

**AGENDA
PLANNING COMMISSION MEETING
CITY OF SHOREVIEW**

**DATE: SEPTEMBER 22, 2015
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

August 25, 2015

Brief Description of Meeting Process – Chair Steve Solomonson

3. REPORT ON CITY COUNCIL ACTIONS

September 8, 2015 and September 21, 2015

4. NEW BUSINESS

A. VARIANCE / RESIDENTIAL DESIGN REVIEW

File No: 2590-15-33

Applicant: Jonathan Gusdal & Sonja Hagander

Location: 3194 West Owasso Blvd.

B. PUBLIC HEARING –PRELIMINARY PLAT*

File No: 2591-15-34

Applicant: Ramsey County (Library)

Location: 4570 Victoria, 805/795 Highway 96

5. MISCELLANEOUS

A. Discussion - Accessory Structure Regulations

B. City Council Assignments for *October 5, 2015 and October 19, 2015*
Commission Members Ferrington and Solomonson

C. Planning Commission November and December meeting dates

6. ADJOURNMENT

** These agenda items require City Council action. The Planning Commission will hold a hearing, obtain public comment, discuss the application and forward a recommendation to the 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 the City Council, please contact the Community Development Department at 651-490-4682 or 651-490-4680 or check the City's website at www.shoreviewmn.gov.*

Draft

**SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
August 25, 2015**

CALL TO ORDER

Chair Solomonson called the August 25, 2015 Shoreview Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

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

APPROVAL OF AGENDA

MOTION: by Commissioner Schumer, seconded by Commissioner Thompson to approve the August 25, 2015 Planning Commission meeting agenda as presented.

VOTE: Ayes - 7 Nays - 0

APPROVAL OF MINUTES

July 28, 2015 Regular Meeting

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to approve the July 28, 2015 Planning Commission meeting minutes as presented.

VOTE: Ayes - 5 Nays - 0 Abstain - 2 (Peterson, Thompson)

REPORT ON CITY COUNCIL ACTIONS

Presentation by City Planner Kathleen Castle

The City Council approved the following:

- Comprehensive Plan Amendment, Rezoning and Site and Building Plan Review for Oak Hill Montessori School, 4683 and 4685 Hodgson Road
- Minor Subdivision for Tolberg Homes, 5845 Buffalo Lane
- Considered the Concept Stage Review for the Planned Unit Development from Elevage Development Group, LLC 155-173 West County Road E, 185 West County Road E, 3500 Rustic Place, 3521 Rice Street

OLD BUSINESS

PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT / REZONING / PRELIMINARY PLAT / PLANNED UNIT DEVELOPMENT-DEVELOPMENT STAGE*

FILE NO: 2585-15-28
APPLICANT: SOUTHVIEW SENIOR LIVING
LOCATION: 4710 CUMBERLAND STREET

Presentation by Senior Planner Rob Warwick

Southview Senior Living has submitted applications for: 1) Comprehensive Plan Amendment from Office use to High Density Senior Residential; 2) Rezoning to PUD; 3) Preliminary Plat to re-plot the property from four parcels into a single parcel; and 4) Planned Unit Development - Development Stage Review. At the Planning Commission's July 28, 2015 meeting, a public hearing was held regarding a 34-unit senior apartment building. The application was tabled to allow the developer to make revisions to the plan. The review period for the application was extended to 120 days.

The applicant has responded to comments from the public hearing by making the following changes:

- Reduced building height to a 47-foot peak height and a mean height of 39 feet, which is comparable to the existing building
- Added common area on the main floor that includes an outside patio and pergola
- Reduced the number of units to 32 for common areas
- Increase of 8 surface parking stalls for a ratio of 1.9 stalls per unit
- Rotated the building to increase the separation from the access drive to 12 feet, which reduces the setback from Hodgson to 28.8 feet at the northwest corner of the building
- Added a sidewalk to encircle the building

The apartment building will complement the existing senior living building with matching exterior finish and architectural design. Underground parking is included with a surface drive and small surface parking area. Access is from Cumberland Street. A skyway will connect the two buildings to share facilities and services.

The property is in Policy Development Area (PDA) No. 9, which allows senior housing. The Comprehensive Plan Amendment is required for the parcels designated O, Office and RM, Residential Medium Density. Rezoning is required because the 4696 parcel was not included in the PUD.

Under a PUD, flexibility from Code requirements are possible. Deviations requested include:

- A building height of 39 feet at the mid-point; Code requires 35 feet. The proposed height is comparable to the existing building.
- For additional building height, the City required one additional foot of setback for each additional foot of height--the setback from Cumberland Street is required at 34 feet; 37 feet is proposed.

- The setback from Hodgson Road is 28.8 feet; Code requires 44 feet.
- Parking at a ratio of 1.9 stalls per unit is less than the required 2.5 stalls; the City has allowed flexibility with parking requirements with other senior developments because it is recognized that parking need is less.

Expansion of the senior residential use is compatible with surrounding land uses. The proposed building will provide a transition between the higher intensity uses to the south and the residential uses to the north. Senior residential is low intensity and generates small traffic volumes during off-peak times. This proposal will have less impact than the previous consideration for an office building. HSR zoning allows up to 45 units per acre. The proposal is for 30.8 units per acre, which is comparable to the existing senior living building at 32 units per acre.

There are seven landmark trees on the site that will be removed. Replacement trees required are three replacements for each landmark tree removed. The landscape plan shows more than 40 replacement trees.

Property owners within 350 feet were again notified of the proposal and this public hearing. Notice was also published in the City's legal newspaper. Six comments were received in July and one in August. Comments focused on concerns about the size of the building, traffic and screening.

Staff believes that the project complies with the criteria for a Comprehensive Plan Amendment and rezoning. Senior residential (HSR) is less intensive than other uses and is not anticipated to impact surrounding lower density residential uses. Hodgson Road is an arterial that can accommodate traffic generated. The developer will enter into a Development Agreement. Easements are shown for existing and proposed storm water management basins on the property. Storm water runoff will be reduced with the infiltration system proposed. The project benefits the City with expanded housing opportunity. The building uses high quality materials. Staff is recommending that the applications be forwarded to the City Council with a recommendation for approval.

City Attorney Kelly stated that the public hearing was properly re-noticed.

Chair Solomonson opened the public hearing.

Mr. Link Wilson, Kaas Wilson Architects, stated that the significant changes are the path around the building, two fewer units to increase amenities, and increased parking. He noted that only the northwest corner is 28.8 feet from Hodgson and does not believe the visual impact is significant. The nearest homes are hard to see, and it will be hard for them to see the building. There will be heavy landscaping in addition to the many trees that are already on the site. The height was dropped to be comparable to the existing building.

Mr. Bill Corty, 4716 Cumberland Street, stated that he believes that in spite of the changes, it is an imposing building that he does not believe is a transition from the commercial area to the residential area. Added parking is from green space. There is a lot of building and surface

parking compared to the green space. His house is oriented to the south so all windows face the building and parking lot. He is concerned about car lights shining into his bedroom window. Existing trees are locust, box elder, buckthorn and Asian elm, all undesirable trees for landscaping. They are tall and spindly and not shaped. They are not landmark trees. They need to be thinned and trimmed. He does not want them removed because it is at least something. He would like to see conifer trees planted in the front of the building at the least. He is the most impacted from this proposal.

Mr. Jim Erdman, 4735 Cumberland, echoed Mr. Corty's comments about the current tree alignment landscaping. He also would like to see conifers planted that would help provide privacy and help block light intrusion. There will be an increase of traffic. Experts need to look at what can be done to make the intersection of Cumberland and Hodgson safe. It will not be an easy entrance onto Hodgson. A new food store will add to that traffic intensity.

Mr. Alan Higley, 4818 Cumberland, stated that it is difficult for pedestrians to walk and access the senior living complex because there is no sidewalk. It is good news that a sidewalk is being put in on Hodgson so people can walk to Walgreen's. He does not see anything to substantiate staff's finding that the senior living apartment would generate less traffic than Office use. It is also claimed that senior living is a less intense use that will not impact surrounding residential areas. There is no loading docks for daily delivery trucks to the existing facility. When people are moving in and out, there is no loading facility provided. They have to go in and out the front door. On holidays, there is not enough parking. Therefore, he takes issue that there a less intense use. Cumberland is not addressed in terms of added traffic. He asked why the exceptions to Code would be allowed, such as height and setbacks. Parking spaces in the existing building is not viable. Staff park there, and there are RV trailers in the garage. There needs to be a provision for staff parking. Finally, he urged that the vintage evergreens be left and that an outdoor amenity such as a park for current residents.

Mr. Greg Mikre, 4707 Hodgson Road, stated that his frustration is that he has not been impressed with the senior living development from the beginning. At another senior complex he visited, there were eight outdoor areas for residents. This is a cookie cutter design with nothing special for residents outside. In order to use the MTC southbound, residents will have to cross the street, which could be an issue. Traffic will be an issue. At the location of the 28-foot setback from Cumberland, there may be a blind corner especially in winter. He would have liked to see a path around the building, a back entrance, a separate road for ambulances. He would like to see the design upgraded. The way it is it is not different. This is not a fancy design; it is something that can be seen in any city.

MOTION: by Commissioner Doan, seconded by Commissioner McCool to close the public hearing at 8:13 p.m.

VOTE: Ayes - 7 Nays - 0

Commission Discussion

Commissioner Ferrington stated that one issue that was raised by a number of people is the need for more landscaping between the facilities and the homes. That could be an easy fix. She suggested that perhaps a privacy fence could be built between the single-family homes and the subject property.

Chair Solomonson asked the setback of the building from Hodgson.

Commissioner Doan asked what mitigation two fewer units provide besides increasing the parking ratio. **Mr. Wilson** responded that two apartments in the independent living portion of the building. In their place is a pergola and a patio not in the original plan. Within the building there is added community space inside where the pergola and patio area located. This adds indoor and outdoor community space. As for the setback from Hodgson, he stated that 80% of the building is at 50 feet. At the corner that is tight at 28.8 feet, it is 30 feet to the eave.

Commissioner McCool asked about possible added landscaping. **Mr. Wilson** agreed with the comments made. He suggested added landscaping with pines be a condition of approval. Commissioner McCool asked if there has been analysis of signage to help traffic flow. **Mr. Wilson** stated there is a STOP sign on the property, but the natural stopping place is off the property and would need City approval. Traffic calming measures will be used also. Ms. Castle stated that the private drive enters a public right-of-way. She suggested working with the Public Works Director regarding placement of a STOP sign.

Chair Solomonson asked for information on deliveries to the building. **Mr. Wilson** stated that there is a commercial kitchen. Deliveries are in the front early in the morning. There is an area to pull around a delivery or move-in. Neighbors may see delivery trucks, but they are not creating congestion.

Commissioner Ferrington asked if a privacy fence could be put in along the back property line to protect the adjacent residential neighborhood from any visual impact. **Mr. Wilson** answered that a privacy fence is certainly possible. There is a professional landscape architect who will be clearing out brush, putting in new plantings and possibly a privacy fence. He encouraged that as an amendment to the motion.

Commissioner Doan asked how much green space is generally provided at a senior living facility. **Mr. Wilson** stated that what is being provided in this plan is typical. His company has participated in approximately 20 of these projects. Commissioner Doan asked if there are plans to remove invasive species of trees and to make sure there is good sight distance for traffic at the corner of the private drive and Cumberland. **Mr. Wilson** stated that their plan shows that corner as a cleanup area. The goal is to create a clean look and certainly make sure there are good traffic sight lines.

Commissioner Ferrington clarified that there is an MTC public transit stop at Village Center on the same side of the street as this development. However, to travel southbound, riders would

have to cross the street and there is a traffic light for crossing. She further suggested that more pervious pavers be incorporated into the parking areas to break up the large expanse of concrete.

Chair Solomonson stated that he appreciates the improvements made and leans toward approval but would prefer for the building to be less height on the north side.

Commissioner Ferrington favored the plan because more of these types of facilities are needed in Shoreview. She asked if the motion can be amended regarding fencing, landscaping, pavers. Mr. Warwick suggested that added conditions would be appropriate under the Development Stage conditions.

Commissioner McCool stated that one of his major concerns was parking which has been improved. He noted that the City Engineer has done a traffic study that shows that the traffic from this use is less than with an Office use. He will support the plan.

Commissioner Peterson agreed with the proposed use for this property and will support the proposal. The issues of concern were addressed but not as completely as he would like, such as with building height. He is glad to see that the inferior vegetation and invasive species will be cleaned out and new plantings added.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to recommend the City Council approve the Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Planned Unit Development – Development Stage requested by Southview Senior Communities for the properties at 4710 Cumberland Street with the following conditions, and changing any reference to 31 units to 32 units.

Comprehensive Plan Amendment

1. The amendment changes the land use designation from RL, Low Density Residential, RM, Medium Density Residential, and O, Office to HSR, High Density Senior Residential.
2. Review and approval of the amendment by the Metropolitan Council.

Rezoning

1. Approval of the rezoning is contingent upon approval of the Comprehensive Plan Amendment changing the designated land use to HSR, High Density Senior Residential.
2. This approval rezones the property legally described as Lot 23, Auditor's Subdivision No. 82 (previously known as 4696 Hodgson Road) from UND to PUD, Planned Unit Development.
3. The applicant is required to enter into a rezoning/development agreement with the City.
4. Rezoning is not effective until a rezoning/development agreement is executed.

Preliminary Plat

1. The approval permits the development of a multi-dwelling senior residential development with two buildings on the single lot. The existing 105-unit building and associated site

improvements will remain. A new 3-story, 32-unit apartment building and associated site improvements will be constructed.

2. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.
3. The final plat shall include drainage and utility easements along the property lines and over stormwater management infrastructure areas. Drainage and utility easements along the front and rear lot lines shall be 10 feet wide and along the side lot lines these easements shall be 5 feet wide, and as otherwise required by the Public Works Director.
4. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

Planned Unit Development – Development Stage

1. Approval is contingent upon approval of the Comprehensive Plan Amendment and Rezoning of this property for office use.
2. This approval permits the construction of a 3-story, 32 unit senior apartment building in accordance with the plans submitted as part of this application. The plans are subject to revisions as specified in the conditions.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
4. The tree removal plan shall be updated to reflect current tree diameters. Landmark trees removed shall be replaced at a rate of three replacement trees for each landmark tree removed.
5. The items identified in the memo from the City Engineer must be addressed prior to the City's review of the Final Stage PUD plans and Final Plat.
6. The applicant shall submit a luminaire plan and exterior lighting details with the Final Stage PUD and Final Plat submittal.
7. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal to the City of applications for Final Plat and PUD – Final Stage.
8. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).

This approval is based on the following findings:

1. The proposed Comprehensive Plan Amendment and Rezoning are consistent with the policies of the Comprehensive Plan related to land use and recent findings of the Highway Corridors Transition Study.
2. The proposed change in use from low- and medium density-residential, and office to high density senior residential will not adversely impact the planned land use of the surrounding property.
3. The proposal will diversify the City's housing stock by providing additional housing choice for area older residents.

4. The proposal will not impede or otherwise conflict with the planned use of adjoining property.
5. The development will be connected to public water and sanitary sewer.

Discussion:

Commissioner McCool offered the following three amendments under the *Planned Unit Development - Development Stage* portion of the motion:

9. Applicant shall modify its landscape plan to add/improve landscaping on the northeast side of the private driveway, including potential inclusion of privacy fence to the neighbors to the north of this development and to improve year-round screening of nearby residents. Landscaping shall be approved by City staff.
10. Applicant shall work with the City Public Works Director to install a STOP sign or other appropriate signage at the north end of the private driveway to improve traffic control.
11. Parking shall be modified, as possible, to incorporate impervious pavers and new parking stalls in existed parking area on site.

Commissioner Doan seconded adoption of the amendments.

VOTE ON THE AMENDMENTS:

Ayes - 7 Nays - 0

VOTE ON THE AMENDED MOTION

Ayes - 7 Nays - 0

NEW BUSINESS

PUBLIC HEARING -/ PRELIMINARY PLAT* / SITE & BUILDING PLAN REVIEW

FILE NO: 2589-15-32
APPLICANT: OAK HILL MONTESSORI SCHOOL
LOCATION: 4665/4685/4693 HODGSON ROAD

Presentation by City Planner Kathleen Castle

This application is for a Preliminary Plat to plat the subject property, 4665, 4685, and 4693 into one parcel. The total property will consist of 4.5 acres. Drainage and utility easements area required along the parcel lot lines. This action makes a consistent land use designation and zoning for the three properties.

The second part of the application is a Site and Building Plan Review to expand the parking area for additional off-street parking for the school and office use for the entire site. A new driveway

entrance on the north for all parcels is planned. A shared parking and maintenance agreement will be required.

The property at 4665 is the site of the private school, parking, recreation facilities and ponding. The property at 4685 has a single-family home and accessory structures. The home has been rented, but the rear yard has been used for field games, gardening and special events. The property at 4693 also has a single-family home with detached garage. It is in the process of being converted into office space for the school. Approval at the City Council's August 3, 2015 meeting included a Comprehensive Plan Amendment to change the land use from Low Density Residential to Institutional and rezoning from R1 Detached Single-Family Residential to O, Office.

The proposal is to expand the parking lot for additional off-street parking for the school and office use for the entire site. This is planned in two phases. Phase One is being presented. Phase Two is anticipated in three to five years. The number of parking stalls would be increased from 42 to 85 stalls. The school previously leased 23 stalls on the Rainbow Foods property and needs to replace that parking space. Code requires 20.5 stalls. The number of stalls proposed is to meet the school's needs, including special events. A new full entry driveway would be at 4693 Hodgson. The existing driveway at 4665 will be redesigned from a full access to a right-out only.

The parking proposal complies with the 20-foot setback requirement when adjacent to a residential use. Screening includes a 6-foot privacy fence along the lot line. Code only allows a 4-foot fence. The fence height will need to be reduced. Additional plantings are recommended to increase the screening height.

Existing 25% impervious surface coverage will increase to 31% with the expanded parking lot, which complies with the maximum 70/75% permitted. Storm water is directed towards a central green space that will provide treatment and storage. A permit is required from the Ramsey Washington Metro Watershed District.

Property owners within 350 feet were notified of the proposal. A public hearing notice was published in the City's legal newspaper. One comment was received regarding a landscape buffer from residential uses. The plan has been revised in response to comments from the Lake Johanna Fire Marshall.

Staff finds that the preliminary plat complies with subdivision and office standards. The design for the Site and Building Plan Review complies with the Development Code. Screening is provided along the northern lot line adjacent to office and parking area. Staff is recommending the Public Hearing and that the applications be forwarded to the City Council with a recommendation for approval.

Commissioner McCool noted that the north driveway is also used during peak times by buses. He asked if the drive will be adequate for two-way traffic.

Commissioner Schumer asked if the Fire Department has reviewed the revised plans for the southern exit. Ms. Castle stated that the Fire Department has indicated that the addition of two feet to widen the south drive complies with Fire Department standards. That modification has not been completed.

Commissioner Ferrington asked what would prevent vehicles from turning left into the south drive that will be right out only. She asked the reason vehicles would not enter from the north and exit from the south.

City Attorney Kelly stated that proper notice has been given for the public hearing.

Chair Solomonson opened the public hearing.

Mr. Peter Hilger, Architect for the project, stated that the Phase Two plan is being shown because the property is being acquired for long-range planning. The limit for building expansion is along the drainage and utility easement. The addition of the two properties to the north allows shifting parking to the north in the future for building expansion. One of the biggest challenges is queuing of cars as children are dropped off. Some are trying to exit while others are trying to come in. It is important to move the stacking so it does not spill out onto Hodgson Road. There will be the ability of people to circle in a clean pattern for exit with no additional conflict at the north entrance. The converted house to office is likely to be for three to five years.

Commissioner McCool asked if there has been consideration to making the north exit wider than 24 feet by taking out the last parking stall. **Mr. Hilger** stated that with three aisles from which to turn, there will not be an issue. He agreed that the last parking stall could be striped out if needed.

Mr. Greg Mikre, 4707 Hodgson Road, stated that in looking at the parking lot he cannot relate it to a master plan. The master plan is not shown. He asked if the playground area be moved away from the homes and moved to the front. That would alleviate noise for neighbors and address possible safety issues for the children on a playground that backs up against trees and a neighborhood. He asked if there has been consideration to have children meet at a certain point and then bussed in.

Mr. Peter Hilger referenced the aerial map and showed a section of the property that has been sold and does not adjoin Mr. Mikre's property. There are a maximum of 40 children on the playground which is mostly on the east side of the property.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to close the public hearing at 9:15 p.m.

VOTE: Ayes - 7 Nays - 0

Commissioner Ferrington asked if the 4-foot fence with added screening is satisfactory to adjacent neighbor. Ms. Castle responded that while the neighbor would prefer a 6-foot fence, he

is pleased that there will be a fence. Staff is asking for additional landscaping to make the screening taller.

Commissioner McCool asked the reason for the 4-foot limit to the fence. Ms. Castle explained that the Development Code requires that any fence in the front yard not exceed 4 feet because of the visual impact. Commissioner McCool asked if there is a provision for fences between the zoning districts. Ms. Castle answered no.

Commissioner Doan asked if what options there would be to increase the height of the fence to 6 feet. Ms. Castle stated that one option would be a variance and a second option would be a Special Fence Permit. Commissioner Doan asked if the applicant would be interested in pursuing a 6-foot fence. **Mr. Hilger** stated that the original proposal was a 6-foot fence to block traffic impacts.

Chair Solomonson noted that there are other 6-foot fences on Hodgson Road. Ms. Castle suggested a condition that the applicant be encouraged to come back with an application for a 6-foot fence either with a variance or a Special Permit.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to recommend the City Council approve the Preliminary Plat and Site and Building Plan review applications submitted by Oak Hill Montessori School, 4665 Hodgson Road, for a parking lot expansion. Said approval is subject to the following:

Preliminary Plat

1. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements may be required by the Public Works Director.
2. The applicant shall execute an agreement for this Plat and the Oak Hill Montessori Plat between this addressing the shared driveway, parking and maintenance. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.

Site and Building Plan Review - Phase 1 only

1. This approval permits the Phase 1 expansion of the parking lot for Oak Hill Montessori School in accordance with the plans dated July 28, 2015. The plans are subject to revisions as specified in the conditions.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.

4. A fence permit is required to install the fence along the northern property line as identified in the plan submittal. The fence height shall be reduced to 4 feet for that portion of the fence located in the front yard.
5. The applicant shall address the comments submitted by the Fire Marshall prior to the issuance of a grading permit for the site improvements.
6. The landscape plan shall be revised to include additional plantings along the fence line to increase the height of the landscape screen. This plan shall also include any replacement trees as required.
7. The applicant shall address the comments from the City Engineer prior to the issuance of a building permit.
8. Prior to the issuance of a grading permit, the applicant shall receive the needed approvals from the Ramsey Washington Metro Watershed District and Ramsey County.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated Institutional land use in the Comprehensive Plan.
2. The proposed development complies with the standards of the City's Development Code.
3. The proposed improvements will not conflict with or impede the planned use of adjoining property.

Commissioner McCool offered an amendment to condition No. 4 under *Site and Building Plan Review - Phase 1* to encourage the applicant to submit a variance application or a Special Fence Permit application to increase the height of the fence to 6 feet. Commissioners Schumer and Ferrington accepted the amendment.

