ROSEVILLE

REQUEST FOR CITY COUNCIL ACTION

Agenda Date:**01/12/2015**
Agenda Item: 14.a

Department Approval | City Manager Approval

Item Description: Request by HR LLC for approval of a **Preliminary Plat** at 2750 Cleveland Avenue

Due to City Council holiday scheduling issues, the Planning Division has extended the deadline for approval 60-days, from January 6, 2015 to March 8, 2015.

GENERAL SITE INFORMATION

Applicant: Cities Edge Architects

Location: 2750 Cleveland Avenue

Property Owner: HR LLC, a subsidiary of TPI Hospitality

Land Use Context

	Existing Land Use	**Guiding**	**Zoning**
Site	Vacant developable	CMU	CMU
North	Office Warehousing	CMU	CMU
West	Cleveland Avenue and I-35 W with industrial and regional business beyond	BP/RB	O/BP/RB
East	Vacant developable	CMU	CMU
South	Vacant developable	CMU	CMU

Natural Characteristics: Located within the Twin Lakes Redevelopment Area, the development must provide an Environmental Assessment Worksheet (EAW) and achieve the requirements of §1005.07.E (Regulating Plan) and §1005.02 (Design Standards). The site was previously home to the Old Dominion trucking company and used as a motor freight terminal up until 2007.

Planning File History: None

Planning Commission Action:

On December 5, 2014, the Planning Commission unanimously recommended approval of the proposed preliminary plat.

PROPOSAL

HR LLC (TPI Hospitality) proposes to develop 2 hotels (a 5-story, 100-unit Hampton Inn and a 5-story, 105-unit Home2 Suites) and replat the existing Outlot A of the Twin Lakes Addition, lying in the southeast corner of the intersection of Iona Lane and Cleveland Avenue, as Lot 1, Twin Lakes Hospitality Place. The proposed preliminary plat information, the staff analysis presented in the Request for Planning Commission Action, and other supporting documentation is included with this report as RCA Exhibit A.

The preliminary plat meets or exceeds all applicable requirements, and the Planning Commission's approval recommendation includes the following conditions:

1. *The developer/applicant is responsible for coordinating grading, drainage, and storm water management plans with the adjacent (south) proposed development site to potentially eliminate unnecessary grade changes, portions of a retaining wall, and a steeper-than-preferred joint access grade;*
2. *The developer/applicant is responsible for its share of the required traffic study or $2,646 payable to the City of Roseville;*
3. *The developer/applicant is responsible for construction of a pathway (trail) along the east side of Cleveland Avenue from Iona Lane to the south limits of the development (currently there is a sidewalk along the south side of Iona Lane along the east side of Mount Ridge Road);*
4. *The proposed access to Cleveland Avenue and any necessary roadway upgrades will be determined by the traffic study and/or approval by Ramsey County. Any cost associated with such upgraded roadway improvements will be the sole responsibility of the developer/applicant;*
5. *The developer/applicant shall continue working with the Public Works Department to address easements and water and sewer infrastructure requirements as necessary. These plans must be approved by the City Engineer prior to the approval of the final plat;*
6. *The developer/applicant shall apply for proper storm water management permits from Rice Creek Watershed prior to the approval of the final plat; and*
7. *The developer shall dedicate and maintain access easements across its lot in a form acceptable to the City Attorney to ensure permanent access to Mount Ridge Road and from Twin Lakes Parkway for the adjacent parcel.*

Since the Planning Commission met, most of the engineering-related plans have been reviewed by Public Works staff and have the approval of the City Engineer, except those items related to the traffic study. While final details must still be reviewed and approved, the information provided is consistent with the level necessary to approve the preliminary plat, subject to the conditions listed. However, after reviewing the adjacent (south) JAVA development, the Planning Division will require shared parking agreements on both sites in the form of the following condition:.

