

PLANNING COMMISSION WORKSHOP
FEBRUARY 26, 2013

CITY COUNCIL CHAMBERS
SHOREVIEW CITY HALL

7:00 PM

Agenda

- 1. Development Code Amendments - Update**
 - a. Sign Ordinance (Temporary Signs and Message Center Signs)**
 - b. Residential Districts – Structure Setbacks**
 - c. Building Height**
- 2. Surface Water Management**
 - a. Comprehensive Plan Amendment**
 - b. Review/Industry Standards**
- 3. Adjournment**

TO: Planning Commission
FROM: Kathleen Nordine, City Planner
Rob Warwick, Senior Planner
DATE: February 20, 2013
SUBJECT: Draft Text Amendment, Setbacks in Residential Districts

BACKGROUND

Throughout the past few years, the City Council and Planning Commission have discussed issues related to residential redevelopment and infill in established single-family residential neighborhoods.

At the August 2011 workshop the Commissioners directed staff to prepare draft text amending City Code provisions related to setbacks in residential districts. The draft text was discussed at a workshop in October 2011 and again in February 2012. The comments from those workshops have been incorporated in the attached text which is discussed below.

EXISTING CODE - RESIDENTIAL STRUCTURE SETBACKS

The Commission supported the reduction of front and side yard structure setback requirements as a method to provide flexibility for property owners who want to improve their existing homes. The following summarizes the existing regulations proposed for revision:

Front yard structure setbacks, including side yards abutting a street

- A minimum of 30-feet, but not more than 40-feet as measured from the property line, for all local and collector streets;
- Where the dwellings on adjacent properties exceed the minimum front setback by more than 10-feet, the structure setback is determined by average of the setbacks of the two adjacent dwellings, then adding and subtracting 10-feet to identify the required front yard setback range on the subject property; and
- A minimum of 40-feet from arterial roads.

The Planning Commission should note that the Development Code does allow certain structural elements or features to encroach into the required front and side yard. Reducing the front setback will not affect permitting encroachments specified in Code. As such, improvements such as 2-foot cantilevered areas, and 5- by 7-foot unenclosed stoops will still be allowed to encroach into the 25-foot front yard. A complete list of permitted encroachments is listed in the attached text.

PROPOSED TEXT AMENDMENTS

1. Reduce the minimum front yard setback required for structures from 30 feet to 25 feet, as measured from the front property line.

The proposed 25-foot minimum front setback has been applied to many developments, including newer subdivisions (Snail Lake Landing and Whispering Pines). Several older developments also have a 25-foot or less front setback, including the Villas of North Point, Willow Creek, Willow Glen, Heather Ridge and Turtle Lake Hills.

Applying this flexibility throughout all residential neighborhoods should not have a negative effect on neighborhood character since the general alignment of dwellings along the street would be maintained. Exceptions to the setback with the 'plus or minus 10-feet' rule results in a general structure alignment that is retained with the proposed regulations. Reducing the front setback to a 25-foot minimum should still result in a general alignment, with dwellings aligned within a 20-foot front setback range. In many areas of the City dwellings have been developed with uniform front setbacks of 30-feet, and the 5-foot front setback reduction would therefore be in keeping alignment within the intent of the Code. This reduction would apply to local and collector streets. No change is proposed for the 40-foot minimum setback that applies along arterial streets (see Map 5-2 Functional Road Classifications).

2. For parcels abutting a 60-foot right of way of a local road, reduce the required structure setback to a minimum of 20 feet from the front property line provided the structure is setback a minimum of 35 feet from the improved road surface.

Right-of-way widths of 60-feet were required for all local roads until the late-1980s. The boulevard area on these 60-foot ROW is typically 14-16 in depth, compared to the 9-foot boulevard for a street developed under the current 50-foot ROW standard. The areas developed with 60-foot ROWs include neighborhoods where the house style is dominated by split level and ramblers where flexibility is most important. A further front setback reduction would increase flexibility for homeowners, while achieving the same visual setback from the developed street curb as a 25-foot setback on a 50-foot wide ROW. This would position any alterations 10-feet in front of adjacent houses developed with the minimum 30-foot setback from the front lot line. This reduction would apply to only to local streets, and not to collector roads which have a different function and have a more fully developed ROW than local streets.

In the prior drafts of this provision, a lesser 30-foot minimum setback from the improved road surface was suggested. This has been increased to 35 feet based on concerns expressed by Commissioners.

3. Allow a building addition or alteration to maintain an existing side yard structure setback which is less than the required 10-foot minimum structure setback, provided the alteration is setback a minimum of 5 feet and is a single story.

Until about 1970, City Code permitted a minimum 5-foot side setback for living area. As a result there are many dwellings that have a side yard setback less than the current 10-foot minimum. The proposed text mimics the provisions currently applicable only to substandard riparian lots, where an existing side setback of at least 5 feet can be maintained for a single story alteration or addition.

RECOMMENDATION

Based on Commission's discussion and direction, text will be prepared for Public Hearing at the March or April Planning Commission meeting. This will include amendments regarding the structure setbacks from the front and side property lines for residential structures.

T:/2011 pcf/2433-11-26 text amend – setbacks/02-20-2013 pc report.doc

205.080 Residential Districts Overview.

(A) Purpose. The Residential Districts are established to:

- (1) Ensure that development conforms to the capacity of the utilities provided in an optimal way.
- (2) Ensure adequate light, air, privacy, and open space for each dwelling unit.
- (3) Reserve appropriately located areas for residential development at reasonable population densities consistent with sound standards of public health and safety.
- (4) Provide for a diversity of housing opportunities within the City at varying densities, costs and environments.
- (5) Protect residential properties from excessive noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare, and other objectionable influences.
- (6) Provide residential development at the minimum standards of this ordinance but not to exceed the gross development densities designated in the Land Use Chapter of the Comprehensive Guide Plan.

(D) Required Conditions. In addition to the standards of Sections 203-206, the following specifications apply to Residential Districts:

(1) Setbacks.

- (a) Corner Lots. Buildings on corner lots shall be set back from both streets, a distance equal to the established or required front yard setback for the use on both streets.
- (b) Minor Arterial and Collector Streets. Along minor arterial streets as identified in the Comprehensive ~~Guide~~ Plan, residential structures shall maintain a 40-foot setback. Along collector streets as identified in the Comprehensive ~~Guide~~ Plan, residential structures shall maintain a 30-foot setback, except as otherwise permitted pursuant to Section 205.082 (D)(2)(b).
- (c) Shoreland. Lakeside setbacks in shoreland areas shall be regulated by the Shoreland Regulations in Section 209.080.
- (d) Major Subdivisions. The front yard setback for all residential structures in subdivisions platted after October 21, 2002 may be reduced to a minimum of 25 feet provided the minimum rear yard setback is increased to 35 feet. Application of the setback provisions shall be described in the Development Agreement. As of Dec. 27, 2011, this setback provision had been selected to

apply by the Developers to the following Major Subdivisions: Snail Lake Landing; Villas of Whispering Pines; and Whispering Pines.