VOTE: Ayes - 7 Nays - 0

Chair Solomonson called a 10-minute break and then reconvened the meeting.

PUBLIC HEARING – CONDITIONAL USE PERMIT*

FILE NO: 2587-15-30
APPLICANT: GARY BORYCZKA
LOCATION: 3680/0 KENT STREET

Presentation by Niki Hill

A Conditional Use Permit is requested for outside storage of materials and equipment in an industrial area. Outside storage areas are allowed in zoned Industrial areas with a Conditional Use Permit.

The two properties consist of approximately 1.8 acres. The property at 3680 is developed with a single-story 6,000 square foot office/warehouse building with surface parking and a large storage area. A fence encloses the storage yard area. Previously, the applicant had a Special Use Permit

to store flammable gasses, which included screening requirements. At that time a Conditional Use Permit for outside storage was not required. The applicant rented the property at 0 Kent Road for 10 years before buying it in 2001. He has used it for outside storage the entire time.

Staff's review finds that the application complies with Conditional Use Permit criteria and the standards of the Development Code. The outside storage area is enclosed with a fence and gate. Additional storage is effectively screened from view of adjacent properties. Access to the storage area will mainly be during normal business hours.

The Comprehensive Plan guides the use of this property as Light Industrial. The property is located in Policy Development Area #17 and Targeted Redevelopment Area #3. The outdoor storage proposed is consistent with Light Industrial zoning and will not impede any future development.

Property owners within 350 feet were notified of the application. No comments have been received. Notice of the public hearing was published in the City's legal newspaper. Staff recommends the application be forwarded to the City Council with a recommendation for approval subject to the conditions listed.

City Attorney Kelly stated that proper notice was given for the public hearing.

Chair Solomonson opened the public hearing. There were no comments or questions.

MOTION: by Commissioner Schumer, seconded by Commissione Ferrington to close the public hearing at 9:38 p.m.

VOTE: Ayes - 7 Nays - 0

MOTION: by Commissioner Schumer, seconded by Commissioner Thompson to recommend the Planning Commission recommend the City Council approve the conditional use permit for Gary Boryczka 3680 N Kent St. / 0 N. Kent St, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the applications. Outdoor storage area shall be enclosed with fencing and screened as indicated in the approved plan. Vegetation that dies shall be replaced in accordance with the City's landscaping requirements. Fencing may be required on the South lot if vegetation fails to provide adequate year round screening.
2. Use of the outdoor storage area is limited to the materials and equipment related to the business. Trucks used as storage containers are prohibited.
3. The outside storage area containing equipment shall be secured to prevent unauthorized entry.
4. There shall be no storage of hazardous materials within the outside storage area.

Approval is based on the following findings.

1. The property is zoned I, Industrial in which outdoor storage is permitted as a conditional use.
2. The land use complies with the designated land use of the Comprehensive Plan and the proposed outdoor storage use will not impede the future redevelopment of this area.
3. The outdoor storage area complies with the standards of Section 205.050 (D)(7).

Discussion

Commissioner McCool offered an amendment to condition No. 1 by striking “becomes inadequate” and adding “fails to provide adequate year-round screening.”

Commissioners Schumer and Thompson accepted the amendment.

VOTE ON AMENDED MOTION: Ayes - 7 Nays - 0

**PUBLIC HEARING –REZONING /PLANNED UNIT DEVELOPMENT-
DEVELOPMENT STAGE***

FILE NO: 2588-15-31
APPLICANT: RAMSEY COUNTY (LIBRARY)
LOCATION: 4570 VICTORIA, 805/795 HIGHWAY 96

Presentation by Asst. City Manager/Community Development Director Tom Simonson

Ramsey County proposes to build a new regional library on the Shoreview Commons Campus south of the existing facility at the corner of Highway 96 and Victoria Street. The new library would replace the existing one. As a regional library, the Shoreview Library will have expanded hours, programs and services. The County and City each purchased a residential property at 805 and 795 Highway 96. These residential parcels would be combined with the southern parking lot area of the existing library with use of a portion of the City-owned well-house property to create the new library building site. There will be additional agreements required between the City and County for land transfer, access, cross easements and property maintenance.

The City was the original owner of the existing library property. Once the County determined it would be more cost effective to build a new library rather than renovate and expand the existing one, the City granted consent for the existing library to be sold to Mounds View School District.

The application seeks to rezone the two properties from R1, Detached Residential to Planned Unit Development (PUD) and also the Development Stage Review under the PUD. The Comprehensive Plan allows Institutional use on the Commons, and the current R1 zoning of the residential properties allows for public/quasi-public uses. The City supports PUD zoning and recognizes the flexibility needed for the proposed new library and uniqueness of the Shoreview Commons Civic Campus.

The City will be engaging a consulting firm to develop a master plan for the Shoreview Commons. Consideration is again being given to expansion of the Community Center. It is anticipated that the entire campus will be rezoned as PUD in the future. A plat will be submitted delineating the new library site and the existing library site, and is expected to go to the Planning Commission in September.

The County wants to locate the building at the corner and facing the Community Center to be more connected to the Commons Campus. In order to do that, parking for the library will access off the internal Community Center drive. A secondary access to the north of the new building off Victoria Street will be used for a book drop-off. County library staff will use ice arena parking instead of the Community Center lot as they currently do. There will be walkways around the building that connect to the remainder of the Commons. Parking in front of the new library shows 75 stalls, which was increased from an earlier concept. A plaza is planned on the south for expanded library programs. There is also a plaza area at the northeast corner, which will provide access to the front entry to the new library from the current library parking lot.

The setback of the new building from Highway 96 is between 30 and 40 feet from the building and the right-of-way of Highway 96. The south plaza is between the building and the highway.

The building design is about 34,000 square feet with a single-level layout. Exterior brick accents will be consistent with other public buildings in the Commons. Many glass features bring in natural light.

Staff believes there is a need for continued cooperation among the City, County and School District, in order to integrate this new facility into the Shoreview Commons. A consulting firm will be hired to develop a Commons Master Plan and advise the City on access, pedestrian movements relating to the library plan. This may result in some modifications not shown here, but primarily on the Community Center property.

Setback deviations require PUD flexibility due to the site constraints and the library design needs. The County states that the site and building design mitigate setback impacts.

There will be significant tree loss for this project. Approximately 40 landmark trees will be removed, although some have been identified as needing to be taken out. The County will comply with the City's landmark tree replacement policy. Storm water management will require a permit from Ramsey-Washington Metro Watershed District and coordination with the City. Density increases with the new library. The existing library has 64% lot coverage; the new library will have 81%. The combined parcels will be 72.6%. Staff sees the Commons as a 40-acre park, which may be one perspective in considering density.

Ramsey County will submit a Preliminary Plat at the September Planning Commission meeting. A signage plan is also required and must be coordinated with the City's digital message center. This will require further discussions between the parties.

Notices were sent to property owners within 350 feet of the property and the notice of public hearing was published in the City's legal newspaper. No public comments have been received to

date, although the County hosted a well-attended community meeting in July. No concerns were expressed by the Lake Johanna Fire Department, and there are no issues identified by Ramsey County Public Works. There are some right-of-way issues for County library staff to work out with Ramsey County Public Works.

A new regional library is supported by the City. The new regional library and repurposing the existing library for school district use are both complementary to the Commons Campus.

Staff's recommendation is for the Planning Commission to forward a recommendation for approval by the City Council for rezoning to PUD, Planned Unit Development and PUD Development Stage, subject to the conditions listed.

Commissioner McCool asked the City would handle a situation that the Development Stage is approved and then the updated Master Plan for the Commons would recommend a different drive access to the library. He asked if a condition should be added. Mr. Simonson stated that there are a number of land transfers yet to be addressed. He would envision the City would address any Master Plan issues at that time. He does not anticipate many changes from consultants for the library site plan, but more so towards modifications to the Community Center drive and parking lot layout. For example, there may be a need for a right turn lane into the library access drive. Commissioner McCool asked how to prevent the library parking from becoming overflow parking rather than main parking for the library. Mr. Simonson stated that some of it would be signage.

Chair Solomonson asked if there was discussion of having the library administrative staff in the old building rather than in the new building. Mr. Simonson stated that the County has had many discussions. In negotiations the school district indicated the need for the entire library building for their purposes. Chair Solomonson asked if there is any other building in the City with a 10-foot setback from the street and whether it could be moved further east. Mr. Simonson stated that the Council discussed the appearance of the new building on the west side. He added that the closest example in Shoreview would be the Shores senior housing development at County Road D and Lexington or the new Goodwill store being built in Arden Hills. The County believes they have a quality design that lessens the setback impact along Victoria Street. If it were moved to the east, then the back of the building would face the Commons.

Commissioner Peterson asked if future increased parking has been considered for the Community Center, as the parking lot on many days is full. Mr. Simonson stated here will need to be coordination with the County, School District and City for major events. Staff also foresees the Community Center having overflow parking towards the new library, especially on weekend receptions. It is believed that the proposed parking will serve the library needs. The City gains some parking because the library staff and the school district will not be using the back portion. City Attorney Kelly stated that proper notice has been given for the public hearing.

Chair Solomonson opened the public hearing. There were no public comments or questions.

MOTION: by Commissioner Schumer, seconded by Commissioner Doan to close the public hearing at 10:12 p.m.

VOTE:

Ayes - 7

Nays - 0

Commissioner Peterson noted that parking will be used at the ice arena. He asked if the County has any plans for the ice arena. Simonson said there were some discussions of closing the Shoreview Arena when the County acquired the Vadnais Sports Center. The facility is the oldest in the County system, has only one sheet of ice, and requires reinvestment. It now appears according to the County that they will likely retain the Shoreview Arena, and consider improvements to the facility.

Chair Solomonson posed the following questions to County staff:

- Is there a specific size for a regional library?
- With electronic access to books, is there a future need for as much space for libraries?
- Would it be possible to have the administration in the existing library rather than the new library?
- Would it be possible to shift the building to the east?
- Why would reducing the building 10 feet is not possible?
- Could there be an addition to the old building?

Ms. Susan Nemitz, Director of the Ramsey County Public Library, responded to the questions. Public spaces for libraries of more than 30,000 square feet must go to a second story. The proposed library is less than 30,000 square feet. Ramsey County is building large open spaces with flexible walls that can be moved. Libraries are learning centers. Several options were explored for administrative spaces. One was to put administration in the upper level of the existing library, but the City expressed a preference to sell the building to the school district. The administrative offices and the school district could not function in the same building. There have been lengthy discussion regarding parking. There is a balance between parking needed, parking that can be shared and too much parking. The 75 stalls planned will cover use in the summer with staff parking elsewhere, except for special events. The library busy time can be nights and weekends, when overflow library parking would be in the school district parking lot. As for moving the building east, too many parking stalls would be lost. As for reducing the size of the building 10 feet means 10 feet times the length of the building, which is thousands of square feet of space. She would not be sure the library would be able to achieve its program. At that point she would prefer to keep the old building. An addition was considered, but the problem is that the existing building is a walkout and a lower and upper level would have to be built. What was needed is additional public space. It would be awkward and unattractive.

Chair Solomonson stated that the building is too big for the site and sits tight against Victoria. Being close to the intersection could pose safety issues with sight lines.

Mr. Simonson stated that there is a financial issue of reuse of the building by the school district in that the County is relying on the proceeds of the sale to go toward this project.

Mr. Blake Huffman, Ramsey County Commissioner, stated that initially the intent was to keep the old building and use it for County office workers. City officials made it clear that did not fit

their image of a campus. Focus shifted to making the library a part of the campus and selling the old building to the school district.

Commissioner Doan stated that having a regional library in Shoreview is a huge asset. He wants to be sure it stays here. The location of the library on the corner is a great anchor with a signature building. There is a concern about the setback and he asked what the required setback is per City Code. Mr. Simonson explained that there are no specific codes for public uses. The standard from Highway 96 would be 50 feet and 30 feet from Victoria. Commissioner Doan stated that while he does not believe setbacks of 50 or 30 feet are needed, he is concerned and would like to hear the presentation from the architect to better understand how the building was planned.

Ms. Jennifer McMaster, HGA Architects, referred to a building in White Bear Lake along Highway 61 that is 10 feet from the right-of-way; the Shoreview library is between 23.9 and 25.10 from the curb to the building face. One portion is 16 feet back. The building in White Bear Lake is also 40 feet high. The two do not really compare. **Ms. Nemitz** added that the glass in the building and the insets of the building do not give an impression of a solid wall along Victoria.

Commissioner Ferrington noted that the use of glass makes the building lighter and they have achieved not having a mass wall along Victoria.

Chair Solomonson asked if the library could be bigger with a smaller footprint by going up. **Ms. Nemitz** responded that was considered, but it became cost prohibitive of the potential cost. One elevator can add \$100,000 to a building. Also with a two-story building staffing becomes intense. With large open space, one or two individuals can manage the space. She added that technical services has a small warehouse area where books are delivered to catalog, and label. That function has to be on ground level because there must be a dock.

Commissioner Schumer asked if there would be protection from anyone driving through the glass along Victoria. **Ms. McMasters** explained that a retaining wall is planned but is not shown in this early image.

Commissioner Doan stated that the setbacks shown are more acceptable. He expressed his appreciation of the County for their investment in Shoreview.

Commissioner McCool asked if any lane changes or additions to Highway 96 that would impact the library. Mr. Simonson stated that Highway 96 is set in its design for the long term.

Chair Solomonson stated that he believes the building is too big. Any other application on a busy intersection corner would not be approved with a 20-foot setback. He would rather see another 10 feet of setback on the west side. Not enough effort has been made to fit this building on the site. Also there could have been a link between the existing library and the new one that would have been minimal cost and would have reduced the footprint. He cannot support the library as presented.

Commissioner Peterson expressed concern about all the other ways things could be moved into Community Center space. The lower commons road will not be adequate and will have to be redone. Parking spaces could be moved 10 feet so the building could be moved. He asked if such changes could still be made. Mr. Simonson stated there is no simple answer. There is the relationship between the City and the County, but the County is the developer. The County has considered numerous options. The previous concept plan showed 10 less parking spaces and the concern was expressed that there would not be enough parking. There has been this give-and-take dynamic between the City and the County. There may be some requirements to the Commons drive. The City is confident that the site capacity can handle a regional library. The Community Center is at capacity. If an expansion is considered, parking will have to be part of that discussion.

Commissioner Peterson stated that he, too, wants to have regional library in Shoreview, but the deviation being requested is an exception. It may be a message needs to be sent that the Planning Commission cannot recommend approval. Mr. Simonson responded that the Commons needs to be looked at similar to a business park or corporate park. There are intense uses with building and parking structures, but it is within a large park area that provides green spaces and amenities. There have been discussions about changing parking in the lower area. He suggested making specific site changes to be weighed by the County and City.

Commissioner McCool stated that he shares many of Chair Solomonson's concerns. This is such a different use and different building that he is comfortable with the setbacks. There is no Master Plan to give the Commission perspective. He would be supportive as it is, but he would hope there would be more study as part of a master plan process.

Commissioner Schumer noted that for him the difference is that Victoria is not a two-way City street, but is separated with a landscaped median. He does not see any sight line issues given the location at Highway 96. Moving it 10 feet would lose 7 parking spots, but he will support it as it is.

Commissioner Ferrington stated that she is enthusiastic about this proposal. She agreed with Commissioner Doan that this is a grand building that will set the tone for the campus. It is light and airy. There is a concern about the closeness to the road, but she believes it will be okay.

Commissioner Doan stated that Victoria is very different from Highway 96. A building that pushes up to the road will help the community achieve the goal of having Victoria be calmer with traffic. There are benefits to be gained by having the library closer to the road.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington, to recommend to the City Council approval of a Rezoning and Planned Unit Development (PUD)-Development Stage applications for the proposed construction of a new Shoreview Regional Library by Ramsey County in accordance with the following findings and conditions:

Rezoning

Approval of the rezoning request for the properties included in the project (4570/4560 Victoria Street and 805/795 Highway 96) from R-1, Detached Residential, to PUD, Planned Unit Development, is based on the following:

1. That the proposed rezoning is consistent with the policies of the Comprehensive Guide Plan and with the general purpose and intent of the development regulations. The proposal is consistent with the Comprehensive Plan designation of the properties for Institutional uses, and complements the other public uses with the Shoreview Commons.
2. That the development facilitated by the proposed rezoning will not significantly and adversely impact the planned use of the surrounding property. The proposed rezoning is consistent with the public uses of the Shoreview Commons Civic Campus and will not adversely impact surrounding properties, but instead the development of a new regional library will positively benefit and serve the community.
3. The developer is willing to enter into a rezoning/development agreement with the City. As a condition of approval, Ramsey County will be required to enter into a development agreement with the City.

PUD – Development Stage

Approval of the PUD Development Stage request for the new Shoreview Library, as the project satisfies the development review criteria for a Planned Unit Development in meeting the following objectives:

1. Complies with the Comprehensive Plan designation of Institutional.
2. Uses architectural enhancements in the building design that meets and exceeds the City's design standards.
3. Green building techniques will be incorporated into the overall building design, and the project includes sustainable goals for elements such as water, energy, building materials, and indoor air quality.
4. Development via the PUD process is desirable to insure compatibility with adjoining land uses and provides flexibility in site and building design.

and the approval is subject to the following conditions:

1. Submittal and approval of a subdivision plat prior to the completion and occupancy of the new regional library.
2. Execution of all related cooperative agreements between the City and County for the development including land transfer, shared access and easements, and property maintenance.
3. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal of the Final Plat and PUD – Final Stage applications.
4. The PUD – Final Stage plans shall address the recommendations and conditions stipulated in the memorandum from the Public Works Director and City Engineer, including stormwater management and tree replacement plans.
5. The County shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.

6. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.

Discussion:

Chair Solomonson stated that he will vote no because he would like to see the building moved east.

Commissioner Peterson agreed and would like to see more planning to improve it. He will oppose this plan but is in no way opposed to a regional library.

VOTE: Ayes - 5 Nays - 2 (Peterson, Solomonson)

MISCELLANEOUS

Commissioners McCool and Chair Doan will respectively attend the City Council Meetings for September 8, 2015 and September 21, 2015.

A Planning Commission Workshop was held at 6:00 p.m. immediately prior to this August 25, 2015 meeting.

ADJOURNMENT

MOTION: by Commissioner Schumer, seconded by Commissioner McCool to adjourn the meeting at 10:55 p.m.

VOTE: Ayes - 5 Nays - 0

ATTEST:

Kathleen Castle
City Planner

TO: Planning Commission

FROM: Kathleen Castle, City Planner

DATE: September 18, 2015

SUBJECT: File No. 2490-10-33, Variance/Residential Design Review: Gusdahl/Hagander, 3194 West Owasso Boulevard

INTRODUCTION

Jonathan Gusdahl and Sonja Hagander submitted applications for Variance and Residential Design Review to demolish the existing home and detached garage on the property at 3194 West Owasso Boulevard and construct a new home. The proposal requires Residential Design Review since the lot is substandard to the minimum 100-foot lot width requirement for lakeshore lots. The residential design review process allows for public review of the application through the Planning Commission to verify compliance with the City's development standards. The proposal also requires the following variances:

- 1) To reduce the minimum required setback from the Ordinary High Water (OHW) of Lake Owasso from 162.5' to approximately 105.4 feet for the proposed home and 97.6 feet for the proposed terrace/patio.
- 2) To increase the structure setback from West Owasso Boulevard right-of-way from 134.5' to approximately 175.5'.

The application was complete September 3, 2015.

The Commission approved a similar request in 2012 for the applicants; however, the home was not constructed. In addition to setback variances, a variance to exceed the maximum 35-foot height permitted was also requested but not approved. These approvals have expired.

PROJECT DESCRIPTION

The subject property is a substandard riparian lot located in the R1 - Detached Residential District on the west side of Lake Owasso. The property is also in the Shoreland Overlay District. The lot area is 27,661 square feet, with a width of 75 feet. The lot slopes steeply from the street to the lake, dropping in elevation about 50 feet. There is a municipal sanitary sewer line located between the existing house and the lakeshore, with a sanitary sewer lift station located in the SE corner of the lot, near the shore. While no bluff is present, the lot slopes steeply from the street to the front of existing home, where the topography levels before dropping again to the lake.

The applicants propose to demolish the existing home and detached garage and construct a new home on the property that would provide multi-generational housing for the applicants and their parents. The location of the proposed home is similar to that of the existing home; however, it does have a larger foundation area. The proposed two-story home will have a foundation area of 2,400 square feet and is designed with an attached garage and lower level

walk-out. The existing driveway access will remain on the north side of the property but the driveway will be realigned and to reduce the slope.

DEVELOPMENT CODE REQUIREMENTS

The Development Ordinance requires residential construction on substandard riparian lots to comply with certain design standards. The applicants have submitted an application that has been determined to comply with the adopted standards pertaining to foundation area, lot coverage, building height, side yard setbacks and architectural mass. Variances are being requested from the setback standards for the front property line and OHW. The following table summarizes the project in accordance with the design standards (Section 209.080 (L2c)).

Standard	Allowed	Proposed
Lot Coverage	6,915 square feet (25%)	6,778 square feet (24.5%)
Building Height	35 feet	35 feet
Foundation Area	4,979 square feet (18% of lot area)	2,400 square feet (8.7%)
Setbacks Front OHW (Lake) Side	114.5 – 134.5 feet 162.5 – 182.5 feet 10 feet – Living Area 5 feet –Garage Area	175.5 feet* 105.4 (house) /97.6 feet (patio)* 11 feet 5 feet
Architectural Mass	Encourage use of natural colors/materials, landscaping.	Lap siding/panels in gray/brown earth tones Accents – sand/white

*** Variance required**

The applicants are requesting variances to deviate from the required structure setbacks as from front property line and OHW. These setbacks are determined by the location of houses on the adjacent properties. Regarding the front yard setback, the required setback range is 114.5 to 134.5 feet and 175.5 feet is proposed. For the OHW setback, 97.6 feet is proposed for the patio and 105.4 feet for the home, less than the 162.5 to 182.5 foot calculated range.

Since the proposal does not comply with all of the standards, the Residential Design Review application cannot be approved unless the variances are first approved by the Planning Commission.

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 Comprehensive Plan and Development 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.

APPLICANTS' STATEMENT

The applicants identify that the location of the house on the lot to the south creates practical difficulty for the setback variances. The house to the south is located very near the street. The location of this house is unlike other houses to the north or south, which are typically centered on the lot between the street and the lake. The proposed location is consistent with other existing houses. The proposed location also utilizes the area that is topographically level for the proposed house, while providing distance from the street for a gently sloping driveway to access the house. The applicants' statement is attached.

STAFF REVIEW

Variances

Staff concurs with the applicant that the location of the house on the lot south of the subject property provides practical difficulty for the requested setback variances.