8. *The developer shall enter into shared parking agreements in a form acceptable to the City Attorney to ensure parking needs are met during extraordinary events. The shared parking agreement between the lots within this subdivision shall be permanent. The shared parking agreement with the property to the south will have an exit clause to protect each owner's rights in case of parking abuse by the adjacent property. This*

property is proposed to be parked at the maximum number of surface parking spaces. Any parking expansion would need to be contained in a parking structure per Code.

The Park and Recreation Commission also completed their recommendation regarding park dedication and require the following condition:

9. *Pursuant to City Code §1103.07, the City Council will accept park dedication of cash in lieu of land in the amount of $136,486 or 7% of the Fair Market Value of the property. The park dedication shall be made by the applicant before the signed final plat is released for recording at Ramsey County.*

PUBLIC COMMENT

The public hearing for this application was held by the Planning Commission on December 3, 2014; final minutes of the public hearing are included with this report as RCA Exhibit B. No members of the public spoke to this issue at the public hearing and, after discussing the application and the comment received prior to the hearing, the Planning Commission voted unanimously to recommend approval of the proposed preliminary plat. At the time this report was prepared, Planning Division staff has not received any additional public comments.

OUTSIDE AGENCY REVIEW

Because this proposed plat lies adjacent to a Ramsey County roadway (Cleveland Avenue), the County Traffic Engineer has been provided a copy of the preliminary plat and asked to provide comments. To date, the Planning Division has not received any comments.

RECOMMENDED ACTION

Pass a motion approving the proposed Twin Lakes Hospitality Place preliminary plat of the property at 2750 Cleveland Avenue, based on the findings and recommendation of the Planning Commission and the content of this RCA, subject to the 9 conditions listed above.

ALTERNATIVE ACTIONS

Pass a motion to table the item for future action. Tabling the application/request would not require the deadline extension established since the Planning Division has extended it 60 days pursuant to Minn. Stat. §15.99 until March 8, 2015.

Adopt a resolution to deny the requested approval. Denial should be supported by specific findings of fact based on the Planning Commission's review of the application, applicable zoning or subdivision regulations, and the public record.

Prepared by: City Planner Thomas Paschke - 651-792-7074 | thomas.paschke@cityofroseville.com

RCA Exhibits: A: Preliminary plat information and 7/9/2014 RPCA packet B: PC final minutes of 12/03/14

ROSEVILLE

REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: **12/03/2014**
Agenda Item:

Division Approval

Agenda Section
PUBLIC HEARINGS

Item Description: Request by HR LLC for approval of a **Preliminary Plat** at 2750 Cleveland Avenue **(PF14-029).**

Due to scheduling issues, the Planning Division has extended the deadline for approval 60-days, from January 6, 2015 to March 8, 2015.

GENERAL SITE INFORMATION

Applicant: Cities Edge Architects

Location: 2750 Cleveland Avenue

Property Owner: HR LLC, a subsidiary of TPI Hospitality

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	Vacant developable	CMU	CMU
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South	Vacant developable	CMU	CMU

Natural Characteristics: Located within the Twin Lakes Redevelopment Area, the development must provide an Environmental Assessment Worksheet (EAW) and achieve the requirements of §1005.07.E (Regulating Plan) and §1005.02 (Design Standards). The site was previously home to the Old Dominion trucking company and used as a motor freight terminal up until 2007.

Planning File History: None

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on a variance request is **quasi-judicial**; the City's role is to determine the facts associated with the request, and weigh those facts against the legal standards contained in State Statute and City Code.

1

REQUESTED ACTION

HR LLC (TPI Hospitality) proposes to plat Outlot A of the Twin Lakes Addition, lying in the southeast corner of the intersection of Iona Lane and Cleveland Avenue, as Lot 1, Twin Lakes Hospitality Place.

BACKGROUND

The subject property, located in Planning District 10, has a Comprehensive Plan Land Use Designation of Community Mixed Use (CMU) and a corresponding zoning district classification of Community Mixed Use (CMU) District. The PRELIMINARY PLAT proposal has been prompted by plans to develop 2 hotels on the site; a 5-story, 100-unit Hampton Inn and a 4-story, 105-unit Home2 Suites.

