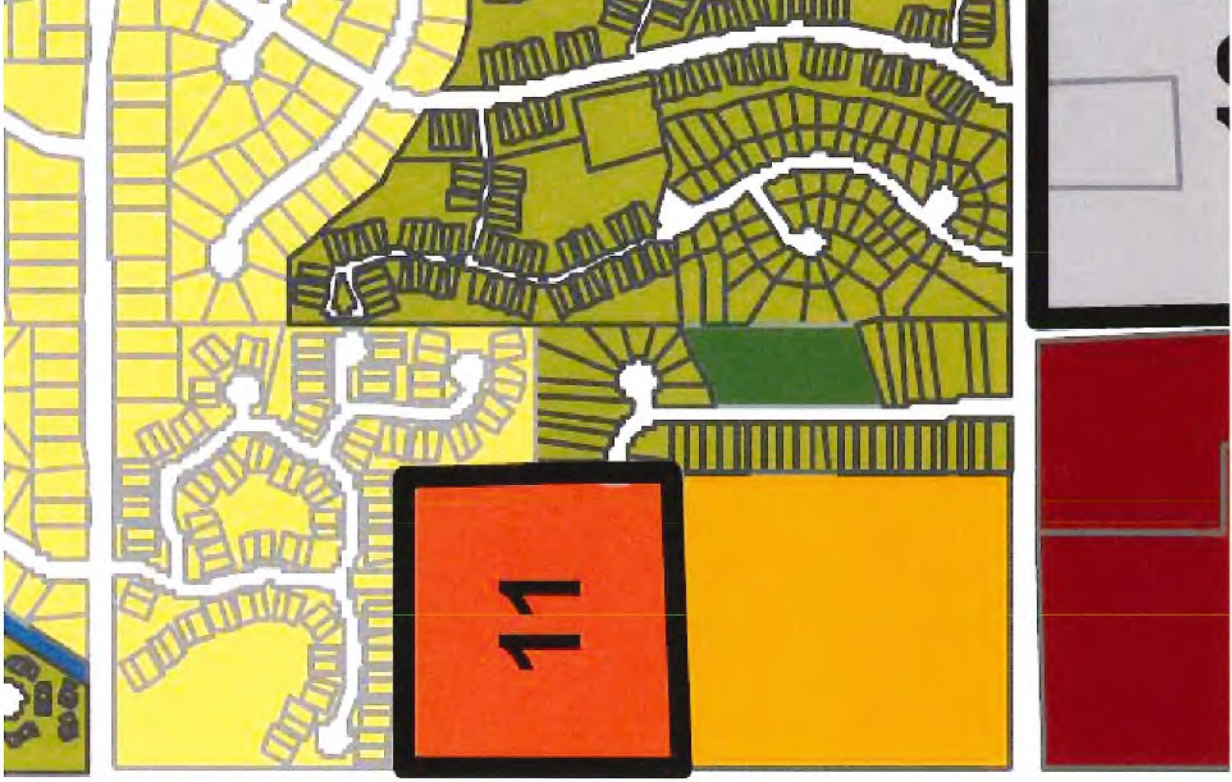
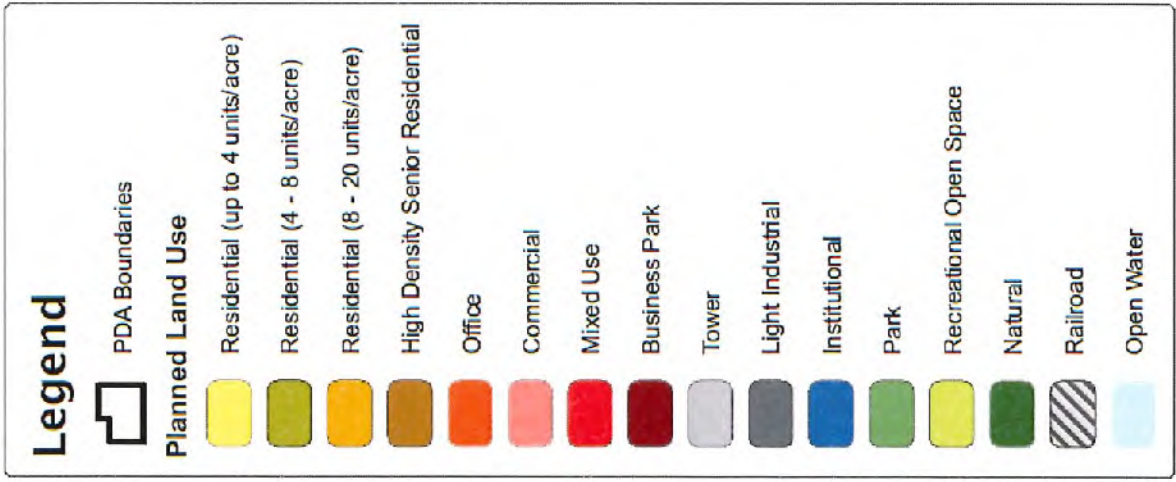


(Approved 9/87)

SITE PLAN
















Attachment





Map 4.3 Planned Land Use, 2008 Comprehensive Plan

Legend

-  Open Water
-  RE - Residential Estate
-  R1 - Detached Residential
-  R2 - Attached Residential
-  R3 - Multi-Dwelling Residential
-  R4 - Mobile Home Residential
-  C1 - Retail Service
-  C2 - General Commerical
-  OFC - Office
-  I - Industrial
-  T - Tower
-  OS - Open Space
-  PUD - Planned Urban Developed
-  UND - Urban Underdeveloped
-  BPK - Business Park



PROPOSED RESIDENTIAL DEVELOPMENT

Shoreview Business Campus Condominium

United Properties Residential is proposing a new concept for the Shoreview Business Campus located off Lexington Avenue south of the Weston Woods Townhome development. United Properties has been in the senior housing business for over 15 years, recently completing the redevelopment of the Kozlak Royal Oak Restaurant site into the Applewood Pointe Cooperative community that is home to many long-time Shoreview residents. We believe there is a need for additional senior oriented housing in Shoreview and propose this site as an excellent location for a new housing product we plan to bring to market in the next couple years – senior independent rental.

Because this site is relatively large at 9 acres, we have an opportunity to introduce varied housing options that will appeal to multiple generations. The eastern-most half of the site is shown as a combination of townhome styles totaling twenty-six homes. Eleven of the homes are detached, single family homes that will be 2-story and 3-story designs targeted to a younger buyer. Fifteen of the townhomes will be a walkout rambler style homes most likely appealing to empty nesters and older adults.

The western half of the site, along Lexington Avenue and adjacent to the existing office building in the current business campus, is proposed as a 3-story multi-unit senior rental building for independent seniors 62 and older. This building will be rich in amenity spaces for the residents, but will not serve food, will not provide personal care and will not provide health care services. The expected resident is an active, independent adult. We expect the building to contain about 120 units. This new community will be similar to the Applewood Pointe cooperative, but offered as a rental option rather than the ownership model of the cooperative.

United Properties is currently in the design/development stage for this new rental community and we hope to be able to begin development of this community in about two years. It is expected the townhomes on the eastern half of the site will begin construction as soon as summer, 2018. It is intended that the townhomes will have a separate home owner's association from the senior rental community. The land is currently part of an overall condominium association with the adjacent office building to the south. Modifications to this existing condominium association will need to be made for this new development plan.

It is our understanding current zoning is for office and medium density residential development. We believe the all residential nature of our plan is a benefit to the surrounding neighbors because the immediate neighbors to this site are residential in nature (not office or commercial). Overall density is proposed at 146 units on 9 acres, or about 16 units per acre. This is low to medium density in many communities and an appropriate density for this site.

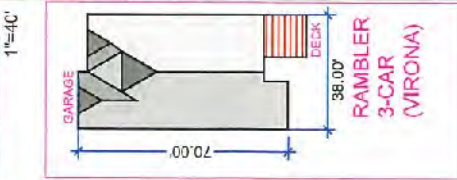
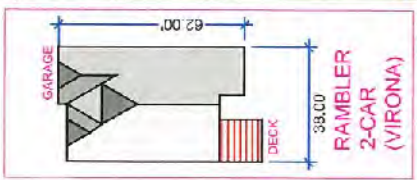
We believe this proposal fills needs in Shoreview's housing stock, completes the development in the site's area, and complements the surrounding neighborhoods.

THE COVE AT
LEXINGTON RIDGE
CONCEPT E2



DATE:	1/9/2018
AMR:	DESIGNED:
APPROVED:	
UNITED PROPERTIES	
CLIENT:	

PROJECT:	SHOREVIEW DETACHED TOWNHOMES
DRAWING NO.:	15033 ELM ST-2018



1"=100'



City Council
Sandy Martin
Sue Dankinger
Emy Jones
Terry Quible
Cory Schmitt

1000 Stoneview
1000 Stoneview Street North
Stoneview, MN 55120
651-490-1800
www.cityofstoneview.com





13432 HANSON BLD.
ANDOVER, MN 55304
763-421-5435
LIC. # BC004568

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ARTISTIC LICENSE USED. THESE
ARE NOT INTENDED TO SHOW
EXACT CONSTRUCTION PLANS.

VERONA II
4560 Zircon Lane - Plymouth



Main: 1,489
Lower: 769
Total Finished: 2,258
Garage: 457
Unfinished: 617
38'-0" Wide



Main: 1,742
 Lower: 1,118
 Total Finished: 2,860
 Garage: 608
 Unfinished: 397
 38'-0" Wide



VAIL
 4640 Zircon Lane - Plymouth

ARTISTIC LICENSE
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 "ARTISTIC LICENSE" USED. THESE
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 EXACT CONSTRUCTION PLANS.

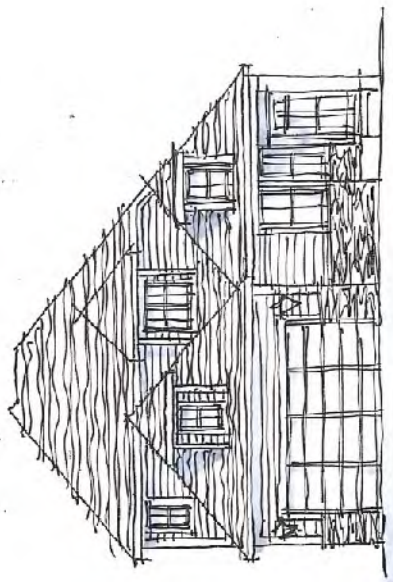
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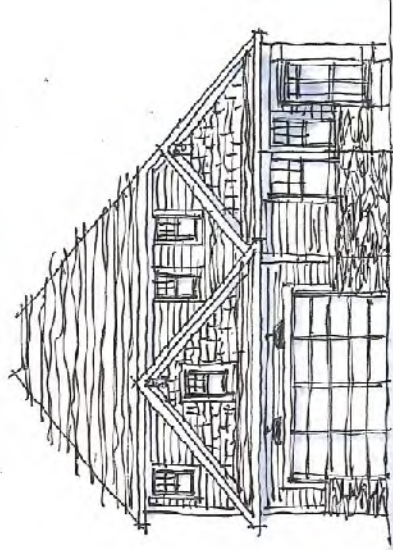
OPTIONS - ELEVATIONS

IDENTITY
11111 SOUTH PARK

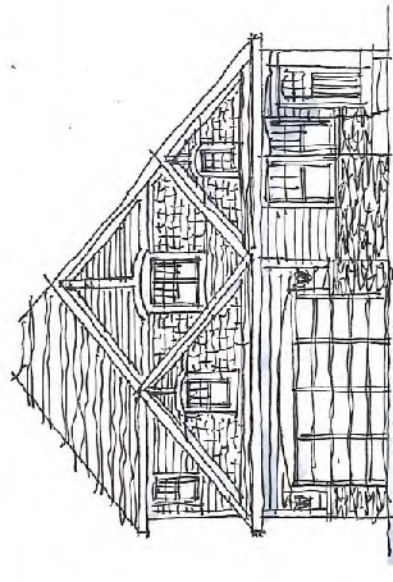
REVISIONS	PRELIM DATE
PRELIM REVISIONS	PRELIM DATE



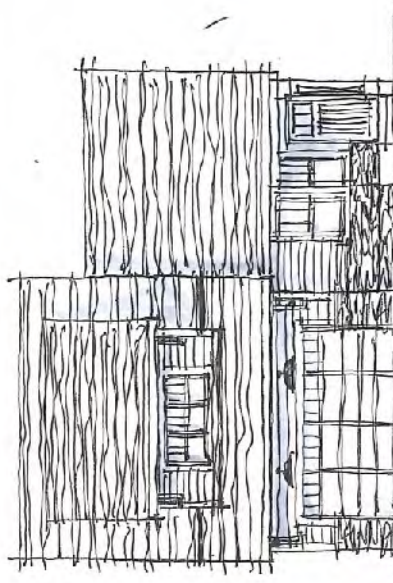
AMERICANA



TRADITIONS



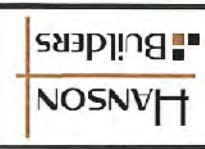
COTTAGE



ARTS & CRAFTS

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RESIDENCE FOR:



19432 HANSON BLVD.
 ANDOVER, MN 55004
 763-421-5435
 LIC. # BC0004668

03 SHEET OF



Kathleen Castle <kcastle@shoreviewmn.gov>

Land Development

Ann Harkin <acharkin@mnm.com>

Wed, Jan 17, 2018 at 6:48 AM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Good morning,

My name is Ann Harkin and I reside at 1064 Westcliff Curve in Shoreview.

I received your Public Notice along with the maps of the proposed Development of Senior Residential apartments (3 story) and small lot single family homes (one story ramblers and 2 story units). From what I am able to make out on the map, I will be looking out my side deck at the apartments.

My condo butts up to the woods. I have a bur like hill in the back, will they be doing anything with that?

How close will the new residential apartments be from my location?

Is there any way you could send me the map so I can zoom in and out to get an idea what I might be dealing with. This will give me an idea if I should be putting my condo up for sale, because this development I am sure will devalue my property. Also, if this plan goes through, I would assume that building would start in the spring?

Thank you for your time,

Ann



Ann C. Harkin | Executive Assistant Supporting:
John M. Andrews | IT Enterprise Architecture COE Leader

Janis L. Briesemeister | IT Director, North America Client Facing IT
Ian F. MacTavish | Client Facing Mobile Applications Governance and BSO Liaison

Stephen V. Magnuson | Lean Six Sigma Master Black Belt

3M Center, Building: 224-2N-02 | Cube: 2J4 | St. Paul, MN 55144-1000 | United States

Office: +1-651-733-0650 | Mobile: +1-763-843-9110



Kathleen Castle <kcastle@shoreviewmn.gov>

United Properties Plan Proposal Support and Questions

Julie Howard <juliehoward21@outlook.com>

Sun, Jan 14, 2018 at 5:18 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Ms. Castle,

While I hope to be able to attend the January 23rd meeting regarding this project, I am uncertain yet of my availability, so am writing to show my general support of this project and only had a couple questions.

1. **Is the proposed property intending to have an HOA or other such governing organization?** And if so, would the current residents along Oxford Street (myself included) be offered the availability to join? I see on the map provided what looks like common grounds for tennis courts/basketball court and wondered of our neighborhood's availability to use.

2. **I wondered if there is any study/findings of the amount of estimated increased traffic along Oxford Street leading to the proposed new "Entrance Island" as seen on the drawings?** We have been "spoiled" with limited traffic currently and I wanted to know if any studies have been done of what we can expect and if this is a gate or such into the other neighborhood.

3. **Is there any estimated market value of the new single unit homes in this project?** I suspect it may actually help the market value of Oxford Street homes, especially those of us who have done / going to do upgrades.

Thank you,

Julie Howard

Phone: 651-600-1605

Email: JulieHoward21@Outlook.com

4182 Oxford Court N

Shoreview, MN 55126



Kathleen Castle <kcastle@shoreviewmn.gov>

United Properties Concept Stage Application south of Weston Woods of Shoreview

1 message

HOLLY HUNT Owner <hdeux@centurylink.net>
To: kcastle@shoreviewmn.gov

Wed, Jan 17, 2018 at 2:46 PM

Dear Ms. Castle,

Thank you for the opportunity to express my concerns regarding this proposal.