- (e) Butt lots created after the effective date of this ordinance, principal and accessory structures shall have a minimum setback of 20 feet from a side lot line when that side lot line abuts the rear lot line of an existing parcel.
- (f) Key lots created after the effective date of this ordinance, principal and accessory structures shall have a minimum setback of 20 feet from a side lot line when that side lot line abuts the rear lot line of an existing parcel, or a minimum 40 feet from a rear lot line when that rear lot line abuts the side lot line of an existing parcel.
- (g) Exceptions to Minimum Front Yard Setback Requirements. Front yard setbacks established in the following manner shall not be reduced unless a variance is approved.
 - (i) New Construction. Where existing dwellings are located on lots which are immediately adjacent to a vacant lot and have established front yard setbacks that exceed the minimum front yard setback allowed in the zoning district by more than ~~fifteen~~ (150)-feet, the front yard setback for a dwelling to be constructed on the vacant lot shall be equal to the average of the front yard setbacks for such immediately adjacent dwelling plus or minus 10-feet. If one of the immediately adjacent dwellings is located on a corner lot or on a lakeshore lot the setback of such dwelling shall not be utilized when computing the permissible front yard setback for the newly constructed dwelling, and, in such case, the front yard setback for the newly constructed dwelling shall be equal to the front yard setback for the remaining adjacent dwelling plus or minus ten (10) feet.
 - (ii) Additions to Existing Structures.
 - (aa) On lots where two or more existing adjacent dwellings have front yard setbacks which exceed the minimum front yard setback allowed in the zoning district by ~~tenfifteen~~ (150) or more feet, the front yard setback for an addition to any of the dwellings shall not be more than ten (10) feet less than the average of the front yard setbacks for such existing adjacent dwellings.
 - (bb) On non-riparian lots, if one of the immediately adjacent dwellings is located on a corner lot or a lakeshore lot, the front yard setback of such dwelling shall not be utilized when computing the permissible front yard setback for the addition to an existing dwelling, and, in such case, the front yard setback for the addition to an existing dwelling shall not be less than the front yard setback for the remaining adjacent dwelling, minus ten (10) feet.

Stricken text proposed for deletion
Underlined text proposed for adoption

- (f) Encroachments. The following shall be considered as permitted encroachments on setback requirements:
 - (i) In any yard: eaves, gutters, awnings, chimneys, landings, sidewalks and fences.
 - (ii) In interior side and rear yards: decks, open terraces, balconies and unenclosed porches provided they are no closer than five feet to any property line.
 - (iii) In front yards and in side yards adjoining a right-of-way of property zoned for residential use, bay windows and cantilevered habitable area may encroach up to two feet into the required dwelling setback.
 - (iv) In side yards of corner lots zoned R-1 adjoining a public right-of-way, at-grade patios may encroach up to ~~five~~ ten feet into the required dwelling setback provided that the side yard does not abut a front yard on an adjacent property.

205.081 Residential Estate District (RE)

(3) Setbacks.

- (a) Front Yard. Dwellings and accessory structures shall have a front yard setback of at least ~~twenty-five (25)~~ thirty (30) feet but in no event more than forty (40) feet.
- (b) Rear Yard. Dwellings shall have a rear yard setback of at least 30 feet and accessory structures shall have a rear yard setback of at least 10 feet, regardless of lot area requirements.
- (c) Side Yard. Side yards adjoining a street right-of-way shall be treated as a front yard for purposes of setback requirements. Dwellings and accessory structures shall maintain minimum side yard setbacks as follows:

<u>District</u>	<u>Dwelling</u>	<u>Accessory Structures</u>
RE (20)	10	5
RE (40)	10	5
RE (60)	15	10
RE (80)	15	10

205.082 Detached Residential District (R1)

(D) Required Conditions. In addition to the conditions of Section 205.080(D) (Residential Overview), the following conditions apply:

(1) Lot Size. A lot of not less than 10,000 square feet with a minimum width of 75 feet and a minimum depth of 125 feet.

(2) Setback. Dwelling and accessory structures shall have a front yard setback of at least ~~twenty-five (25) thirty (30)~~ feet but in no event more than forty (40) feet. The side yard setback shall be a minimum of ten (10) feet except that ~~on corner lots, the side yard setback shall be a minimum of thirty (30) feet. Side yards adjoining a street right-of-way shall be treated as a front yard for purposes of setback requirements.~~ The rear yard setback shall be a minimum of thirty (30) feet. Zero lot line developments are permitted if consistent with adjacent land

uses.

a. Except in those cases where an existing principal structure is set back less than 10 feet but at least 5 feet from the side property line, then the existing setback may be maintained provided the expansion, addition or reconstruction is no more than one story as defined by the Uniform Building Code. A minimum setback of 10 feet is required for any part of the structure that exceeds one story in height.

b. Except in those cases where the subject property abuts a local street with a right-of-way width of sixty (60) feet or more, the front setback may be reduced to a minimum of twenty (20) feet, provided there is a minimum of thirty-five (35) feet from the proposed structure to the improved road surface or back of curb.

205.083 Attached Residential District (R2)

(C) Required Conditions. In addition to the conditions of Section 205.080(D) (Residential Overview), the following conditions apply for the Attached Residential District:

(1) Lot size. Minimum zoned area of 5 acres unless being rezoned from Urban Underdeveloped; minimum lot size of 10,000 square feet per building plus 1,000 square feet per unit and a width of not less than 80 feet per building.

(2) Setback. A front yard of 30 feet, a side yard of 10 feet except that ~~corner lots shall have 30 feet and a rear yard of 30 feet. Side yards adjoining a street right-of-way shall be treated as a front yard for purposes of setback requirements.~~ Zero lot line developments shall be permitted.

209.080 Shoreland Management.

(2) Substandard Riparian Lots.

- (a) No structures shall be expanded, constructed or reconstructed on a substandard lot of record unless design review approval is first obtained from the City in accordance with Section 203.034.
- (b) Reconstruction of a structure is defined to mean replacement of three or more of the structure's six structural components (roof, floor, and four walls). Determination as to the extent of structural component replacement shall be made by the Building Official.
- (c) Design Standards for Substandard Riparian Lots. Any structures expanded, constructed, or reconstructed on a substandard riparian lot shall comply with the following standards:

- (i) Impervious Surface Coverage. The impervious surface coverage of the parcel shall not exceed 25 percent. A maximum impervious surface coverage of 30 percent may be permitted if there are no structures (except for docks, stairways, lifts, landings, retaining walls, and fences) in the required setbacks from the Ordinary High Water level and/or bluff.

If the existing impervious surface coverage on a parcel exceeds the allowable impervious surface coverage, existing impervious surface coverage may remain but shall not be increased. Existing impervious surface coverage is the impervious surface coverage legally present on or before March 20, 2000 or approved thereafter by the City.

- (ii) Building Height. The maximum building height shall not exceed 35 feet as measured from the highest roof peak to the lowest point at finished grade.
- (iii) Foundation Area. The foundation area of all structures, including dwellings and attached accessory structures, cantilevered areas, detached accessory structures greater than 150 square feet, and covered porches, covered decks, and covered patios shall be limited to 18 percent of the lot area of 1,600 square feet, whichever is greater. If the existing foundation area exceeds the allowed foundation area, the foundation area percentage may be maintained but not increased. Existing foundation area is the foundation area legally present on the property on or before March 20, 2000 or approved thereafter by the City.

- (iv) Building Setbacks.

- (aa) Minimum Setback from the Property Front Line: ~~Twenty-five (2530)~~ feet. However, in those cases where the existing setbacks for the two adjacent dwellings exceed this requirement, the setback of the new dwelling or any new addition shall be equal to the average setback of the two adjacent dwellings, plus or minus 10 feet. In those cases where there is only one existing adjacent structure which has a setback greater than ~~twenty-five (2530)~~ feet, then the setback for the new dwelling or addition shall be equal to the average of ~~twenty-five (2530)~~ feet and the setback of the existing adjacent structure, plus or minus 10 feet.