The subject development site lies adjacent to the Metro Transit park-and-ride parking structure which has some of its underground storm water management vaults located on the subject development site.

The applicant has submitted a letter seeking a waiver from the Environmental Assessment Worksheet (EAW) requirements. Currently there is no formal process for such a waiver and the Community Development Department is in the process of discussing the establishment of a formal process with the City Council. Staff will be meeting with the Council at a work-session on December 8, 2014, to discuss the EAW waiver, establishment of specific criteria, and the creation of an application process. Should the City Council support such a process, additional actions may be necessary in-order to establish the formal waiver process and procedure. Assuming that the City Council does approve a formal process and procedure, the applicant will be notified of these new requirements and directed to submit accordingly.

When exercising the so-called “quasi-judicial” authority when acting on a PLAT request, the role of the City is to determine the facts associated with a particular request and apply those facts to the legal standards contained in the ordinance and relevant state law. In general, if the facts indicate the applicant meets the relevant legal standard, then they are likely entitled to the approval, although the City is able to add conditions to a plat approval to ensure that the likely impacts to urban design, roads, storm sewers, and other public infrastructure on and around the subject property are adequately addressed.

PRELIMINARY PLAT ANALYSIS

Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots meet the minimum size requirements of the zoning code; lot layout and grade are desirable; natural resources protected; adequate streets and other public infrastructure are in place or identified and constructed, and that storm water is addressed to prevent problems either on nearby property or within the storm water system. As a PRELIMINARY PLAT of a property in the CMU district, the proposal leaves no zoning issues to be addressed since the Zoning Code does not establish minimum lot dimensions or area. The proposed PRELIMINARY PLAT is included with this report as Attachment C.

On November 13, 2014, the Development Review Committee (DRC) met to review the submitted plans. Following are the DRC's comments:

The proposed development is requesting access along Iona Lane, Mount Ridge Road (shared), and Cleveland Avenue, which access points and the impact of the overall development on the surrounding Transportation system will be evaluated by a Traffic study commissioned by the City of Roseville. The developer is required to pay their share ($2646.00) of this study with the development to the south also sharing in the cost.

The access to Cleveland Avenue will need to be approved by Ramsey County. The Ramsey County Traffic Engineer has received a copy of the proposed plat and site plan and has been in communication with the Roseville City Engineer. Should the traffic study support access along Cleveland Avenue, a separate permit application must be completed by the developer through Ramsey County. That permit request should be completed prior to final plat approval.

The DRC views the proposed hotel development site and the proposed development site to the south as a unified development and therefore, has required shared access between the two sites and has recommended that both development teams work together to address grade issues while minimizing the use of retaining walls, if at all possible. The DRC also strongly encourages the development teams to coordinate storm water mitigation requirements. This coordination will minimize infrastructure costs, improve customer experience, and reduce demands on adjacent streets.

The developer/applicant is required to submit an application with the Rice Creek Watershed and with the City of Roseville to address storm water requirements, which should be completed prior to final plat approval.

A detailed review of utility connections will be conducted by the City Engineer at the time of final plat submittal and must be approved prior to final plat approval.

Drainage and utility easements will be required along the perimeter of the developed lot with a width determined by the City Engineer. Also, sufficient right-of-way or easement will be required, as well as the construction of a pathway by the developer/applicant along the east side of Cleveland Avenue from Iona Lane to the south limits of the development.

At its meeting of November 6, 2014, Roseville's Parks and Recreation Commission reviewed the proposed PRELIMINARY PLAT against the park dedication requirements of §1103.07 of the City Code and recommended a dedication of cash in lieu of land.

PUBLIC COMMENT

At the time this report was prepared, Planning Division staff has not received any communications from the public about the preliminary plat request.

OUTSIDE AGENCY REVIEW

Because this proposed plat lies adjacent to a Ramsey County roadway (Cleveland Avenue), the County Traffic Engineer has been provided a copy of the preliminary plat and asked to provide comments. To date, the Planning Division has not received any comments.