Concern #1: High density population proposed for minimal space. There is a potential for 300 new residents plus guests and service people of these residents.

Concern #2: Weston Woods residents directly behind the 3 story senior housing will have an unpleasant view.

Concern #3: Perhaps most concerning is the increased traffic on Lexington Ave. especially with those attempting to exit to the south. Would a traffic light be installed? There is already a traffic light one half block north on Cummings. There is already considerable traffic into and out of that area including patrons and employees of the Allina Healthcare facility.

Concern #4: Will underground parking construction at the senior housing project affect the surrounding Rice Creek Watershed table?

Concern #5: Regarding the 19 single family dwellings, where will plowed snow be deposited in the winter?

Thank you for hearing my concerns.

Holly Hunt
4212 Bristol Run
Shoreview MN 55126
651 766 9413
hdeux@centurylink.net



Kathleen Castle <kcastle@shoreviewmn.gov>

The Cove at Lexington Ridge Concept C21 message

Terry Sorteberg <tsorteberg@q.com>
To: kcastle@shoreviewmn.gov

Wed, Jan 17, 2018 at 10:45 PM

Hi Kathleen,

I'm responding to your letter about the Cove at Lexington Ridge Concept C2. You asked if there were any comments or concerns. The map showing the development seems to have a lot of housing crammed into a small space. That would lead to a lot of congestion and add a lot of traffic to a small area. There's no street names listed on the development map, which makes it hard to read and get a perspective to the layout. Although on the larger map it shows a blue section coming right up to Oxford Street N.

If I'm correct in interpreting the development map and that the cul-du-sac on Oxford Street is pictured on the larger map; it appears that there is an entrance island to this new development going into Oxford Street. It looks like you're proposing to change Oxford Street from a dead end street into an open thoroughfare. If that's the case, I definitely have some concerns about the proposal.

I have lived on Oxford street for over 22+ years. It is a wonderful neighborhood on a quite dead end street, where neighbors can walk their dogs and children play. The homes in this neighborhood were built 34 to 35 years ago. If that's the proposal, why wasn't it addressed in your letter? The letter was vague and didn't seem to impact Oxford Street, if that's the case then it presents a set of different issues. The issue I am most concerned with at the moment is keeping Oxford Street a dead end street. Opening up the street would create a number of issues.

Over the years, members of the city council have stopped by our summer neighborhood block party in August. We've heard many comments from the council remembers saying what a great neighborhood we have. We already know we have a gem of a neighborhood and we love it. The fact that this street is a dead end was the reason I purchased my home on Oxford Street.

I would really object to a very heavy increased traffic flow to our street. The amount of units for your proposal would certainly increased traffic and completely change our neighborhood. Why would the city want to destroy a well established neighborhood for a neighborhood that doesn't even yet exist? I hope the map was not a reflection that it is Oxford Street is in your proposal. If it is, my comment is to leave Oxford alone and keep the street as it is now. Thank you for your time.

Sincerely,

Terry Sorteberg

Comments:

1. I trust that vehicle access to the 16 single family homes (actually 19!) from the east (Oxford) and west Lexington would be limited to "carded" access.

It would be an incredibly bad mistake to allow it to be a thoroughfare cut off from Lexington to F.

2. Packing this many homes and drive ways into this limited space would allow little or no unpaved area to absorb water

3. Where could they possibly collect snow in the winter. Where would visitors to the new homes park?

4. Run off into the ponds north of Oxford Court and east of Oxford would be extremely affected. As it is now, the City of Shoreview does nothing to manage the pond east of Oxford. Additional runoff will make the greening of the pond from fertilizer even worse if that is possible and would probably raise the water level in the pond.

5. It appears you are visualizing a pedestrian way on the north end of the development, which would be better than nothing, but you will have at least an additional 200 residents, most of whom would most likely prefer to walk to Lexington from the road on the south side of the senior residence, not the north side.

Name:

William L. Sutzbach

Address:

4178 Oxford Ct N, Shoreview
29 1/2 year resident

6. The additional traffic on Oxford would necessitate adding a sidewalk there which would probably result in assessments to the current property owners.

7. The proposed development obviously favors the Shoreview "Business Campus" to the detriment of the long time residents of Oxford Street.

United Properties Residential, LLC
Vacant Parcels – Shoreview Business Campus, Lexington Avenue
File No. 2681-18-01

Comments:

My husband and I are extremely saddened by specific aspects of this proposal. We live by the dead end that is shown to become a connected street with the proposed neighborhood. We bought our home because of the quiet dead end. We just had our first baby and can no longer picture him riding his bike on our quiet end of the street as connecting the neighborhoods would increase through traffic dramatically. By connecting the neighborhoods it would also make our neighborhood a through street with all the cars that would now go through our neighborhood to avoid the traffic light on County Road F and Lexington. Putting a road to connect our neighborhoods would be enough to want us to sell our home that we love so much in a neighborhood that we adore. This brings tears to my eyes. We also have concerns that our pond in the backyard would be affected by construction. That was another selling feature of our house. Now we have a fear of losing the pond. If the pond stays, we then have concerns of people walking on it in the winter which would be right in our backyard. We would lose so much privacy. We are so disappointed with this.

Name: AnnMarie Naylor

Address: 4194 Oxford St. N, Shoreview, MN 55126



Kathleen Castle <kcastle@shoreviewmn.gov>

City of Shoreview - United Properties, Senior Residential Townhomes

1 message

Samantha Berger <SBerger@ricecreek.org>
To: Kathleen Castle <kcastle@shoreviewmn.gov>

Wed, Jan 17, 2018 at 11:54 AM

Kathleen,

RCWD received the comment form for the development of a vacant lot located off of Lexington Ave (South of Cummings Drive) in Shoreview. RCWD has been in contact with the applicant's consultant regarding stormwater management for the site and they are aware of the need for a District permit. Since this lot had been developed previously with stormwater management, the applicant will need to ensure that no treatment is diminished for the stormwater treatment from the existing development, while providing treatment for the proposed development to meet the current rules.

Please let me know if you have any questions and thank you for allowing the opportunity to comment.

Thanks,

Sam

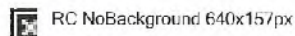
Samantha Berger,

Sberger@ricecreek.org

District Technician
Rice Creek Watershed District

4325 Pheasant Ridge Drive NE #611
Blaine, MN 55449-4539
Direct: (763) 398-3084

www.ricecreek.org



[Please consider following the RCWD on Facebook.](#)



Kathleen Castle <kcastle@shoreviewmn.gov>

Application Comment Form

Lux, Joseph <Joseph.Lux@co.ramsey.mn.us>
To: Kathleen Castle <kcastle@shoreviewmn.gov>

Fri, Jan 19, 2018 at 10:49 AM

Hi, Kathleen:

I didn't catch up with Erin to discuss it until late yesterday. We have no objections. However, with the traffic split between the access to Lexington Avenue and County Road F via Oxford Street, we feel compelled to mention that each has some difficulties associated with it and that neither is something we could address with normal traffic control. The access to Lexington is only a little over 500' south of the Cummings Park Drive signal, so it is not a candidate for another traffic signal, so if operational or safety concerns arise, our options would probably be limited to restricting movements. We don't foresee any problems in the immediate future, but as traffic volumes grow, gaps to enter the roadway could be limited. Somewhat similarly, at the Oxford Street/County Road F intersection, because it is not aligned with Chatsworth Street to the south, our ability to add traffic control to either is limited. As traffic is being added to each intersection, we may eventually face some difficult decisions about restricting movements or redirecting traffic, neither of which will be easy at these locations.

Joe Lux

Joseph Lux

Senior Transportation Planner

Ramsey County Public Works

1425 Paul Kirkwold Drive, Arden Hills, MN 55112

651-266-7114

 <http://ramseybrand.com/images/RC%20Primary%20Logo%20Outline%20%20CMV%20.jpg>

From: Kathleen Castle [mailto:kcastle@shoreviewmn.gov]
Sent: Thursday, January 18, 2018 2:55 PM
To: Lux, Joseph <Joseph.Lux@CO.RAMSEY.MN.US>
Subject: Application Comment Form

[Quoted text hidden]

TO: Planning Commission
FROM: Aaron Sedey, Associate Planner
DATE: January 18, 2018
SUBJECT: File No. 2678-17-31, Sign Art USA, McMillan, 157 Grass Lake Place - Comprehensive Sign Plan

INTRODUCTION

On behalf of the McMillan Holdings LLC., Sign Art USA has submitted a Comprehensive Sign Plan application for the McMillan, a mixed use complex building located at the northwest corner of Rice St and Grass Lake Place (formerly County Rd E West). They propose a sign package for the newly constructed multi residential and commercial building which requires a Comprehensive Sign Plan.

BACKGROUND

The McMillan, 157 Grass Lake Place, is located on the northwest corner of Rice Street and Grass Lake Place (formerly County Road E West). The property was rezoned from R1 Detached and C2 General Commercial to PUD Planned Unit Development at the March 7, 2016 City Council meeting. The structure is a 5-story building with 134 market rate apartment units and 6,800 square feet of commercial space on the first floor. This project received the final approval from the City Council on September 6, 2016 and is currently under construction. This will be the first Comprehensive Sign Plan for this project.

PROJECT DESCRIPTION

There are six signs that are proposed and include the project identification sign, wall signs and a roof sign. The commercial space sign criteria have been submitted for a future business to conform to.

This proposal requires a Comprehensive Sign Plan since the building will have more than one tenant, more than one sign and deviations are requested from the standards of Chapter 208.

The sign plan includes:

- Wall Signs:
 - North and south facing canopy over the entryways
 - Letter “M” and word “The McMILLAN”
 - Channel letters
 - Internally illuminated
 - South, north and east facade signage (future commercial space)
 - Will be contained to canopies over the main entrance for the commercial spaces, similar to the proposed “M” and “The McMILLAN”
 - Channel letters

- Internally illuminated
 - Not to extend higher than the glass façade the canopy will be attached too
 - Sign will be regulated to the name of the establishment only
- Principal Sign, Freestanding – Project Identification
 - Located on the SW corner of the property on the intersection of Rice St and Grass Lake Place
 - Aluminum letters mounted to concrete wall, detached from the principal structure
 - Reads “THE McMILLAN”
 - Not Lit
- Projected Roof sign:
 - Channel letter “M” projecting west from the top of the building.
 - Internally lit “M” only
 - Placed on a projecting structure clad in metal panels, that is not lit
 - Only has signage on the south side

DEVELOPMENT CODE REQUIREMENTS

Signs are regulated according to the provisions of Section 208 of the Development Code. Mixed use buildings, such as the McMillan, are required to have a Comprehensive Sign Plan since more than one type of sign is displayed and more than one tenant will be using the building. A Comprehensive Sign Plan is also utilized to deviate from sign requirements provided it would result in attractive signage that is compatible with the premises and with adjoining development.

Per section 208.040(A) Signs are permitted, subject to area, height and location requirements of this Ordinance. Provisions of a Comprehensive Sign Plan may deviate from these requirements. Signs in PUD Districts shall be regulated by the underlying District regulations.

For project identification signs (208.040 (B)(13)) signs shall be limited to the development name, site address and major tenant names. In residential developments of 20 or more units, signs shall have a maximum height of 12 feet and not exceed 32 square feet in area. Freestanding signs shall be setback 5 feet from the ROW.

Walls signs are regulated per section 208.040 (B)(18) allowing for one wall sign is permitted per principal structure, unless said structure faces two or more arterial roadways. For commercial buildings with less than 50,000 square feet in area wall signs cannot exceed 10% of the area of the building elevation to which the sign will be affixed with a minimum of 20 square feet. Also the length of the wall sign shall not exceed 20 percent of the length of the building elevation to which affixed.

Wall signs may extend above a roofline only when attached to a parapet wall or similar structure that is an approved architectural component of the structure. Comprehensive Sign Plan approval shall be required from the City Council for all structures proposed to have more than one wall sign or a sign band. Also, signs affixed to marquees, mansards, canopies, awnings, etc., and to building elevations shall all be considered wall signs.

Roof and projecting signs are not permitted (208.050) without a Comprehensive Sign Plan. Since this type of sign is not allowed the sign code does not establish regulation for them.

Comprehensive Sign Plan Review

The Comprehensive Sign Plan is intended in part to provide a method to allow flexibility from the sign standards without formal approval of a variance. When deviations from the standards are proposed, the outcome should result in an attractive sign that is compatible with the premises and adjoining development. Findings for the following criteria are necessary to approve a deviation: 203.040(C)(2)(c)

1. *The plan proposes signs consistent in color, illumination, size and materials throughout the site.*
2. *Approving the deviation is necessary to relieve a practical difficulty existing on the property.*
3. *The proposed deviations from the standards of Section 208 result in a more unified sign package and greater aesthetic appeal between signs on the site.*
4. *Approving the deviation will not confer a special privilege on the applicant that would normally be denied under the Ordinance.*
5. *The resulting sign plan is effective, functional, attractive and compatible with community standards.*

STAFF REVIEW

The proposed sign plan was reviewed in accordance with the City’s sign standards. The sign package includes: the roof sign, two proposed canopy signs, two future canopy signs and project identification ground sign. The proposal has been reviewed in accordance with the standards for signs as well as those for the Comprehensive Sign Plan.

Staff reviewed the commercial space signage separate from that of the residential use. The residential signs are limited to a maximum 20 square feet, but are allowed to deviate with the Comprehensive Sign Plan and the commercial space is limited to 10% of the building façade that is identified for commercial use. The following table compares the proposed and allowed signage on the building.

	Proposed Sign Area	Maximum Area Permitted	Minimum Area Permitted
McMillan Canopy Sign (#2) North/South	58.6 sf each*	20 sf	n/a
Commercial Space (Future)	9 sf (south)* 9 sf (east)*	128 sf (10%) 57.6 sf (10%)	20 sf 20 sf
Project Identification	23.7 sf	32 sf	n/a

* Deviation Required

Comprehensive Sign Plan Review

The intent of the Comprehensive Sign Plan is to allow flexibility from the sign standards without formal approval of a variance provided it results in an attractive sign that is compatible with the premises and adjoining development. The following findings must be satisfied for the Plan to be approved.

1. *The plan proposes signs consistent in color, illumination, size and materials throughout the site.* Staff believes the signs proposed are consistent in style and materials throughout the development and reflect the architectural style of the building.
2. *Approving the deviation is necessary to relieve a practical difficulty existing on the property.* This building is a unique mixed use development in the City of Shoreview located on an arterial road and near interstate 694. The deviations proposed are reasonable for a mixed use building of this size. In Staff's opinion, the wall signs are modest as they are placed only over entryways. The roof sign can be viewed as an architectural element. With the sign facing south towards 694, there will be no impact on the nearby residential single family neighborhood.
3. *The proposed deviations from the standards of Section 208 result in a more unified sign package and greater aesthetic appeal between signs on the site.* Staff believes with the attached conditions approved, it will be a more unified sign package.
4. *Approving the deviation will not confer a special privilege on the applicant that would normally be denied under the Ordinance.* Mixed use buildings are not defined in the Sign Code and are unique. The roof sign is internally lit for the "M" and not the entire roof sign structure which faces south. The sign is an architectural feature that goes with the other proposed signage and design of the building. Staff does not believe this approval will confer a special privilege on the applicant.
5. *The resulting sign plan is effective, functional, attractive and compatible with community standards.* Staff believes the signs proposed offer an effective and functional method to advertise the building, in a manner compatible with the commercial and residential uses. The intent of the signs is to provide a modern look to the building and identify the structure and tenants.

COMMENTS

Property owners within 350 feet were notified of this request. Four public comments from three people have been received. Their concerns mostly deal with the proposed roof signage and lighting.

Staff reached out to Ramsey County Senior Transportation Planner Joe Lux, with regards to site lines of the roundabouts and the property identification sign. They stated the proposed sign looks to be out of the temporary easement, if at all possible to install after the roundabout construction, without causing unreasonable difficulties for the developer.