WORK

Section 207.050 Non-conformities

(C) Nonconforming Lot Restrictions. The following requirements shall apply to all substandard non-riparian lots that do not satisfy the minimum dimension standards set forth in Development Ordinance. Substandard riparian lots shall comply with the requirements set forth in Section 209.080(L).

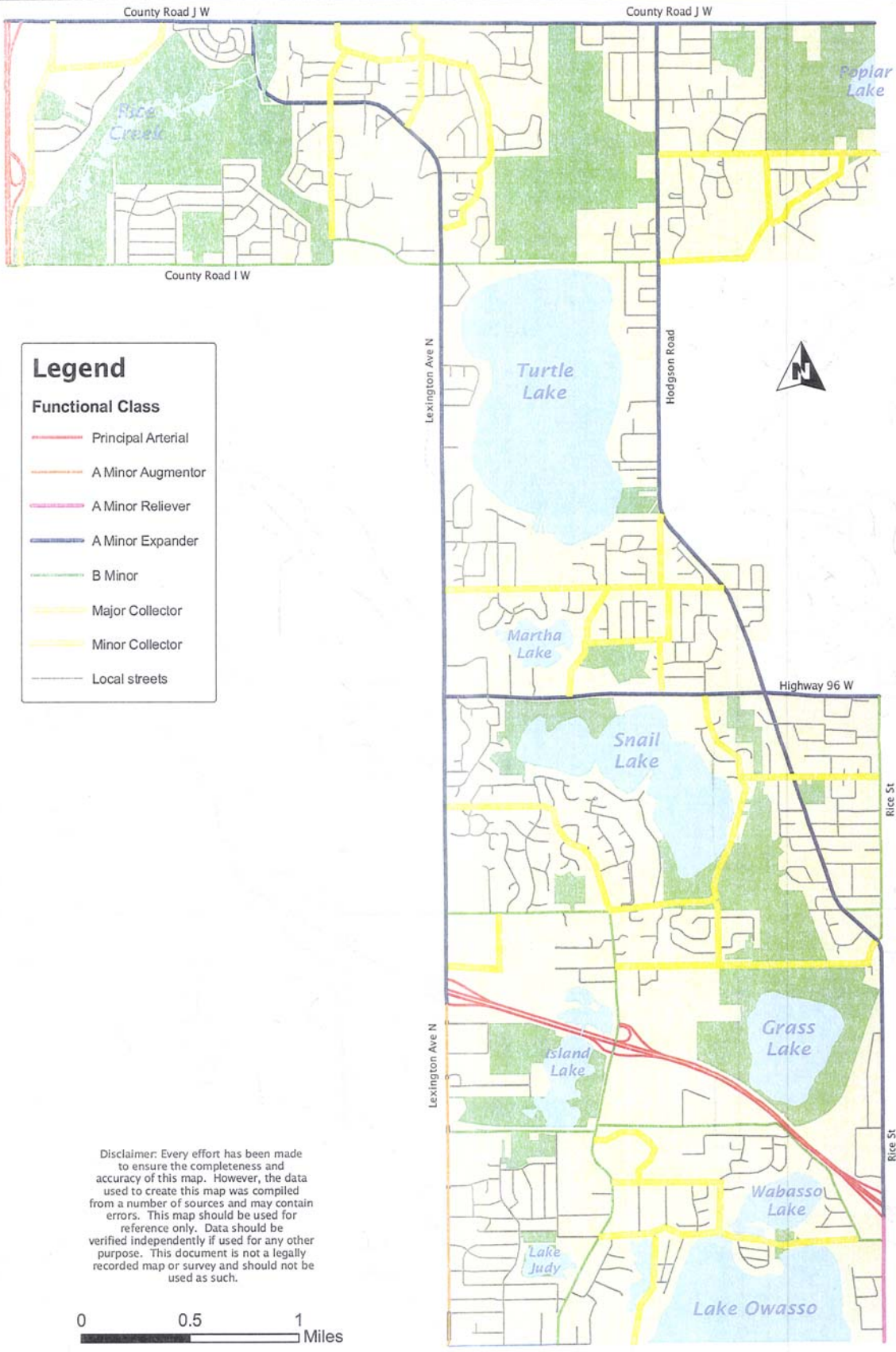
(D) Design Standards. Any structures constructed, reconstructed or expanded on a nonconforming lot shall comply with the following site and building design requirements:

- (1) Impervious Surface Coverage. Lot coverage shall not exceed 30%.
- (2) Building Height. The height of the proposed dwelling shall not exceed 28 feet from roof peak to grade (as defined by the Uniform Building Code) on the street side of the dwelling, and the dwelling shall not exceed two stories as viewed from the street.
- (3) Foundation Area. The foundation area of all structures, including dwellings and attached accessory structures, cantilevered areas, detached accessory structures greater than 150 square feet, and covered porches, covered decks, and covered patios shall be limited to 18 percent of the lot area or 1,600 square feet, whichever is greater. If the existing foundation area exceeds the allowed foundation area, the foundation area percentage may be maintained but not increased. Existing foundation area is the foundation area legally present on the property on or before April 17, 2006 or approved thereafter by the City.
- (4) Minimum Setback from the Property Front Line: ~~Twenty-five (2530)~~ feet. However, in those cases where the existing setbacks for the two adjacent dwellings exceed this requirement, the setback of the new dwelling or any new addition shall be equal to the average setback of the two adjacent dwellings, plus or minus 10 feet. If one of the immediately adjacent dwellings is located on a lakeshore lot, the front yard setback of such dwelling shall not be utilized. In those cases where there is only one existing adjacent structure which has a

✍

setback greater than ~~twenty-five (2530)~~ feet, then the setback for the new dwelling or addition shall be equal to the average of ~~twenty-five (2530)~~ feet and the setback of the existing adjacent structure, plus or minus 10 feet.

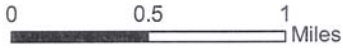
- (5) Architectural Mass. The architectural design and mass of the structure is determined by the City to be compatible with the existing neighborhood character.
- (a) When determining compliance with the existing character of a neighborhood, the City Council may require revisions that include, but shall not be limited to the alteration of: dwelling style (2-story walkout, rambler, etc.); roof design; garage width, height, and depth; garage style (attached versus detached); location and amount of driveway/parking/ sidewalk area; and/or the location and design of doors, windows, decks and porches. The City may also restrict deck enclosures; prohibit accessory structures except for a garage; and require greater than standard setbacks.
- (E) Residential Design Review Conditions. The City may impose any or all of the following requirements as a condition of approval in order to construct or reconstruct a single family dwelling on a nonconforming lot of record:
- (1) If the nonconforming lot adjoins a lot in the same ownership that exceeds minimum dimension standards, the adjoining lot may be required to be subdivided, to the extent practical, to increase the size of the nonconforming lot in order to reduce the amount of the non-conformity.
- (2) Any other conditions that the City deems necessary in order to satisfy the intent of the Development Ordinance.