RECOMMENDATION

Based on the comments and findings outlined above, the Planning Division recommends approval of the proposed PRELIMINARY PLAT pursuant to Title 11 of the Roseville City Code with the following conditions:

a. The developer/applicant is responsible for coordinating grading, drainage, and storm water management plans with the adjacent (south) proposed development site to potentially eliminate unnecessary grade changes, portions of a retaining wall, and a steeper-than-preferred joint access grade;

b. The developer/applicant is responsible for its share of the required traffic study or $2,646 payable to the City of Roseville;

c. The developer/applicant is responsible for construction of a pathway (trail) along the east side of Cleveland Avenue from Iona Lane to the south limits of the development (currently there is a sidewalk along the south side of Iona Lane along the east side of Mount Ridge Road);

d. The proposed access to Cleveland Avenue and any necessary roadway upgrades will be determined by the traffic study and/or approval by Ramsey County. Any cost associated with such upgrades roadway improvements will be the sole responsibility of the developer/applicant;

e. The developer/applicant shall continue working with the Public Works Department to address easements and water and sewer infrastructure requirements as necessary. These plans must be approved by the City Engineer prior to the approval of the final plat; and

f. The developer/applicant shall apply for proper storm water management permits from Rice Creek Watershed prior to the approval of the final plat.

SUGGESTED ACTION

By motion, recommend approval of the proposed Twin Lakes Hospitality Place PRELIMINARY PLAT, based on the comments, findings, and conditions stipulated above.

ALTERNATIVE ACTIONS

Pass a motion to table the item for future action. Tabling the application/request would not require the deadline extension established since the Planning Division has extended it 60-days pursuant to Minn. Stat. §15.99 until March 8, 2015.

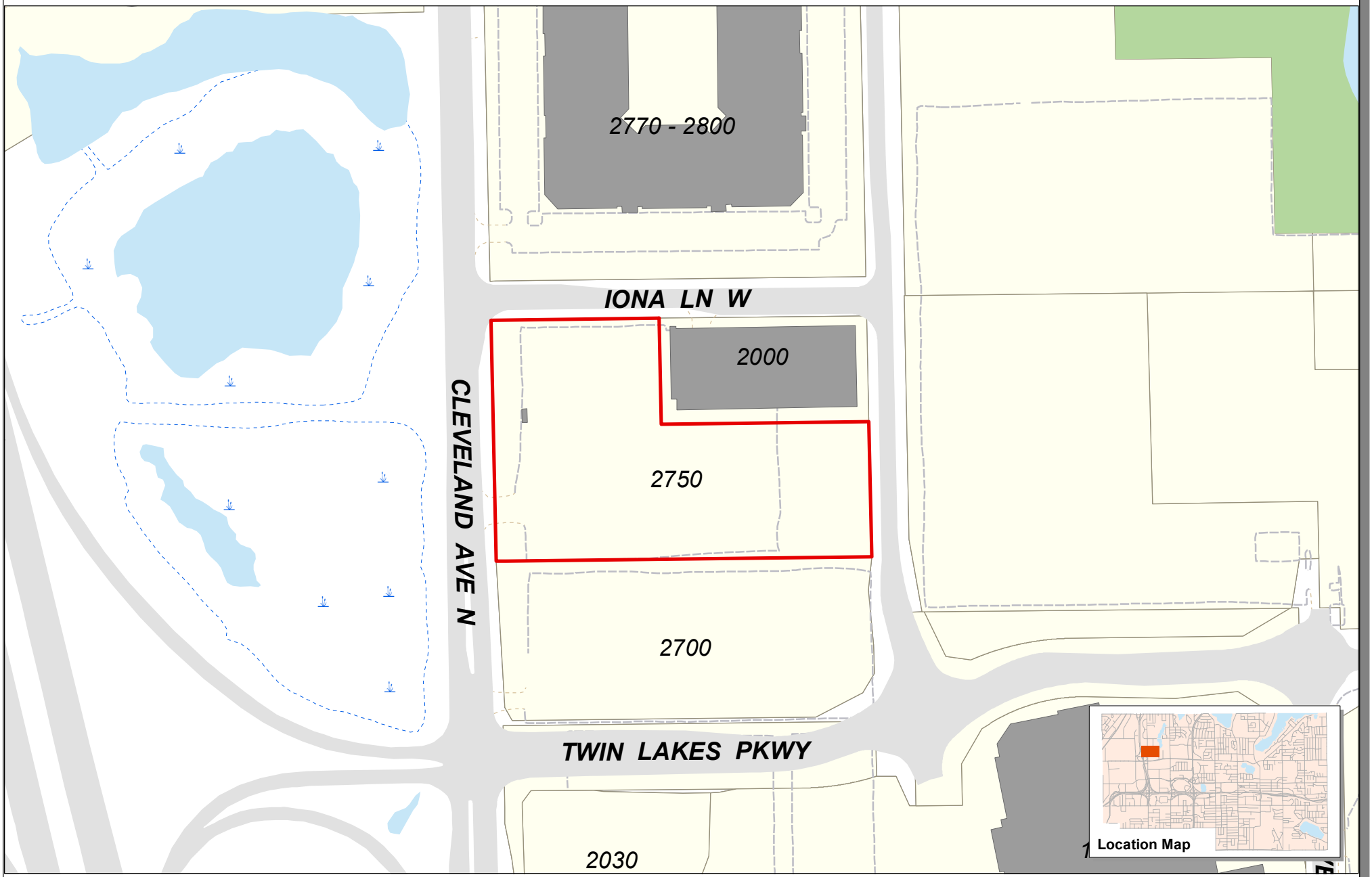
Adopt a resolution to deny the requested approval. Denial should be supported by specific findings of fact based on the Planning Commission's review of the application, applicable zoning or subdivision regulations, and the public record.