RECOMMENDATION

The Staff reviewed the proposal in accordance with the requirements for a Comprehensive Sign Plan. Staff recommends that Commissioners take public comments, review the application, and forward the Comprehensive Sign Plan application to the City Council with a recommendation for approval, subject to the following:

1. Future signs shall comply with the plans submitted for the Comprehensive Sign Plan application. Any significant change will require review by the Planning Commission and City Council.
2. The applicant shall obtain a sign permit prior to the installation of any signs on the property.
3. Shielding on the bottom "M" sign of the rooftop sign shall be part of the sign when installed.
4. The property identification located on the corner of Rice St and Grass Lake Place must be setback five feet from the right-of-way.

Attachments

1. Location Map
2. Submitted Plans and Written Statements
3. Comments
4. Proposed Motion

157 Grass Lake Place



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

Enter Map Description

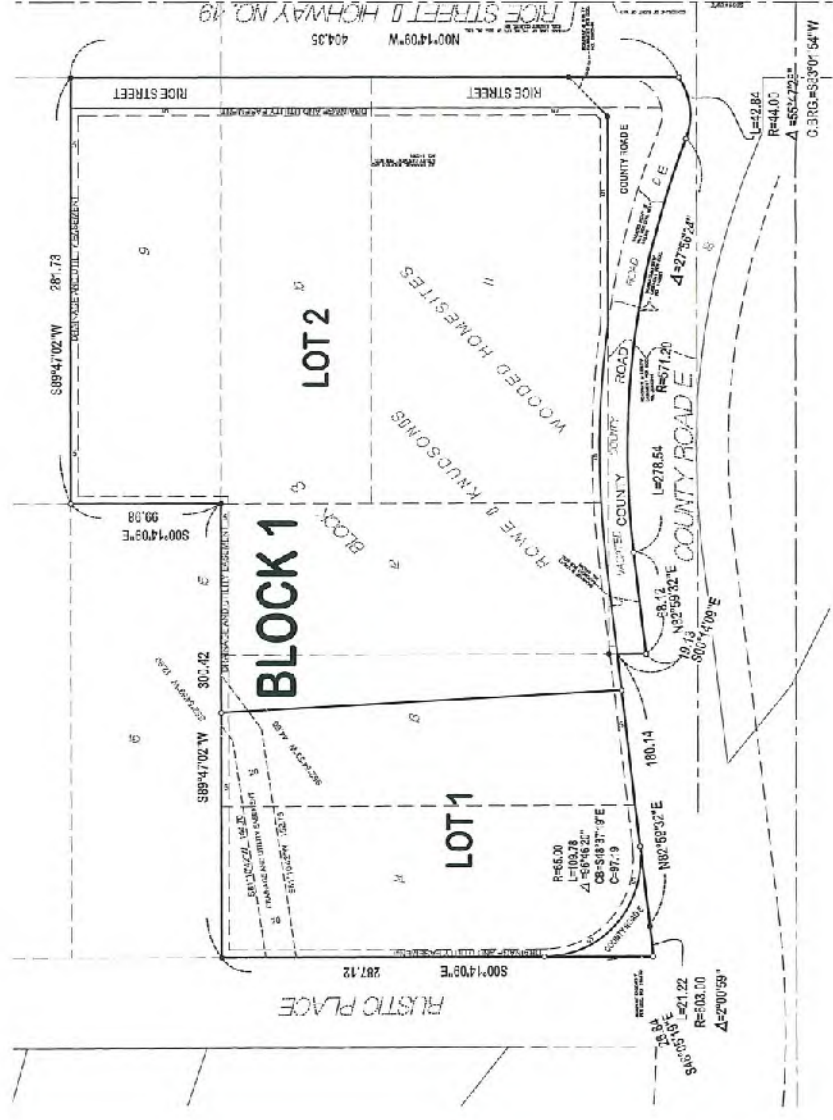
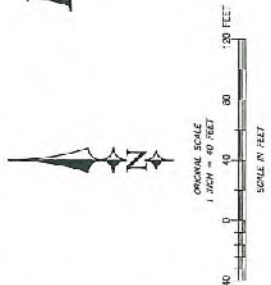
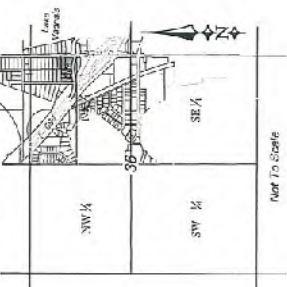
1,333.3 0 666.67 1,333.3 Feet

This map is a user generated, static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_HARN_AcL_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

EDG SHOREVIEW

Section 36, Township 29 North, Range 23 West
Hennepin County, Minnesota



LEGEND

- BOUNDARY MAP AND SURVEY DATA TO BE SHOWN ON THE MAP
- BOUNDARY MAP AND SURVEY DATA TO BE SHOWN ON THE MAP
- BOUNDARY MAP AND SURVEY DATA TO BE SHOWN ON THE MAP

NOTES

1. THIS PLAT IS A PRELIMINARY PLAT AND IS SUBJECT TO THE APPROVAL OF THE STATE ENGINEER.
2. THE PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA PROVIDED BY THE APPLICANT.
3. THE APPLICANT WARRANTS THAT THE SURVEY DATA IS TRUE AND CORRECT.

MARCEL ERICSON CIVIL
 332 North Maple Street, Suite 220
 Minneapolis, Minnesota 55402
 Phone: (612) 894-8004
 www.ericsoncivil.com

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

I, _____, State Engineer, do hereby certify that the foregoing plat was approved by me on this _____ day of _____, 20____, at _____, Minnesota.

NOTES:

1. THIS PLAT IS A PRELIMINARY PLAT AND IS SUBJECT TO THE APPROVAL OF THE STATE ENGINEER.
2. THE PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA PROVIDED BY THE APPLICANT.
3. THE APPLICANT WARRANTS THAT THE SURVEY DATA IS TRUE AND CORRECT.

Sign Specifications:

Internally Illuminated (LED) Channel Letterset

Flush mounted to projecting wall structure

Letter:

Translucent white polycarbonate face

Line:

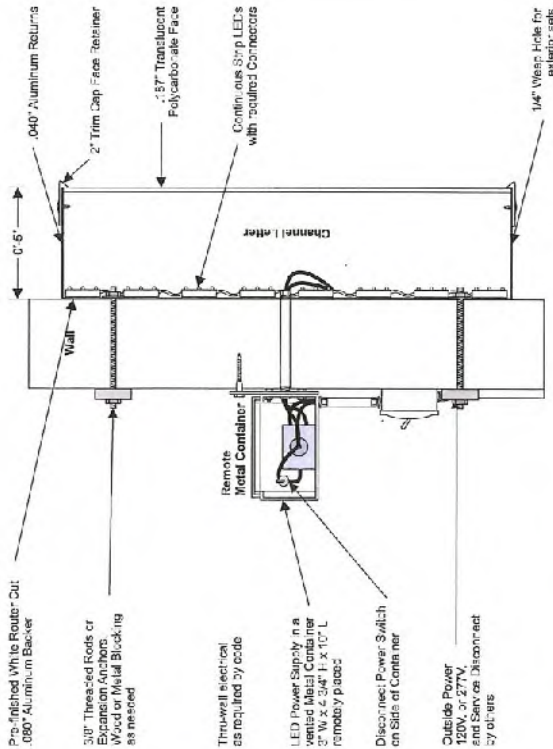
Translucent white polycarbonate faces with applied vinyl overlay (to match light blue PMS #650)

Trim caps and Returns:

(Black)

Qty: (1) Set

The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



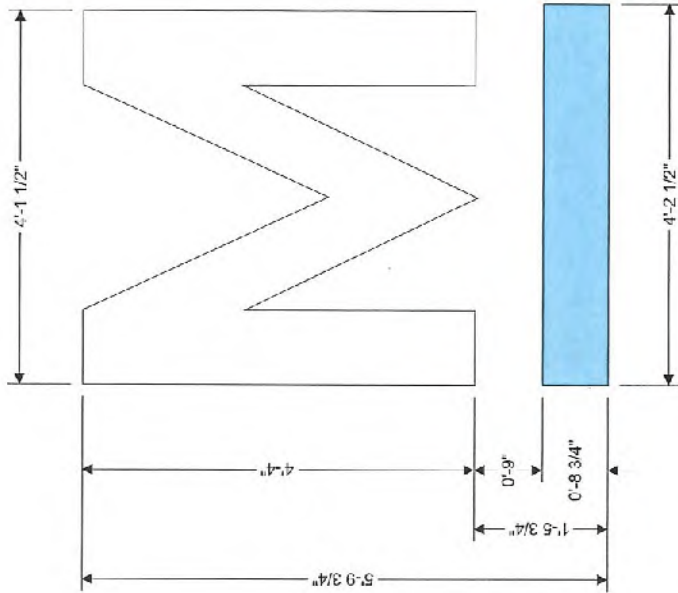
SECTION ASSEMBLY DETAIL

Typical Internally Illuminated (LEDs) Channel Letter (Flush Mounted)



A Typical Channel Letter Larger than 2'-6\"/>

SCALE: 3/4" = 1'-0"



Qty: (1) Set

Scale: 3/4" = 1'-0" at 11" x 17"

Page: 1 of 2

Designer: Jeff Weispfening

Customer:

LL Approval:

Customer: The McMillan

Address: Shorewood, MN

Sales: Rana Kuebker

DRAWING INFORMATION

File Name: The McMillan Shorewood, MN wall sign REV B 11-8-17

Date: REV A 8-21-17

Revisions: REV B 11-8-17



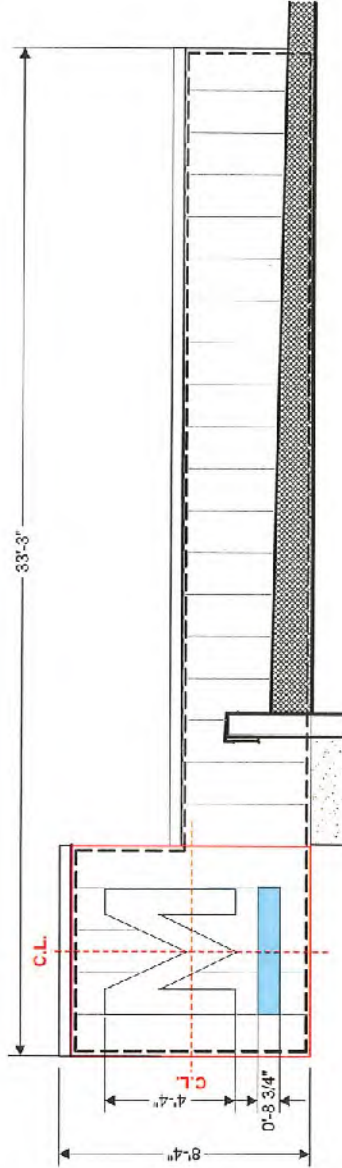
514 North 3rd St. Suite 108
Minneapolis, MN 55401
(612) 333-1130

Sign Area: 24.40 sq. ft.

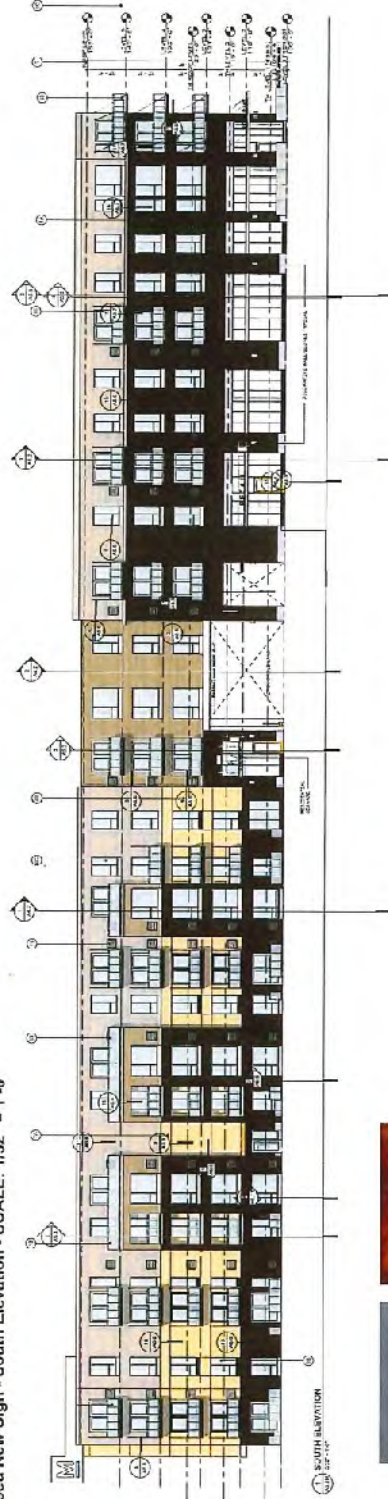
Storefront Elevation with Sign Location

INSTALLATION INSTRUCTIONS:
 CENTER the (sign) Left to Right in the space as shown.
 CENTER the (sign) Up and Down in the space as shown.

Proposed New Sign - South Elevation - SCALE: 1/4" = 1'-0"



Proposed New Sign - South Elevation - SCALE: 1/32" = 1'-0"



3D RENDERING FOR APPROVAL. DIMENSIONS FOR SIGN TO BE PROVIDED BY THE SIGN MANUFACTURER.

INSTALL SIGN FACE

CUSTOMER INFORMATION

Customer: The McMillan

Address: Shorewood, MN

Sales: Rama Kuebker

DRAWING INFORMATION

File Name: The McMillan
 Shorewood, MN
 wall sign
 REV B 11-8-17

Date: REV A 9-21-17

Revisions: REV B 11-8-17

Scale: as shown

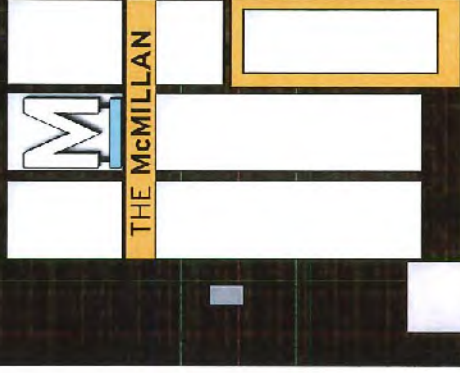
Page: 2 of 2

Designer: Jeff Weisplanning

Customer
 LL Approval:

THE SGN PRODUCERS
 514 North 3rd St., Suite 109,
 Minneapolis, MN 55401
 (612) 333-1130

Proposed Storefront View
with New Sign



Sign Specifications:

Internally Illuminated (LED) Channel Letterset
bottom mounted to canopy

Letter:
Translucent white polycarbonate face

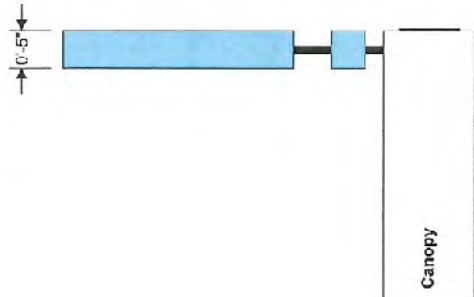
Line:
Translucent white polycarbonate face with applied vinyl overlay - (to match light blue PMS #550)

Trim caps and Returns:
(to match light blue PMS #560)

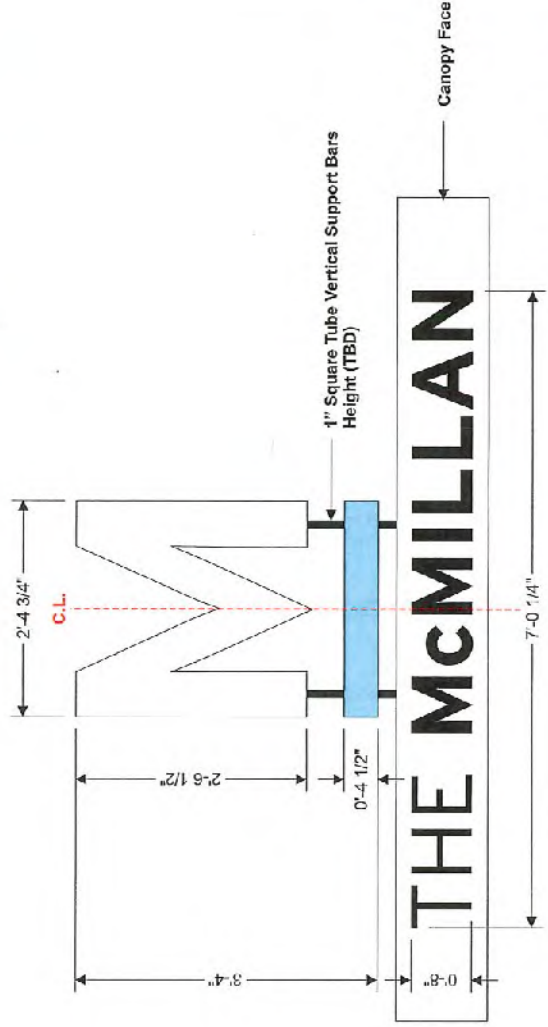
Supports:
1" Square Tube Vertical Support Bars (black)
Height (TBD)

Non-Illuminated Flat Cut Out 1/4" Aluminum Letters
Slud Mounted flush to canopy face
painted (black)

Qty: (2) Sets



Profile View



M Sign Area: 7.95 sq. ft.
The McMILLAN Sign Area: 4.67 sq. ft.
Total Sign Area: 12.62 sq. ft.