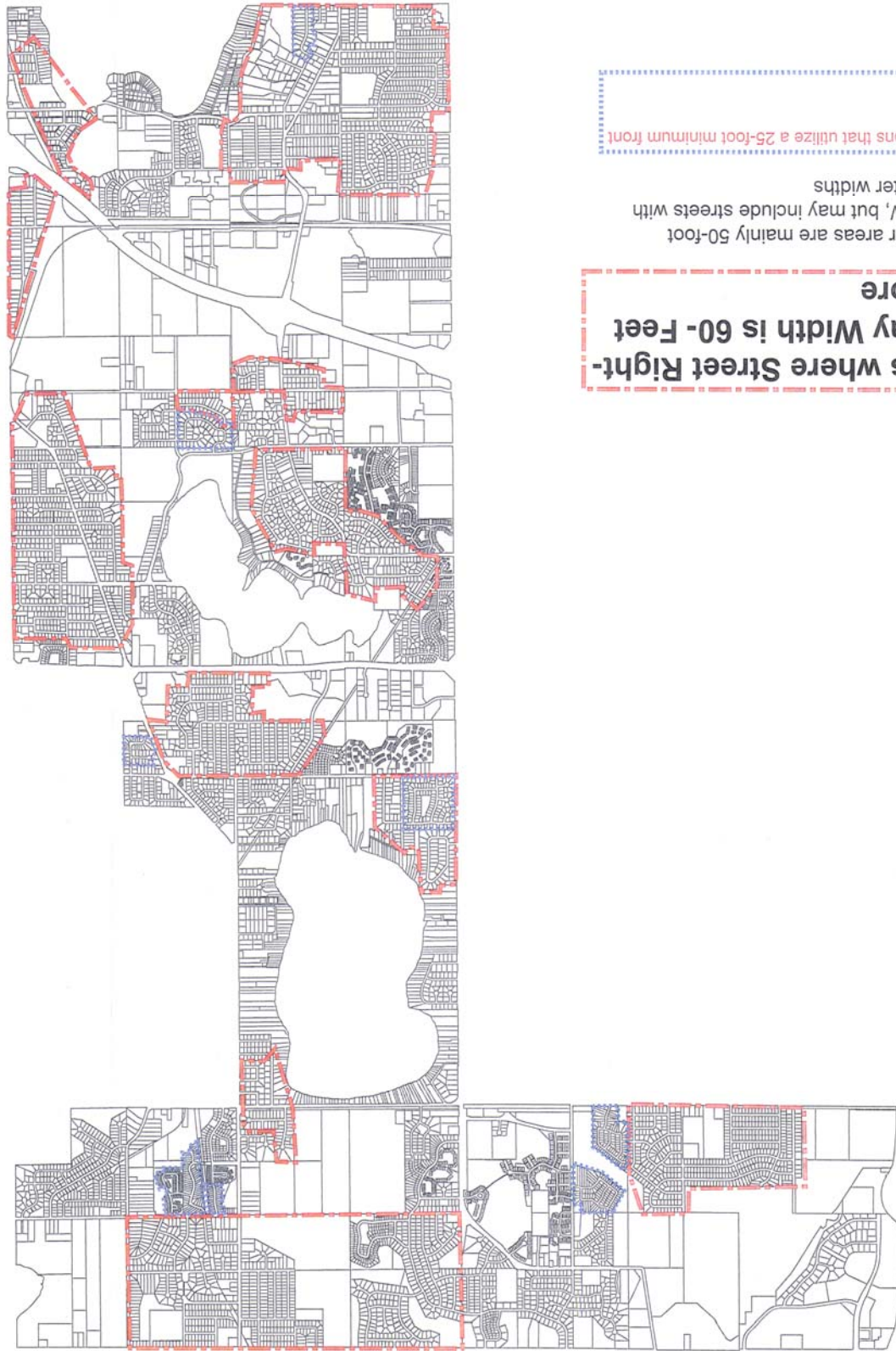
Legend

- Functional Class**
- Principal Arterial
 - A Minor Augmentor
 - A Minor Reliever
 - A Minor Expander
 - B Minor
 - Major Collector
 - Minor Collector
 - Local streets

Disclaimer: Every effort has been made to ensure the completeness and accuracy of this map. However, the data used to create this map was compiled from a number of sources and may contain errors. This map should be used for reference only. Data should be verified independently if used for any other purpose. This document is not a legally recorded map or survey and should not be used as such.



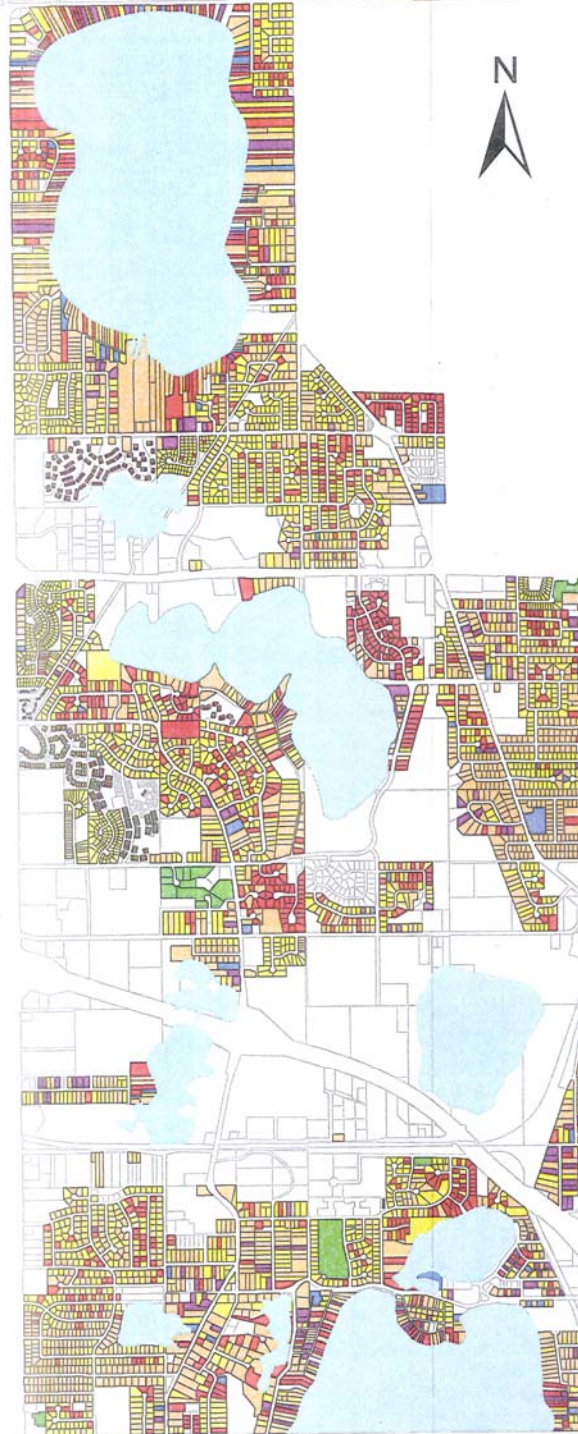
5.2 Functional road classifications



Areas where Street Right-of-Way Width is 60-Feet or more

Other areas are mainly 50-foot ROW, but may include streets with greater widths

Subdivisions that utilize a 25-foot minimum front setback



Legend

-  Lakes / Open Water
-  Split Level (3485 Parcels)
-  Rambler (2512 Parcels)
-  Old 2 Story (2 Parcels)
-  Condo (76 Parcels)
-  Colonial (1788 Parcels)
-  Cape Cod (50 Parcels)
-  Bungalow (275 Parcels)
-  Parcel Boundaries



**Map H.
Housing Style**

City of Shoreview

TO: Planning Commission
FROM: Kathleen Nordine, City Planner
DATE: February 21, 2013
SUBJECT: Text Amendment – Building Height

Introduction

The recent Lakeview Terrace (Midland Plaza Redevelopment, 3588 Owasso Street) and PaR Systems, Inc. office/manufacturing facility, 625 County Road E raised some questions regarding the City's building height standards. The proposed height of Lakeview Terrace is 78.5 feet (6-stories) and the PaR building is 66 feet; both exceed the City's current standards. Deviations to the height requirement were approved for these projects and have also been approved for other commercial, industrial and multi-family residential uses through the Planned Unit Development process. While the PUD permits this type of flexibility, there is some concern that our current height standards are too restrictive and outdated and should be amended due to changes in land use patterns, building/fire suppression technology and redevelopment needs.