Prepared by: City Planner Thomas Paschke - 651-792-7074 | thomas.paschke@ci.roseville.mn.us

Attachments: A: Area map
B: Aerial photo
C: Proposed plans

Exhibit A

Attachment A for Planning File 14-029



ROSEVILLE

Prepared by:
Community Development Department
Printed: November 25, 2014

Site Location

LR / LDR-1 Comp Plan / Zoning Designations

Data Sources
* Ramsey County GIS Base Map (11/1/2014)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

0 100 200 Feet

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mapdoc: planning_commission_location.mxd

Exhibit A

Exhibit A

Attachment B for Planning File 14-029

ROSEVILLE

Prepared by:
Community Development Department
Printed: November 25, 2014

Site Location

Data Sources
* Ramsey County GIS Base Map (11/1/2014)
* Aerial Data: MnGeo (4/2012)

For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
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0 50 100 Feet

N

Exhibit A

Site Survey
~ for ~
# TPI Hospitality

DESCRIPTION OF PROPERTY SURVEYED:

Outlot A, Twin Lakes Addition according to the recorded plat thereof, Ramsey County, Minnesota.

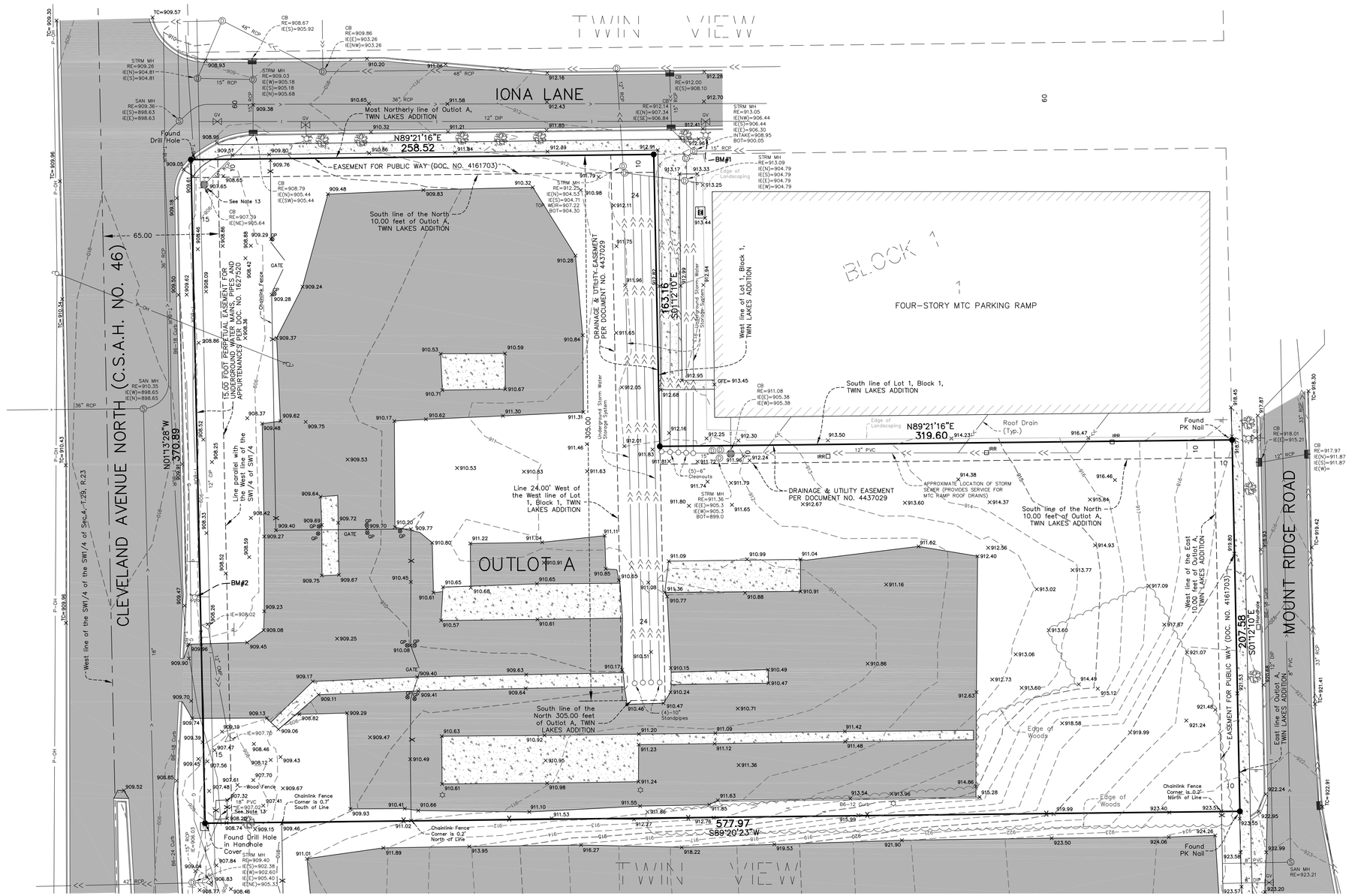