Actual Dimensions and Conditions to be Field Verified.

SCALE: 3/4" = 1'-0"

CUSTOMER INFORMATION

Customer: The McMillan

Address: Shorewood, MN

Sales: Rana Kuebker

DRAWING INFORMATION

File Name: The McMillan
Shorewood, MN
canopy sign
REV C 11-8-17

Date: REV A 11-7-17

Revisions: REV B 11-8-17

REV C 11-8-17

Scale: 3/4" = 1'-0" at 11" x 17"

Page: 1 of 3

Designer: Jeff Weissenring

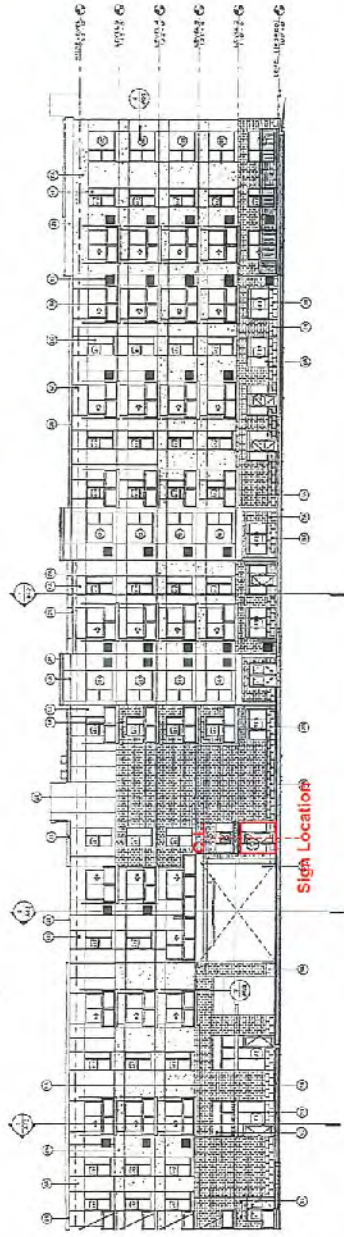
Customer/
LL Approval:



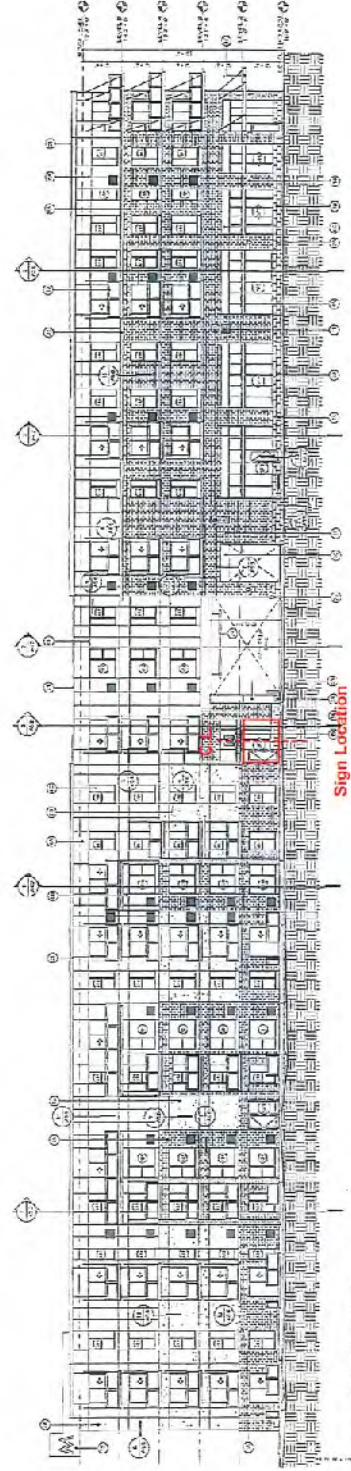
514 North 3rd St., Suite 109,
Minneapolis, MN 55401
(612) 333-1130

Building Elevations with Sign Locations:

INSTALLATION INSTRUCTIONS:
 CENTER the "M" sign Left to Right over the Canopy as shown.
 INSTALL the "M" sign on the Canopy top towards the front. (Actual Location TBD)
 CENTER the "The McMillan" Letters Left to Right on the Canopy Face.
 CENTER the "The McMillan" Letters Up and Down on the Canopy Face.



Proposed New Sign - North Elevation - SCALE: 1/32" = 1'-0"



Proposed New Sign - South Elevation - SCALE: 1/32" = 1'-0"

CUSTOMER INFORMATION

Customer: The McMillan

Address: Shorewood, MN

Sales: Rama Kuebker

DRAWING INFORMATION

File Name: The McMillan
 Shorewood, MN
 canopy sign

REV C 11-8-17

Date: REV A 11-7-17

Revisions: REV B 11-8-17

REV C 11-8-17

Scale: 1/32" = 1'-0" at 11" x 17"

Page: 3 of 3

Designer: Jeff Weispfenning

Customer/

LL Approval:



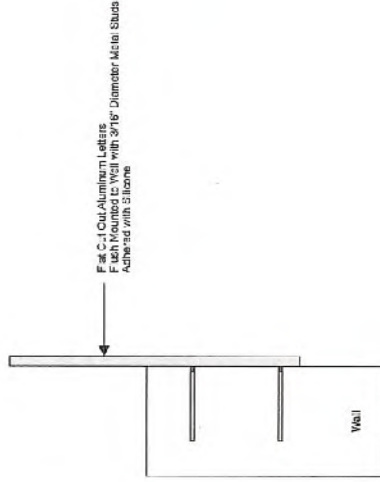
314 North 3rd St., Suite 108,
 Minneapolis, MN 55401
 (612) 333-1130

Sign Specifications:

Non-Illuminated
Flat Cut Out 3/8" Aluminum Letters
 Stud Mounted flush to monument wall face
 paintec (black)

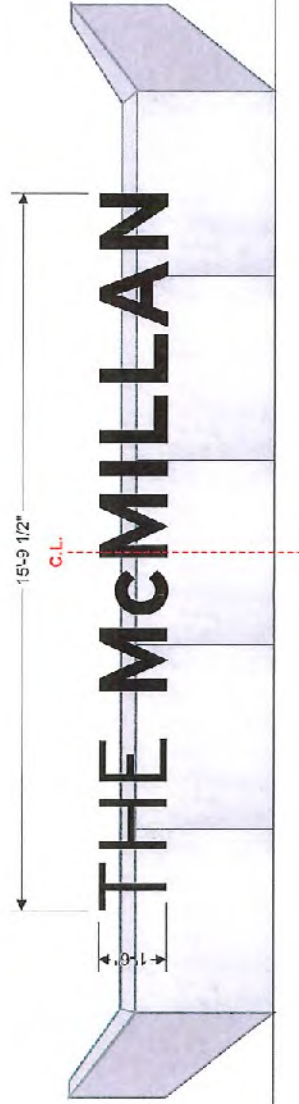
Qty: (1) Set

The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Typical Non-Illuminated Flat Cut Out Letters
 (Flush Mounted with Studs)

INSTALLATION INSTRUCTIONS:
 CENTER the "The McMillan" Letters Left to Right on the Monument Face.
 INSTALL the "The McMillan" Letters at a height agreed upon. TBD.



Profile View

Customer: The McMillan

Address: Shorewood, MN

Sales: Rama Kuebker

DRAWING INFORMATION

File Name: The McMillan
 Shorewood, MN
 canopy sign
 REV A 11-7-17

Date: REV A 11-7-17

Revisions:

Scale: 3/8" = 1'-0" at 11" x 17"

Page: 1 of 1

Designer: Jeff Weispenning

Customer/
 LL Approval:



514 North 3rd St., Suite 109,
 Minneapolis, MN 55401
 (612) 333-1150

SCALE: 3/8" = 1'-0"

Actual Dimensions and Conditions to be Field Verified.

The McMillan Sign Area: 23.69 sq. ft.

Sign Specifications:

Internally Illuminated (LED) Channel Letterset
bottom mounted to canopy

Letter:
Translucent white polycarbonate face

Trim caps and Returns:
(black)

Supports:
1" Square Tube Vertical Support Bars (black)
Height (TBD)

Qty: (1) Set

CUSTOMER INFORMATION

Customer: The McMillan

Address: Shorewood, MN

Sales: Rana Kuebker

DRAWING INFORMATION

File Name: The McMillan
Shorewood, MN
Restaurant canopy sign
REV A 1-12-18

Date: REV A 1-12-18

Revisions:

Scale: 3/4" = 1'-0" at 11" x 17"

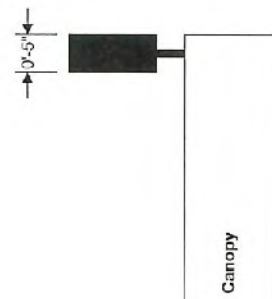
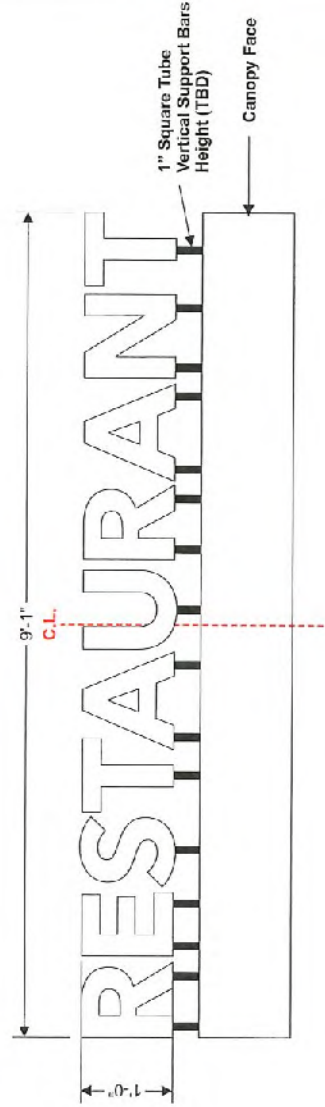
Page: 1 of 3

Designer: Jeff Weispfenning

Customer:
LL Approval:



514 North 3rd St., Suite 109,
Minneapolis, MN 55401
(612) 333-1130



Profile View

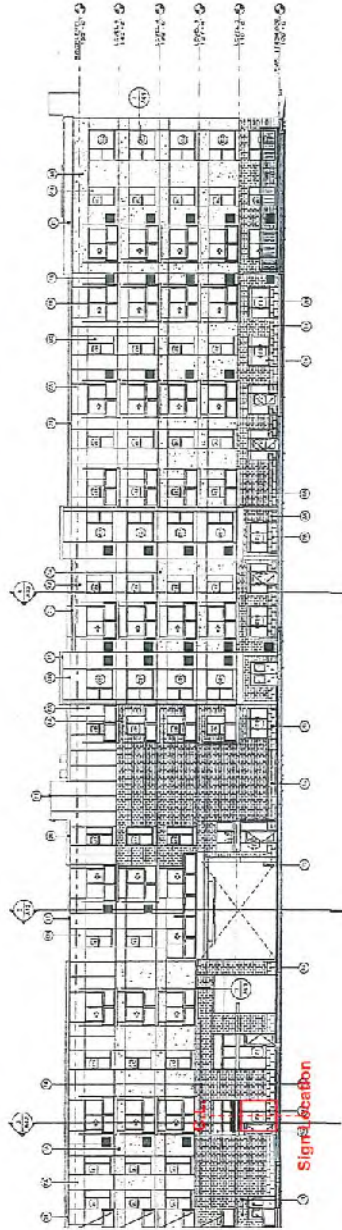
SCALE: 3/4" = 1'-0"

Actual Dimensions and Conditions to be Field Verified.

Total Sign Area: 9.08 sq. ft.

Building Elevations with Sign Locations:

INSTALLATION INSTRUCTIONS:
CENTER the "RESTAURANT" sign Left to Right over the Canopy as shown.
INSTALL the "RESTAURANT" sign on the Canopy top towards the front. (Actual Location TBD)



1/32" = 1'-0" ARCHITECTURAL ELEVATIONS

Proposed New Sign - North Elevation - SCALE: 1/32" = 1'-0"

CUSTOMER INFORMATION

Customer: The McMillan

Address: Shorewood, MN

Sales: Rana Kuebker

DRAWING INFORMATION

File Name: The McMillan
Shorewood, MN
Restaurant canopy sign
REV A 1-12-18

Date: REV A 1-12-18

Revisions:

Scale: 1/32" = 1'-0" at 11" x 17"

Page: 3 of 3

Designer: Jeff Weispfenning

Customer
LL Approval:



514 North 3rd St., Suite 109,
Minneapolis, MN 55401
(612) 333-1130



Aaron Sedey <asedey@shoreviewmn.gov>

Comprehensive Sign Plan

2 messages

Aaron Sedey <asedey@shoreviewmn.gov>
To: "Lux, Joseph" <joseph.lux@co.ramsey.mn.us>

Tue, Jan 16, 2018 at 1:52 PM

Hi Joe,

We have an application for a Comp Sign Plan on the agenda for next Tuesday and a Planning Commissioner had a concern about the placement of a monument sign on the corner and could interfere with the sight lines of the roundabout. They referenced this document.

Do you see any concern from the County's perspective on the sign placement?