Development Code

In the multi-family residential zoning district and the commercial, business/office and industrial zoning districts, the maximum height permitted is 35 feet. This height, however can be exceeded if for every additional foot of height there is an additional foot of setback on all sides and the building height does not exceed the firefighting capabilities of the Fire Department. A review of older ordinances limited the height in all districts to 35 feet with the exception of the I-2, Industrial District, which permitted a maximum height of 45 feet. Staff believes the current height was established based on the suburban character of the community and fire safety concerns.

Building Height is defined as follows:

Height, Building. With the exception of substandard riparian lots, building height shall be measured as follows: A distance to be measured from the mean curb level along the front lot line or from the mean ground level for all that portion of the structure having frontage on a public right-of-way, whichever is higher, to the top of the cornice of a flat roof, to the top line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, or to the mean distance of the highest gable on a pitched or hip roof. For substandard riparian lots, building height is measured from the highest roof peak to the lowest point at finished grade. Finished grade is the final grade upon completion of construction. Grade is defined as the lowest point within 5 feet of the building in accordance with the Uniform Building Code.

Approved Development Projects Exceeding the Height Standards

The following table provides a summary of approved development project that exceed the 35-foot maximum height standard. Attached you will find a map showing where these developments are located within the community and photographs of some of these structures.

Development	Peak	Midpoint
<i>Lexington Shores</i> 3150 Lexington Avenue	42 feet	36 feet
<i>Summerhouse</i> 4655 Victoria Street	50 feet	40 feet
<i>Scandia Shores</i> 418 Highway 96	48 feet	41 feet
<i>Shoreview Sr. Living</i> 4710 Cumberland Street	41.5 feet	36 feet
<i>Hilton Garden Inn</i> 1050 Gramsie Road	59 feet	50 feet
<i>Country Inn and Suites</i> 5995 Rice Creek Parkway	56 feet	50 feet
<i>PaR Systems</i> 625 County Road E	66 feet	--
<i>Billboard – Red Fox Road</i>	75 feet	--

Code Comparison

The staff did survey other metropolitan area communities and found that Shoreview's regulations tend to be more restrictive, specifically for commercial, business and industrial uses. Many of these ordinances also have more flexible standards for special development districts or standards that need to be met to exceed the permitted height. See the attached table.

Building/Fire Code Considerations

Steve Nelson, Building Official, has stated that the building code does address height, however, height is generally limited by the type of construction. The City has also adopted Chapter 1306, Minnesota Rules, which requires certain structures over 2,000 square feet to be sprinklered.

Lake Johanna Fire Chief Tim Boehlke has indicated that building height is not a concern since new structures will be equipped with Fire Sprinklers. The Department does have the trained staff and the equipment needed to respond to a fire in a taller building. Site design is important because it plays a role in how the building can be accessed with their equipment.

Other Considerations

Flexibility from the City's building height limits have been approved for newer multi-family residential, business/office and industrial projects through the PUD process. While the PUD process permits this flexibility, findings need to be made that such a deviation needs to provide a benefit to the City as a whole. While these findings have been met in past approvals, it appears that the current code is too restrictive since the height deviation is a common request. As such, staff is seeking feedback from the Planning Commission regarding this matter. The following outlines some of the factors to consider regarding building height:

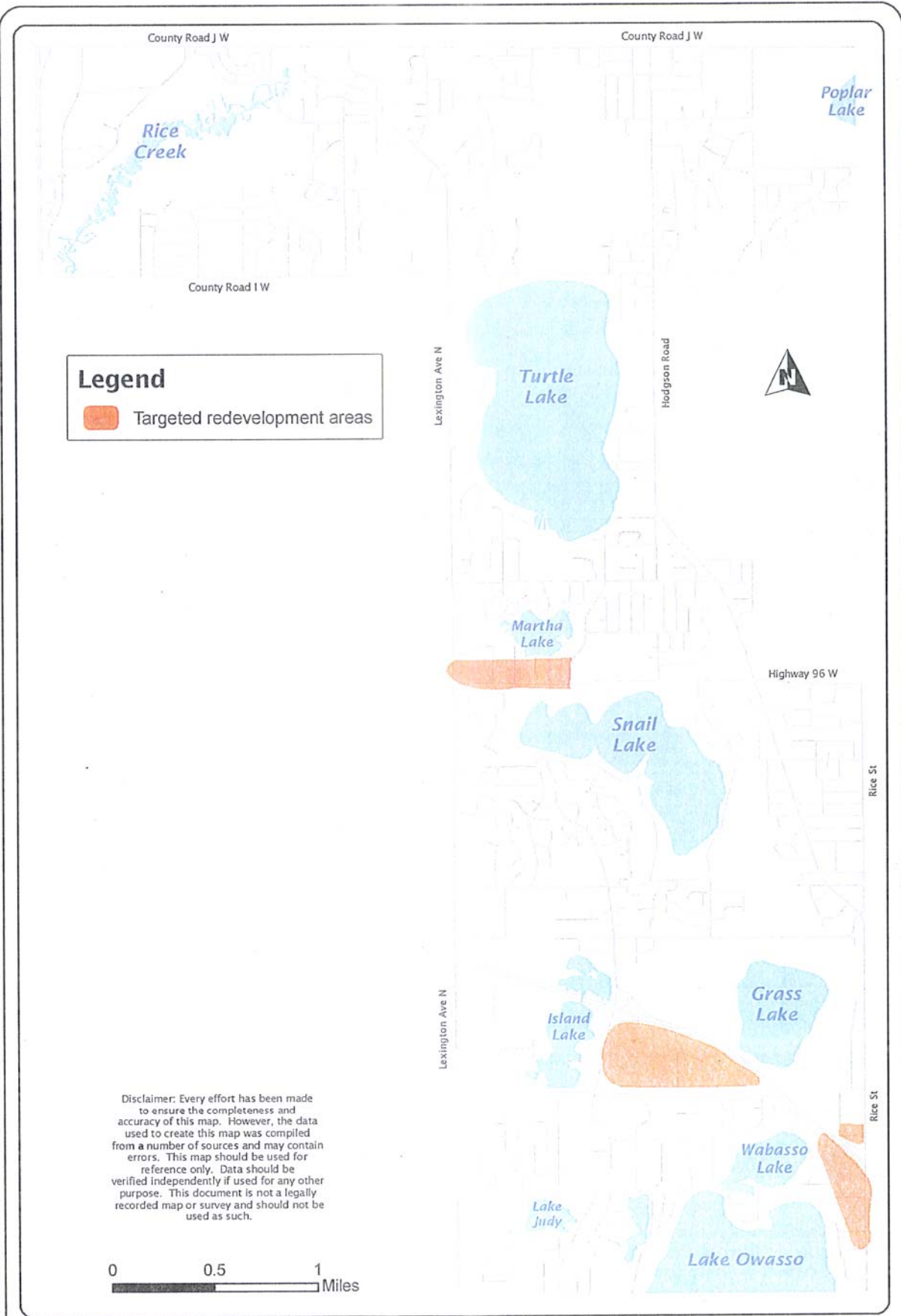
- 1) Shoreview is second-ring suburban community characterized by low density development and open space. Changes in building height should preserve and maintain this character.
- 2) The Building and Fire Code requirements address the public safety issues associated with taller buildings. The Fire Department has the ability to manage fires in taller structures.
- 3) Lower density residential areas should be buffered from higher intensity uses, including taller structures, so as to maintain the low density character of the neighborhood.
- 4) Growth within the community will occur primarily through infill and redevelopment. Redevelopment generally requires higher density and more intense uses which may require taller building heights.
- 5) Certain areas of the community may be more suitable for taller buildings such as those identified as targeted redevelopment areas or areas along the Interstate Highways.