SURVEY NOTES:

1. The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 140870237 and available records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (612-454-0002).
2. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. All spot elevations shown adjacent to curb are to gutter line unless noted otherwise.
4. Area of property: 162,193 sq. ft. or 3.723 acres.
5. Plat bearings based on the Ramsey County coordinate system.
6. Due to existing snow cover, improvements or utilities may not have been visible when conducting this survey.

BENCHMARKS

BM#1 TOP NUT HYDRANT ON SOUTH SIDE OF IONA LANE, MID BLOCK BETWEEN CLEVELAND AVENUE AND MOUNT RIDGE ROAD. ELEVATION = 915.52 FEET (NGVD 1929)

BM#2 TOP NUT HYDRANT ON EAST SIDE OF CLEVELAND AVENUE, 250 FEET± SOUTH OF IONA LANE. ELEVATION = 911.44 FEET (NGVD 1929)



UTILITY COMPANY CONTACT INFORMATION

UTILITY COMPANY	PHONE NUMBER
AT&T LOCAL SERVICES	903.753.3145
CENTURYLINK	800.283.4237
CITY OF ROSEVILLE	651.792.7004
COMCAST	612.522.8141
MCI	800.289.3427
MnDOT	651.366.5750
METRO WASTE COMMISSION	651.602.4511
XCEL ENERGY	651.229.2427
ZAYO BANDWIDTH	888.267.1063