Thanks
Aaron

Aaron Sedey
Associate Planner
City of Shoreview
651-490-4681
asedey@shoreviewmn.gov

 157 Grass Lake Place Comp Sign Plan.pdf
8869K

Lux, Joseph <Joseph.Lux@co.ramsey.mn.us>
To: Aaron Sedey <asedey@shoreviewmn.gov>
Cc: "Engum, Beth A" <beth.engum@co.ramsey.mn.us>



Tue, Jan 16, 2018 at 2:28 PM

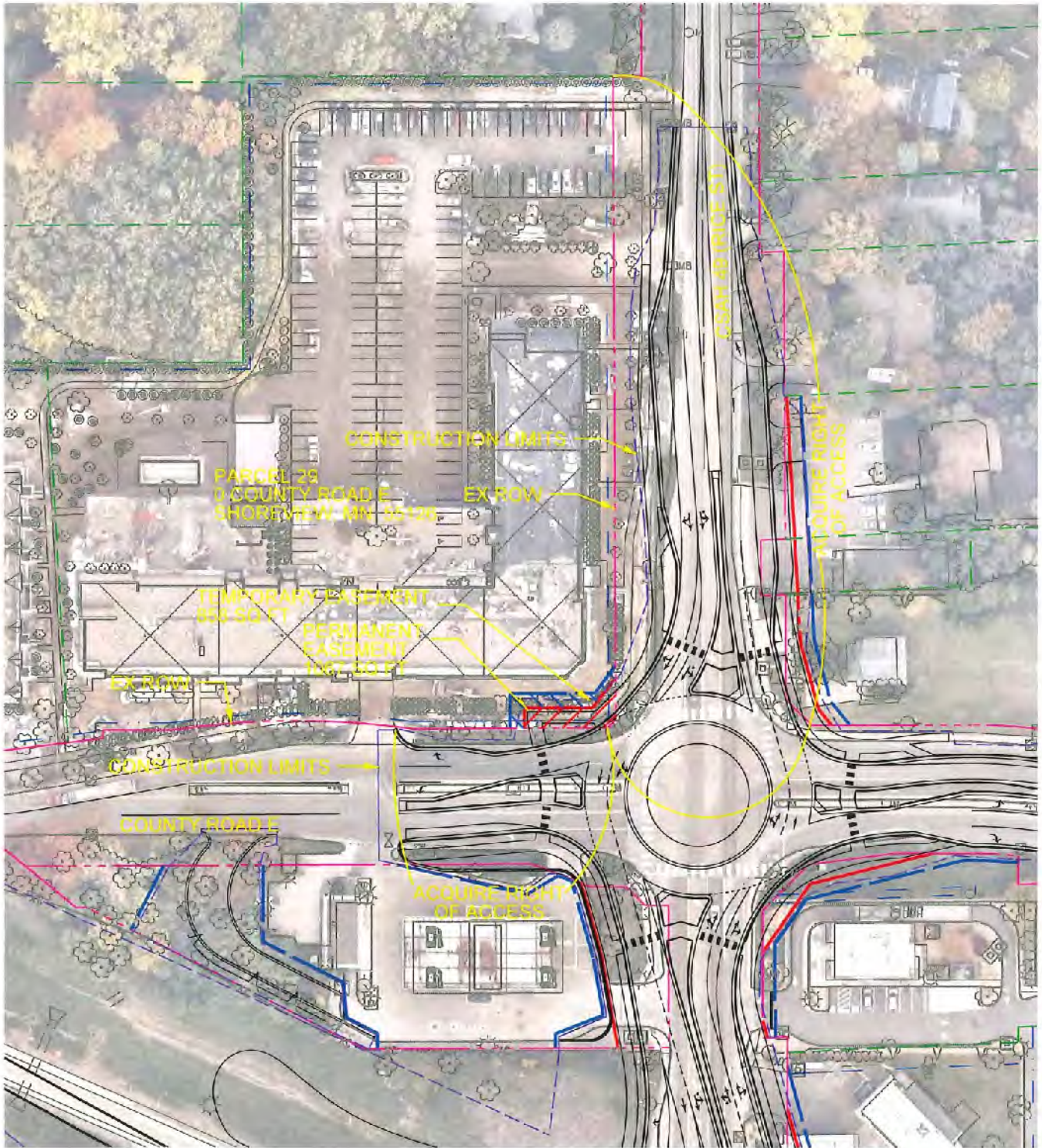
Hi, Aaron:

Jerry Auge had passed the drawings sent earlier on to me and I had just returned from discussing it with Beth Engum, our project manager for the interchange project when your e-mail came in. Beth checked the sight distance triangles for the roundabout and confirmed that as long as the sign is monument located west of the sidewalk, it will not interfere with sight distance. We appreciate that the planning commission asked about this issue. I've also attached a drawing showing our permanent and temporary easement needs for the roundabout construction. From the drawing you sent, it appears that the sign will be located outside of our temporary easement, though it will be close, so we'll need to avoid it during construction. We assume that the timing of sign installation for the McMillan will precede our construction by several months to a year. If the installation of the monument sign could be delayed without causing unreasonable difficulties for the developer, that would simplify things for our contractors, but they should be able to avoid it using reasonable care. I've copied Beth on this and she may have additional comments. Please let me know if there are any questions or issues. Thanks for the opportunity to comment.

Joe Lux

PARCEL 29

-  Permanent Easement = 1067 SQ FT
-  Temporary Easement = 858 SQ FT



12/18/2017

S:\211\NR\Brose\1358774-prelim-dsgn\mofa\cadd\figures\Parcel29.dwg Exhibit\2\cadd\figures\Parcel29.dwg





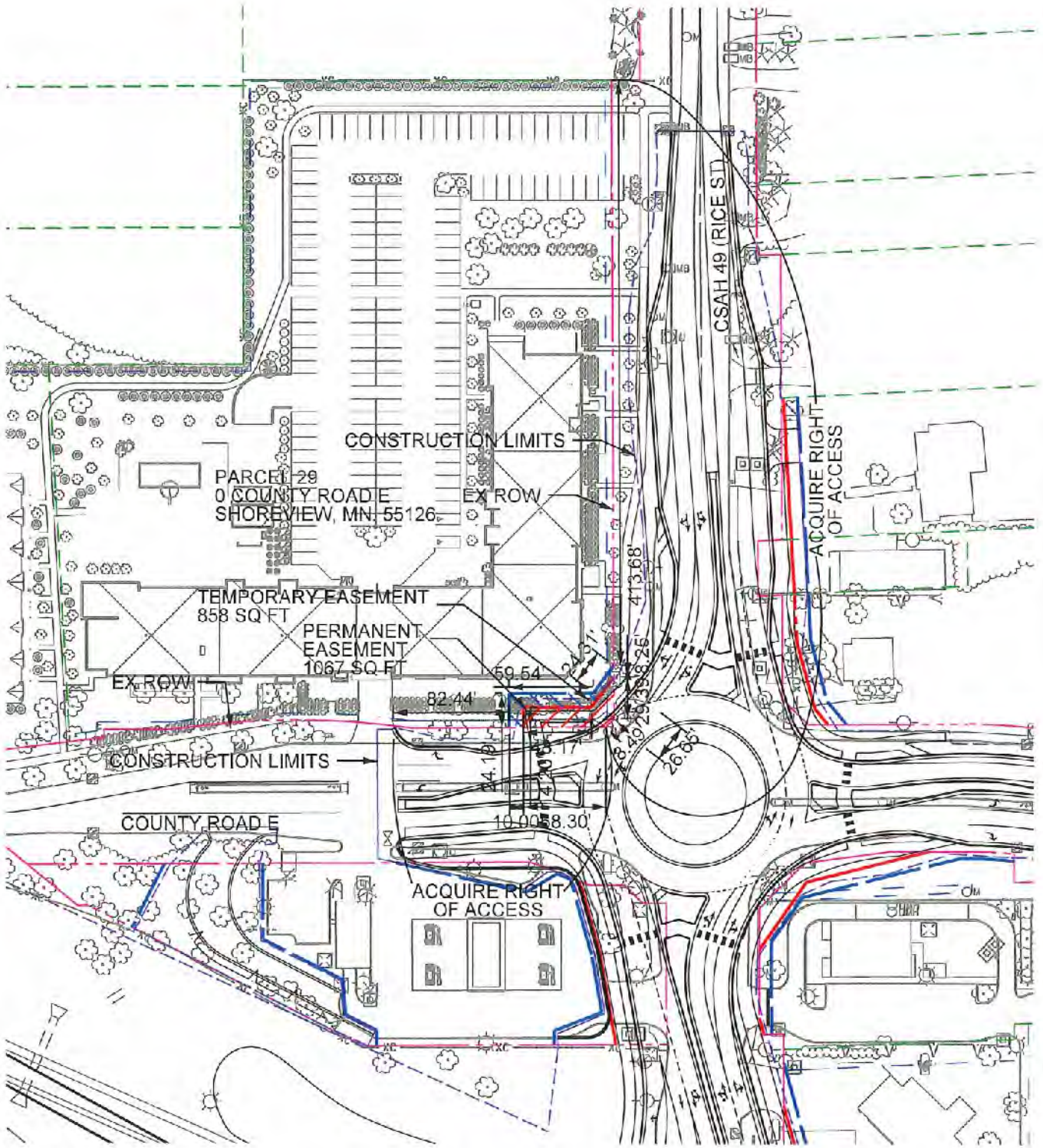
PARCEL 29
 0 COUNTY ROAD E
 SHOREVIEW, MN. 55126
 363023110042

PARCEL SKETCH
 12/18/2017
 SHEET 1 OF 1



PARCEL 29

-  Permanent Easement = 1067 SQ FT
-  Temporary Easement = 858 SQ FT



12/13/2017

S:\PTA\21\Borisek\135517T\4-prj\sh-dwg\m-prj-a\lococ\figures\135517T_ROW parcel\figures-moar-rc.dwg



PARCEL 29
0 COUNTY ROAD E
SHOREVIEW, MN. 55126
363023110042

PARCEL SKETCH
12/18/2017
SHEET 1 OF 1





Aaron Sedey <asedey@shoreviewmn.gov>

Development at Cty E and Rice St

1 message

Marcia Figus <marciafigus@hotmail.com>

Tue, Jan 16, 2018 at 2:29 PM

To: "asedey@shoreviewmn.gov" <asedey@shoreviewmn.gov>

Cc: KATHLEEN CASTLE <kcastle@shoreviewmn.gov>, sandy martin <sandymartin444@comcast.net>, Terry Schwerm <tschwerm@shoreviewmn.gov>

Dear Aaron Sedey,

I am opposed to the lighted sign on top of the apartment building at Cty E and Rice St. An illuminated sign will add light pollution in the area.

In December, 2017 I asked the City to reduce the lighting in the parking lot of the apartment building. The shield on the light fixtures in the parking lot needs to emit light only downward. These need to be fully shielded light fixtures. They are on 24/7. It is more intense than any home exterior light. The "Glare" is unacceptable for a residential area.

Your letter states "a roof sign (lit internally on the south side)." On the diagram "Storefront Elevation with Sign Location," it states under the small picture at the bottom of the page: "Signature architecture project identification sign internally lit- translucent on two faces only (opaque on all other faces)." Two sides of this approximately 162.31 square feet of sign will be lighted. What is the other direction? North?

This is not a motel for the weary traveler on Hwy 694 to rest for a night. This is supposed to be an apartment building for residents to live. The sign has absolutely no functional purpose.

The sign will not be visible from Hwy 694 driving east until you are on the ramp exiting onto Rice St. The sign will not be visible from Hwy 694 driving west. The sign will only light up the dark sky in a RESIDENTIAL area and add to the light pollution creating "sky glow."

City of Shoreview Municipal Code; Chapter 200. Development Regulations states:

208.050 Prohibited Signs. (B) Roof signs. (C) Projecting signs

208.040 Permitted Signs and Sign Standards: (1) Signs in PUD Districts shall be regulated by the underlying District regulations.

(2) Business, Temporary

(a) "For single tenant building less than 50,000 square feet in area and multi-tenant buildings, such signs may consist of a banner affixed to a principal structure on the premises not to exceed 32 square feet of area. For single tenant buildings 50,000 square feet or greater such sign may consist of a banner affixed to the principal structure on the premises not to exceed 64 square feet."

Based on the City of Shoreview Municipal Code: The proposed sign on the roof is "prohibited" because it is a roof sign, a projecting sign, and it is beyond the allowable square footage.

Yours truly,

Marcia Figus

[3538 Rustic Place](#)

Shoreview, MN [55126](#)

[651-483-3306](#)



Aaron Sedey <asedey@shoreviewmn.gov>

Fwd: Lighting

kcastle@shoreviewmn.gov <kcastle@shoreviewmn.gov>
To: Aaron Sedey <asedey@shoreviewmn.gov>

Sun, Jan 14, 2018 at 10:40 PM

Sent from Windows Mail

From: Marcia Figus
Sent: Saturday, January 13, 2018 3:06 PM
To: Kathleen Castle

Dear Kathleen,

I received today, January 13, 2018, a letter requesting input on signs for the development by January 18. Many people are out of town. Also, did you send this letter out to the all the homes in this area? They too will be living with the signs displayed.

The existing parking lot lights need to be shielded. A bigger covering on the lights. Does it impact the neighbors? Yes it does. Cover the lights on the sides so that it illuminates downward, only.

The worker's headlights as they move in and out of the parking lot during the dark do beam into our homes. The 4 foot fence (6 foot fence set 2 feet lower than the parking lot) will not stop the headlights.

I do not wish any more 24/7 lighting coming from that site. It is already too much light.

Thank you,

Marcia Figus
651-483-3306
3538 Rustic Place
Shoreview, MN 55126



Aaron Sedey <asedey@shoreviewmn.gov>

Fw: Signs on the Apartment, Thoughts from Mexico

1 message

kcastle@shoreviewmn.gov <kcastle@shoreviewmn.gov>

Sun, Jan 14, 2018 at 10:37 PM

To: Aaron Sedey <asedey@shoreviewmn.gov>

Sent from Windows Mail

From: Dorothy Legault

Sent: Saturday, January 13, 2018 9:56 PM

To: Kathleen Castle

Kathleen,

My god, what next? Now, we are possibly facing signs on top of the apartment building? Is there anything left that Shoreview can do to completely ruin our once nice neighborhood?

Of course, we don't want signs on top of the building. Signage on their door is just fine. Who cares? But absolutely no signs on top. They've already changed the name of the street to pretend they are overlooking a lake. During the day we will have to deal with a tremendous volume of traffic on E because of the development. We hardly need to be antagonized at night too by their signage.

Dody LeGault
3546 Rustic Place
[651-482-0232](tel:651-482-0232)

Sent from my iPad and Puerto Vallarta

Comments:

Council persons

I live across from the Townhouses and my vote would be No More Lights!

The area has roundabouts coming on Rice St. and could cause confusion. NO MORE LIGHTS

I would think the townhouse community who purchased expensive homes to have a vote.

My neighbors and I say NO MORE LIGHTS

Renters who face the gas stations may say NO MORE LIGHTS

Name: Joan Benson

Address: 3505 Rustic Pl
Shoreview, MN



JOAN BENSON
3505 RUSTIC PLACE
SHOREVIEW, MN 55126

**MOTION
COMPREHENSIVE SIGN PLAN
THE McMILLAN
157 GRASS LAKE PLACE**

MOVED BY PLANNING COMMISSION MEMBER: _____

SECONDED BY PLANNING COMMISSION MEMBER: _____

To approve the Comprehensive Sign Plan submitted by Sign Art USA, 157 Grass Lake Place, subject to the following conditions:

1. Future signs shall comply with the plans submitted for the Comprehensive Sign Plan application. Any significant change will require review by the Planning Commission and City Council.
2. The applicant shall obtain a sign permit prior to the installation of any signs on the property.
3. Shielding on the bottom "M" sign of the rooftop sign shall be part of the sign when installed.
4. The property identification located on the corner of Rice St and Grass Lake Place must be setback five feet from the right-of-way.

Approval is based on the following findings:

1. *The plan proposes signs consistent in color, illumination, size and materials throughout the site.* Staff believes the signs proposed are consistent in style and materials throughout the development and reflect the architectural style of the building.
2. *Approving the deviation is necessary to relieve a practical difficulty existing on the property.* This building is a unique mixed use development in the City of Shoreview located on an arterial road and near interstate 694. The deviations proposed are reasonable for a mixed use building of this size. In Staff's opinion, the wall signs are modest as they are placed only over entryways. The roof sign can be viewed as an architectural element. With the sign facing south towards 694, there will be no impact on the nearby residential single family neighborhood.
3. *The proposed deviations from the standards of Section 208 result in a more unified sign package and greater aesthetic appeal between signs on the site.* Staff believes with the attached conditions approved, it will be a more unified sign package.
4. *Approving the deviation will not confer a special privilege on the applicant that would normally be denied under the Ordinance.* Mixed use buildings are not defined in the Sign Code and are unique. The roof sign is internally lit for the "M" and not the entire roof sign structure and faces south. The sign is an architectural feature that goes with the other

proposed signage and design of the building. Staff does not believe this approval will confer a special privilege on the applicant.

5. *The resulting sign plan is effective, functional, attractive and compatible with community standards.* Staff believes the signs proposed offer an effective and functional method to advertise the building, in a manner compatible with the commercial and residential uses. The intent of the signs is to provide a modern look to the building and identify the structure and tenants.

ROLL CALL: **AYES:** _____ **NAYS:** _____

Regular Planning Commission Meeting - January 23, 2018

TO: Planning Commission
FROM: Aaron Sedey, Associate Planner
DATE: January 18, 2018
SUBJECT: File No. 2679-17-32; Minor Subdivision, 771 Gramsie Road

INTRODUCTION AND BACKGROUND

Greg Peterson of Silver Lake Investments on behalf of homeowner Virginia Altman, submitted a minor subdivision application to divide the property at 771 Gramsie Road into two parcels. The property is a double fronted lot located South of Crystal Ave and North of Gramsie Road and is currently developed with a single-family residence, detached accessory structures and other ancillary site improvements. The house will remain on Parcel 2 and a new single-family residential home would be constructed on the newly created Parcel 1 in the future.