Recommendation

At this time, the staff is seeking feedback from the Planning Commission regarding our current building height standards and whether changes should be considered. There have been a number of development approvals for multi-family residential, business and industrial development that have exceeded our height standards. Shoreview's standards appear to be more restrictive than some similarly situated suburban communities and height is no longer restricted by fire fighting capabilities. Providing additional flexibility to these height standards, in certain areas, will more than likely be needed for redevelopment to occur, to achieve life-cycle housing goals and support economic development. If there is some general support for changes, options will be brought to the Commission at a future meeting for further review and discussion.

Attachments

- 1) Map - Approved Developments Exceeding Height Standards
- 2) Summary of Height Regulations – Suburban Communities
- 3) Map 6-1, Targeted Redevelopment Areas



6.1 Targeted Redevelopment Areas

Municipality	District Maximum Heights				
	Res-SF	Res MF	Business	Commercial	Industrial
Arden Hills	35 ft	35 ft	50ft	35ft	45ft
New Brighton	30 ft	30 ft	5 Stories	5 stories	5 stories
Fridley	30 ft	65 ft*	65 ft	45 ft	65 ft
Blaine	30 ft	30 ft	36 ft	50 ft*	50 ft
Roseville	30 ft	95 ft*	65 ft	40 ft	60 ft
Woodbury	40 ft	40 ft	60 ft	40 ft	50 ft
White Bear Lake	35 ft	35 ft*	38 ft	48 ft	48 ft
Minnetonka	35 ft	*	45 ft if within 200 ft of residential district. Or regulated by setback and floor area requirements.	N/A	35 ft
Edina	35 ft*	Special Height Overlay District Regulates these uses.			
Vadnais Heights	35 ft	36 ft	45 ft	45 ft	45 ft
Little Canada	30 ft	36 ft	36 ft	36 ft	40 ft

*Special business district area that has minimum building heights of 2/3 stories and no maximum.

* No building shall be erected to a height exceeding forty-five (45) feet within fifty (50) feet of any R-1 or R-2 District, without one (1) additional foot of space between the main building and the R-1 and R-2 District for each one (1) foot or portion of building height over forty-five (45) feet.

* Planned commercial does not have maximum height requirements as long as buildings are sprinkled.

* High Density Residential - 2, HDR - 1 is limited to 65 feet.

* In the R-B Residential Business Transition District you can have a maximum height of 45 ft.

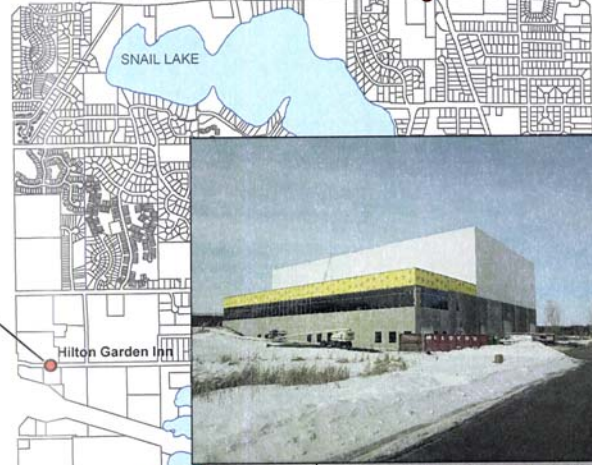
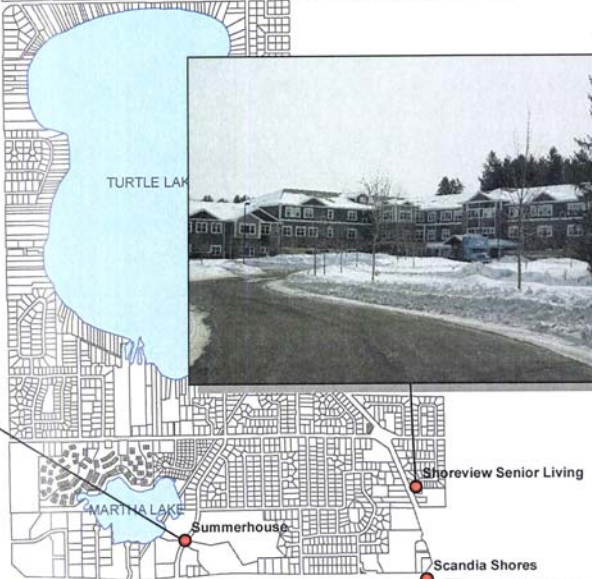
*Height: building height shall be regulated generally by floor area ratio and yard area requirements but shall be evaluated along with other design parameters under site and building plan review. The planning commission or city council may impose reasonable height limitations when any of the following conditions are found to exist:

- 1) the proposed building is located within 200 feet of any designated low density residential district;
- 2) the proposed building is located within 100 feet of any designated public park;
- 3) the proposed building is highly visible to a large number of parcels containing or designated on the comprehensive plan to contain low density residential uses due to site conditions, including topography and lack of mature vegetation; or
- 4) the proposed building will be of an inappropriate site or architectural design due to existing or planned topography or sight lines.

In imposing height limitations, it shall be the intent of the planning commission and city council to mitigate potential negative impacts rather than to limit the density of the project.

*The maximum height may be increased by one inch for each foot that the lot exceeds 75 feet in width. In no event shall the maximum height exceed 40 feet.

Height Variance Examples



TO: Planning Commission
FROM: Kathleen Nordine, City Planner
DATE: February 21, 2013
SUBJECT: Surface Water Management

Comprehensive Plan

Last year, the Grass Lake Watershed Management Organization was dissolved and that portion of the City located within Grass Lake became part of the Ramsey-Washington Metro Watershed District. Revisions are needed Chapter 9D of the Comprehensive Plan which addresses surface water management and refers to the Grass Lake Watershed as a WMO in the City. Staff will prepare these amendments and bring the changes to the Planning Commission at a meeting in the near future.

Stormwater Management Plan Review – Development Proposals

Some Commission members expressed concerns regarding the City's review process for stormwater management due to changing characteristics of our climate and storm patterns. Questions have been raised regarding the applicability of outdated industry standards that are used for hydrological modeling and the implication on site design as well as the design of the public storm sewer system. Mark Maloney, Public Works Director is tentatively scheduled to attend the May 28th workshop and discuss this further with the Commission.