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The proposal is consistent with the City's housing policies regarding housing and neighborhood reinvestment and life-cycle housing. The proposed location of the home is reasonable as it is aligned with the majority of homes along this portion of the lake, is placed in the same area of as the existing home, utilizing the level portion of the lot. The home immediately to the south is setback 58.4 feet from the front property line and creates difficulty when this setback is applied.
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 present include the topography of the lot and location of the adjoining homes. The property contains steep slopes which impact the potential location for a home. The proposed location of the home is on that part of the lot which has least amount of grade change. The location of the house to the south, close to the street, affects the permitted setbacks for this lot. When the permitted setback range is applied, the buildable area encompasses steep slopes causing difficulties for the home construction. These are unique circumstances related to the property and not created by the property owner.

3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood. The proposed setback meets the spirit and intent of the ordinance and will not alter the character of the neighborhood, since other nearby dwellings on lakeshore are at similar setbacks from Lake Owasso.

Residential Design Review

Staff has reviewed the proposal and the design review application cannot be approved unless the setback variances are approved. If the variances are approved, the Residential Design Review application will meet the standards and can be approved.

Other Development Impacts

Seven landmark trees will be removed as a result of the project. The majority of these trees are located on the street side of the proposed home. In accordance with Section 209.050 (B3), on lots with an area of 20,000 to 30,000 square feet, two replacement trees are required for each landmark tree removed. Fourteen replacement trees are required. A tree protection plan must be submitted for approval prior to issuance of a building permit, installed prior to construction, and maintained on the site work has been completed.

The property will be re-graded to accommodate the new home and driveway. The majority of grading work proposed is on the west or street side of the home and will reduce the slope for the driveway. On the lakeside of the home, the property will be re-graded for the patio, stairs and walkway. Stormwater will be managed through a series of catch basins and French drains located along the property lines and will discharge into an existing storm sewer pipe that transports water towards Lake Owasso. The property is in the Ramsey Washington Metro Watershed District. A permit from the District may be required.

SHORELAND MITIGATION

In accordance with the Development Code, shoreland mitigation is required of property owners who are seeking certain land use approvals through the City. The applicants have identified they will use Architectural Mass and reduction of Impervious Surface as the two mitigation practices. Impervious surface will be reduced by about 8.75% from the current area with the development project, and this exceeds the 5% reduction specified by Code for this practice. The applicants are required to enter into a Mitigation Agreement with the City.

PUBLIC COMMENT

Property owners within 150 feet of the parcel were notified of this request. No comments have been received.

STAFF RECOMMENDATION

In Staff's opinion, practical difficulty is present due to the location of the home immediately to the south and site characteristics of this property. Staff is supportive of the proposed variances and residential design review. The Staff is recommending the Commission hold the public hearing and adopt Resolution 15-86 approving the variance requests, and approve the residential design review subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. Impervious surface coverage shall not exceed 25% of the total lot area as a result of this project. Foundation area shall not exceed 18%.
4. Seven landmark trees will be removed as a result of the development, and eight replacement trees are required. A cash surety to guarantee the replacement trees shall be submitted prior to issuance of a building permit.
5. A tree protection plan shall be submitted prior to issuance of a 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.
6. A final site grading, stormwater management and erosion control plan shall be submitted prior to the issuance of a building permit for the project. This plan shall include a phased, or sequenced, erosion control and stormwater management plan that details the methods that will be used during the phases of the project, and is subject to the approval of the City Engineer.
7. A permit from the Ramsey Washington Metro Watershed District shall be obtained, if required, prior to the issuance of a building permit.
8. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
9. A building permit must be obtained before any construction activity begins.
10. This approval is subject to a 5-day appeal period.

Attachments:

- 1) Resolution 15-86
- 2) Aerial Location Map
- 3) Pictometry Photo
- 4) Applicants' Statement
- 5) Submitted plans
- 6) Comments
- 7) Motion

**EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD SEPTEMBER 22, 2015**

* * * * *

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. 15-86 FOR VARIANCES TO REDUCE THE SETBACK FROM
THE ORDINARY HIGH WATER OF LAKE OWASSO, AND TO INCREASE THE
FRONT SETBACK FOR A NEW HOUSE.**

WHEREAS, Jonathan Gusdahl and Sonja Hagander, submitted a variance application for the following described property:

Lot 58, LAKE OWASSO HEIGHTS, RAMSEY COUNTY, MINNESOTA
(commonly known as 3194 West Owasso Boulevard)

WHEREAS, the Development Regulations establish a building setback range of 162.5 feet to 182.5 feet from the Ordinary High Water line (OHW) of Lake Owasso that is based on the setback of the homes on the adjacent lots; and

WHEREAS, the Gusdahl/Hagander have requested a variance to place the home 105.4 feet from the OHW and the patio 97.6 feet from the OHW; and

WHEREAS, the Development Regulations establish a building setback range of 114.5 to 134.5 foot from the front property line that is based on the setback of the homes on the adjacent lots; and

WHEREAS, Gusdahl/Hagander have requested a variance to place the proposed home 175.5 feet from the front property line; 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.

WHEREAS, on September 22, 2015, the Shoreview Planning Commission approved the variances upon the finding that practical difficulty is present 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 proposal is consistent with the City's housing policies regarding housing and neighborhood reinvestment and life-cycle housing. The proposed location of the home is reasonable as it is aligned with the majority of homes along this portion of the lake, is placed in the same area of as the existing home, utilizing the level portion of the lot.
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 present include the topography of the lot and location of the adjoining homes. The property contains steep slopes which impact the potential location for a home. The proposed location of the home is on that part of the lot which is the least amount of grade change. The location of the house to the south, close to the street, affects the permitted setbacks for this lot. When the permitted setback range is applied, the buildable area encompasses steep slopes causing difficulties for the home construction. These are unique circumstances related to the property and not created by the property owner.
3. *Character of Neighborhood.* *The variance, if granted, will not alter the essential character of the neighborhood.* The proposed setback meets the spirit and intent of the ordinance and will not alter the character of the neighborhood, since other nearby dwellings on lakeshore are at similar setbacks from Lake Owasso.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 3194 West Owasso Boulevard, be approved, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.

3. Impervious surface coverage shall not exceed 25% of the total lot area as a result of this project. Foundation area shall not exceed 18%.
4. Seven landmark trees will be removed as a result of the development, and eight replacement trees are required. A cash surety to guarantee the replacement trees shall be submitted prior to issuance of a building permit.
5. A tree protection plan shall be submitted prior to issuance of a 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.
6. A final site grading, stormwater management and erosion control plan shall be submitted prior to the issuance of a building permit for the project. This plan shall include a phased, or sequenced, erosion control and stormwater management plan that details the methods that will be used during the phases of the project, and is subject to the approval of the City Engineer.
7. A permit from the Ramsey Washington Metro Watershed District shall be obtained, if required, prior to the issuance of a building permit.
8. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
9. A building permit must be obtained before any construction activity begins.
10. This approval is subject to a 5-day appeal period.

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 22nd day of September, 2015

Steve Solomonson, Chair
Shoreview Planning Commission

ATTEST:

Kathleen Castle

ACCEPTANCE OF CONDITIONS:

Sonja Hagander, 3194 West Owasso Boulevard

Jonathan Gusdahl, 3194 West Owasso Boulevard

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 22nd day of September, 2015 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 15-86.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 22nd day of September, 2015.

Terry C. Schwerm
City Manager











SEAL

Drafted by:
Kathleen Castle
City Planner – City of Shoreview
4600 N. Victoria Street
Shoreview, MN 55126
kcastle@shoreviewmn.gov
651-490-4682



Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  2 Recreational Centers
-  Parcel Points
-  Parcel Boundaries
-  County Borders
-  Airports

Notes

Residential Design Review/Variance

200.0 0 100.00 200.0 Feet



Print Date: 09/17/2015
Image Date: 03/25/2012
Level: Neighborhood

To: City of Shoreview
From: Jonathan Gusdal & Sonja Hagander
Date: August 24, 2015
Subject: Variance request for OHW setback and Street side setback ranges

The existing home at 3194 West Owasso Boulevard has been the home for Ruth Hagander for over 50 years. She and her husband Hamlin, were long term residents of Shoreview, were active in the community, and cared for the environmental concerns of Lake Owasso. They also raised their family there. Their daughter, Sonja Hagander, is returning to the community with her husband, Jonathan Gusdal and their two children, seeking to build a new home that will allow Ruth and their family to continue living on the property.

1. We are requesting that the city review and approve our proposal for a new home that will allow the multiple generations to be built in the location of the existing home while improving the site access, reducing impervious surface and enhancing the property.
2. In order to accomplish this we are requesting a variance for both the Ordinary High Water Line setback from Lake Owasso and the Street side setbacks. The unique conditions of the neighborhood present practical difficulties in maintaining the setback ranges due to the neighboring properties.

We believe that our proposal presents a reasonable manner resolution to the new house placement in the general location of the existing home and is a necessary location to balance the drive access slope, improving on the existing conditions.

The unique conditions of the location of the adjacent home to the south create practical impossibilities to maintain a similar location and provide a viable drive and accessibility to the house.

The character of the neighborhood and recent developments to properties north of our site will be maintained and balanced if given our proposed location. As well, in a previous proposal in 2012, (which was approved), we are behind the previous approved OHWL setback.

We believe we have a unique and positive solution to a unique and challenging property and hope you will agree and approve our proposal.

Variance request for the OHWL Setback

The OHWL setback range is an unreasonable distance to develop a viable home on the property. The adjacent home to the south was built on the extreme west side of their property, very close to the street. The neighborhood character has house locations within the center of site, typically, similar to the existing Hagander house. We believe the proposed placement of the new home will

maintain and continue the neighborhood character of the properties to the north and further south. The proposed location is the best use of the site, reduces the slope of the drive that makes the property more accessible. Any further placement west would render the driveway slope and elevation of the house practically unreasonable and out of balance with the neighborhood.

The property is a relatively steep grade, and our goal is to create a longer driveway to minimize the slope for improved access to the home location, particularly in the winter. To build the home within the range of acceptable OHWL setbacks would result in a drive with a slope in the 18% - 20%, which is not reasonable or safe. Our proposed drive maintains a reasonable slope, similar or less steep than adjacent homes to the north.

Also, the house location will allow us to better integrate the landscape, grading and water management over the property into the existing grade. We are sensitive to our neighbors and Lake Owasso and want to do our part to best manage storm water across our property.

We believe the proposal is the best balance of the neighborhood fabric and practicality of the site challenges and we hope you will approve our proposal.

To: City of Shoreview
From: Jonathan Gusdal & Sonja Hagander
Date: August 24, 2015
Subject: Residential Design Review for 3194 West Owasso Boulevard

The proposed home at 3194 West Owasso Boulevard has been designed to address the Shoreland Mitigation Plan as follows:

3. Architectural Mass

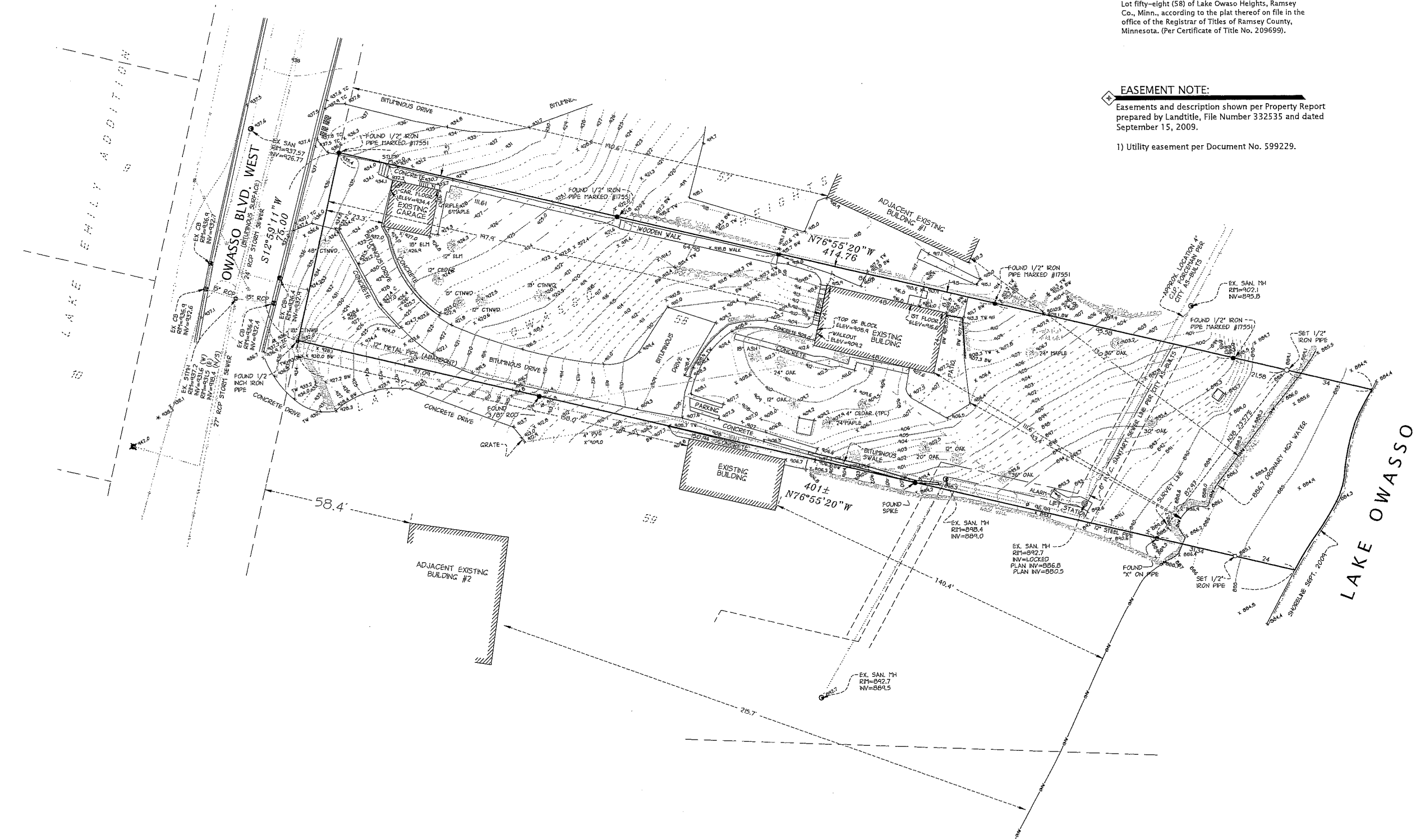
We are incorporating natural colors within the exterior design to integrate the new house within the mature natural setting. Our primary color of the house siding is a dark gray/brown color solid stain (Burnt Hickory) that is intended to blend with the color of the tree bark of the surrounding trees. This will allow the house to appear hidden from the lakeside view within the trees. Our secondary color will be a sand tone to relate to lakeside imagery for wall sections on the main floor between tall windows. We also incorporate trim and wall siding element that are white to add contrast and a recall of portions of the original Hagander house on the property for over 50 years. We believe the overall result is a sensitive balance to the setting, neighborhood and original home.

4. Reduction of Impervious Surface Coverage

Our site strategy is to minimize hardcover and improve water management and sustainability of the site. We have reduced the impervious surfaces by 8.75% on the property, reducing it to 24.5% of the property. We remove existing hard surface areas on the property and improve permeable locations for water management on the north and south edges of the property.

While not our primary focus of the Mitigation plan we also are pursuing 2. Vegetation Restoration measures that will address steeper grade areas of the site with non-maintained vegetation, reducing the sod locations and incorporating now-mow fescue and prairie grass mixes to reduced the maintained areas of the site and improve the infiltration/absorption rates of the property.

We appreciate your consideration and request your approval of our submittal.



CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

EXISTING IMPROVEMENT AREAS
 EXISTING AREAS:
 HOUSE=1,155 SQ. FT.
 GARAGE=336 SQ. FT.
 DRIVE=3,289 SQ. FT.
 CONC. BY GARAGE=420 SQ. FT.
 ROCK WALL (BY WOOD WALK) = 74 SQ. FT.
 CONCRETE AROUND HOUSE=1,618 SQ. FT.
 LIFT STATION=51 SQ. FT.
 LOWER ROCK WALL=211 SQ. FT.
 BLOCK WALLS=55 SQ. FT.
 WOOD WALKWAY=218 SQ. FT.
 TOTAL IMPERVIOUS AREA=7,428 SQ. FT.

AREAS:
 TOTAL AREA TO OHW=27,661 SQ. FT.

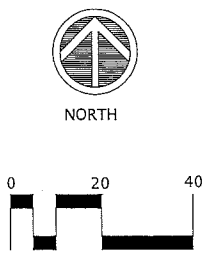
SURVEY NOTES:

1. BEARINGS ARE ASSUMED.
2. ELEVATIONS ARE BASED ON THE CITY OF SHOREVIEW PUBLIC WORKS OFFICE.
3. ORIGINAL FIELD WORK COMPLETED ON 9-25-09. NO ADDITIONAL FIELD WORK COMPLETED TO VERIFY EXISTING CONDITIONS SINCE THEN.

UTILITY NOTE:
 NO UNDERGROUND UTILITIES WERE LOCATED AS PART OF THIS SURVEY

LEGEND:

○	MANHOLE	⊗	HYDRANT
□	CATCHBASIN	⊕	SIGN
○	SANITARY MANHOLE	⊙	LIGHT POLE
—	FENCE	⊕	TELE/ELEC BOX
—	CONCRETE	—○—	OVERHEAD UTILITIES
●	DENOTES FOUND	—○—	SAN. SEWER
○	DENOTES SET 1/2" IRON PIPE MARKED RLS 25718 TO BE SET	— —	WATERMAIN
		— —	STORM SEWER



EXISTING LEGAL DESCRIPTION:
 Lot fifty-eight (58) of Lake Owaso Heights, Ramsey Co., Minn., according to the plat thereof on file in the office of the Registrar of Titles of Ramsey County, Minnesota. (Per Certificate of Title No. 209699).

EASEMENT NOTE:
 Easements and description shown per Property Report prepared by Landtitle, File Number 332535 and dated September 15, 2009.
 1) Utility easement per Document No. 599229.

OWNER:
 SONJA HAGANDER
 JONATHAN GUSDAL
 3194 OWASSO BLVD. W.
 SHOREVIEW, MN 55126

CONTACT:
 Roger Cummelin
 ALTUS Architecture + Design
 T: 612.333.8095
 F: 612.333.8098
 945 Broadway St. NE,
 Suite 240,
 Minneapolis, MN 55413 USA

COUNTY:
 RAMSEY COUNTY

CITY OF SHOREVIEW

CERTIFICATION:
 I hereby certify that this plan 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.
Daniel L. Thurmes
 Daniel L. Thurmes Registration No: 25718
 Date: 09-25-09

REVISIONS:

DATE	REVISION
09-25-09	INITIAL ISSUE
8-23-15	SITE PLAN/GRADING ADDED, NO FIELD WORK

PROJECT LOCATION:
3194
 WEST OWASSO BLVD

PID#353023440021

Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.275.8989
 Fax 651.275.8976
 dan@
 cssurvey.net

CORNERSTONE
 LAND SURVEYING, INC

FILE NAME: SURVSA07B
 PROJECT NO.: SA09007B

CERTIFICATE OF SURVEY

EXISTING LEGAL DESCRIPTION:

LOT 58, LAKE OWASSO HEIGHTS, RAMSEY COUNTY, MINNESOTA.

AREAS:

TOTAL AREA TO OHW=27,661 SQ. FT.

EASEMENT NOTE:

NO TITLE WORK WAS PROVIDED FOR THIS SURVEY. POSSIBLE EASEMENTS MAY EXIST FOR STORM SEWER PURPOSES AND DRAINAGE PURPOSES.

UTILITY NOTE:

NO UNDERGROUND UTILITIES WERE LOCATED AS PART OF THIS SURVEY

SURVEY NOTES:

1. BEARINGS ARE ASSUMED.
2. ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY THE CITY OF SHOREVIEW PUBLIC WORKS OFFICE.

LEGEND:

- MANHOLE
- CATCHBASIN
- SANITARY MANHOLE
- FENCE
- CONCRETE
- DENOTES FOUND
- 1/2" IRON PIPE
- DENOTES SET 1/2" IRON PIPE MARKED RLS 25718 TO BE SET
- HYDRANT
- SIGN
- LIGHT POLE
- TELE/ELEC BOX
- OVERHEAD UTILITIES
- SAN. SEWER
- WATERMAIN
- STORM SEWER
- DENOTES 10' OFFSET HUB
- DENOTES PROPOSED ELEV.
- PROPOSED CONTOURS
- DENOTES CONSTRUCTION LIMITS
- DENOTES SHORELAND IMPACT ZONE
- DENOTES STEEP SLOPE AREAS
- DENOTES VEGETATION PROTECTION AREAS

OWNER:

SONJA HAGANDER
JONATHAN GUSDAL
3194 OWASSO BLVD. W.
SHOREVIEW, MN 55126

CONTACT:

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ALTUS Architecture + Design
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Daniel L. Thurmes Registration No: 25718

Date: 09-25-09

REVISIONS:

DATE	REVISION
09-25-09	INITIAL ISSUE
8-23-15	SITE PLAN/GRADING

PROJECT LOCATION:

3194
WEST OWASSO BLVD

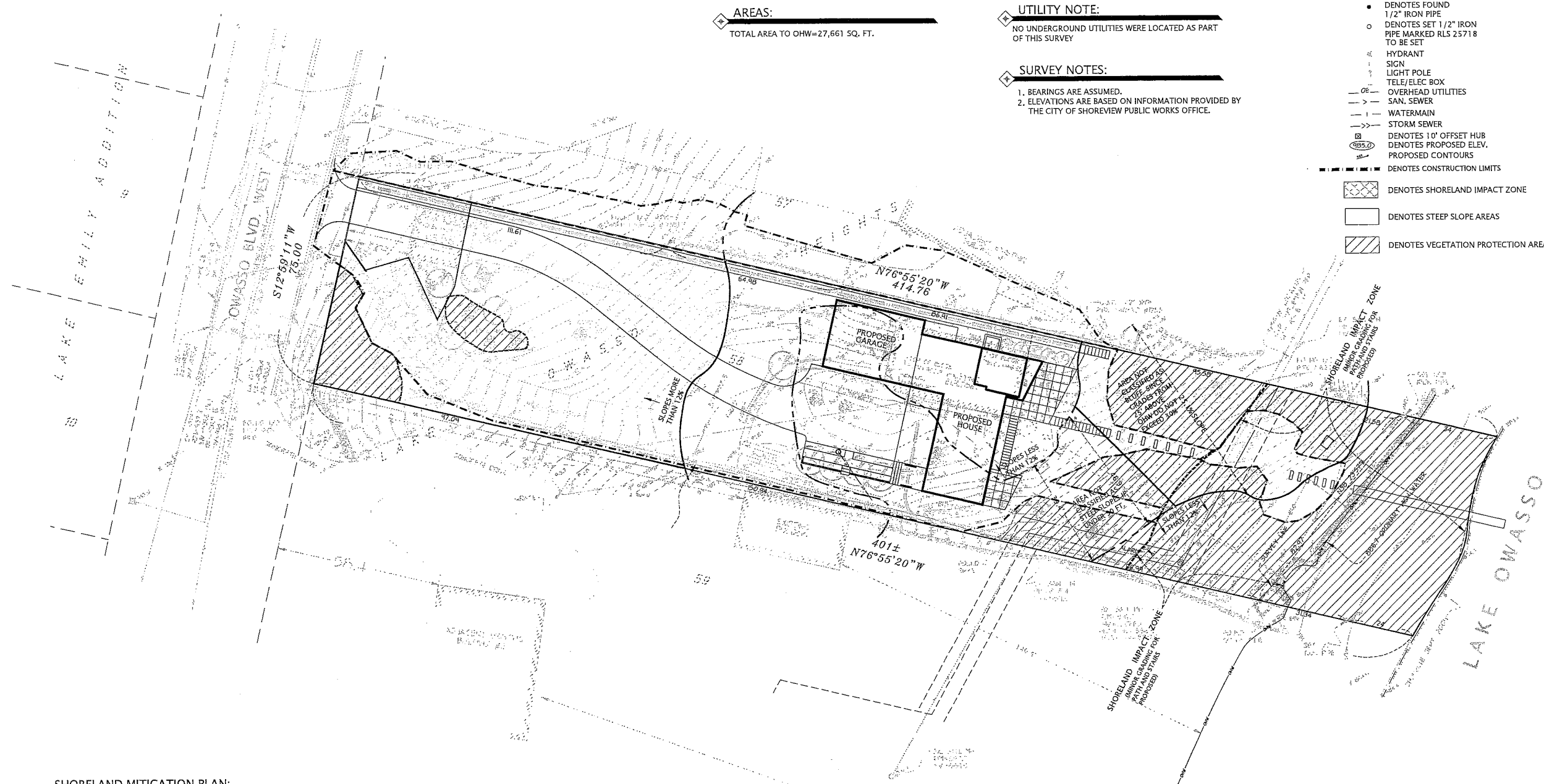
PID#353023440021

Suite #1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@
cssurvey.net

CORNERSTONE
LAND SURVEYING, INC

FILE NAME SURV5A078
PROJECT NO. SA090078

MITIGATION PLAN



SHORELAND MITIGATION PLAN:

- 1) ESTABLISH VEGETATION PROTECTION AREAS:
-All areas lakeside of the shore side siltence will be protected and will remain undisturbed.