Adjacent land uses include single-family residential, with the property directly to the west along Crystal Ave being vacant. The properties north of Crystal Ave are townhomes. The existing home is serviced with city sewer and water. Sewer and water connections were previously installed for a new parcel on Crystal Ave, in anticipation of a future subdivision.

This application was complete as of December 28, 2017.

MINOR SUBDIVISION

DEVELOPMENT ORDINANCE REQUIREMENTS

Minor subdivisions require review by the Planning Commission and approval by the City Council. Minor subdivisions must be reviewed in accordance with subdivision and zoning district standards in the Development Regulations.

The City's subdivision standards require all lots to front on a publicly dedicated right-of-way. Municipal sanitary sewer also must be provided to the new lot. These standards also require 5-foot public drainage and 10-foot utility easements along property lines where necessary. Public drainage and utility easements are also required over infrastructure, watercourses, drainages or floodways.

The property is zoned R1, Detached Residential, as are the adjacent properties. In this district, lot standards require a minimum lot area of 10,000 square feet, a width of 75 feet and a depth of 125 feet. Minimum structure setbacks for a dwelling are 30 feet from a front and rear property line and 10 feet from an interior side lot line. A 5-foot minimum side yard is required for accessory buildings including detached garages.

STAFF REVIEW

The applicant is proposing to leave the existing site improvements and divide the property into two parcels, with the new Parcel 1 being for single-family residential development. As shown below, the proposed parcels exceed the minimum lot requirements specified in the Development Regulations.

	Requirements	Parcel 1 (North)	Parcel 2 (South)
Area:	10,000 sf	21,695 sf	21,220 sf
Width:	75 feet	99.98 ft	99.98 ft
Depth:	125 feet	217 ft	212.32 ft

Each parcel has adequate buildable area for a new home when the minimum structure setbacks are applied.

Municipal sanitary sewer and water service is already established to Parcel 2 and are available to Parcel 1. The standard drainage and utility easements along the property lines will be required.

Tree impacts will be evaluated further during the building permit review process. The submitted survey does identify some trees on the property, which may be impacted by the construction of a new home on Parcel B. Tree removal, replacement and protection will be addressed in the building permit for the new house construction.

PUBLIC COMMENT

Property owners within 350 feet were notified of the applicant's request. One with no problem and one that touched on tree conservation, gradual grade and home value with construction of a future home.

STAFF RECOMMENDATION

The minor subdivision application has been reviewed in accordance with the standards of the Development Regulations and found to be in compliance with these standards. Leaving the existing home and the creation of an additional lot for single-family residential development supports the City's land use and housing policies by creating an opportunity for new housing. Staff is recommending the Planning Commission forward a recommendation of approval to the City Council, subject to the following conditions:

1. The minor subdivision shall be in accordance with the plans submitted.

STAFF REVIEW

The applicant is proposing to leave the existing site improvements and divide the property into two parcels, with the new Parcel 1 being for single-family residential development. As shown below, the proposed parcels exceed the minimum lot requirements specified in the Development Regulations.

	Requirements	Parcel 1 (North)	Parcel 2 (South)
Area:	10,000 sf	21,695 sf	21,220 sf
Width:	75 feet	99.98 ft	99.98 ft
Depth:	125 feet	217 ft	212.32 ft

Each parcel has adequate buildable area for a new home when the minimum structure setbacks are applied.

Municipal sanitary sewer and water service is already established to Parcel 2 and are available to Parcel 1. The standard drainage and utility easements along the property lines will be required.

Tree impacts will be evaluated further during the building permit review process. The submitted survey does identify some trees on the property, which may be impacted by the construction of a new home on Parcel 1. Tree removal, replacement and protection will be addressed in the building permit for the new house construction.

PUBLIC COMMENT

Property owners within 350 feet were notified of the applicant's request. One comment with no problem, one comment that touched on tree conservation, gradual grade and home value with construction of a future home and one with concerns of tree loss and resale of their property.

STAFF RECOMMENDATION

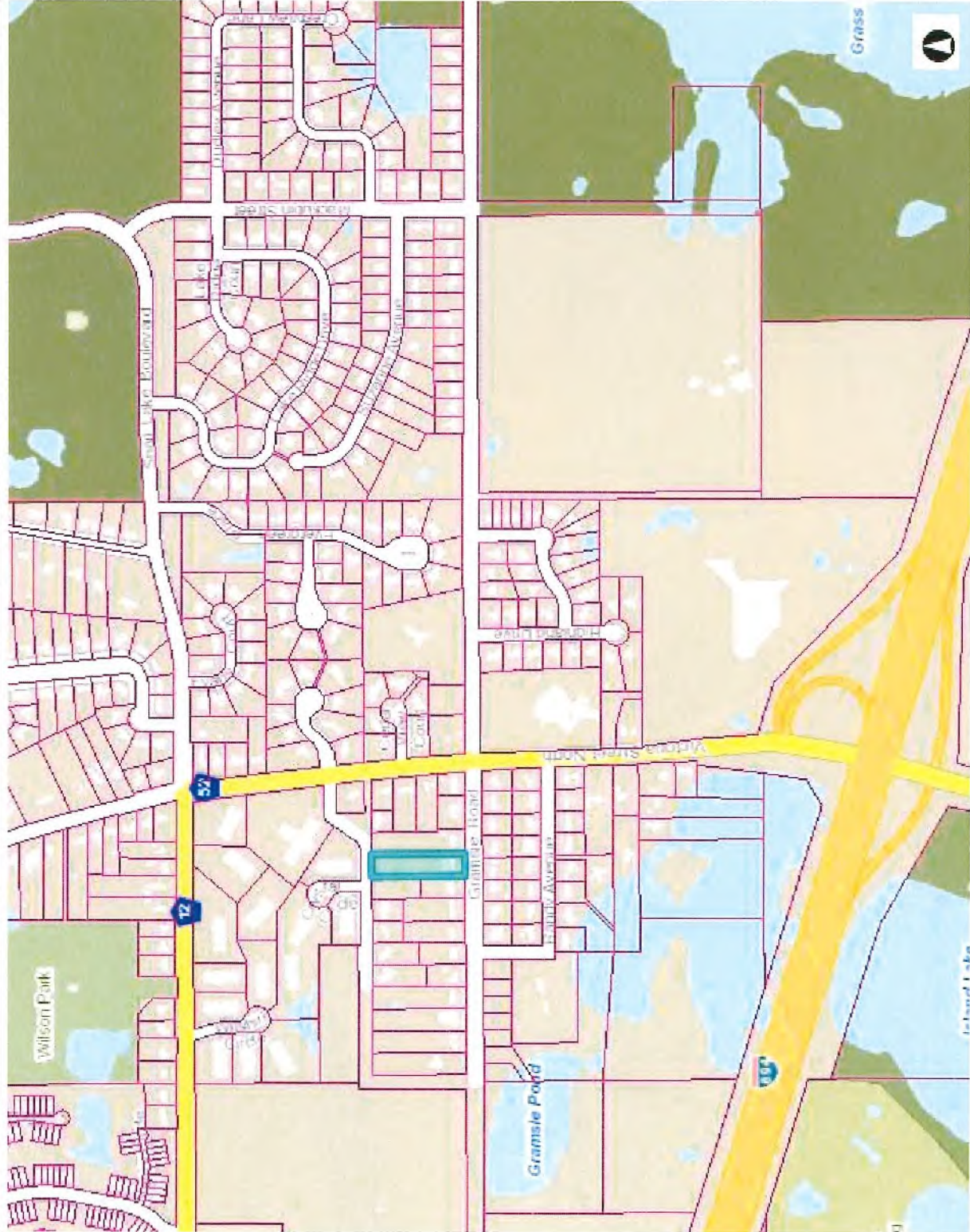
The minor subdivision application has been reviewed in accordance with the standards of the Development Regulations and found to be in compliance with these standards. Leaving the existing home and the creation of an additional lot for single-family residential development supports the City's land use and housing policies by creating an opportunity for new housing. Staff is recommending the Planning Commission forward a recommendation of approval to the City Council, subject to the following conditions:

1. The minor subdivision shall be in accordance with the plans submitted.

2. For Parcel 1, a Public Recreation Use Dedication fee as required by Section 204.020 of the Development Regulations before a building permit is issued for a new home on the property. The fee will be 4% of the fair market value of the property.
3. Public drainage and utility easements shall be dedicated to the City as required by the Public Works Director. The applicant shall be responsible for providing legal descriptions for all required easements. Easements shall be conveyed before the City will endorse deeds for recording.
4. The applicants shall enter into a Subdivision Agreement with the City. This agreement shall be executed prior to the City's release of the deeds for recording. A Development Agreement will also be required for the construction of a new home on Parcel 1.
5. Driveway and all other work within the Crystal Ave right-of-way are subject to the permitting authority of the City of Shoreview. An escrow shall be required for a driveway approach to be constructed by the builder in the amount of \$1,250.
6. A tree protection and replacement plan shall be submitted prior to issuance of a building permit (including the demolition permit). The approved plan shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
7. An erosion control plan shall be submitted with the building permit application and implemented during the construction of the new residence.
8. A final site-grading plan shall be submitted and approved prior to issuance of a building permit.
9. This approval shall expire after one year if the subdivision has not been recorded with Ramsey County.

Attachments

- 1) Location Map
- 2) Submitted Statement and Plans
- 3) Response to Request for Comment
- 4) Motion



This map is a user-generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

Enter Map Description

Dec 27th, 2018

To: City of Shoreview planning staff

Re: 771 Gramsies lot split

To whom it may concern,

The lot split that we have submitted will result in 2 purposes.

1 – To sell the existing house on approx. a ¼ acre

2 – To sell the newly created lot to a builder/homeowner to build a single family home. The home will most likely be a 2 story, priced in the 600's.

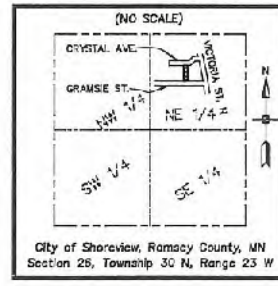
Thank you,

Greg Peterson

A handwritten signature in blue ink, appearing to read 'Greg Peterson', with a stylized, flowing script.

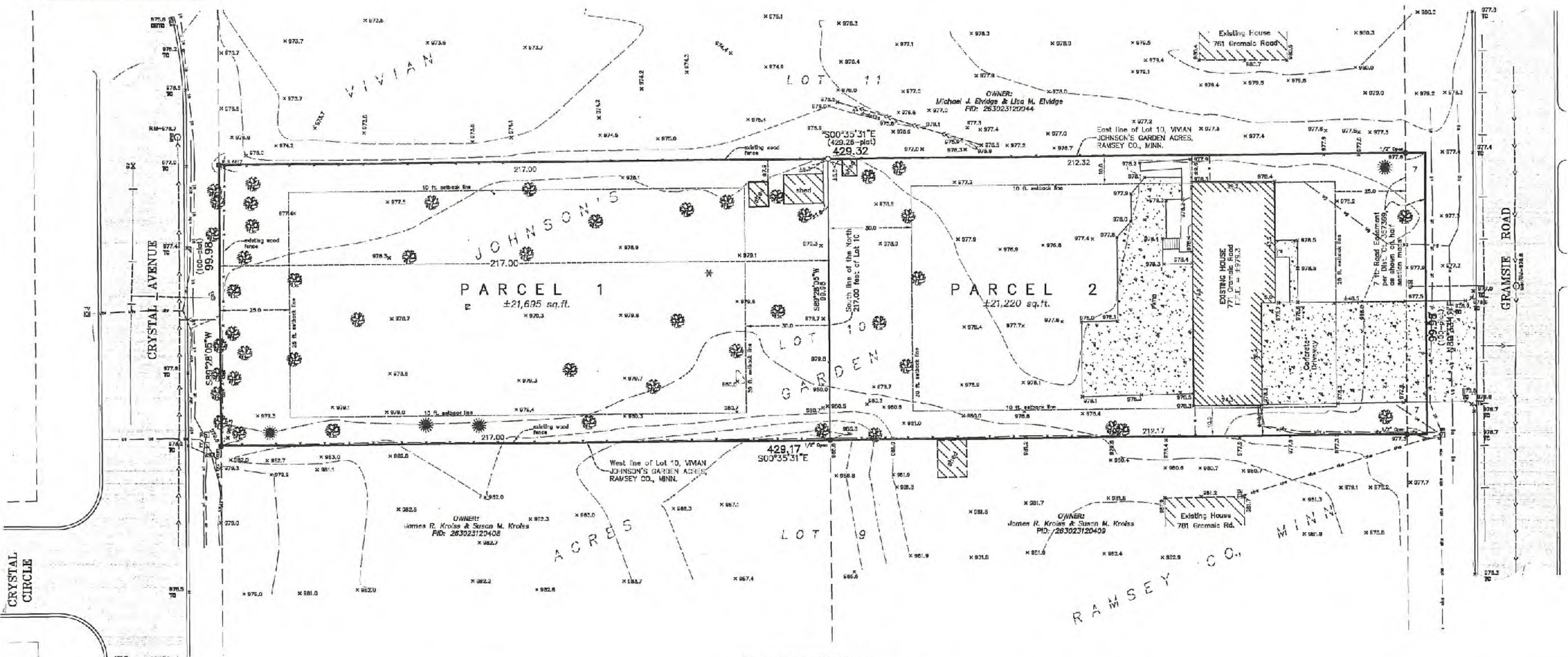
Silver Lake Investments, LLC

VICINITY MAP



MINOR SUBDIVISION
 LOT 10, VIVIAN JOHNSON'S GARDEN ACRES,
 RAMSEY CO., MINNESOTA
 SILVER LAKE INVESTMENTS

Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 3690 Pleasant Ridge Drive NE,
 Suite 100, Blaine, MN 55449
 Phone: 763-489-7900 Fax: 763-489-7959



MINOR SUBDIVISION
 Lot 10, VIVIAN JOHNSON'S
 GARDEN ACRES, RAMSEY CO. MINN.
 Shoreview, Minnesota

SILVER LAKE INVESTMENTS
 4071 - 211th Lane NW
 Oak Grove, MN 55303

LEGEND

- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- ★ - Denotes Light Pole
- ⊙ - Denotes Sanitary Manhole
- ⊕ - Denotes Existing Spot Elevation
- ⊗ - Denotes Existing Tree
- ⊠ - Denotes Television Box
- ⊡ - Denotes Fire Hydrant
- ⊢ - Denotes Gate Valve
- ⊣ - Denotes Cleancut
- ⊤ - Denotes Electric Transformer
- ⊥ - Denotes Flag Pole
- ⊦ - Denotes Catch Basin
- ⊧ - Denotes Telephone Box
- ⊨ - Denotes Utility Pole
- ⊩ - Denotes Storm Manhole
- ⊪ - Denotes Gas Meter
- ⊫ - Denotes Overhead Electric
- ⊬ - Denotes Underground Television
- ⊭ - Denotes Underground Telephone
- ⊮ - Denotes Underground Electric
- ⊯ - Denotes Watermain
- ⊰ - Denotes Sanitary Sewer
- ⊱ - Denotes Underground Gas
- ⊲ - Denotes Storm Sewer
- ⊳ - Denotes Existing Fence as noted
- ⊴ - Denotes Concrete Surface
- ⊵ - Denotes Bituminous Surface
- ⊶ - Denotes Existing 2 Ft. Contour

EXISTING PARCEL DESCRIPTION:
 Lot 10, VIVIAN JOHNSON'S GARDEN ACRES, RAMSEY CO., MINN., according to the recorded plat thereof, Ramsey County, Minnesota.

PROPOSED PARCEL DESCRIPTIONS:
Parcel 1:
 The North 217.00 feet of Lot 10, VIVIAN JOHNSON'S GARDEN ACRES, RAMSEY CO., MINN., according to the recorded plat thereof, Ramsey County, Minnesota.

Parcel 2:
 That part of Lot 10, VIVIAN JOHNSON'S GARDEN ACRES, RAMSEY CO., MINN., according to the recorded plat thereof, Ramsey County, Minnesota, lying South of the North 217.00 feet thereof.