Memorandum

To: Planning Commission Members
From: Tom Simonson
Assistant City Manager and Community Development Director
Date: February 21, 2013
Re: Community Development Monthly Report

Economic Development Authority

EDAM Award. The City was presented an award for Business Retention Project of the Year by the Economic Development Association of Minnesota (EDAM) at their annual winter conference at a luncheon ceremony on January 24th. Several members of the City Council, Economic Development Commission, and Economic Development Authority attended the event to accept the award (see photo below).

The award was given to Shoreview in recognition of the City's business retention efforts which led to the expansion projects of PaR Systems and TSI Incorporated. EDAM prepared a video summarizing the City's work, which featured Mayor Sandy Martin and Mark Wrightsman, CEO of PaR Systems. The video has been posted on the City's website on the main page. Cable public access CTV-15 also produced a segment shown on the North Suburban Beat program on the City receiving the EDAM award and our recent development projects. The news feature can be seen by visiting www.ctv15.org and click on programs for North Suburban Beat/February 6th edition.



Left to right: Ady Wickstrom, Council; Ben Withhart, EDA President-Council; Blake Huffman, former EDA President-Council; Gene Marsh, EDA-EDC; Emy Johnson, EDA-Council; Sue Denking, EDC; and, Jonathan Weinhagen, EDC.

EDA Work Plan. The EDA has been preparing a new work plan for 2013-2014, and developed a preliminary list of high priority goals and projects. A number of the EDA's top priorities were accomplished or significant progress made on commercial and housing projects over the past year. It is expected that the draft EDA work plan will be presented in March to the full City Council for review and discuss at a workshop meeting, with input sought from the Economic Development Commission on the business development related priorities. If the Planning Commission is interested, a review and discussion of the EDA work plan and overall City Council goals could be reviewed at a future workshop meeting.

Development Project Updates

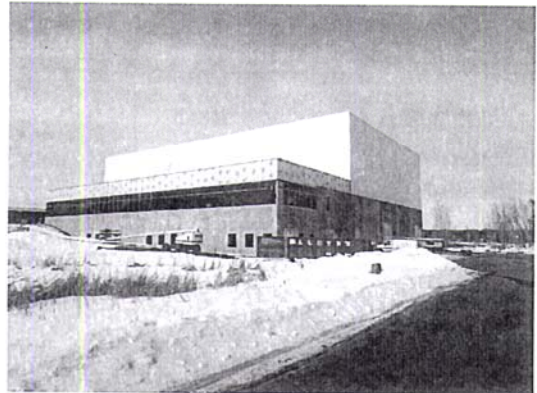
Lakeview Terrace Apartments. The Midland Plaza retail center is now completely torn down as the first phase of the redevelopment project. City staff and the developer are now focusing on executing all of the agreements and contracts in order for the contractor to begin construction of the new upscale apartment building. City engineering staff is working with the developer in coordinating the public improvements associated with the project. The developer would like to begin site work in March, and the plan being developed by the City would construct a temporary realigned road connection to County Road E/Victoria Street in order to create the building pad for the apartment construction to move forward concurrent with the permanent public improvements.

Red Fox Road Retail. The developer of phase two of the Red Fox Retail Project, Venture Pass Partners, LLC, is getting closer to starting construction for the new Trader Joe's specialty market to anchor the development. All of the financing, property purchase and lease agreements have been completed and executed. Construction plans have been prepared and a building permit is ready for issuance by the City. The developer would like to begin construction of the anchor store this winter so they can deliver the building by next summer to Trader Joe's for interior finishing.

TCF Bank/Sinclair Station Redevelopment. The new TCF Bank branch at the former Sinclair gas station site at Lexington Avenue and Red Fox Road opened for business in late January. TCF hosted a grand opening ribbon-cutting ceremony on February 5th, with a number of City officials in attendance. Mayor Martin spoke at the event and welcomed them to the community. Below are some photographs from the event.



PaR Systems. The contractor for PaR Systems, Inc., at 625 County Road E, has completed all of the structural steel framing and outer shell for the new 36,000 square foot facility (with expansion to 48,000 square feet) on their Shoreview campus. PaR Systems is on a very aggressive construction schedule with the goal of moving equipment and employees into the new building by the end of March. PaR Systems needs the additional manufacturing space to meet continued growth projections, including providing robotic cranes to assist with clean-up of the Fukushima nuclear power plant in Japan.



TSI Incorporated. TSI, Incorporated, located at 500 Cardigan Road, is also moving rapidly on their building expansion to their corporate headquarters and manufacturing facility in Shoreview. The building shell has been completed on the 58,000 square feet addition to their existing facility, and interior improvements are now underway. TSI has set a target date of completion by May.



Housing and Code Enforcement Activity

Rental Licensing. To date, a new record of 524 General Dwelling Unit (single-family home, townhouse, condominium) licenses and all eight Multi-Family Dwelling Unit (apartment complexes) licenses (including Shoreview Senior Living) have been issued. Approximately 100 new Rental License applications were applied for in 2012.

Inspections of the MFU complexes began earlier this month with Scandia Shores and The Shores being completed. Approximately 1/3 of the dwelling units within each of the complexes are inspected for compliance to the City’s housing and property maintenance code. These inspections are coordinated with the Fire Marshal from the Lake Johanna Fire Department, who inspects the common areas of these complexes to ensure Fire Code standards are being met. These inspections will be completed by mid-March, at which time inspections of the GDU’s will get underway.

Staff met with John Eastham, Ramsey County Sheriff Crime Prevention Officer, to discuss the Crime-Free Multi-Housing Program. With the exception of Shoreview Senior Living, all of the complexes have indicated that they have participated in this program and have received a discounted license fee. Through discussion with Deputy Eastham, staff did become aware that all complexes have not met the program requirements. Earlier this week letters were mailed to all complexes informing them that they have not met the requirements of the program and in order to receive a discounted license fee for 2014, they would need to complete the program. This letter contained information regarding the program and Deputy Eastham’s contact information.

Code Enforcement. With the winter weather, there has been only 5 new code enforcement cases opened so far this month. The table below summarizes the status of code enforcement activity:

Year	Total Cases	Cases Open	Cases Closed
2013	5	5	0
2012	162	39	123

Citations – There are no current citations pending.

Garbage/Clutter Houses – City and Lake Johanna Fire Department staff continue to follow-up with two homeowners who were previously notified of property maintenance, housing and fire code violations. These homeowners have been making progress at bringing their properties into further

compliance with City Ordinances and Fire Code. Per our agreements with these homeowners, the City and Lake Johanna Fire Department have the authority to conduct follow-up inspections to ensure compliance to the City's ordinances and Fire Code.

With the City regularly finding houses with significant interior garbage/clutter issues, and the extraordinary time and resources involved in the enforcement and clean-up required, the staff has proposed to the Economic Development Authority the development of a more formal process for dealing with these situations. City staff has also discussed hosting a workshop for area cities through the Housing Collaborative Institute that would focus on more effective ways of working with property owners who may have issues of hoarding. This effort not only involves enforcement and clean-up resources, but providing the homeowner with social services and mental health counseling. This issue has been incorporated into the EDA work plan for the year.