-Additional areas which are roughly shown on this plan will remain undisturbed to the extent possible allowing for removal of the old drive and construction of the new driveway and home.
- 2) VEGETATION RESTORATION:
-The shoreland impact zone will remain undisturbed and vegetation in that area will remain in it's existing state. EXCEPT where the grading of stairs and walkway are shown.

-Vegetation on the slopes in the front portion of the lot which are disturbed will be revegetated to match the existing landscape.

-No bluff zones exist on this lot.
- 3) ARCHITECTURAL MASS:
-Architectural mass shall follow the residential design review worksheet comments.
- 4) REMOVAL OF NONCONFORMING STRUCTURES:
-No non-conforming structures exist within the shoreland impact zone or the ordinary high water setback of 100 feet.
- 5) REDUCTION OF IMPERVIOUS SURFACE COVERAGE:
-Impervious surfaces are proposed to be reduced by 650 Sq. Ft., which constitutes a 8.75% reduction of the existing impervious features.

TREE REPLACEMENT

DENOTES REPLACEMENT TREET

14 TOTAL TREES.

PROPOSED MITIGATION:

IMPERVIOUS REDUCTION
7,428 SQ.FT. EXISTING IMPERVIOUS
6,778 SQ.FT. PROPOSED IMPERVIOUS
8.75% REDUCTION

EXISTING IMPERVIOUS AREAS:

EXISTING AREAS: (IN SQUARE FEET)
HOUSE = 1,155
GARAGE = 336
DRIVE = 3,289
CONC. BY GARAGE = 420
ROCK WALL (BY WOOD WALK) = 74
CONCRETE AROUND HOUSE=1,618
LIFT STATION=51
LOWER ROCK WALL=211
BLOCK WALLS=56
WOOD WALKWAY=218

TOTAL IMPERVIOUS AREA=7,428

PROPOSED IMPERVIOUS AREAS:

PROPOSED AREAS: (IN SQUARE FEET)
1. HOUSE = 2,304
2. ENTRY = 73
3. FRONT STOOP = 72
4. NORTH REAR PATIO = 294
5. STEPS = 57
6. SOUTH REAR PATIO = 131
7. NORTH STOOP = 60
8. STEPS = 27
9. NORTH EGRESS WELL = 10
10. NORTH WALK = 0
11. WALLS = 16
12. FRONT SIDEWALK & STEPS = 136
13. STEPS = 103
14. DRIVEWAY = 3,162
TOTAL = 6,445

EXISTING TO REMAIN
15. LIFT STATION = 51
16. CONCRETE BY LAKE = 12
17. BITUMINOUS SWALE = 59
18. LOWER ROCK WALLS = 211
TOTAL = 333 SQ.FT.

TOTAL IMPROVEMENTS = 6,778

25% IMPERVIOUS
TOTAL TO OHW= 27,661 SQ.FT.
ALLOWABLE = 6,915 SQ.FT.

EXISTING LEGAL DESCRIPTION:

LOT 58, LAKE OWASSO HEIGHTS, RAMSEY COUNTY, MINNESOTA.

AREAS:

TOTAL AREA TO OHW=27,661 SQ. FT.

EASEMENT NOTE:

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UTILITY NOTE:

NO UNDERGROUND UTILITIES WERE LOCATED AS PART OF THIS SURVEY

SURVEY NOTES:

1. BEARINGS ARE ASSUMED.
2. ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY THE CITY OF SHOREVIEW PUBLIC WORKS OFFICE.

LEGEND:

- MANHOLE
- CATCHBASIN
- SANITARY MANHOLE
- FENCE
- CONCRETE
- DENOTES FOUND 1/2" IRON PIPE
- DENOTES SET 1/2" IRON PIPE MARKED RLS 25718 TO BE SET
- HYDRANT
- SIGN
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- PROPOSED CONTOURS
- DENOTES CONSTRUCTION LIMITS
- DENOTES SILT FENCE

OWNER:

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Daniel L. Thurmes
Daniel L. Thurmes Registration No: 25718
Date: 09-25-09

REVISIONS:

DATE	REVISION
09-25-09	INITIAL ISSUE
8-23-15	SITE PLAN/GRADING

PROJECT LOCATION:

3194
WEST OWASSO BLVD

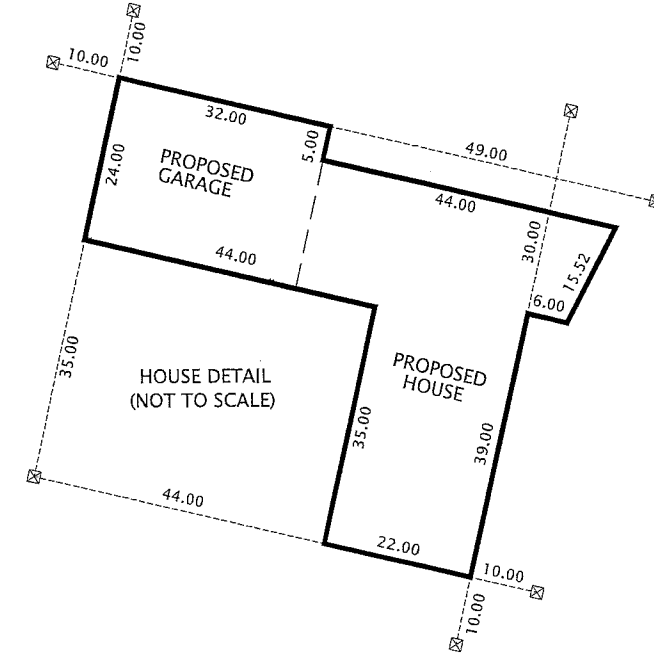
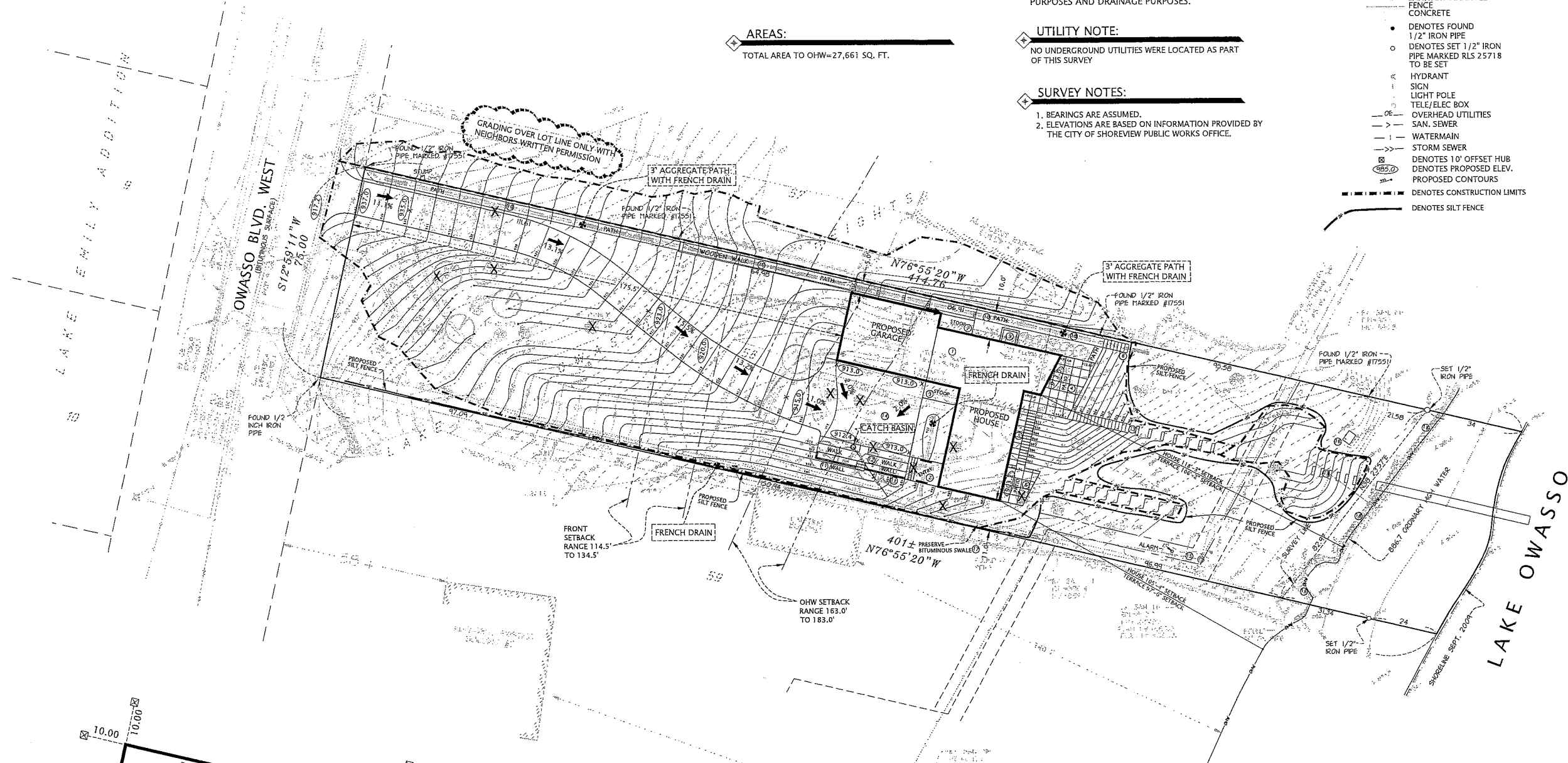
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CORNERSTONE
LAND SURVEYING, INC

FILE NAME: SURVSA078
PROJECT NO.: SA090078

SITE-GRADING PLAN



CALL BEFORE YOU DIG!
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TWIN CITY AREA: 651-456-0202
TOLL FREE: 1-800-257-1166

PROPOSED MITIGATION:
IMPERVIOUS REDUCTION
7,428 SQ.FT. EXISTING IMPERVIOUS
6,778 SQ.FT. PROPOSED IMPERVIOUS
8.75% REDUCTION

PROPOSED ELEVATIONS:
BASEMENT FLOOR=903.75
TOP OF BLOCK HOUSE=913.5 (9"9" POURED)
GARAGE FLOOR=913.0

DISTURBED AREAS
(IN SQUARE FEET)
DISTURBED AREAS = 19,802
DISTURBED AREAS WITHIN SHORELAND IMPACT ZONE = 973
DISTURBED AREAS ON ADJACENT PROPERTY = 3,681
TOTAL = 24,456

CONSTRUCTION NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF DISCREPANCIES EXIST CONTACT PROJECT ARCHITECT.
2. CONTRACTOR TO VERIFY BUILDING DIMENSIONS AS SHOWN ON THIS SURVEY WITH THE MOST CURRENT SET OF ARCHITECTURAL PLANS. IF DISCREPANCIES EXIST CONTACT PROJECT ARCHITECT.
3. ALL GRADING AND PROPOSED BUILDING ELEVATIONS PROVIDED BY THE PROJECT ARCHITECT.



EXISTING IMPERVIOUS AREAS:

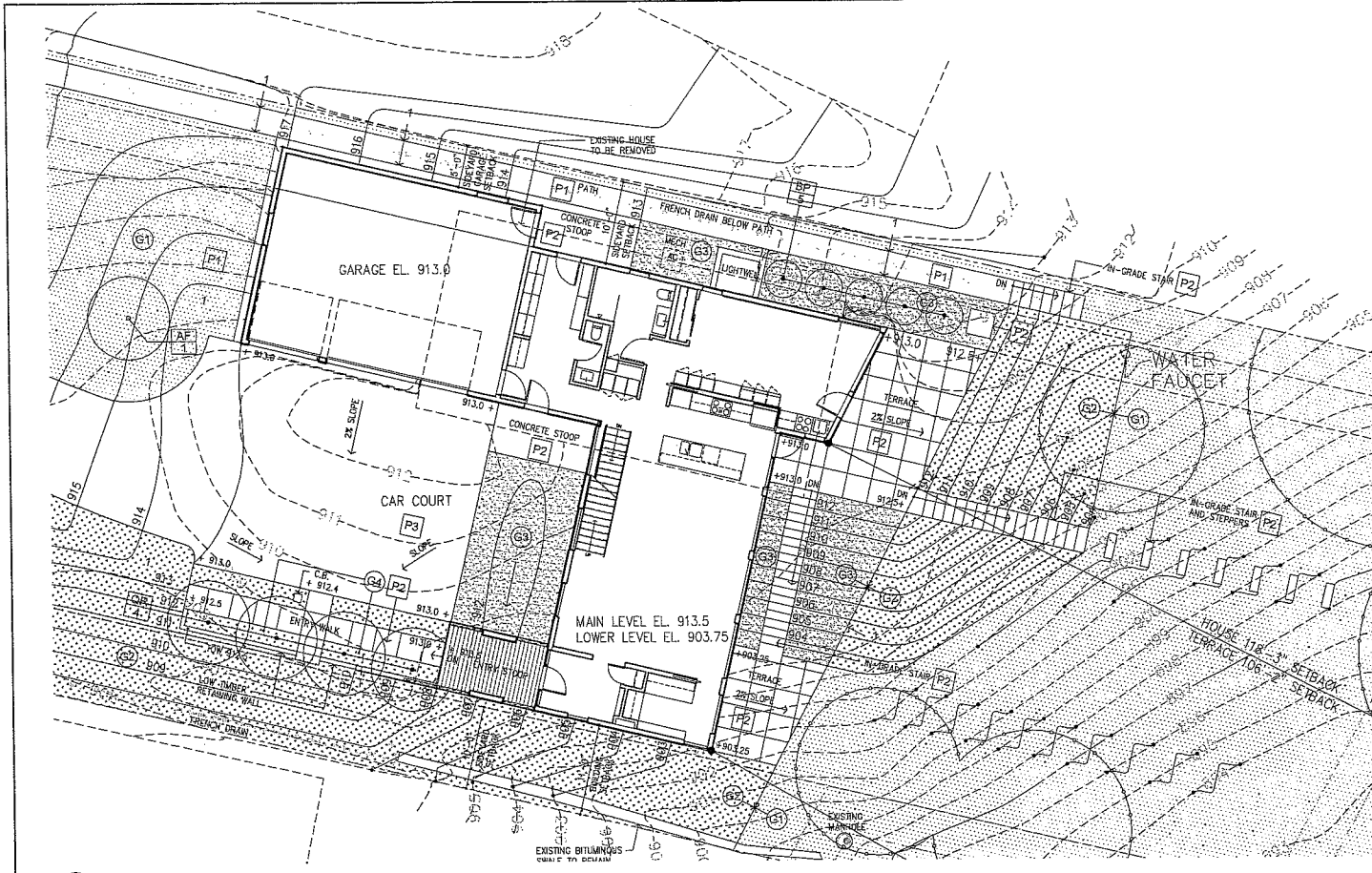
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25% IMPERVIOUS
TOTAL TO OHW= 27,661 SQ.FT.
ALLOWABLE = 6,915 SQ.FT.



2 ENLARGED LANDSCAPE PLAN
1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
2. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE WITH PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER DRIVEWAYS, WALKS, AND WALLS.
3. REFER TO SITE SURVEY FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
4. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
6. ALL SITE ELEMENTS SHALL BE STAKED IN THE FIELD AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
7. SEE EROSION CONTROL PLAN PROVIDED BY CIVIL ENGINEER FOR EROSION CONTROL LOCATIONS AND METHODS.

LEGEND

	LAWN / SOD		NO MOW FESCUE
	GROUNDCOVER PLANTING		AGGREGATE SURFACING
	WOOD DECKING		CONCRETE
	EXISTING CONTOUR		NEW CONTOUR
	EXISTING ELEVATION		NEW SPOT ELEVATION
	EXISTING "LANDMARK" TREES REMAIN (PROTECT)		EXISTING "LANDMARK" TREES TO BE REMOVED
	NEW TREE		PROPOSED SHRUB / PERENNIAL
	DRAINAGE FLOW		

MATERIALS SCHEDULE

MATERIAL	LOCATION	SIZE	COMMENTS
P1	AGGREGATE SURFACING	MAINTENANCE STRIP & PATHS	SEE DRAWING 4" OF 1/2" DRESSER TRAP ROCK OVER GEO-FABRIC
P2	CONCRETE PAVING	TERRACES, WALKWAYS AND STAIRS	SEE DRAWING
P3	CONCRETE PAVING	DRIVEWAY AND CAR COURT	SEE DRAWING

EDGING TYPE	LOCATION	SIZE	COMMENTS
1	METAL EDGE RESTRAINT	SEE DRAWING	3/16" x 3 1/2" PERMALOC PERMASTRIP ALUMINUM EDGING MILL FINISH

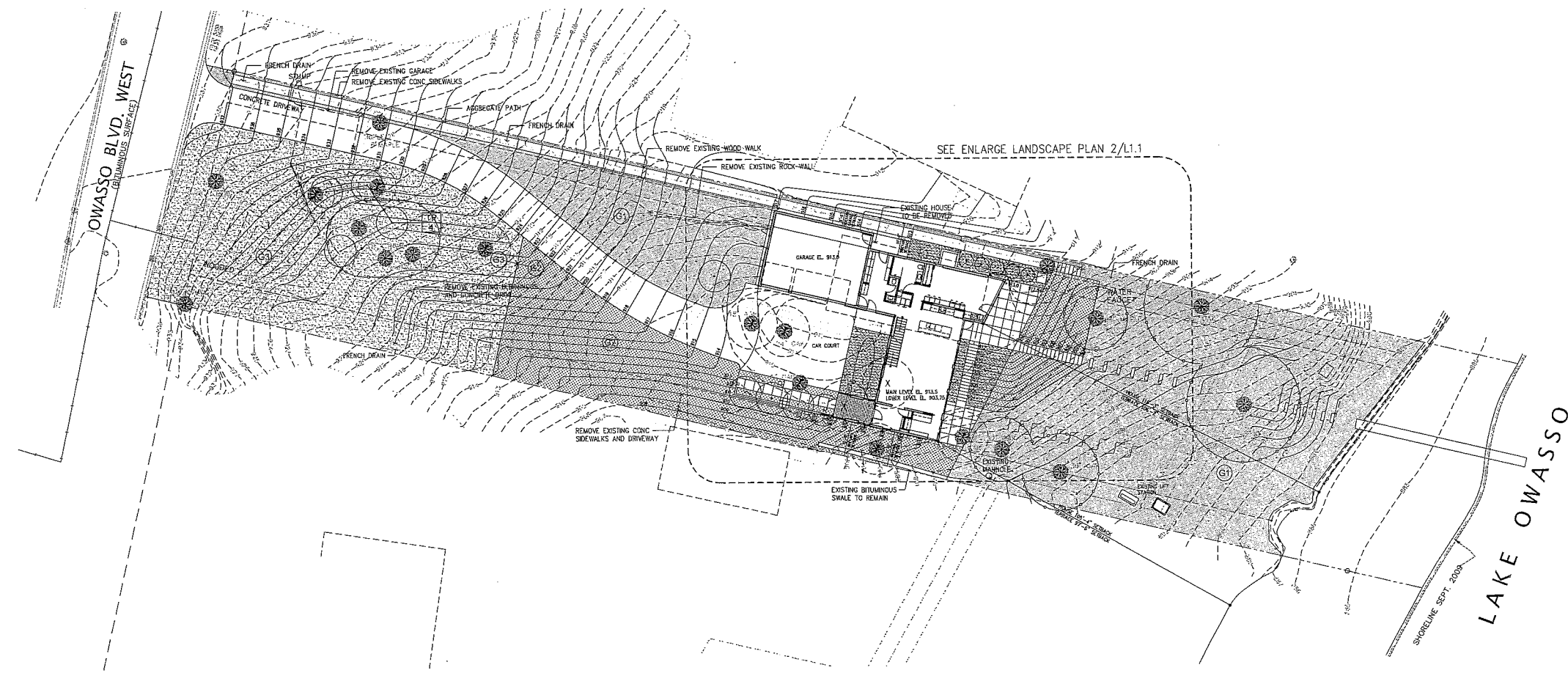
PLANTING SCHEDULE

TREES AND SHRUBS:

SYMBOL	DESCRIPTION	QTY	SIZE	COMMENTS
AF	ACER X FREEMAN "AUTUMN BLAZE" (R) MAPLE	1	4" CALIPER B & B	VERIFY SPECIMENS PRIOR TO PURCHASE
BP	BETULA POPULIFOLIA "WHITE SPIRE BRIDG"	5	3" CALIPER B & B SINGLE STEM	VERIFY SPECIMENS PRIOR TO PURCHASE
QR	QUERCUS RUBRA "NORTHERN RED OAK"	4	4" CALIPER B & B	VERIFY SPECIMENS PRIOR TO PURCHASE
TP	THUJA PLICATA "WESTERN RED CEDAR"	4	10"-12" B & B	VERIFY SPECIMENS PRIOR TO PURCHASE

PERENNIALS AND GROUNDCOVERS:

SYMBOL	DESCRIPTION	QTY	SIZE	COMMENTS
G1	SOD - BLUEGRASS MIX			REPAIR EXISTING AND NEW
G2	NO MOW FESCUE			
G3	PRAIRIE GRASS MIX WITH WILD FLOWERS (TR)			