GENERAL NOTES:
 1) Bearings shown hereon are based on the East line of Lot 10, VIVIAN JOHNSON'S GARDEN ACRES, which is assumed to bear S00°35'31"E.
 2) Surveyed property address - 771 Gramsie Road, Shoreview, Minnesota.
 3) No title work was furnished for the surveyed parcel. Parcel is subject to all encumbrances of record, if any.
 4) Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 17311975 dated 11/07/17 or are per City of Shoreview as-built plans. Locations shown are approximate.

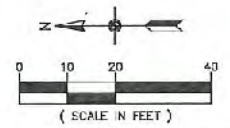
DWELLING & ACCESSORY BUILDING SETBACKS:
 Minimum Front Yard: 25 feet
 Minimum Rear Yard: 30 feet
 Minimum Side Yard: 10 feet
 Maximum Lot Coverage: 40%

Existing Zoning: R1 (Detached Residential District)
 Minimum Lot Area: 10,000 sq. ft.
 Minimum Lot Width: 75 feet
 Minimum Lot Depth: 125 feet
 Existing Lot 10 Area: ±42,915 sq. ft.
 Proposed Parcel 1 Area: ±21,695 sq. ft.
 Proposed Parcel 2 Area: ±21,220 sq. ft.

CERTIFICATION:
 I hereby certify that this survey, plan or report 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.
 Dated this 15th day of December, 2017.

Signed: Carlson McCain, Inc.
 By: Thomas R. Baluff, L.S.
 Minnesota License No. 40361

BENCHMARK
 Minnesota Department of Transportation
 BSM Station 683576, MNDOT Name
 6785 V - Elev. = 975.555 (NAVD 88)



REVISIONS

1	
2	
3	
4	
5	
6	

DRAWN BY: KCM
 ISSUE DATE: 12/15/17
 FILE NO: 157

Minor Subdivision
771 Gramsie Road
File No. 2679-17-32

Comments:

I HAVE NO PROBLEM WITH THIS PROPERTY
BEING DIVIDED UP.

Name: RAY GORDNER

Address: 4011 VICTORIA ST. N.

Minor Subdivision
771 Gramsie Road
File No. 2679-17-32

Comments:

Mr. Sedley,

Thank you for allowing me to provide comments on the proposed minor subdivision of 771 Gramsie Rd. I am the homeowner of 750 Crystal Ave which will be the next door neighbor of the new home.

1.) Tree conservation - I expect maximum conservation of existing trees on the property, especially those on the EAST property line.

2.) Gradual grade - I expect a gradual grade of the yard toward the EAST swamp. Emphasis on "gradual"; so not to fill the low-land lot any more than already is.

3.) Home value - I expect a building mandate to match (or exceed) the value of my home since it is right next door. 2018 proposed property tax value of \$500K (rounded up).

Please call me with questions or concerns

Name: BRIAN ST. MARTIN

Address: 750 CRYSTAL AVE
SHOREVIEW, MN 55126

(C) 612-803-8618



Aaron Sedey <asedey@shoreviewmn.gov>

New parcel at 771 Gramsie Rd

1 message

Mark Holmstrom <mholmstrom@yahoo.com>

Wed, Jan 17, 2018 at 2:21 PM

Reply-To: Mark Holmstrom <mholmstrom@yahoo.com>

To: asedey@shoreviewmn.gov

Hello.....I received the letter about the minor subdivision application for 771 Gramsie Rd and am replying to the Request for Comment.

I live in one of the two end units in the townhomes directly across the road from the new parcel/subdivision and I am concerned about a few things.

I bought my end unit about 20 years ago because of the location and views of the big trees and peace and quiet off the side of my end unit. I am just concerned with what is going to happen to this new parcel and what is going to become of the property and its affect on my property value. I was thinking about selling my townhome very soon but I am afraid that all the things that make this end unit so desirable will be lost or at least diminished a little.

I assume a new home will be built in the new parcel soon but I was hoping to at least know what is to become of this property and the timelines once they are known so I can determine if I want to sell my end unit before or after construction. I know I would have a problem selling during construction.

I understand that new homes need to be built but my main concern is my property value dropping because of this.

Thanks for reading my concerns,

Mark Holmstrom
775 Crystal Ave
Shoreview, MN 55126
[651-428-0558](tel:651-428-0558)

**MOTION
TO APPROVE A MINOR SUBDIVISION
VIRGINIA ALTMAN/GREG PETERSON
771 GRAMSIE ROAD**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the minor subdivision request to subdivide the property into two parcels creating one new parcel for a single-family residential use subject to the following conditions:

Minor Subdivision

1. The minor subdivision shall be in accordance with the plans submitted.
2. For Parcel 1, a Public Recreation Use Dedication fee as required by Section 204.020 of the Development Regulations before a building permit is issued for a new home on the property. The fee will be 4% of the fair market value of the property.
3. Public drainage and utility easements shall be dedicated to the City as required by the Public Works Director. The applicant shall be responsible for providing legal descriptions for all required easements. Easements shall be conveyed before the City will endorse deeds for recording.
4. The applicants shall enter into a Subdivision Agreement with the City. This agreement shall be executed prior to the City's release of the deeds for recording. A Development Agreement will also be required for the construction of a new home on Parcel 1.
5. Driveway and all other work within the Crystal Ave right-of-way are subject to the permitting authority of the City of Shoreview. An escrow shall be required for a driveway approach to be constructed by the builder in the amount of \$1,250.
6. A tree protection and replacement plan shall be submitted prior to issuance of a building permit (including the demolition permit). The approved plan shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
7. An erosion control plan shall be submitted with the building permit application and implemented during the construction of the new residence.
8. A final site-grading plan shall be submitted and approved prior to issuance of a building permit.
9. This approval shall expire after one year if the subdivision has not been recorded with Ramsey County.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the policies of the Comprehensive Plan, including the Land Use.
2. The proposed subdivision supports the policies of the Comprehensive Plan by providing additional housing opportunity in the City.
3. The parcels comply with the minimum standards of the R1, Detached Residential District.

VOTE:

AYES:

NAYS:

TO: Planning Commission
FROM: Niki Hill, AICP, Economic Development and Planning Associate
DATE: January 18, 2018
SUBJECT: File No.2680-17-33, Variance and Residential Design Review: Zawadski Builders, 461 West Shore Court

INTRODUCTION

Zawadski Homes is proposing to construct a new home on a vacant lot as part of the Wabasso Shores subdivision. The proposed home is designed as two story, walk out residence. Zawadski homes submitted the following applications for the proposed home.

1. Residential Design Review – the parcel is substandard to the Shoreland Overlay District requirement for lot width at the street, therefore residential design review is required.
2. Variances
 - a. To exceed required OIIW setback range of 93.5 – 113.5 ft.; 146.6’ feet is proposed.
 - b. To exceed the required 35’ foot height limit from grade to peak; 36’ feet is proposed.

PROJECT DESCRIPTION AND BACKGROUND

The property is a substandard riparian lot located in the R1 – Detached Residential District on the west side of Lake Wabasso. The property is also in the Shoreland Overlay District. Access to the property is gained from West Shore Court. The lot area is 101,946 square feet, with 29,645 square feet above the Ordinary High Water line (OIIW), with a width of 72.16 feet along West Shore Court and 100 feet along the OHW. With the street frontage of 72.16, the width of the property does not meet the 100 foot requirement as measured from 3 places for the Shoreland Regulations and is therefore substandard.

The applicant proposes to construct a 2-story, single family residential home with attached garage on the lot. The proposed location of the home in relation to the OHW setback is dictated by the location of a storm water holding pond that was approved as part of the subdivision.

DEVELOPMENT CODE REQUIREMENTS

This is a substandard lot as the width is less than the 100-feet required for a standard riparian lot (Section 209.080(D)). The Development Ordinance requires residential construction on substandard lots to comply with certain design standards, and these are summarized in the following table:

STANDARD	ALLOWED	PROPOSED
Lot Coverage	7411.25 sq. ft. (25%)	4,309 (14.5%)
Building Height	35 feet	36 feet*
Foundation Area	5,336.1 sq. ft. (18%)	2,251 sq. ft. (7.6%)
Setbacks:		
Front (West)	47-67 ft	66.1 ft
OHWL (East)(Lake)	93.5 – 113.5 ft	146.6 ft*
Architectural Mass	Encourage use of natural colors/materials, landscaping.	James Hardie Wood Grain, combination of browns and grays.

***Variance required**

The proposal requires variances for the OIHW setback and the overall height of 36 feet.

The Residential Design Review application can be approved if the required variances are approved. As noted in the previous table, the project complies with the other design standards.

Variance Criteria (Section 203.070)

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variance is in keeping with the spirit and intent of the Development Code. Practical difficulty is defined and reviewed using these criteria:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*
2. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*
3. *Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

APPLICANT'S STATEMENT

The applicant states that practical difficulty for the OHW setback stems from the plat approval creating Lot 4. This lot was the most logical place to locate a holding pond, which lies between the house pad and the lake. Given the size of the holding pond, the house pad must necessarily move farther back from the lake.

For the height variance the applicant states that a 35' height is possible with a 4/12 pitch but 36' is needed to have energy efficient roof trusses. The variance is primarily based on trying to maintain standard floor elevation heights and not compromising new roof insulation standards. From the front the applicant's home will most likely be the shortest new home at the front elevation grade in the neighborhood. From the lake, the 36' height will only be negligibly taller and difficult to discern from most directions, as the home is privately situated in a heavily treed area and sits well back from the lake.

See applicant's statement.

STAFF REVIEW

Staff concurs with applicant that site characteristics creates a practical difficulty.

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The use of this property for a single family residence is reasonable and consistent with the comprehensive plan land use designation and R1 zoning district. The proposal represents a reasonable use of the property.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner. Unique circumstances are present and cause practical difficulty. The irregular shaped lot is located at the end of a cul-de-sac with a riparian lot to the south and a standard non-riparian lot to the west. The location of the stormwater pond on the lot between the house pad and the lake causes the OHW setback to be pushed back further to maintain a safe distance apart. This creates a unique circumstance.

Furthermore, staff concurs that the height variance should be granted. The lot is only substandard due to the street frontage – meeting and exceeding all other requirements. The code is intended to ensure that the home fits with the character/size of the lot. In this case the lot is almost twice the required square footage for the Shoreland Overlay district. The storm pond, combined with the distance from the OHW, will make the difference in height almost discernible.

3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood. The applicant is proposing to build a new single family home. The setback location from the OHW is dictated by the stormwater pond and will not alter the essential character of the neighborhood.

The height variance will not have an adverse affect on the character of the neighborhood. From the front, the home will most likely be the shortest of the new homes in the neighborhood as they are subject to a different height measurement standard. On the lake side, the greater distance from the OHW lessens any lakeshore and adjoining property impacts.

SHORELAND MITIGATION

In accordance with the Development Code, shoreland mitigation is required of the property owners who are seeking certain land use approvals through the City. The applicants are required to enter into a Mitigation Agreement with the City.

PUBLIC COMMENT

Property owners within 150 feet were notified of the applicant's request. Written comments that have been received are attached.

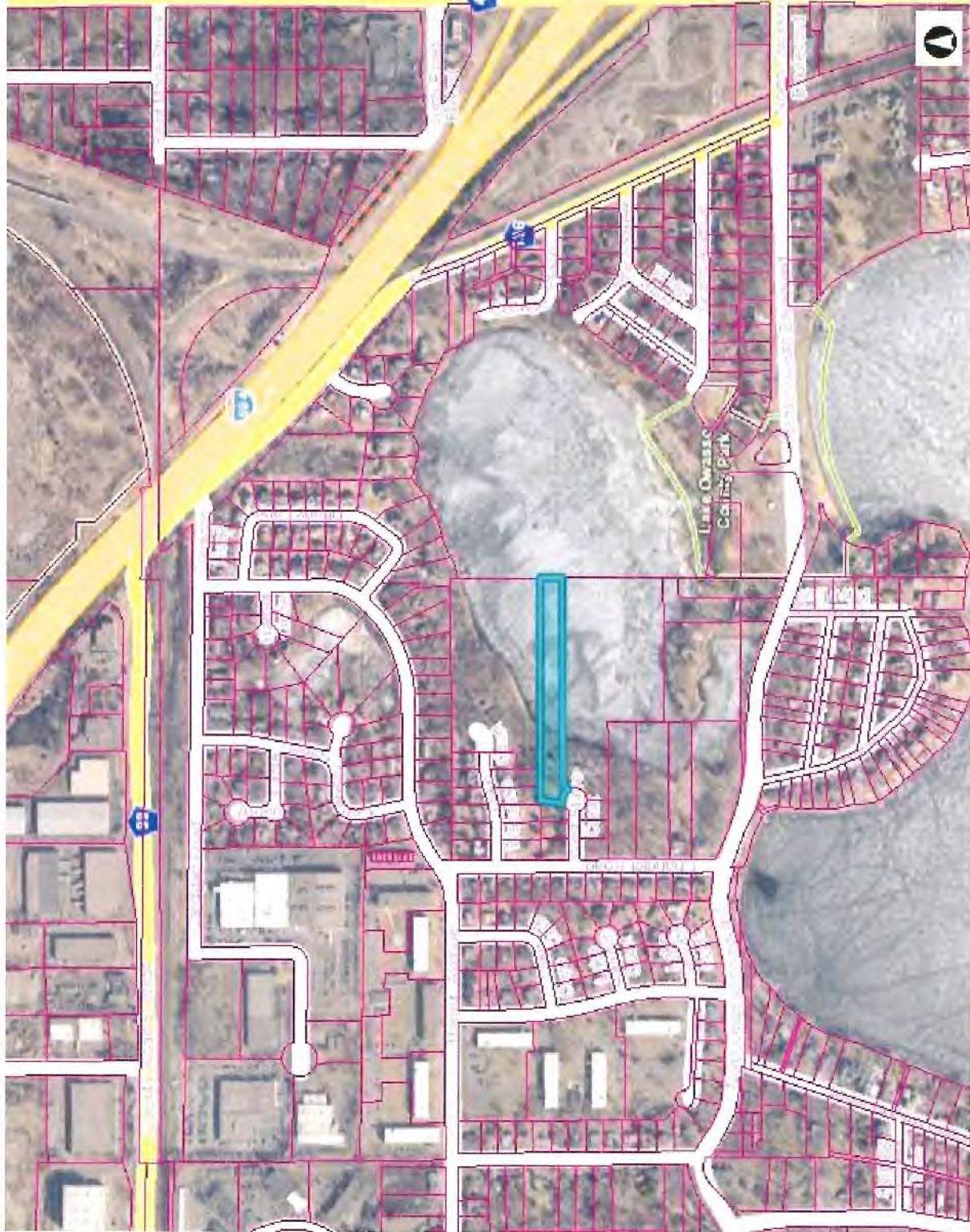
STAFF RECOMMENDATION

In Staff's opinion, practical difficulty is present due to the site characteristics of the property. Staff is supportive of the proposed variance and residential design review. The Staff is recommending the Commission adopt Resolution 18-03 approving the variance request and approve the residential design review subject to the following conditions:

1. The minimum setback for the proposed home is 146.6 feet from the OHW line.
2. The maximum height for the home from lowest grade to peak is 36'.
3. The project must be completed in accordance with the plans submitted as part of the Variance and Residential Design Review applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
4. Material storage and construction vehicle parking shall be limited to the subject property. No construction parking or storage is permitted within the public right-of-way or on nearby private property without the written consent of the affected property owner.
5. Erosion control will be installed in accordance with City Code requirements prior to any site disturbance. Vegetation shall be restored in accordance with City Code standards.
6. Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
7. A building permit must be obtained before any construction activity begins.
8. This approval will expire after one year if a building permit has not been issued and construction commenced.
9. This approval is subject to a 5-day appeal period.

Attachments:

- 1) Location Map
- 2) Applicant's Statement and Submitted Plans
- 3) Comments
- 4) Resolution No. 18-03
- 5) Motion



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

Enter Map Description

1,333.3 666.67 1,333.3 Feet



NAD_1983_HARN_Aci_MN_Ramsey_Feet
 © Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



License # 20345856

4614 Churchill St
Shoreview, MN 55126
Phone: 651-483-0518
Fax: 651-483-9057

Date: December 18, 2017

To: City of Shoreview,
Attn: Niki Hill, Shoreview Planning

Re: Application for Design Review & Variance, 461 West Shore Court
Applicant: Zawadski Homes, Inc.
Owners: Ryan and Alaina Melena

Dear Ms. Hill,

Enclosed please find for review;

1. Application for Design Review
2. Application for Variance
3. Checks
4. Survey/site plan for the above address
5. Floor plan
6. Elevations

Background Information for Variance Application

The owners, Ryan and Alaina Melena, have designed a residential 2 story for new home construction in the recently approved development, Wabasso Bay. The legal description is Lot 4, Block 1, Wabasso Bay.