Miscellaneous

- St. Odilia Catholic Church, 3495 Victoria Street, held a neighborhood meeting on February 12th with nearby property owners to review their proposed plans for a Prayer Garden. The Prayer Garden would include a columbarium as well as space for in-ground burial. The plan for the outdoor space would be on the westerly portion of their campus along Vivian Avenue. Jeanne Schaaf, Parish Operations Administrator, indicated that the meeting was attended by a few neighbors who responded positively to the project. St. Odilia will be holding another meeting on February 26th for parishioners. Attached is a copy of the letter the church sent to residents for the neighborhood meeting.
- Ramsey County Parks and Recreation Department staff held a neighborhood meeting on February 13th for property owners who live south (Snelling/Sherwood Road) and east (Rice Creek Trail) of the Rice Creek Regional Park. City staff was also in attendance to listen to resident concerns regarding the Lexington Avenue Trailhead project, specifically related to the Dog Park and the County's interim parking plan. Three residents attended and did express concerns regarding parking and vandalism which may occur if dog park users park in their neighborhoods. County staff reviewed their parking plan, signage options and discussions with the Sheriff's office regarding the project. Residents were asked to contact either County staff or City staff if parking does become a concern.
- City staff continues to work with our vendor Vision Internet on the comprehensive upgrades to the City and Community Center websites. The new design has been established and now the project moves towards transferring current information to the new website and adding and/or enhancing other content. The website will have a new design, enhanced features and tools for much easier navigation. The goal is to launch the new websites to the public by May.
- Attached is the monthly report on building permit activity from the Building Official for the first month of 2013. It is expected to be another strong year in valuation with the building permits forthcoming from Trader Joe's and the Lakeview Terrace apartment projects.
- Also attached is the monthly report from the Housing Resource Center (HRC) on the housing services provided to Shoreview residents through January, 2013. The HRC received two new applications since the start of the year for the Shoreview Home Energy Loan Program. Under the direction of the EDA, staff will be preparing a new marketing campaign to promote the loan program and services available through the HRC to Shoreview residents.

**CITY OF SHOREVIEW
BUILDING INSPECTOR MONTHLY REPORT
COMPARISON OF YEAR 2013 WITH 2012**

	2013		2013		2012		2012	
	JANUARY PERMITS	VALUATION	TO DATE PERMITS	VALUATION	JANUARY PERMITS	VALUATION	TO DATE PERMITS	VALUATION
DWELLINGS	1	\$995,000	1	\$995,000	1	\$300,000	1	\$300,000
TOWNHOMES			0	\$0			0	\$0
ADDITIONS	2	\$83,000	2	\$83,000	18	\$196,925	18	\$196,925
GARAGES			0	\$0			0	\$0
MISCELLANEOUS	22	\$300,599	22	\$300,599			0	\$0
APARTMENTS			0	\$0			0	\$0
OFFICES			0	\$0			0	\$0
RETAIL			0	\$0	1	\$1,310,000	1	\$1,310,000
INDUSTRIAL/WAREHOUSE			0	\$0			0	\$0
PUBLIC BUILDINGS			0	\$0			0	\$0
COMMERCIAL ADDITIONS			0	\$0			0	\$0
COMMERCIAL ALTER	7	\$163,600	7	\$163,600	1	\$900,000	1	\$900,000
TOTAL	32	\$1,542,199	32	\$1,542,199	21	\$2,706,925	21	\$2,706,925

CC: CITY MANAGER
DIR. COMMUNITY DEV
MAYOR

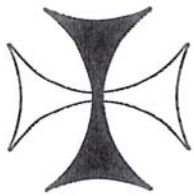
Housing Resource Center - NorthMetro

City of Shoreview Monthly Status Report

July 1, 2001 - January 31, 2013

	July- '01	Jan- '02	Jan- '03	Jan- '04	Jan- '05	Jan- '06	Jan- '07	Jan- '08	Jan- '09	Jan- '10	Jan- '11	Jan- '12	Jan- '13	Feb '13	Mar '13	Apr '13	May '13	Jun '13	Jul '13	Aug '13	Sep '13	Oct '13	Nov '13	Dec '13	Yr-to-Date	TOTAL	
Number of Calls	43	208	589	168	170	240	275	171	130	271	141	101	11	0	0	0	0	0	0	0	0	0	0	0	0	11	2,518
MHFA Fix Up Fund/Rehab/Rental																											
Loan Applications Rec'd	0	6	1	8	6	6	5	3	3	5	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45
Loans Closed	0	5	1	5	3	0	3	2	1	5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
Shoreview Home Energy Loan																											
Loan Applications Rec'd								Loan not available		6	5	2	1	0	0	0	0	0	0	0	0	0	0	0	0	1	14
Loans Closed								Loan not available		5	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	12
Ramsey County Deferred Loan																											
Loan Applications Rec'd	0	0	3	3	2	0	2	3	1	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21
Loans Closed	0	0	2	0	0	1	1	1	1	2	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Construction Consultation Report																											
Consultation Phone or Walk-in	5	37	14	57	69	72	123	108	71	108	65	41	3	0	0	0	0	0	0	0	0	0	0	0	0	3	773
Site Visits	0	25	31	51	31	58	88	67	43	78	47	28	2	0	0	0	0	0	0	0	0	0	0	0	0	2	549
Scopes & Inspections	5	31	57	8	0	2	2	2	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113
Total SERVICES Provided	53	312	698	300	281	379	499	357	253	488	268	179	18	0	0	0	0	0	0	0	0	0	0	0	0	18	4,085

NOTE: These numbers reflect the number of CLIENTS serviced. In many instances a client will receive more than one service.



Catholic Community of St. Odilia

3495 N. Victoria • Shoreview, MN 55126-3895

February 1, 2013

Dear Neighbors,

Several months ago I wrote to inform you of an exciting enhancement that is being proposed for our St. Odilia campus.

In that letter I told you the St. Odilia Community is looking to develop the outdoor space on the west side of our campus into a Prayer Garden that will overlook the pond that is there. This Prayer Garden would include a columbarium as well as space for in-ground burial. A columbarium is a wall where cremains are interred in small niches (vaults) designed for urns containing ashes. We envision this sacred space as a welcoming garden which will allow visitors to reflect on God's gift of nature and the promise of Eternal Life. It will be a place where we will inter our family and friends and come as individuals and as a community to pray and be still in the presence of God.

In addition to the columbarium, this Prayer Garden will also include graves for in ground burial of both bodies and cremains, walkways, benches, a possible grotto area, trees, shrubs, flower gardens, and a Memorial Pillar designed for those who will be buried elsewhere but wish to be remembered by the St. Odilia Community. All of these things will be designed to enhance the natural beauty of the Garden. For this reason all grave markers will be flush to the ground (flat) and there will be no fencing other than shrubbery and other landscaping.

This Prayer Garden will flow from the rest of our campus with limited barriers utilizing natural boundaries or berms lining the property that borders/faces other properties that are not a part of our campus. The pond area will also be enhanced making the whole Prayer Garden a place that invites visitors to reflect and pray. I am confident that this Prayer Garden will not only enhance our St. Odilia campus but our neighborhood as well.

We now have a concept plan and a design developed with the help of a landscape architect. We are anxious to share this design with our neighbors! We would like to invite you to a Neighborhood Meeting on Tuesday February 12 at 6:30 p.m. in the School Library. If you are able to attend, please RSVP by Friday February 8 to PrayerGarden@stodilia.org. Or by calling the Parish Office at 651-484-6681.

Sincerely,

Fr. Phillip Rask

Pastor

Catholic Community of St. Odilia

Church 651.484.6681 • School 651.484.3364 • Faith Formation 651.484.6681
www.stodilia.org