1 OVERALL LANDSCAPE SITE PLAN
1/16" = 1'-0"

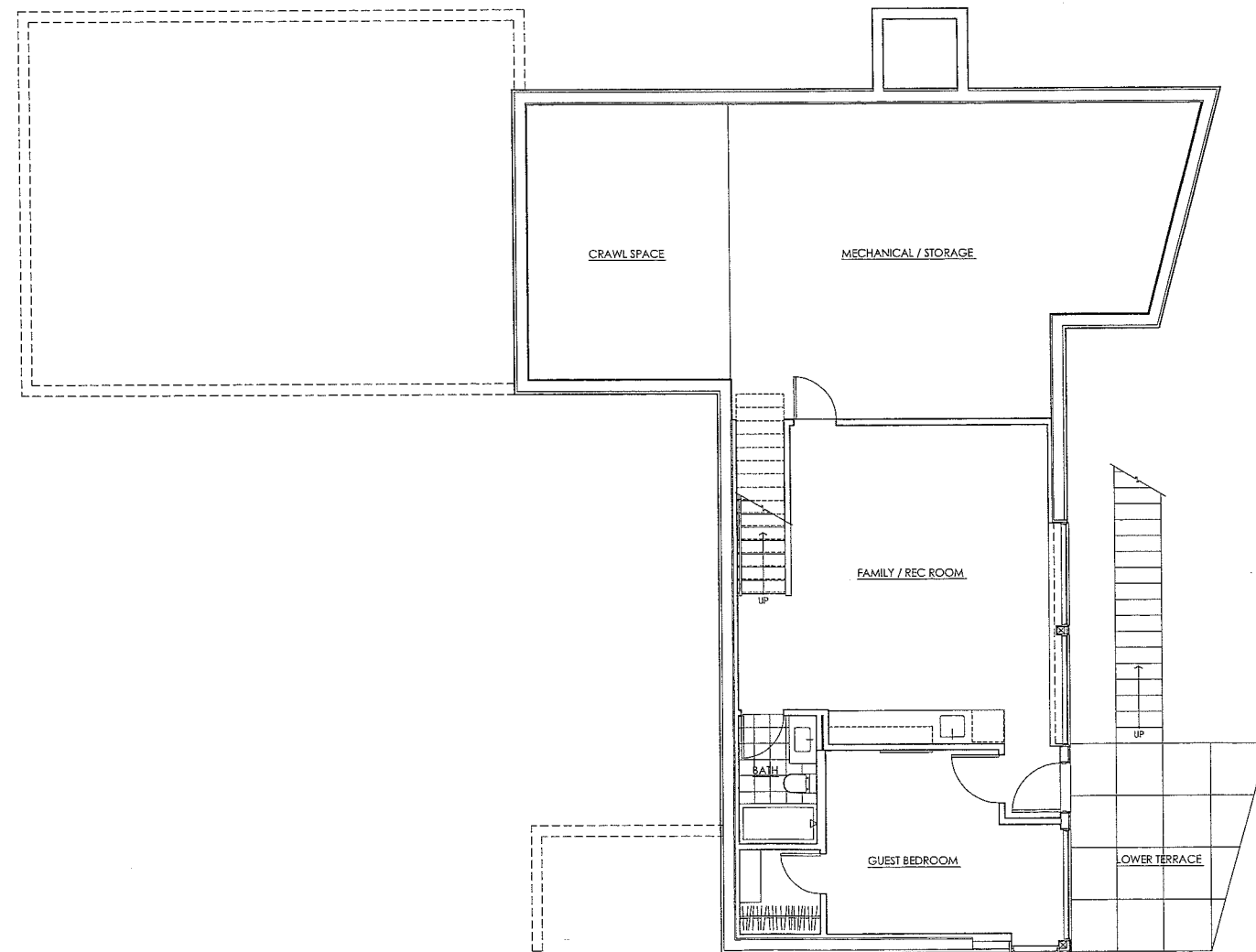
GUSDAL HOUSE
SHOREVIEW, MINNESOTA

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Date: 8.24.2015 In Charge: TAA
Compl. No. Drawn By: RAC
Revisions: Date: No.

LANDSCAPE PLAN

L1.1



1 LOWER LEVEL FLOOR PLAN
 A1.1 1/4" = 1'-0"



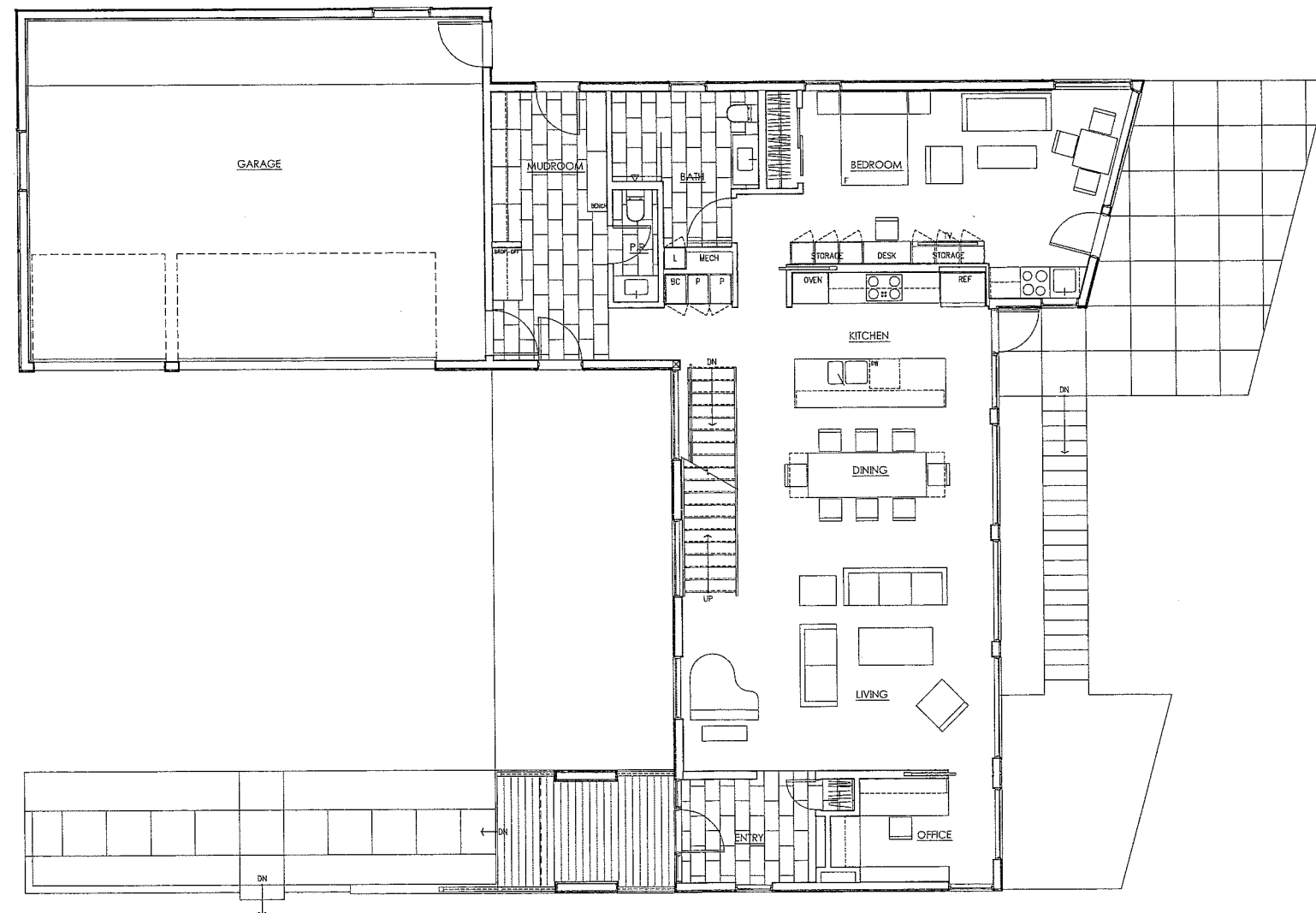
GUSDAL HOUSE
 SHOREVIEW, MINNESOTA

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Date:	8.24.2015	In Charge:	TAA
Drawn By:	RAC	Checked By:	TAA
Revisions:		Date:	No.

LOWER LEVEL FLOOR PLAN

A1.1



1
 A2.1 MAIN LEVEL FLOOR PLAN
 1/4" = 1'-0"



GUSDAL HOUSE
 SHOREVIEW, MINNESOTA

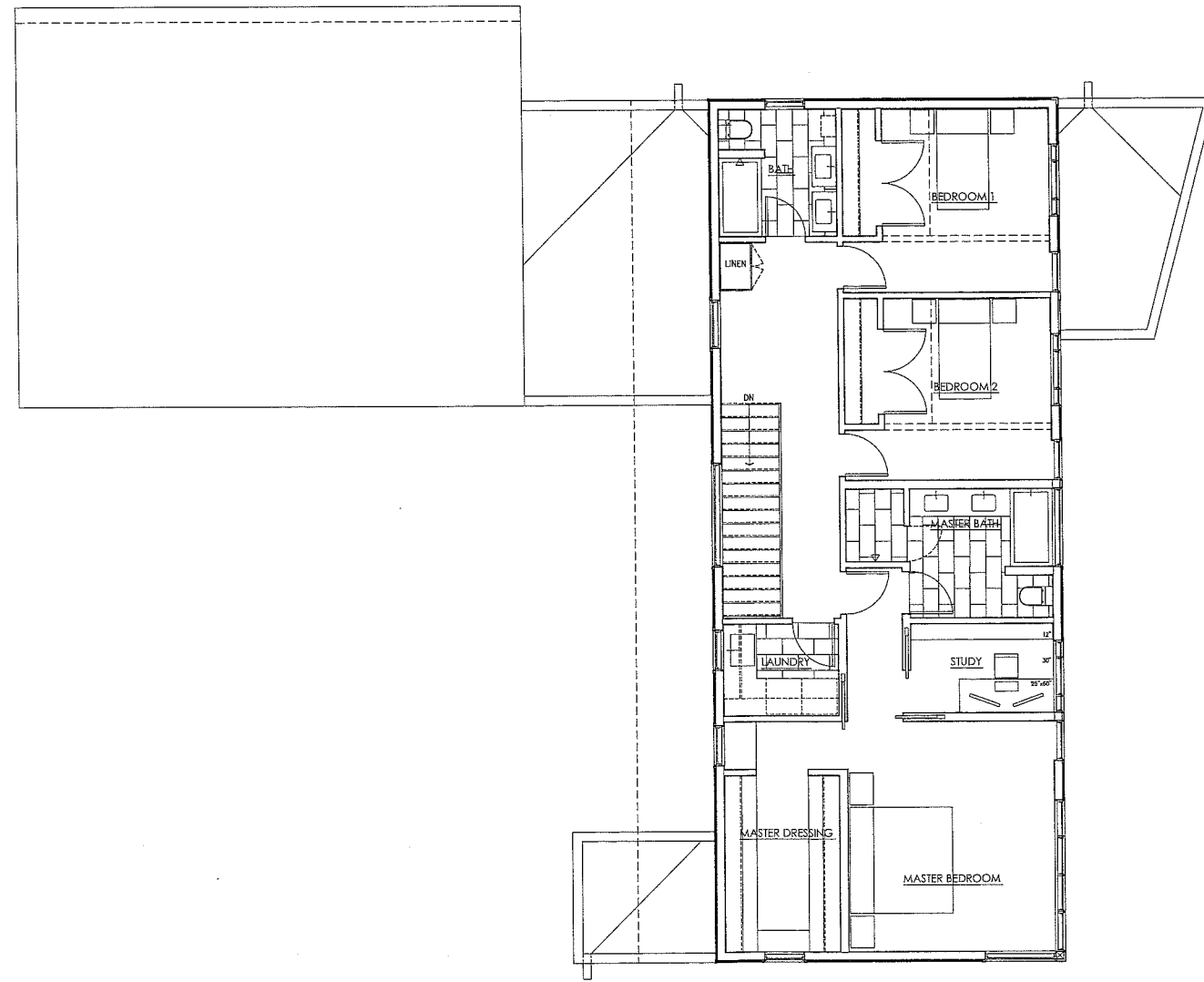
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Date:	5.24.2015	In Charge:	TAA
Comm. No.		Drawn by:	RAC
Revisions:		Date:	No.

MAIN LEVEL FLOOR PLAN

A2.1



GUSDAL HOUSE
 SHOREVIEW, MINNESOTA

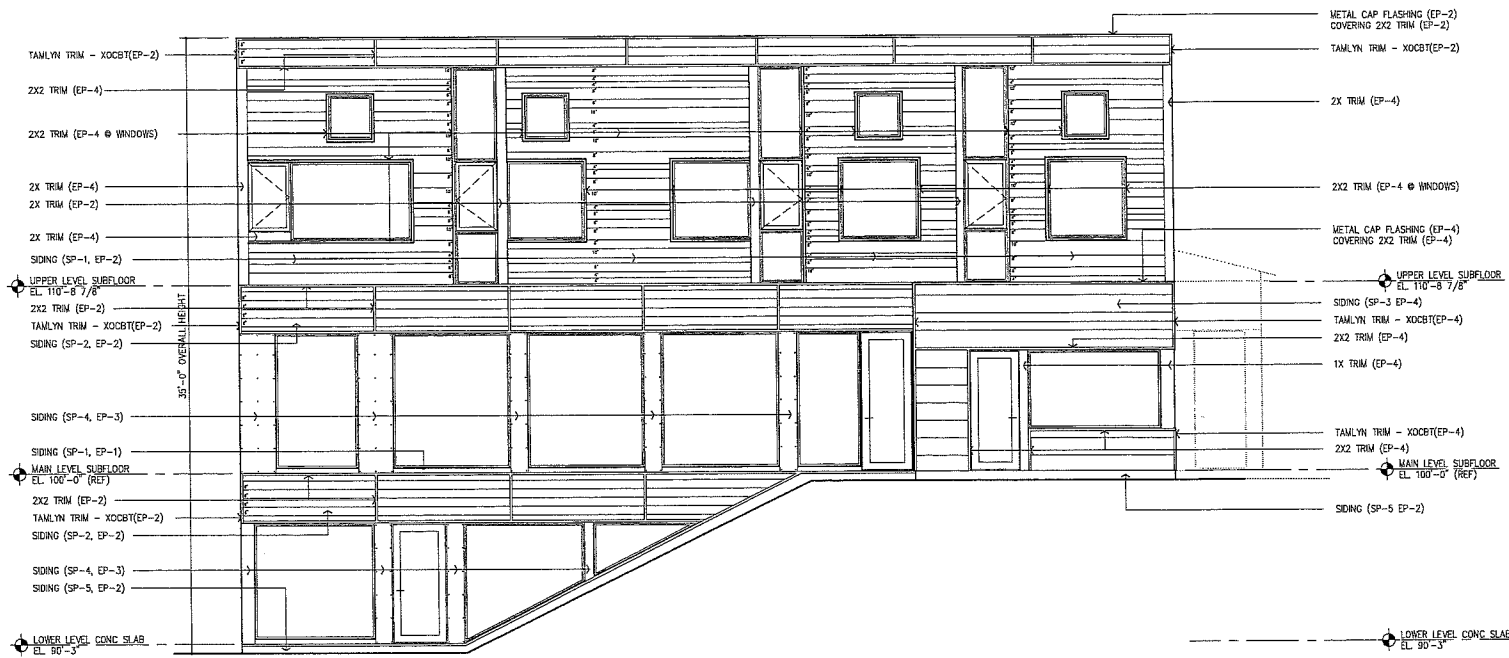
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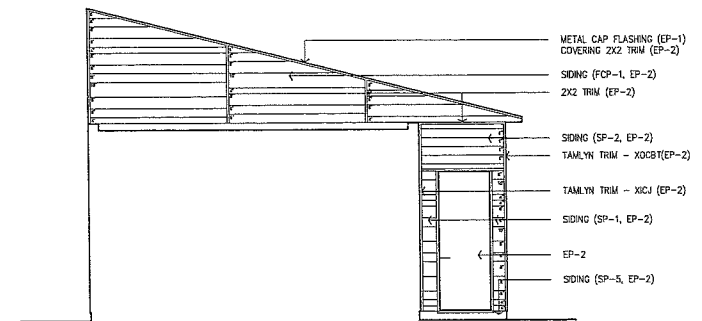
Date: 8.24.2015 In Charge: TAA
 Comm. No. Drawn By: RAC
 Revisions: Date: No.

UPPER LEVEL FLOOR PLAN

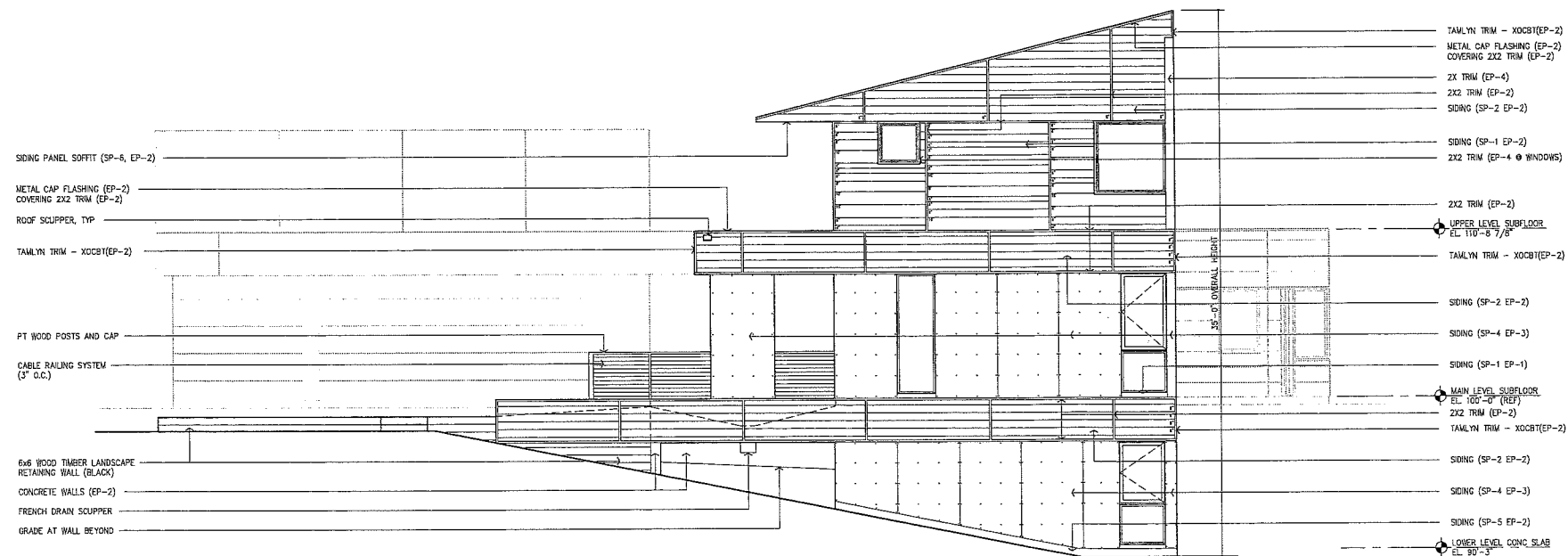




1 EAST HOUSE ELEVATION
 A5.1 1/4" = 1'-0"



2 EAST GARAGE ELEVATION
 A5.1 1/4" = 1'-0"



EXTERIOR FINISH LEGEND

EP-1 = BLACK	SP-1 = LP LAP SIDING
EP-2 = DARK GRAY	SP-2 = LP SIDING PANELS - RAINSCREEN
EP-3 = SANDSTONE	SP-3 = LP SIDING PANELS - RAINSCREEN
EP-4 = WHITE	SP-4 = LP SIDING PANELS (ALT - SILBOMIT)
	SP-5 = FINEX - FOUNDATION PANELS

3 SOUTH HOUSE ELEVATION
 A5.1 1/4" = 1'-0"

GUSDAL HOUSE
 SHOREVIEW, MINNESOTA

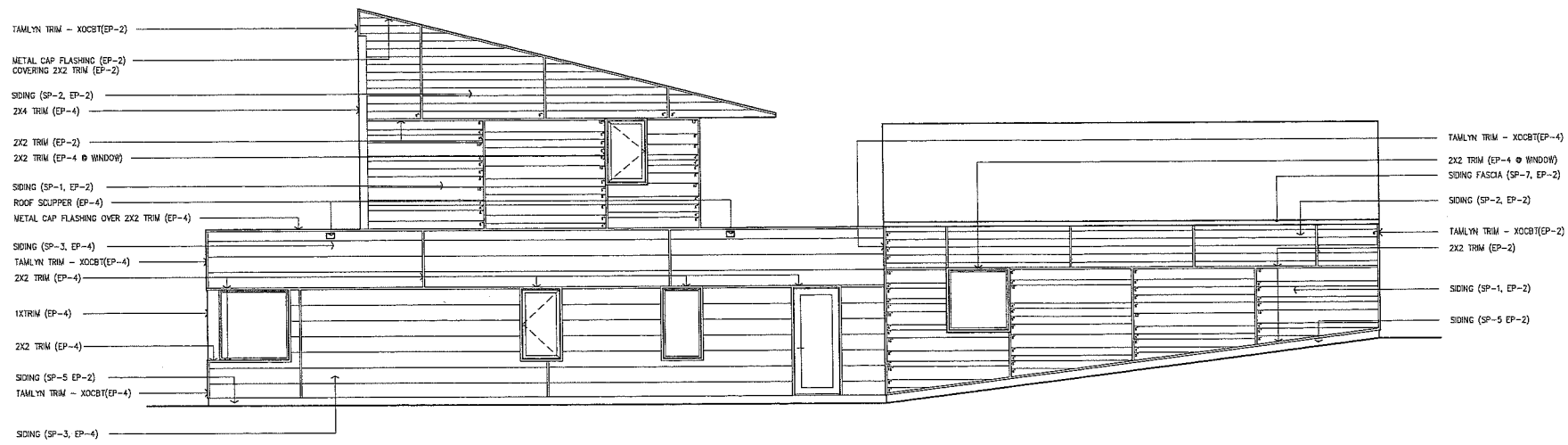
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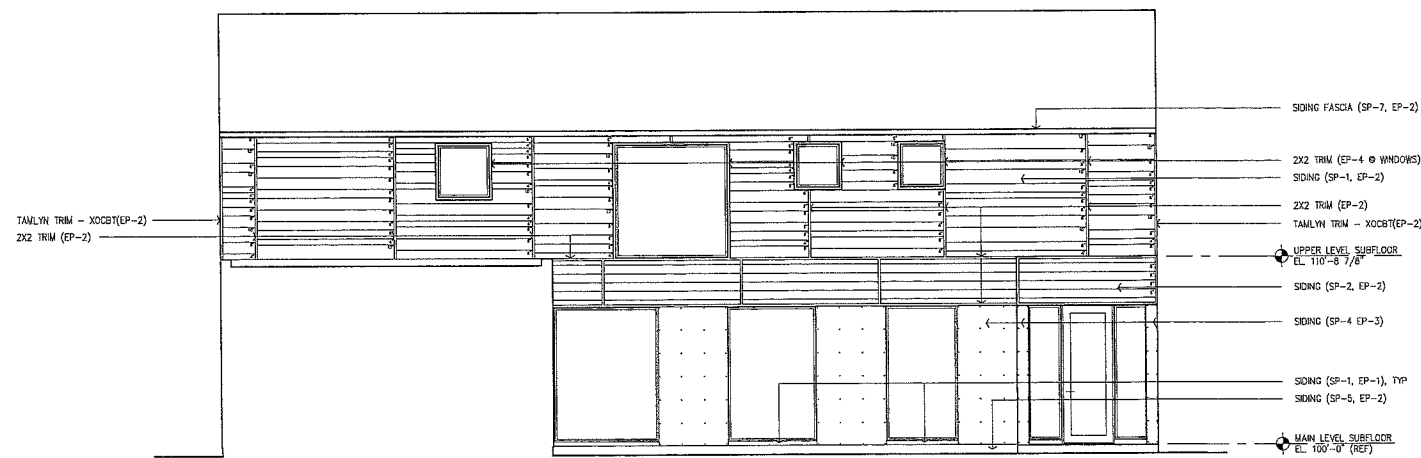
EXTERIOR ELEVATIONS