The lot is located on the West side of Lake Wabasso, and is 101,946 square feet in size. Per the calculations provided on the survey, the new house, plus existing garage/drive/sidewalk will be substantially under 25% of impervious coverage.

The new home foundation footprint will be substantially under the limit of 18% of the lot size. The owners will be remodeling the existing boathouse at 288 sf in size, within the various limits allowed.

The new home will be 26' in height at the front elevation facing the street, and 36' in height as measured from the rear elevation walkout.

Issues

1. Street frontage;

During the platting of the development of Wabasso Bay in 2015, Lot 4 was recognized as having only 72 feet of street frontage, being on the end of a cul de sac. A variance was then approved for having less than 100 feet of road frontage. Applicant assumes that this variance request will be a pro forma reaffirmation of the 2015 variance granted during the development approval.

2. Setback from OHW;

The Proposed home setback from OWH is 146.6'; the two adjacent lots have an average setback of 103.5', thereby allowing for a 113.5' setback; the new proposed home is approx.. 33' farther back than mathematically allowed under the ordinance. During the original

platting/development process, Lot 4 was the most logical place to locate a holding pond, which lies between the house pad and the lake. Given the holding pond's size, the house pad must necessarily move farther back from the lake. During platting, each of the house pads were preliminarily placed, reviewed and approved by Shoreview. The proposed house is in the same approximate location as originally intended during plat approval, and applicant seeks reconfirmation of approval. The proposed placement of Lot 4 is the most logical, practical, and aesthetic location given the history and the variables.

3. Height Variance

The building height limitation of 35' is exceeded by applicant's proposed home by 12 inches. Note that the architect has preliminarily designed a home whereby 35' height is possible with a 4/12 roof pitch, but our engineer/draft service is saying we need 36' in order to have energy efficient roof trusses. Our variance request for 12 additional inches is primarily based on trying to maintain standard floor elevation heights and not compromising new roof insulation standards.

With a 2 story walkout floor plan, the only home style that will meet the height restriction is a low pitched prairie design, which Owners fortunately desire. The LL height has been reduced from 9' to 8'-10", the floor trusses have been kept at the minimum of 18", and the roof pitch has been flattened to a 4/12 pitch, which is as low as good construction practices dictate.


Of the 8 lots on West Shore Court, only the pre-existing Zibell property remains a 1 level rambler. All of the other 6 new homes will most likely be 2 story homes similar to applicants. The applicant's home will likely be the shortest new home at the front elevation grade in the neighborhood.

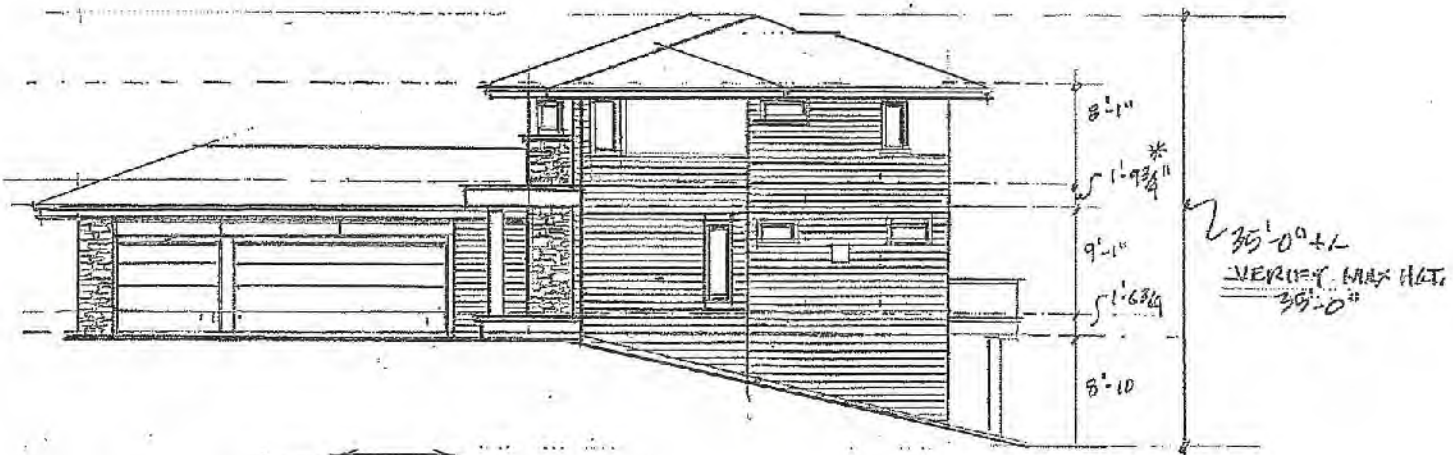
The applicant's home will blend in nicely, and will not alter the character of the neighborhood. The prairie style roof is modern and stylish. This reasonable design will fit well into the new neighborhood and will be a nice home added to the Lake Wabasso community. The 36' height will be only negligibly taller, and difficult to discern from most directions, as the home is privately situated in a heavily tree'd area, and sits well back from the lake.

Shoreland Mitigation

The owners will be using natural tan and brown colors on the exterior of the home, with natural materials, including stone. Vegetative protection is also being proposed.

Respectfully Submitted,


Jay Johnson
Zawadski Homes
O 651-483-0518
© 651-387-9051



SIDE ELEVATION

1/16" = 1'-0"

- * w/ 1'-9 3/4" PUR TRUSS
- GRT RM CEILING
- w/ 155 9'-9" x 10'-1"



LAKE ELEVATION

1/16" = 1'-0"



ENTRY ELEVATION 1/8" = 1'-0"

MELENA RESIDENCE

LOT 4 WESTSHORE COURT

SHOREVIEW

ZAWADSKI 11.22.17

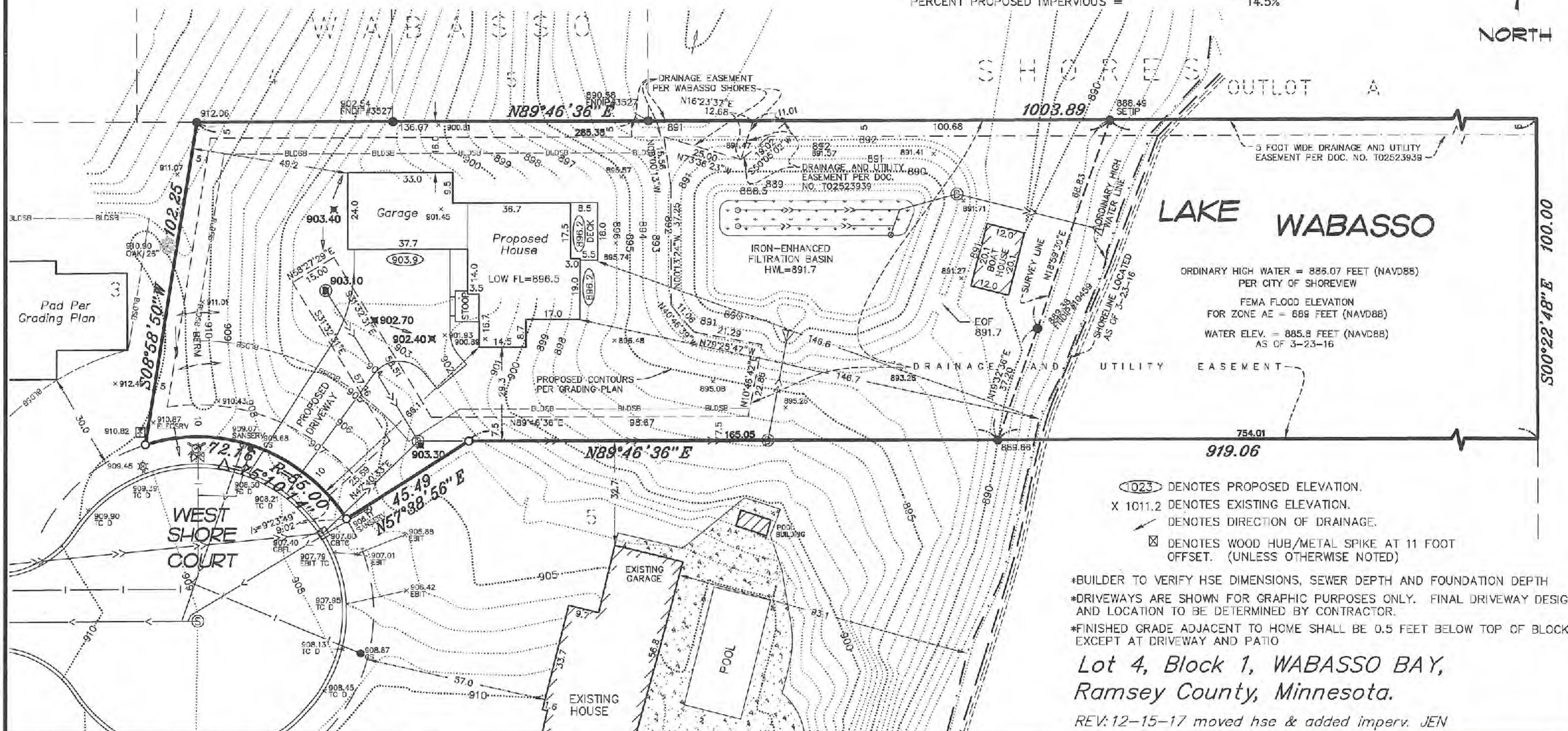
HOMES NRD

LOT SKETCH

~for~ ZAWADSKI HOMES

IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA OF LOT =	101,946 S.F.
TOTAL AREA OF LOT ABOVE OHW OF LAKE =	29,645 S.F.
PROPOSED HOUSE, GARAGE AND STOOP =	2,251 S.F.
PROPOSED DRIVEWAY =	1,807 S.F.
PROPOSED WALK =	10 S.F.
EXISTING BOATHOUSE =	241 S.F.
TOTAL PROPOSED IMPERVIOUS SURFACE =	4,309 S.F.
PERCENT PROPOSED IMPERVIOUS =	14.5%



LAKE WABASSO

ORDINARY HIGH WATER = 886.07 FEET (NAVD88)
 PER CITY OF SHOREVIEW
 FEMA FLOOD ELEVATION
 FOR ZONE AE = 869 FEET (NAVD88)
 WATER ELEV. = 885.8 FEET (NAVD88)
 AS OF 3-23-16

- (1023) DENOTES PROPOSED ELEVATION.
- X 1011.2 DENOTES EXISTING ELEVATION.
- ↖ DENOTES DIRECTION OF DRAINAGE.
- ⊗ DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET. (UNLESS OTHERWISE NOTED)

- *BUILDER TO VERIFY HSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH
- *DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.
- *FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF BLOCK EXCEPT AT DRIVEWAY AND PATIO

*Lot 4, Block 1, WABASSO BAY,
 Ramsey County, Minnesota.*

REV: 12-15-17 moved hse & added imperv. JEN

○ Denotes Iron Set
 ● Denotes Iron Found
 Scale 1" = 30'
 Job No.: 14422PP

Bearings shown are on
 an assumed datum.
 Drawn By: JEN
 Project Manager: JER

I hereby certify that this plan, survey 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. Dated this 15th day of December, 2017.

PRELIMINARY

License No. 41578

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

**EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD JANUARY 23, 2018**

* * * * *

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 P.M.

The following members were present:

And the following members were absent:

Member _____ introduced the following resolution and moved its adoption.

RESOLUTION NO. 18-03 VARIANCE

WHEREAS, Zawadski Homes submitted variance applications for the following described property:

Lot 4, Block 1, Wabasso Bay, Ramsey County, Minnesota

(This property is commonly known as 461 West Shore Court)

WHEREAS, pursuant to the Development Code Sections 205 and 209, Development Regulations, the Ordinary High Water (OHW) setback for a new dwelling shall be equal to the average of the setbacks for such immediately adjacent dwellings plus or minus 10-feet;

WHEREAS, pursuant to the Development Code Section 209, Shoreland Management, the maximum height from grade to peak is 35’;

WHEREAS, the applicants have requested a variance to the OHW setback requirements in order to construct a new single-family dwelling on the property; and

**EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD JANUARY 23, 2018**

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WHEREAS, pursuant to the Development Code Section 209, Shoreland Management, the maximum height from grade to peak is 35’;

WHEREAS, the applicants have requested a variance to the OHW setback requirements in order to construct a new single-family dwelling on the property; and

WHEREAS, the applicants have requested a variance to the 35' height requirement in order to construct a new single-family dwelling on the property; and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

WHEREAS, on January 23, 2018, the Shoreview Planning Commission approved the variances and adopted the following findings of fact:

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The use of this property for a single family residence is reasonable and consistent with the comprehensive plan land use designation and R1 zoning district. The proposal represents a reasonable use of the property.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner. Unique circumstances are present and cause practical difficulty. The irregular shaped lot is located at the end of a cul-de-sac with a riparian lot to the south and a standard non-riparian lot to the west. The location of the stormwater pond on the lot between the house pad and the lake causes the OHW setback to be pushed back further to maintain a safe distance apart. This creates a unique circumstance.

The lot is only substandard due to the street frontage – meeting and exceeding all other requirements. The code is intended to ensure that the home fits with the character/size of the lot. In this case the lot is almost twice the required square footage for the Shoreland Overlay district. The storm pond, combined with the distance from the OHW, will make the difference in height almost discernible.

3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood. The applicant is proposing to build a new single family home. The setback location from the OHW is dictated by the stormwater pond and will not alter the essential character of the neighborhood.

The height variance will not have an adverse affect on the character of the neighborhood. From the front, the home will most likely be the shortest of the new homes in the neighborhood as they are subject to a different height measurement standard. On the lake side, the greater distance from the OHW lessens any potential impacts.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, subject to the following conditions:

1. The minimum setback for the proposed home is 146.6 feet from the OHW line.
2. The maximum height for the home from lowest grade to peak is 36'.

COUNTY OF RAMSEY)
)
CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 23rd day of January, 2018 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to adopting Resolution No. 17-105.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 23rd day of January, 2018.

Terry C. Schwerm
City Manager

SEAL

Drafted By: Niki Hill, AICP
Economic Development and Planning Associate
4600 Victoria Street
Shoreview, MN 55126

**MOTION
TO APPROVE VARIANCES
ZAWADSKI HOMES
461 WEST SHORE COURT**

MOVED BY COMMISSION MEMBER _____

SECONDED BY COMMISSION MEMBER _____

To approve the variance requests and the residential design review submitted by Zawadski Homes for the construction of a new home at 461 West Shore Court. Said approval allows a variance for the OHW setback to 146.6 feet and maximum height of 36'. This approval is subject to the following conditions:

1. The minimum setback for the proposed home is 146.6 feet from the OHW line.
2. The maximum height for the home from lowest grade to peak is 36'.
3. The project must be completed in accordance with the plans submitted as part of the Variance and Residential Design Review applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
4. A Tree Protection and Replacement Plan shall be submitted with the Building Permit application. Tree removal requires replacement trees at a ratio of 6:1, per executed Development Agreement for the Plat.
5. Material storage and construction vehicle parking shall be limited to the subject property. No construction parking or storage is permitted within the public right-of-way or on nearby private property without the written consent of the affected property owner.
6. Erosion control will be installed in accordance with City Code requirements prior to any site disturbance. Vegetation shall be restored in accordance with City Code standards.
7. Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
8. A building permit must be obtained before any construction activity begins.
9. This approval will expire after one year if a building permit has not been issued and construction commenced.
10. This approval is subject to a 5-day appeal period.

This approval is based on the following findings:

1. The proposed improvements are consistent with the Land Use and Housing Chapters of the Comprehensive Plan.
2. Practical difficulty is present as stated in Resolution 18-03

VOTE: AYES: NAYES:

Regular Planning Commission Meeting – January 23, 2018