A5.1

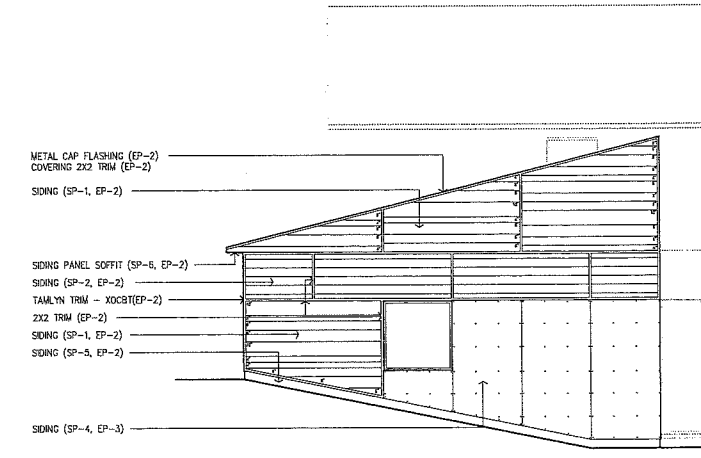


- EXTERIOR FINISH LEGEND**
- | | |
|------------------|--|
| EP-1 = BLACK | SP-1 = LP LAP SIDING |
| EP-2 = DARK GRAY | SP-2 = LP SIDING PANELS - RAINSCREEN |
| EP-3 = SANDSTONE | SP-3 = LP SIDING PANELS - RAINSCREEN |
| EP-4 = WHITE | SP-4 = LP SIDING PANELS (ALT - SILBONIT) |
| | SP-5 = FINEX - FOUNDATION PANELS |

1 NORTH HOUSE ELEVATION
 A5.2 1/4" = 1'-0"



2 WEST HOUSE ELEVATION
 A5.2 1/4" = 1'-0"



3 WEST GARAGE ELEVATION
 A5.1 1/4" = 1'-0"

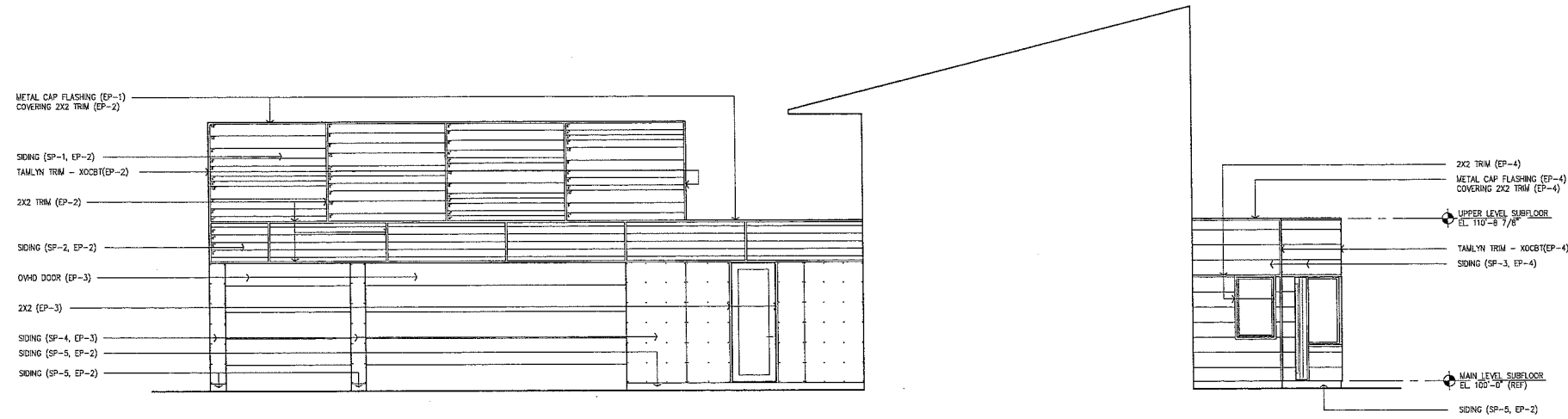
GUSDAL HOUSE
 SHOREVIEW, MINNESOTA

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Date: 8.24.15 In Charge: TAA
 Curram. No. Drawn By: RAC
 Revisions: Date: No.

EXTERIOR ELEVATIONS

A5.2



EXTERIOR FINISH LEGEND

- | | |
|------------------|---|
| EP-1 = BLACK | SP-1 = LP LAP SIDING |
| EP-2 = DARK GRAY | SP-2 = LP SIDING PANELS - RAINSCREEN |
| EP-3 = SANDSTONE | SP-3 = LP SIDING PANELS - RAINSCREEN |
| EP-4 = WHITE | SP-4 = LP SIDING PANELS (ALT - SILVERNIT) |
| | SP-5 = FINEX - FOUNDATION PANELS |

1 SOUTH HOUSE / GARAGE ELEVATION
 A5.3 1/4" = 1'-0"

GUSDAL HOUSE
 SHOREVIEW, MINNESOTA

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EXTERIOR ELEVATIONS

A5.3

**PROPOSED MOTION
TO APPROVE**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To adopt Resolution 15-86 approving variance requests submitted by Jonathan Gusdahl and Sonja Hagander to construct a new home at 3194 West Owasso Boulevard. The variances approved are: 1) To reduce the minimum 162.5-foot structure setback from the Ordinary High Water (OHW) of Lake Owasso to 105.4 feet for the home and 97.6 feet for the patio , and 2) to increase the maximum 134.5-foot structure setback from the front property line to 175.5 feet. These approvals are subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. Impervious surface coverage shall not exceed 25% of the total lot area as a result of this project. Foundation area shall not exceed 18%.
4. Seven landmark trees will be removed as a result of the development, and eight replacement trees are required. A cash surety to guarantee the replacement trees shall be submitted prior to issuance of a building permit.
5. A tree protection plan shall be submitted prior to issuance of a 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.
6. A final site grading, stormwater management and erosion control plan shall be submitted prior to the issuance of a building permit for the project. This plan shall include a phased, or sequenced, erosion control and stormwater management plan that details the methods that will be used during the phases of the project, and is subject to the approval of the City Engineer.
7. A permit from the Ramsey Washington Metro Watershed District shall be obtained, if required, prior to the issuance of a building permit.
8. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
9. A building permit must be obtained before any construction activity begins.
10. This approval is subject to a 5-day appeal period.

This approval is based on the following findings:

1. The proposed improvement is consistent with the policies of the Comprehensive Plan, including the Land Use and Housing Chapters.
2. The proposal is consistent with the City's housing policies regarding housing, neighborhood reinvestment, and life-cycle housing.
3. Practical difficulty is present as stated in Resolution 15-86.

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting
September 22, 2015

TO: Planning Commission
FROM: Kathleen Castle, City Planner
DATE: September 18, 2015
SUBJECT: 2591-15-34, Ramsey County (Library), 4570 Victoria Street and 805/795 Highway 96 - Preliminary Plat

Introduction

At the September 2, 2015 City Council meeting, Ramsey County received approval of a Rezoning and Planned Unit Development (PUD)-Development Stage applications for the proposed new Library facility located at 4570 Victoria Street and 805/795 Highway 96. This new facility will replace the existing building which will be repurposed for Mounds View School District's administrative offices.

The application was complete September 10, 2015.

Site Characteristics

The development site is located on the northeast corner of Highway 96 and Victoria Street. The existing library is located at 4570 Victoria Street. This parcel has a lot area of 2.93 acres and is part of the Commons Park Addition plat. This parcel is developed with the library building, off-street parking, a drive-through book drop and walkways. Access to the property is gained from existing driveways off of Victoria Street and the Upper and Lower Common driveways.

The properties at 805 and 795 Highway 96 were previously developed for single-family residential use. The existing improvements on these properties have been removed. Together, these parcels have a lot area of 1.2 acres.

Project Description

The new Shoreview Library is being designed as a regional library, and will include public library service area, community space, and administrative offices for the overall County Library system (currently located in the existing library). The County will be entering into a lease-purchase agreement with the Mounds View School District, who will be purchasing the existing library building and converting it into administrative office space for the District. The property is being replatted to create parcels for the new library facility and the existing building.

Development Code

The property was rezoned from R-1, Detached Residential, to PUD, Planned Unit Development to recognize the unique public uses within the Shoreview Commons campus and the flexibility required for this development project. It is the City's intention to eventually incorporate the Community Center/City Hall and other park area of the 40-acre Shoreview Commons into an overall PUD.

While there are no minimum lot standards in this PUD district, parcels must meet the requirements of the Subdivision Code (Section 204).

Staff Review

The preliminary plat, Commons Park Addition Number Three, was reviewed in accordance with the City’s subdivision requirements and the previous PUD approval. The plat creates two parcels and complies with the City’s requirements. The following summarizes the proposed lot areas and widths.

	Lot Area	Lot Width
Lot 1	1.95 acres	350.83 feet
Lot 2	2.01 acres	251.32 feet

The existing library building will be setback about 16-feet from the common property line between Lots 1 and 2. Drainage and utility easements are required to along the property lines including 10-foot adjacent to the Upper and Lower Commons driveway. Additional drainage and utility easements may be required if the approved stormwater management plan contains any public stormwater infrastructure on the platted properties. In addition, a shared driveway/parking maintenance agreement is also required between the two parcels in the plat.

Public/Agency Comments

The Preliminary Plat request requires a public hearing and a legal notice was published in the local newspaper. Property owners within 350 feet the development site were also notified of the request. To date, the City has not received any written comments from the public.

Recommendation

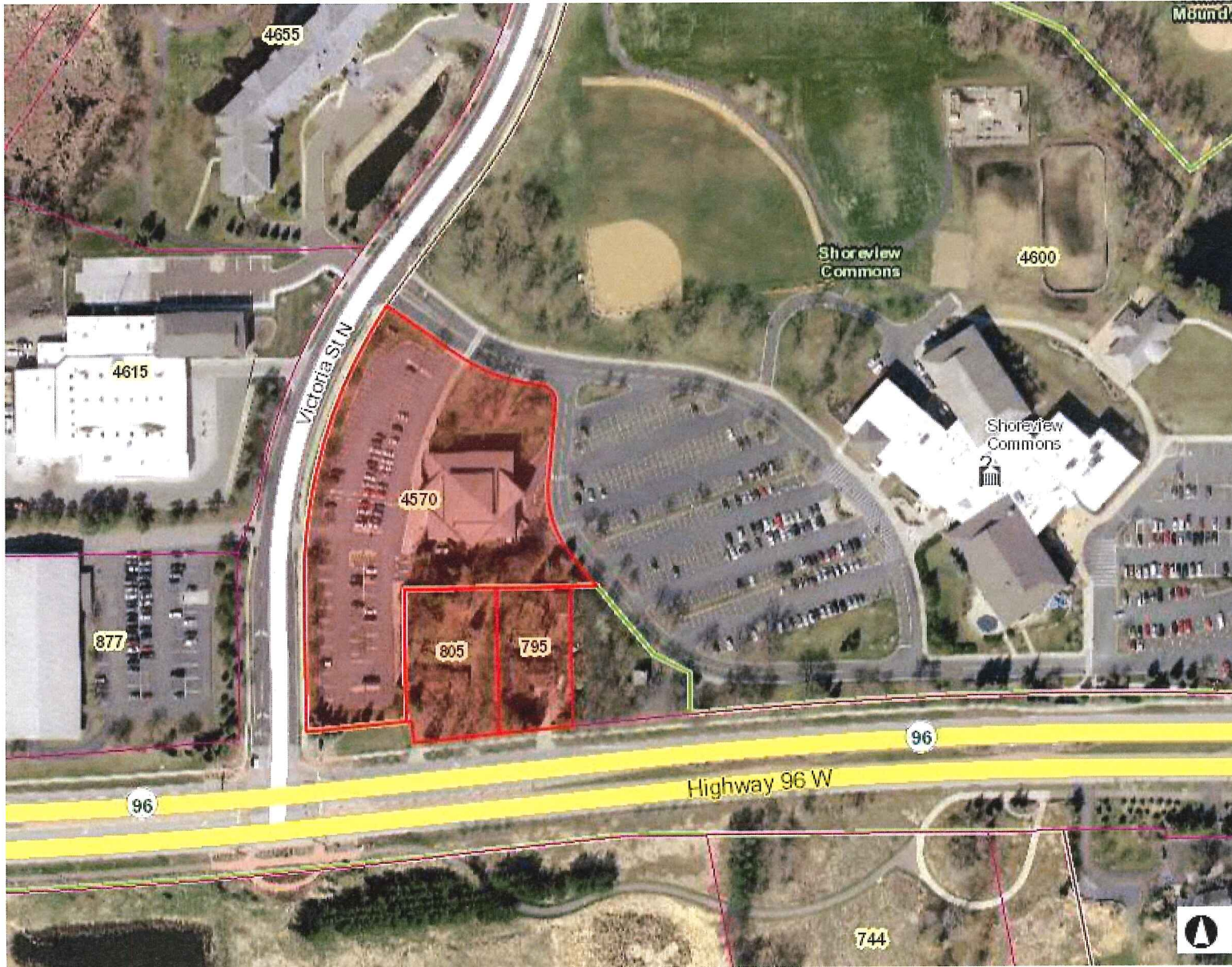
The preliminary plat has been reviewed in accordance with the Development Code and previous PUD approval. The plat is consistent with the subdivision standards and the lot layout identified in the approved PUD. The Staff is recommending Planning Commission recommend approval to the City Council, subject to the following conditions:

Preliminary Plat

1. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements may be required by the Public Works Director.
2. The applicant shall execute an agreement for this Plat addressing the shared driveway, parking and maintenance between Lots 1 and 2. Said agreements shall be submitted to the City Attorney for review and approval prior to the City’s release of the Final Plat.
3. The applicant shall submit a request to vacate the existing utility easement per Document 2599472 concurrent with the Final Plat application.











Attachments

- 1) Location Map
- 2) Email - Tom Wesolowski, City Engineer
- 3) Preliminary Plat Submittal
- 4) Motion



Legend



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

Notes

Preliminary Plat
Rezoning
Planned Unit Development -
Development Stage

400.0 0 200.00 400.0 Feet

NAD_1983_HARN_Adj_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



Kathleen Castle <kcastle@shoreviewmn.gov>

Ramsey County library pre-plat comments

1 message

Tom Wesolowski <twesolowski@shoreviewmn.gov>

Wed, Sep 16, 2015 at 2:10 PM

To: Kathleen Castle <kcastle@shoreviewmn.gov>

Kathleen,

Based on the review of the documents submitted for the pre-plat I have the following comments:

1. Require 5-foot easements along the shared lot line line of Lots 1 & 2 and 10-foot easements along the lot lines adjacent to any roadways.
2. Drainage and utility easements shall be shown on the final plat as required by the City Engineer.

On a side note, the consulting engineer working on the drainage plan for the library submitted the drainage plan to the Ramsey-Washington Watershed today for consideration at their October 7th board meeting. I received a copy of the submittal but have not had time to review.

Please contact me if you have any questions or comments.

Thank you, Tom

Tom Wesolowski, P.E.
City Engineer
City of Shoreview
twesolowski@shoreviewmn.gov
Direct Tel: 651-490-4652
Fax: 651-490-4696

Preliminary Plat Commons Park Addition Number Three



SURVEY LEGEND

● DATCH BASIN	— STORM SEWER
○ STORM MANHOLE	— SANITARY SEWER
○ SANITARY MANHOLE	— WATERMAIN
○ WATER MANHOLE	— PRIVATE WATER
◇ HYDRANT	— SANITARY SEWER SERVICE
⊕ GATE VALVE	— WATER SERVICE
⊕ POWER POLE	— CULVERT
⊕ LIGHT POLE	— UNDERGROUND CABLE TV
⊕ YARD LIGHT	— UNDERGROUND ELECTRIC
— GUY WIRE	— UNDERGROUND FIBER OPTIC
— SIGN	— UNDERGROUND GAS
— SPOT ELEVATION	— UNDERGROUND TELEPHONE
— A/C UNIT	— CHAIN LINK FENCE
— CABLE TV PEDESTAL	— WOOD FENCE
— ELECTRIC TRANSFORMER	— TRAFFIC SIGNAL
— TELEPHONE PEDESTAL	— CONCRETE CURB
— ELECTRIC MANHOLE	— CONCRETE
— ELECTRIC METER	— CONTOUR
— FIBER OPTIC HAND HOLE	AS ASH
— FLAG	AS LINDEN
— GAS METER	EL ELM
— HAND HOLE	MA MAPLE
— GUARD POST	CA OAK
— SAN CLEAN OUT	PI PINE
— PROPOSED SOIL BORING (PAINT OR FLAG)	PO POPLAR
— IRRIGATION VALVE	SP SPRUCE
— CONFEROUS TREE	TR TREE (GEN)
— DECIDUOUS TREE	

DESCRIPTION OF PROPERTY SURVEYED

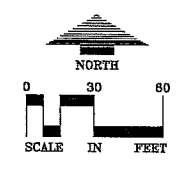
(Per Schedule A of Commitment for Title Insurance issued by Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company, File No. 40382, dated June 19, 2015.)

Parcel 1:
Lot 1, Block 1, Commons Park Addition, Ramsey County, Minnesota.

Parcel 3:
Tract A:
A parcel of land located in the Southeast Quarter of Section 14, Township 30 North, Range 23 West described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet bearing North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northerly right of way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East a distance of 100 feet; thence South 0 degrees 00 minutes a distance of 200 feet to a point on the North right of way line of State Trunk Highway No. 96; thence South 84 degrees 57 minutes 30 seconds West along the North right of way line a distance of 90.25 feet; thence North 5 degrees 02 minutes 30 seconds West along said right of way line 30 feet; thence South 84 degrees 57 minutes 30 seconds West along said right of way line 7.32 feet to the Southwest corner of tract of land described and there terminating.

Tract B:
A parcel of land located in the Southeast Quarter of Section 14, Township 30 North, Range 23 West, described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northerly right of way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East 90.25 feet along said Northerly right of way line for point of beginning; thence North 200 feet; thence East 25 feet; thence South 197.79 feet to said Northerly right of way line; thence South 84 degrees 57 minutes 30 seconds West 25.10 feet along said Northerly right of way line to point of beginning.

Parcel 4:
Part of the Southeast Quarter of Section 14, Township 30 North, Range 23 West, described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northerly right-of-way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East 115.35 feet along said Northerly right-of-way line for point of beginning; thence North 197.97 feet; thence East 100 feet; thence South 188.97 feet to said Northerly right-of-way line; thence South 84 degrees 57 minutes 30 seconds West 100.39 feet along said Northerly right-of-way line to point of beginning, according to the United States Government Survey thereof.



PRELIMINARY PLAT GENERAL NOTES

EXISTING ZONING:
Zone (R-1) Detached Residential

PROPOSED ZONING:
Zone ()

AREAS:
Lot 1 Area = 84,794 Sq.Ft. or 1.95 Acres
Lot 2 Area = 87,515 Sq.Ft. or 2.01 Acres
Total Property Area = 172,309 Sq.Ft. or 3.96 Acres

PROPOSED BUILDING SETBACKS:
Front = ___ Feet
Side (Corner) = ___ Feet
Side (Interior) = ___ Feet
Rear = ___ Feet

FLOOD ZONE DESIGNATION:
This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0010G, effective date of June 4, 2010.

GOPHER ONE NOTE
We have shown buried structures and utilities on and/or serving the site. Per Gopher State One-Call Ticket Nos. 151682801, 151682807, 151682838, 15562848, 151682858, 151682881, 151682885, & 151682926. The following utilities and municipalities were notified:
COMCAST (612) 322-8141
CITY OF SHOREVIEW (651) 490-4461
METRO WASTE COMMISSION (651) 602-4511
RAMSEY COUNTY PUBLIC WORKS (651) 266-7100
XCEL ENERGY (651) 229-2427
CENTURYLINK (855) 742-6062
ZAYO GROUP (952) 230-9430

Commons Park Addition Number Three

Shoreview, MN

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hamlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for the project are the property of the Consultant. The Consultant warrants that the CADD files were prepared by the Consultant and that the Consultant is responsible for the accuracy of the CADD files. The Consultant warrants that the CADD files were prepared by the Consultant and that the Consultant is responsible for the accuracy of the CADD files. The Consultant warrants that the CADD files were prepared by the Consultant and that the Consultant is responsible for the accuracy of the CADD files.

SUBMITTALS/REVISIONS

09-09-15	DRAWING ISSUED

PROFESSIONAL SIGNATURES

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.

Paul J. McGee, PLS

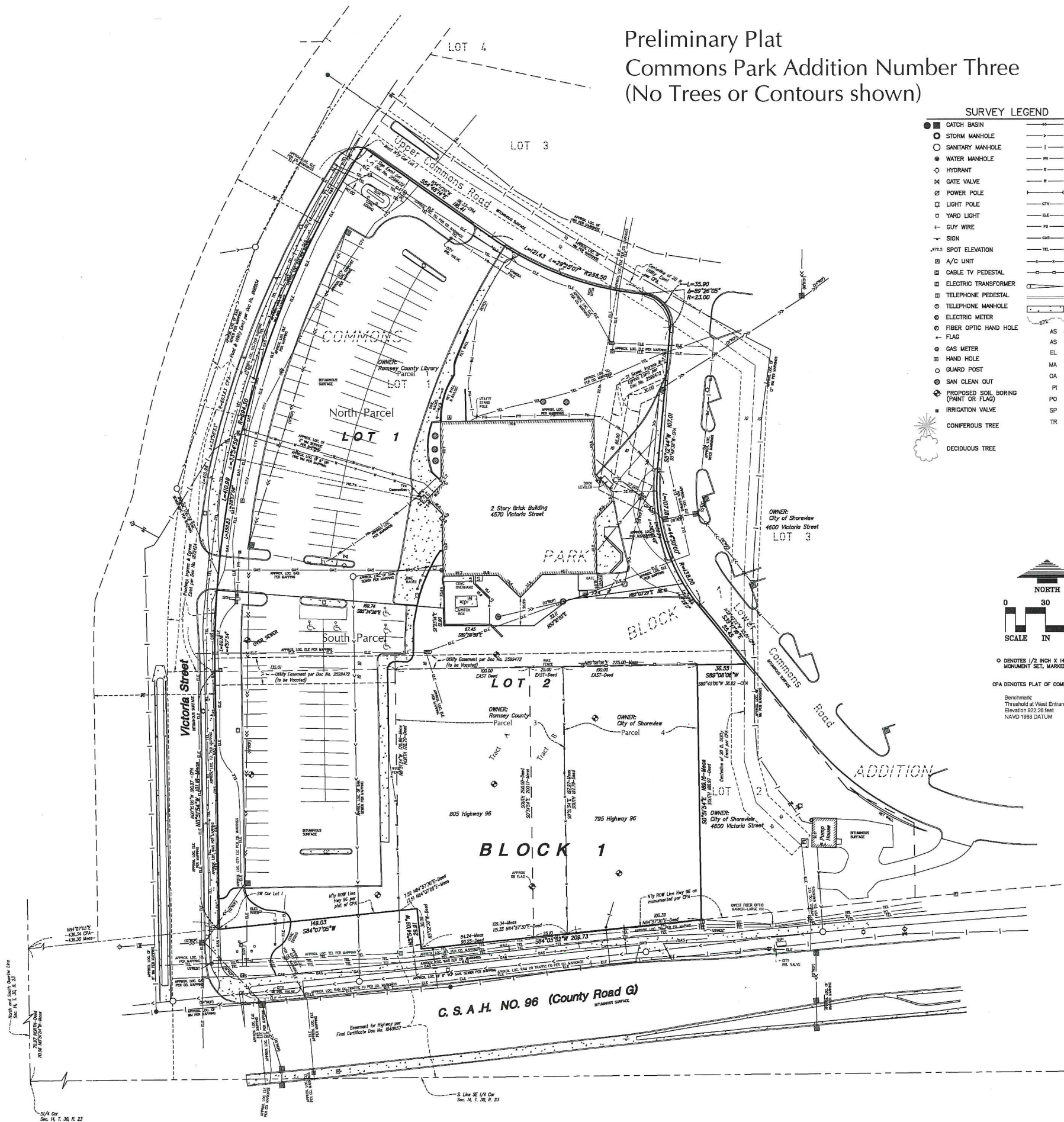
License No. 16099
Date 09-09-15

QUALITY CONTROL

Loecks Project No.	15125
Project Lead	PJM
Drawn By	TMB
Checked By	
Field Crew	DP



Preliminary Plat Commons Park Addition Number Three (No Trees or Contours shown)



SURVEY LEGEND

● CATCH BASIN	— STORM SEWER
○ STORM MANHOLE	— SANITARY SEWER
○ SANITARY MANHOLE	— WATERMAIN
○ WATER MANHOLE	— PRIVATE WATER
◇ HYDRANT	— SANITARY SEWER SERVICE
M GATE VALVE	— WATER SERVICE
□ POWER POLE	— CULVERT
□ LIGHT POLE	— UNDERGROUND CABLE TV
□ YARD LIGHT	— UNDERGROUND ELECTRIC
— GUY WIRE	— UNDERGROUND FIBER OPTIC
— SIGN	— UNDERGROUND GAS
— SPOT ELEVATION	— UNDERGROUND TELEPHONE
— CABLE TV PEDESTAL	— CHAIN LINK FENCE
— ELECTRIC TRANSFORMER	— WOOD FENCE
— TELEPHONE PEDESTAL	— TRAFFIC SIGNAL
— TELEPHONE MANHOLE	— CONCRETE CURB
○ ELECTRIC METER	— CONCRETE
○ FIBER OPTIC HAND HOLE	— CONTOUR
— FLAG	AS ASH
○ GAS METER	AS LINDEN
— HAND HOLE	EL ELM
— GUARD POST	MA MAPLE
○ SAN CLEAN OUT	OA OAK
— PROPOSED SOIL BORING (PAINT OR FLAG)	PI PINE
— IRRIGATION VALVE	PO POPLAR
— CONIFEROUS TREE	SP SPRUCE
	TR TREE (GEN)
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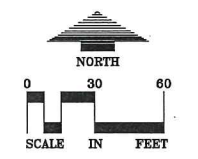
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Parcel 3:
Tract B:
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CITY OF SHOREVIEW (651) 499-4661
METRO WASTE COMMISSION (651) 602-4511
RAMSEY COUNTY PUBLIC WORKS (651) 266-7100
XCEL ENERGY (651) 229-2427
CENTURYLINK (888) 742-4062
ZAYO GROUP (952) 230-9430

i) Utility operators do not consistently respond to locate requests through the Gopher State One-Call service for boundary purposes such as this. Those utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoining site crosses this site or a service to this site crosses an adjoining, it may not be located since most operators will not mark such "private" services.

ii) Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.

iii) Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.

Commons Park
Addition
Number Three
Shoreview, MN

OWNER NAME
OWNER ADDRESS

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hamlock Lane, Suite 300
Maple Grove, MN 55369
761.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for the project are the property of the Consultant and shall remain confidential. These CADD files shall not be used for any other project, for reproduction or for publication without the written consent of the Consultant. The Consultant is not responsible for any information and references only. All information is unclassified unless otherwise indicated. The Consultant shall be held harmless from any claims, damages, losses and liabilities.

SUBMITTAL/REVISIONS

09-09-15	DRAWING ISSUED
02-12-15	NO TREES & CONTOURS

PROFESSIONAL SIGNATURE

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.

Paul J. McKinley - PLS
License No. 16099
Date 09-09-15

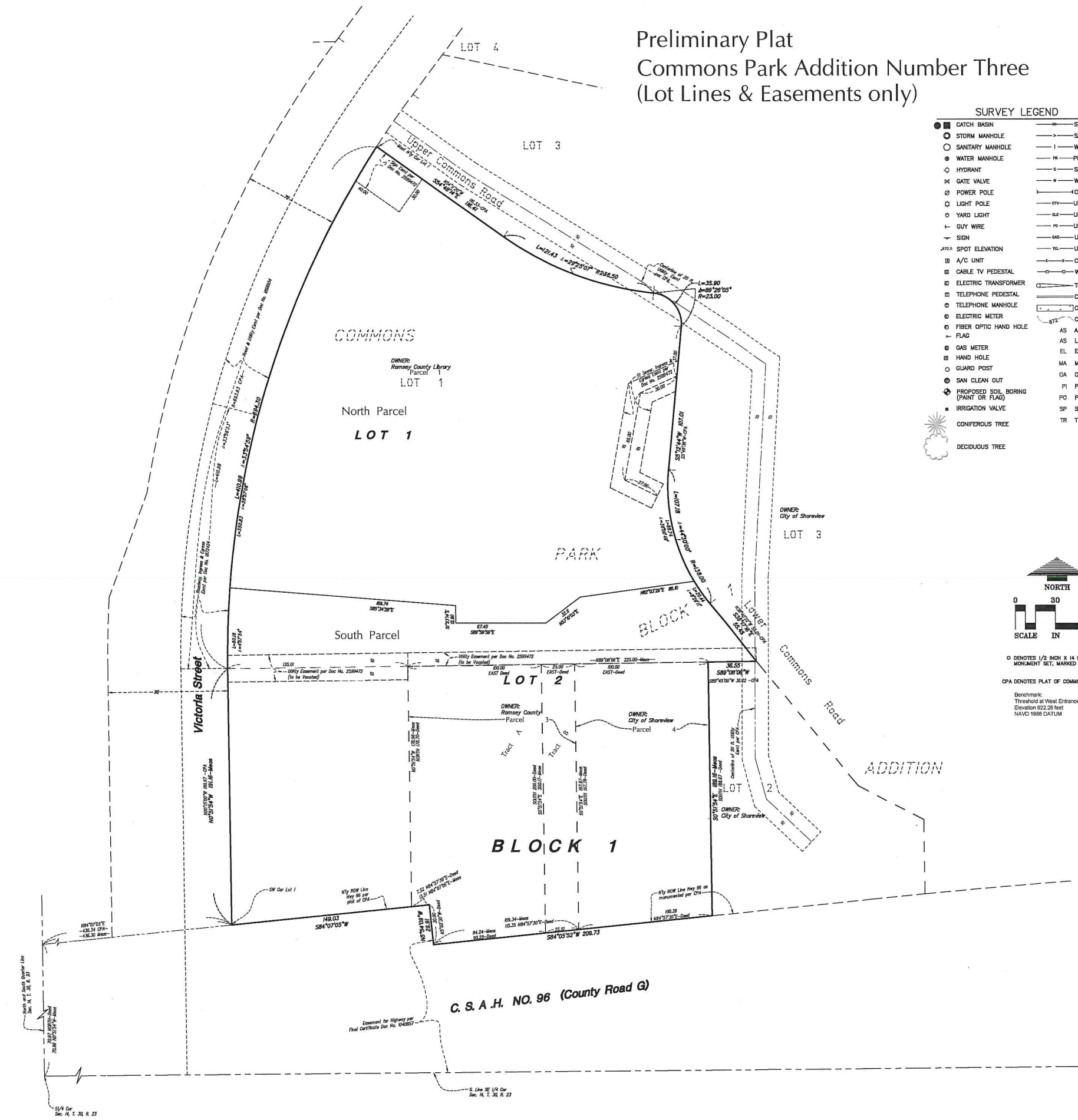
QUALITY CONTROL

Loucks Project No. 15125
Project Lead PJM
Drawn By TMB
Checked By DP
Field Crew
VICINITY MAP



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Preliminary Plat Commons Park Addition Number Three (Lot Lines & Easements only)



SURVEY LEGEND

○	DATCH BASIN	---	STORM SEWER
○	STORM MANHOLE	---	SANITARY SEWER
○	SANITARY MANHOLE	---	WATERMAIN
○	WATER MANHOLE	---	PRIVATE WATER
○	HYDRANT	---	SANITARY SEWER SERVICE
○	GATE VALVE	---	WATER SERVICE
○	POWER POLE	---	CULVERT
○	LIGHT POLE	---	UNDERGROUND CABLE TV
○	YARD LIGHT	---	UNDERGROUND ELECTRIC
○	GUY WIRE	---	UNDERGROUND FIBER OPTIC
○	SIGN	---	UNDERGROUND GAS
○	SPOT ELEVATION	---	UNDERGROUND TELEPHONE
○	CABLE TV PEDESTAL	---	CHAIN LINK FENCE
○	ELECTRIC TRANSFORMER	---	WOOD FENCE
○	TELEPHONE PEDESTAL	---	TRAFFIC SIGNAL
○	TELEPHONE MANHOLE	---	CONCRETE CURB
○	ELECTRIC METER	---	CONCRETE
○	FIBER OPTIC HAND HOLE	---	CONTOUR
○	FLAG	---	AS ASH
○	GAS METER	---	AS LINDEN
○	HAND HOLE	---	EL ELM
○	GUARD POST	---	MA MAPLE
○	SAN CLEAN OUT	---	DA OAK
○	PROPOSED SOIL BORING (PAINT OR FLAG)	---	PI PINE
○	IRRIGATION VALVE	---	PO POPLAR
○	CONFIGNER TREE	---	SP SPRUCE
○		---	TR TREE (GEN)
○	DECIDUOUS TREE		

DESCRIPTION OF PROPERTY SURVEYED

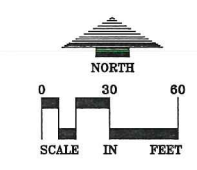
(Per Schedule A of Commitment for Title Insurance issued by Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company, File No. 40352, dated June 19, 2015.)

Parcel 1:
Lot 1, Block 1, Commons Park Addition, Ramsey County, Minnesota.

Parcel 3:
Tract A:
A parcel of land located in the Southeast Quarter of Section 14, Township 30 North, Range 23 West described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet bearing North 0 degrees 0 minutes; thence North 84 degrees 57 minutes 30 seconds East a distance of 571.57 feet to a point on the North right of way line of State Trunk Highway No. 96 said point being the Southwest corner of parcel of land to be described; thence North 0 degrees 00 minutes a distance of 178.70 feet; thence North 90 degrees East a distance of 100 feet; thence South 0 degrees 00 minutes a distance of 200 feet to a point on the North right of way line of State Trunk Highway No. 96; thence South 84 degrees 57 minutes 30 seconds West along the North right of way line a distance of 90.25 feet; thence North 5 degrees 02 minutes 30 seconds West along said right of way line 30 feet; thence South 84 degrees 57 minutes 30 seconds West along said right of way line 7.52 feet to the Southwest corner of tract of land described and there terminating.

Tract B:
A parcel of land located in the Southeast Quarter of Section 14, Township 30 North, Range 23 West, described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northernly right of way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East 115.35 feet along said Northernly right of way line for point of beginning; thence North 200 feet; thence East 25 feet; thence South 197.79 feet to said Northernly right of way line; thence South 84 degrees 57 minutes 30 seconds West 25.10 feet along said Northernly right of way line to point of beginning, according to Ramsey County, Minnesota.

Parcel 4:
Part of the Southeast Quarter of Section 14, Township 30, Range 23, described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northernly right-of-way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East 115.35 feet along said Northernly right-of-way line for point of beginning; thence North 197.79 feet; thence East 100 feet; thence South 188.97 feet to said Northernly right-of-way line; thence South 84 degrees 57 minutes 30 seconds West 100.39 feet along said Northernly right-of-way line to point of beginning, according to the United States Government Survey thereof.
Ramsey County, Minnesota.



PRELIMINARY PLAT GENERAL NOTES

EXISTING ZONING:
Zone (R-1) Detached Residential

PROPOSED ZONING:
Zone ()

AREAS:
Lot 1 Area = 84,794 Sq.Ft. or 1.95 Acres
Lot 2 Area = 87,515 Sq.Ft. or 2.01 Acres
Total Property Area = 172,309 Sq.Ft. or 3.96 Acres

PROPOSED BUILDING SETBACKS:
Front = ___ Feet
Side (Corner) = ___ Feet
Side (Interior) = ___ Feet
Rear = ___ Feet

FLOOD ZONE DESIGNATION:
This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0010G, effective date of June 4, 2010

GOPHER ONE NOTE:
We have shown buried structures and utilities on and/or serving the site Per Gopher State One-Call Ticket Nos. 151682801, 151682807, 151682838, 15682848, 151682858, 151682888, 151682885, & 151682926. The following utilities and municipalities were notified:
COMCAST (612) 522-8141
CITY OF SHOREVIEW (651) 490-4661
METRO WASTE COMMISSION (651) 602-4511
RAMSEY COUNTY PUBLIC WORKS (651) 286-7100
XCCEL ENERGY (651) 229-2427
CENTURYLINK (855) 742-6062
ZAYO GROUP (952) 230-9430

Commons Park
Addition
Number Three
Shoreview, MN

OWNER NAME _____
OWNER ADDRESS _____

LOUCKS
PLANNING
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ENVIRONMENTAL
7200 Hamlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD: The project is the creation of the plat for the proposed addition of Commons Park Addition Number Three. The work shall include all necessary calculations, drawings, and annotations to be prepared by the engineer or architect under the supervision and seal of a duly Licensed Land Surveyor under the laws of the State of Minnesota.

SUBMITTAL/REVISIONS

09-09-15	DRAWING ISSUED
09-17-15	LOT LINES & EASEMENTS ONLY

PROFESSIONAL SIGNATURE

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.

Paul J. McElroy - PLS
License No. 110999
Date 09-09-15

QUALITY CONTROL

Loucks Project No. 15126
Project Lead PJM
Drawn By TMB
Checked By DP
Field Crew _____



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**PROPOSED MOTION
TO APPROVE PRELIMINARY PLAT FOR RAMSEY COUNTY (LIBRARY)
4570 VICTORIA STREET/805/795 HIGHWAY 96**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the Preliminary Plat submitted by Ramsey County for the future regional library in the Shoreview Commons area. Said approval is subject to the following:

Preliminary Plat

1. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements may be required by the Public Works Director.
2. The applicant shall execute an agreement for this Plat addressing the shared driveway, parking and maintenance between Lots 1 and 2. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.
3. The applicant shall submit a request to vacate the existing utility easement per Document 2599472 concurrent with the Final Plat application.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated Institutional land use in the Comprehensive Plan.
2. The proposed plat complies with the standards (as conditioned) of the City's Subdivision Code.
3. The proposed plat is consistent with the approved Planned Unit Development.

VOTE:

AYES:

NAYS:

TO: Planning Commission
FROM: Kathleen Castle, City Planner
DATE: September 18, 2015
SUBJECT: Accessory Structures

The Staff has revised the options related to the accessory structure regulations previously discussed by the Commission. Again, the intent of a text amendment is to provide more flexibility to property owners related to the size of the accessory structures while ensuring that these structures remain subordinate to the principal use of the property and do not negatively impact adjoining properties. The proposal establishes area and setback regulations based on a tiered system that considers the lot size.

The Staff is seeking feedback from the Commission regarding the proposal. If there is consensus from the Commission, the Staff would then work the City Manager regarding further discussions with the City Council on this matter.

Attachments:

- 1) Existing Development Code Requirements
- 2) Comparison – Accessory Structure Building Permits
- 3) Accessory Structure CUP's and Variances 2006 to 2014
- 4) Municipal Regulations – Other Communities
- 5) Single Family Parcel Acreage Map
- 6) Proposed Regulations – Areas and Setbacks

Existing Development Code Requirements Relating to Accessory Structures

Section 205.082

(C) Conditional Uses. Approval of a Conditional Use Permit shall require compliance with the requirements set forth in Section 203.032(D) (Conditional Use Permits).

(1) Funeral Homes (mortuaries) provided the site adjoins a collector or arterial roadway. The performance standards set forth in Section 205.043(C) (General Commercial District (Conditional Uses) shall also be imposed as a condition(s) of approval.

(2) Accessory Structures.

(a) On parcels less than 1 acre in size, accessory structures that have an area of 150 square feet to 288 square feet in size are permitted as a conditional use provided the standards in Section 205.082(C)(2)(c) are met.

(b) On parcels 1 acre or larger in size, accessory structures that exceed the maximum allowable square footage are permitted as a conditional use provided the standards in Section 205.082(C)(2)(c) are met.

(c) Performance Standards

(1) The accessory structure shall be located in the rear yard of the property except as otherwise permitted by this ordinance.

(2) The accessory structure shall be setback a minimum of 10 feet from the side property line and 10 feet from the rear property line; however, the City may require greater setbacks to mitigate impacts on adjoining properties.

(3) For parcels 1 acre or larger in size, the lot shall have a minimum area of 1 acre above the ordinary high water line of a lake, ponding area or wetland on the property.

(4) The accessory structure shall be screened from view of adjacent properties and public streets through the use of landscaping, berming, fencing or a combination thereof.

(5) The structure shall comply with the standards of Section 205.082(D)(5) of this ordinance.

(5) Accessory Structures.

(a) Maximum Area.

- (i) Attached Accessory Structure: 1,000 square feet or 80% of dwelling unit foundation area, whichever is more restrictive.
- (ii) Detached Accessory Structure:
 - a. Area shall not exceed the 75% foundation area of the dwelling unit or 750 square feet whichever is more restrictive.
 - b. Parcels less than 1 acre in size:
 - i. When there is no attached garage or an attached garage that is less than a two-car, a single detached accessory structure may consist of the maximum area allowed in Section 205.082(D)(5)(a)(ii)(a). However, the second detached structure shall not exceed 150 square feet. The area of the second detached accessory structure may be increased to a maximum of 288 square feet upon Conditional Use Permit approval.
 - ii. When there is an attached two-car garage or larger on the property, the total area of all detached accessory structures shall not exceed 150 square feet. The total area of all detached accessory structures may be increased to a maximum of 288 square feet upon Conditional Use Permit approval.
 - c. Parcels that have a lot area of one or more acres:
 - i. When there is no attached garage or an attached garage that is less than a two-car, a single detached accessory structure may consist of the maximum area allowed in Section 205.082(D)(5)(a)(ii)(a). However, the second detached structure shall not exceed 288 square feet.
 - ii. When there is an attached two-car garage or larger on the property, the total area of all detached accessory structures shall not exceed 288 square feet.
 - iii. The maximum allowable square footage for accessory structures may be exceeded upon Conditional Use Permit approval.
- (iii) The combined area of all accessory structures shall not exceed 90% of the dwelling unit foundation area or 1,200 square feet whichever is more restrictive.

(b) Minimum Setbacks

i. Attached Accessory Structures

- a. Rear yard setback: Not less than 30 feet or the minimum setback required for the principal structure
- b. Side yard setback: 5 feet

ii. Detached Accessory Structures

- a. Side yard: 5 feet
- b. Rear yard: 10 feet
- c. Alleys:
 - i. 20 feet if a garage overhead door faces the alley.
 - ii. 10 feet if a garage overhead door is side loaded and does not face the alley.
 - iii. Location of the accessory structure shall not interfere with vehicle visibility or traffic movement in the alleyway.

iii. Accessory structures on corner lots shall be setback the same distance as the principal structure from the street right-of-way except as permitted in 205.080(D)(1).

iv. No accessory structures shall be located in the front yard of any lot, except for a riparian lot which shall comply with the provisions of Section 203.039 (Riparian Lot-Detached Accessory Structure Permit).

v. Structures housing non-domestic animals: 100 feet from all property lines except as permitted by the City's licensing provisions.

(c) Height – Detached Accessory Structures

- i. Height of sidewalls cannot exceed 10 feet.
- ii. Maximum height: 18 feet as measured from the highest roof peak to the lowest finished grade; however, in no case shall the height of the accessory structure exceed the height of the dwelling unit

iii. Storage areas are permitted above the main floor provided they do not exceed an interior height of 6 feet.

(d) Maximum Number of Detached Accessory Structures: 2

(e) Exterior Design and Construction

(i) The exterior design and materials shall be compatible with the dwelling unit and be similar in appearance from an aesthetic, building material and architectural standpoint.

(ii) Unfinished metal building exteriors, including corrugated metal siding, untreated non-decay resistant wood, concrete block, cloth, plastic sheeting and other materials that are not compatible with residential neighborhoods are prohibited.

(iii) All accessory buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the surrounding properties and neighborhood.

(iv) All accessory structures shall have a finished flooring system, with the exception of boathouses.

(v) No accessory structure shall be constructed prior to the construction of a principal structure.

(f) Use: Accessory structures are to be used for personal use only and no commercial use or commercial related storage is permitted.

(g) Escrow: A cash escrow may be required to insure the removal of any accessory structure on the property if said structure must be removed to comply with this Ordinance.

(h) Evaluation of Impact. The proposed design, scale, massing, height and other aspects related to the accessory structure of any permit requested herein shall be evaluated by the City Manager with respect to the structures and properties in the surrounding area. A building permit 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 reasonably detract from the appearance of the area or city as a whole. Conditions may be attached to the approval of any building permit to ensure that the proposed structure does not have a negative impact on the surrounding areas.

203.032 Conditional Use Permit (Non-Floodplain).

- (A) General. Certain uses, while generally not suitable in a particular zoning district, may under some circumstances be suitable if conditions are attached. In those circumstances, conditions may be imposed to protect the health, safety and welfare of the community and to insure harmony with the Comprehensive Guide Plan. The permit shall be granted for a particular use and not a particular person or firm.
- (B) Applications. The property owner, individual or other entity that has legal interest in the property may submit applications for a Conditional Use Permit. This application shall be filed with the City Manager on the application form provided by the City and include the required information.
- (C) Review Process. Conditional use permit applications shall require a public hearing and shall be processed in accordance with Section 203.020(A).
- (D) Criteria for Review. The Conditional Use Permit may be granted provided the proposed use is listed as a conditional use for the district in which it is located and upon showing that the standards and criteria of the Development Ordinance will be satisfied in addition to the following:
- (1) The use is in harmony with the general purposes and intent of the Development Ordinance.
 - (2) The use is in harmony with the policies of the Comprehensive Guide 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 Guide Plan and are compatible with the existing neighborhood.
- (E) Length of Conditional Use Permit. Any use permitted under the terms of a conditional use permit shall be established and conducted in conformity to the terms of such permit and of any conditions designated in connection therewith. The Conditional Use Permits shall remain in effect for as long as the conditions agreed upon are observed, provided that nothing in this section shall prevent the City Council from action or amending the Development Ordinance to change the status of conditional uses.
- (F) Record of Permit. A certified copy of any conditional use permit shall be filed with the Ramsey County Recorder or Registrar of Titles.

**COMPARISON: ACCESSORY STRUCTURE BUILDING PERMITS
2004 & 2005 versus 2009 TO 2014**

Project Type	<288 sf	288-484 sf	485-672 sf	673-832 sf	> 832 sf	Lake Lot
Attached 23/20						
Addition 21/19	10/11	10/7	1/1			1/1
New 2/1				2/1		1/0
Detached 26/26						
Teardown/rebuild		1/2	2/6	1/1	1/0	2/3
Addition	2/0	1/0	1/0			1/0
New	1/0	3/2	6/5	6/3	7/1	3/3

Read: 2004and2005 Permits/2009 to 2014 Permits

**Resulting Floor Area
Additions to Attached Garages (Totals 21/18)**

Less than 600 sf	0/0
600 – 700 sf	3/5
700 – 800 sf	7/3
800 – 900 sf	7/6
900 – 1000 sf	4/4

**Resulting Total Floor Area, All Accessory Structures
Detached Garage Permits (Totals 26/26)**

Less than 1000 sf	16/18
1000 – 1100 sf	2/2
1100 – 1200 sf	0/2
1200 – 1300 sf	1/1
1300 – 1400 sf	5/2
1400 – 1500 sf	2/0
More than 1500 sf	1/2

2006-2014, PLANNING COMMISSION

ACCESSORY STRUCTURES REQUESTS

CONDITIONAL USE PERMITS AND VARIANCES

34 Total Requests

CUP: 18 (1 Withdrawn)

Variances: 15 (Incl. 3 denials, same property)

Both CUP and Variance: 1

Lots Greater Than 1 Acre: 9

Riparian: 10

Non-Riparian: 23 (Including 3 for the same property)

CUP for Structures 151 - 288 SF: 10

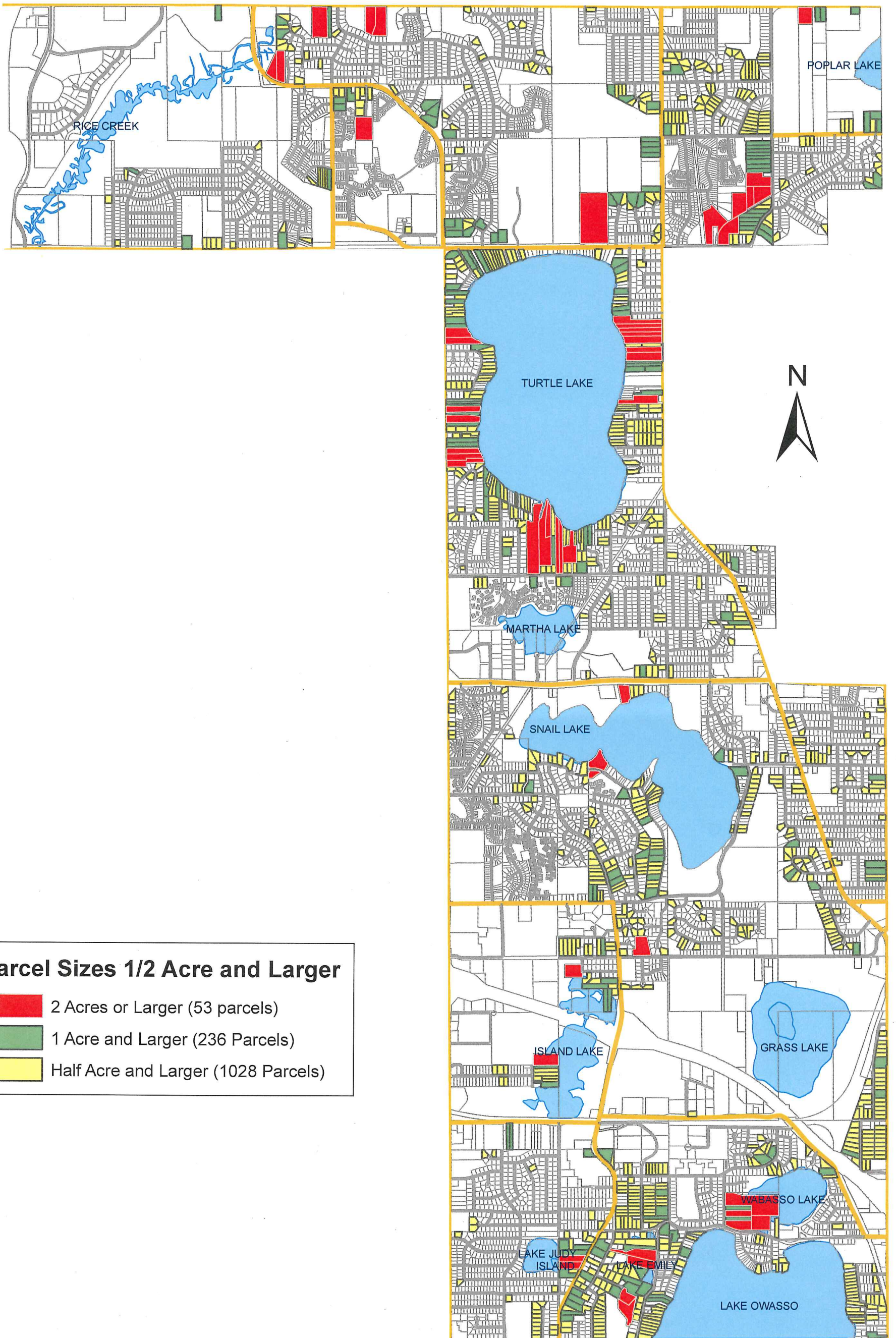
Total Accessory Structures Greater Than 1,200 :	14
	6 Variances
	8 CUPs
	1 Both

VARIANCE/CUP	YEAR	ATT/DET	RIPARIAN/NON-RIPARIAN	STRUCTURE AREA	TOTAL ACC. STRUCTURE AREA	DWELLING AREA	LOT AREA	COMMENTS
CUP	2006	DET	NON-RIPARIAN	288 SF	UNK	UNK	11616 SF	
CUP	2007	DET	NON-RIPARIAN	288 SF	926 SF	UNK	21579 SF	
CUP	2008	ATT	RIPARIAN	>1200 SF TOTAL	1870 SF	2296 SF	1.35 ACRE	ADD TO ATTACHED GARAGE, CREATE 572 SF 2-CAR WITH EXISTING DETACHED
CUP	2009	ATT	NON-RIPARIAN	>1200 SF TOTAL	1896 SF	1932 SF	1.75 ACRE	ADD 3-CAR ATTACHED (896 SF). EXISTING 1000 SF DETACHED
CUP	2010	DET	NON-RIPARIAN	280 SF	904 SF	UNK	20000 SF	
CUP	2010	BOTH	RIPARIAN	>1200 SF TOTAL	2135 SF	5705 SF	2.6 ACRE	1884 SF ATTACHED GARAGE AND 250 SF DETACHED GARAGE
CUP	2012	DET	NON-RIPARIAN	>1200 SF TOTAL	2257 SF	1983 SF	1.56 ACRE	
CUP	2012	DET	NON-RIPARIAN	224 SF	1184 SF	UNK	35970 SF	
CUP	2012	BOTH	RIPARIAN	>1200 SF TOTAL	1891 SF	2399 SF	3.9 ACRE	ATTACHED GARAGE = 1293 SF; DETACHED 422 SF (THIS DETACHED WAS NOT BUILT); BOATHOUSE = 176 SF
CUP	2013	DET	NON-RIPARIAN	400 SF	906 SF	1164 SF	1.77 ACRE	LOT LARGER THAN ONE ACRE; EXCEED THE 288 SF MAX FOR A DETACHED STRUCTURE WITH CUP
CUP	2013	DET	NON-RIPARIAN	175 SF	1039 SF	1550 SF	10720 SF	GAZEBO MORE THAN 150 SF
CUP	2013	DET	NON-RIPARIAN	252 SF	872 SF	1140 SF	30600 SF	SHED MORE THAN 150 SF
CUP	2013	DET	RIPARIAN	>1200 SF TOTAL	1351 SF	2250 SF	1.05 ACRE	REBUILD EXISTING DETACHED GARAGE EXPANDING HEIGHT
CUP	2013	DET	RIPARIAN	>1200 SF TOTAL	1744 SF	1685 SF	2.5 ACRE	NEW 1120 SF DETACHED GARAGE; 624 SF EXISTING ATTACHED GARAGE
CUP	2014	DET	NON-RIPARIAN	157 SF	597 SF	1094 SF	16988 SF	157 SF FLOOR AREA FOR TWO DETACHED STRUCTURES (GREATER THAN 150 SF)
CUP	2014	DET	NON-RIPARIAN	280 SF	856 SF	1120 SF	12168 SF	SHED LARGER THAN 150 SF CONVERT EXISTING GARAGE TO LIVING AREA AND BUILD 2040 SF DETACHED STRUCTURE.
CUP	2014	BOTH	NON-RIPARIAN	2040 SF	2040 SF	2364 SF	6.56 ACRE	APP.WITHDRAWN
CUP	2014	DET	NON-RIPARIAN	168 SF	816 SF	1308 SF	18295 SF	TOTAL FLOOR AREA OF 2 DET SHEDS = 288 SF
VARIANCE	2006	DET	NON-RIPARIAN	832 SF	1312 SF	720 SF	34500 SF	
VARIANCE	2007	DET	NON-RIPARIAN	786 SF	786 SF	UNK	UNK	RELOCATE/REBUILD LEGAL NON-CONFORMING GARAGE FURTHER FROM THE STREET
VARIANCE	2007	DET	RIPARIAN	880 SF	880 SF	1409 SF	32163 SF	ALSO VARIANCES FOR HEIGHT AND UPPER STORAGE AREA
VARIANCE	2011	DET	NON-RIPARIAN	1100 SF	1100 SF	786 SF	10125 SF	VARIANCES FOR HEIGHT, SIDE SETBACK, FLOOR AREA, % OF DWELLING FOUNDATION AREA
VARIANCE	2012	DET	NON-RIPARIAN	1100 SF	1100 SF	786 SF	10125 SF	VARIANCES FOR HEIGHT, SIDE SETBACK, FLOOR AREA, % OF DWELLING FOUNDATION AREA
VARIANCE	2013	DET	NON-RIPARIAN	416 SF	1232 SF	1484 SF	15246 SF	VARIANCE TO INCREASE SHED FLOOR AREA TO 416 SF AND TOTAL FLOOR AREA TO 1232 SF REBUILD AND ENLARGE EXISTING DETACHED GARGE FROM 482 SF TO 520 SF, TOTAL FLOOR AREA FOR
VARIANCE	2013	DET	RIPARIAN	520 SF DETACHED	1292 SF	UNK	33977 SF	ALL ACC STRUCT = 1292 SF
VARIANCE	2014	DET	NON-RIPARIAN	1100 SF	1100 SF	768 SF	10125 SF	VARIANCE FOR SETBACK, FLOOR AREA, % OF DWELLING FOUNDATION AREA, HEIGHT
VARIANCE	2014	DET	NON-RIPARIAN	576 SF	1104 SF	1350 SF	16900 SF	INCREASE FLOOR AREA TO MORE THAN 288 SF AND TOTAL FLOOR AREA > 1200 SF
VARIANCE	2014	DET	NON-RIPARIAN	608 SF	907 SF	1032 SF	21780 SF	VARIANCE FOR GARAGE HEIGHT AND DRIVE SETBACK. FLOOR AREA COMPLIES
VARIANCE	2014	DET	NON-RIPARIAN	576 SF	1104 SF	1350 SF	16900 SF	VARIANCE TO EXCEED 288 SF FOR DETACHED GARAGE
VARIANCE	2014	DET	NON-RIPARIAN	924 SF	924 SF	1159 SF	25000 SF	VARIANCE TO EXCEED 750 SF MAX FLOOR AREA FOR DET GARAGE
VARIANCE	2014	DET	NON-RIPARIAN	140 SF	725 SF	1150 SF	13504 SF	VARIANCE TO REDUCE FRONT YARD SETBACK FOR SHED TO 13.5 FEET
VARIANCE	2014	DET	RIPARIAN	484 SF	1471 SF	2441 SF	30228 SF	VARIANCE ALLOWED EXISTING 987 SF ATTACHED GARAGE, AND NEW 484 SQ FT DETACHED GARAGE
VARIANCE	2014	DET	RIPARIAN	744 SF	1268 SF	1831 SF	27443 SF	VARIANCE TO EXCEED 288 SF FOR DET GARAGE AND TO EXCEED 1200 SF FOR TOTAL FLOOR AREA
VARIANCE & CUP	2010	BOTH	RIPARIAN	>1200 SF TOTAL	1572 SF	3025 SF	27073 SF	998 SF ATTACHED AND 576 SF DETACHED GARAGES

Municipality	Height	Setbacks	Area	Number	Permit Required?
Apple Valley	16 feet max	200 feet or less - 5 ft from side and 5 ft from rear. Over 200 square feet - 5 feet from the side.	One structure shall not exceed 750 square feet of floor area and the second one shall not exceed 120 square feet.	2	For all structures over 200 square feet.
Arden Hills	15 feet or the height of the principal structure to which it is accessory, whichever is lower.	10 feet from all rear and interior side lot lines.	Limited to 728 square feet. A larger structure up to 1,456 may be permitted with a Site Plan Review as approved by the Planning Commission and City Council.	2	For all structures over 120 square feet.
Bloomington	12 feet measured from the lowest exterior point to the highest point in the roof.	5 feet side yard 5 feet or 10 feet depending on zoning district.	Parcels with 15,000 square feet or less: Equal to the maximum floor area allowed for garages, plus 120 square feet, less the total floor area of all garages on the parcel. In no event greater than 1,120 square feet for all. Parcels greater than 15,000 square feet: Included in maximum combined garage and accessory building size	2	For all structures over 120 square feet.
Brooklyn Park	Must not exceed 18 ft or the height of the principal building, whichever is less.	5 or 7.5 feet from any interior property line depending on the zoning district.	The combined floor area of the detached accessory building (s) and an attached garage shall not exceed the area of the foundation footprint of the house or 1,000 square feet, whichever is greater.	2	For all structures over 120 square feet.
Eagan	In no event shall the height exceed the height of the dwelling. In no event shall the inside wall height of any detached accessory structure, including a detached garage, exceed 11 feet as measured from the floor to the roof decking (maximum eight-foot wall height for accessory structures 120 sq. ft. or smaller)	5 feet side yard, 5 feet rear yard,	When an attached garage is present on the site, the total floor area of all detached accessory structures (including garages) shall not exceed 576 square feet. When an attached garage is not present on the site, the total floor area of all detached accessory structures shall not exceed 800 square feet.		For structures over 120 square feet.
Eden Prairie		15 10 from side and rear yard	?	?	
Edina		18 3 foot interior side and rear setbacks including eaves.	Accessory buildings (not including an attached garage) totaling 1,000 square feet or more require a conditional use permit.		
Golden Valley	10 feet from floor to top plate.	5 feet from rear or side property line	800 square feet - for a single structure 1,000 square feet total accessory structures - total must be less than that of the principal structures, including attached garage.	?	For all structures over 120 square feet.

Municipality	Height	Setbacks	Area	Number	Permit Required?
Minnetonka	12 - but can exceed with a Conditional Use Permit	If under 120 - 0 ft required rear or side If over 120 - 10 ft side and 10 ft rear	Maximum of 1,000 square-feet of accessory structures. A Conditional Use Permit is required to exceed 1,000 square feet.		
New Brighton	Accessory structures or detached garages shall match or compliment the existing primary residential structures in height and materials, and shall conform with all of the setback requirements for the zoning district where located.	5 feet from rear or side property line	The combined size of any attached and detached accessory structures or garages shall not exceed 1,664 square feet.* Any structures larger than 624 square feet up to 1,064 square feet shall be subject to approval of a Special Use Permit.		For all structures over 120 square feet.
Oakdale		10 from side yard and 30 from rear yard.	Private detached garages not exceeding 1,000 square feet. Accessory buildings many not exceed 200 square feet.	2	For all structures over 120 square feet.
Robbinsdale	Storage sheds shall not exceed 16 feet in height (measured from grade to midpoint on gable end).	1 1/2 feet to the side property line and 2 feet from the rear property line if the property line adjoins an alley right-of-way	Sliding Scale based on Lot Width* 800-1200 for a single accessory building 1000-1400 square feet total coverage allowed.		For all structures over 120 square feet.
Saint Louis Park	Accessory structure must not exceed 15 feet in height unless the roof pitch of the accessory building matches the pitch on the house. If the pitch matches, the additional height shall not to exceed 24 feet in total.	2 feet from side or rear lot line	Total cumulative ground floor area of all accessory buildings and structures shall not exceed 800 square feet (or) 25 percent of the area between the principal structure and rear lot line.	N/A	For all structures over 120 square feet.
Vadnais Heights	Single story not to exceed the height of the principal building.	5 feet from side and 10 feet from rear property line	No more than 1 oversized shed shall be allowed per single family home or lot.	2	For all structures over 120 square feet.
White Bear Lake	The height of a storage shed is limited to 12 feet as measured from ground to grade to the top of the roof.	5 feet from rear or side property line	For lots 10,500 square feet or less: The combined square footage of a storage shed and an attached or detached garage shall not exceed 1,000 square feet or 100 percent of the first floor area.	2	For all structures over 120 square feet.
Woodbury	12 feet in height	At least 5 feet from property lines.	R-4 Urban Residential - 400 square feet.	1	For structures over 200 square feet.

Accessory Structure Parcel Sizes



Parcel Sizes 1/2 Acre and Larger

- 2 Acres or Larger (53 parcels)
- 1 Acre and Larger (236 Parcels)
- Half Acre and Larger (1028 Parcels)



PROPOSED REGULATIONS – AREA AND SETBACKS

Lot Area	Type	Existing Code Maximum Area	Proposed	Existing Code - Minimum Structure Setbacks	Proposed
Less than ½ acre	Attached	1,000 square feet or 80% of the dwelling unit foundation area whichever is more restrictive	No Change	Side Lot Line – 5 feet Rear Lot Line – 10 feet	No Change
	Detached (with no attached or less than 2 car attached)	750 square feet or 75% of the dwelling unit foundation area whichever is more restrictive	No Change	Side Lot Line – 5 feet Rear Lot Line – 10 feet	No Change
	Combined – Attached and Detached	1,200 square feet or 90% of the dwelling unit foundation area	No Change		
	Detached Accessory Structure (with 2-car or more attached garage)	Up to 150 square feet	Up to 200 square feet	Side Lot Line – 5 feet Rear Lot Line – 10 feet	No Change
		CUP - 150 square feet to 288 square feet	CUP - 200 square feet to 288 square feet	Side Lot Line – 10 feet Rear Lot Line – 10 feet	No Change

Lot Area	Type	Existing Code Maximum Area	Proposed	Existing Code - Minimum Structure Setbacks	Proposed
½ acre to 1 acre	Attached	1,000 square feet or 80% of the dwelling unit foundation area whichever is more restrictive	No Change	Side Lot Line – 5 feet Rear Lot Line – 10 feet	No Change
	Detached (with no attached or less than 2 car attached)	750 square feet or 75% of the dwelling unit foundation area whichever is more restrictive	1,000 square feet or 80% of the dwelling unit foundation area whichever is more restrictive	Side Lot Line – 5 feet Rear Lot Line – 10 feet	No Change
	Combined – Attached and Detached	1,200 square feet or 90% of the dwelling unit foundation area	No Change		
	Detached Accessory Structure (with 2-car or more attached garage)	Up to 150 square feet	Up to 288 square feet	Side Lot Line – 5 feet Rear Lot Line – 10 feet	Side Lot Line – 10 feet Rear Lot Line – 10 feet
		CUP - 150 square feet to 288 square feet	CUP - 288 square feet to 440 square feet	Side Lot Line – 10 feet Rear Lot Line – 10 feet	No Change

Lot Area	Type	Existing Code Maximum Area	Proposed	Existing Code - Minimum Structure Setbacks	Proposed
1 acre to 2 acres	Attached	1,000 square feet or 80% of the dwelling unit foundation area whichever is more restrictive	No Change	Side Lot Line – 5 feet Rear Lot Line – 10 feet	No Change
	Detached (with no attached or less than 2 car attached)	750 square feet or 75% of the dwelling unit foundation area whichever is more restrictive	1,000 square feet or 80% of the dwelling unit foundation area whichever is more restrictive	Side Lot Line – 5 feet Rear Lot Line – 10 feet	No Change
	Combined – Attached and Detached	1,200 square feet or 90% of the dwelling unit foundation area	1,500 square feet or 100% of the dwelling unit foundation area		
	Detached Accessory Structure (with 2-car or more attached garage)	Up to 288 square feet	Up to 440 square feet	Side Lot Line – 5 feet Rear Lot Line – 10 feet	Side Lot Line – 10 feet Rear Lot Line – 10 feet
		CUP - 288 square feet or larger	CUP - 440 square feet or larger	Side Lot Line – 10 feet Rear Lot Line – 10 feet	No Change

Lot Area	Type	Existing Code Maximum Area	Proposed	Existing Code - Minimum Structure Setbacks	Proposed
2 acres or more	Attached	1,000 square feet or 80% of the dwelling unit foundation area whichever is more restrictive	1,000 square feet or 80% of the dwelling unit foundation area whichever is more restrictive	Side Lot Line – 5 feet Rear Lot Line – 10 feet	No Change
	Detached (with no attached or less than 2 car attached)	750 square feet or 75% of the dwelling unit foundation area whichever is more restrictive	1,000 square feet or 80% of the dwelling unit foundation area whichever is more restrictive	Side Lot Line – 5 feet Rear Lot Line – 10 feet	No Change
	Combined – Attached and Detached	1,200 square feet or 90% of the dwelling unit foundation area	100% of the dwelling unit foundation area CUP – greater than 100%		
	Detached Accessory Structure (with 2-car or more attached garage)	Up to 288 square feet	Up to 440 square feet	Side Lot Line – 5 feet Rear Lot Line – 10 feet	Side Lot Line – 10 feet Rear Lot Line – 10 feet
		CUP - 288 square feet or larger	CUP - 440 square feet or larger	Side Lot Line – 10 feet Rear Lot Line – 10 feet	No Change