N

SCALE 30 0 30 60 IN FEET

LEGEND

- ● = DENOTES IRON MONUMENT FOUND
- = DENOTES STREET SIGN
- = DENOTES GUARD POST
- IRR = DENOTES IRRIGATION VALVE MANHOLE
- P-OH = DENOTES OVERHEAD POWER LINE
- T-BUR = DENOTES UNDERGROUND TELEPHONE LINE
- G = DENOTES UNDERGROUND GAS LINE
- W = DENOTES WATER LINE
- >> = DENOTES STORM PIPE
- > = DENOTES SANITARY SEWER
- = DENOTES GATE VALVE
- = DENOTES HYDRANT
- = DENOTES STORM SEWER CATCH BASIN
- = DENOTES LIGHT POLE
- = DENOTES STORM MANHOLE
- = DENOTES SANITARY MANHOLE
- = DENOTES FES
- = DENOTES POWER POLE
- = DENOTES DECIDUOUS TREE
- = DENOTES EXISTING CONCRETE SURFACE
- = DENOTES EXISTING BITUMINOUS SURFACE

DATE	REVISION

Apr 10, 2014 - 9:06am sethm
K:\cad_surv\Land Desktop 2008\3849.01\dwg\3849 01 TOPO.dwg

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 Professional Land Surveyor under the laws of the State of Minnesota.

Charles R. Christopherson
Date 4/10/14 Lic. No. 18420

DESIGNED BY:	BOOK/PAGE:
CRC	
DRAWN BY: SMM	DATE: 04/10/14
CHECKED BY: CRC	FILE NO. 3849.01

Hakanson Anderson Assoc., Inc.
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

Outlot A,
TWIN LAKES ADDITION,
Ramsey County, Minnesota

Site Survey
for
TPI Hospitality

SHEET 1 OF 1 SHEETS

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Preliminary Plat

~ of ~

TWIN LAKES HOSPITALITY PLACE

~ for ~

HR, LLC

Municipality:	City of Roseville
Existing Zoning:	CMU–Community Mixed Use
Proposed Zoning:	CMU–Community Mixed Use
Proposed Use:	Commercial–Hospitality
Watershed District:	Rice Creek Watershed District
Road Mileage:	0 LF or 0.00 Miles
Street Lighting	as required
Proposed Utilities:	Sewer: Municipal (available) Water: Municipal (available)
Plat Area:	Total Area: 162,193 sq. ft. = 3.72 acres Proposed ROW: 0 sq.ft. = 0.00 acres Park Area: 0 sq. ft. = 0.00 acres
Building Setbacks:	(As per City Code)
Lot Summary:	Number of Lots: 1 Commercial Lot Area: 162,193 sq.ft.
Owner/Subdivider:	HR, LLC Kathy Aamot 103 15th Avenue NW–Suite 200 Willmar, MN 56201 320–235–7207
Designer/Surveyor:	Hakanson Anderson Assoc. Charles R. Christopherson, PLS 3601 Thurston Avenue Anoka, MN 55303 (763) 427–5860

DESCRIPTION OF PROPERTY: (Ramsey County PID No. 04.29.23.33.0015)

Outlot A, Twin Lakes Addition according to the recorded plat thereof, Ramsey County, Minnesota.

NOTES:

1. The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 140870237 and available records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on–site location (612–454–0002).
2. Plat bearings based on the Ramsey County coordinate system.
3. "Build To" line and Building Setback Line from City of Roseville Planning Department and Code Information.

BENCHMARKS

BM#1 TOP NUT HYDRANT ON SOUTH SIDE OF IONA LANE, MID BLOCK BETWEEN CLEVELAND AVENUE AND MOUNT RIDGE ROAD.
ELEVATION = 915.52 FEET (NGVD 1929)

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METRO WASTE COMMISSION	651.602.4511
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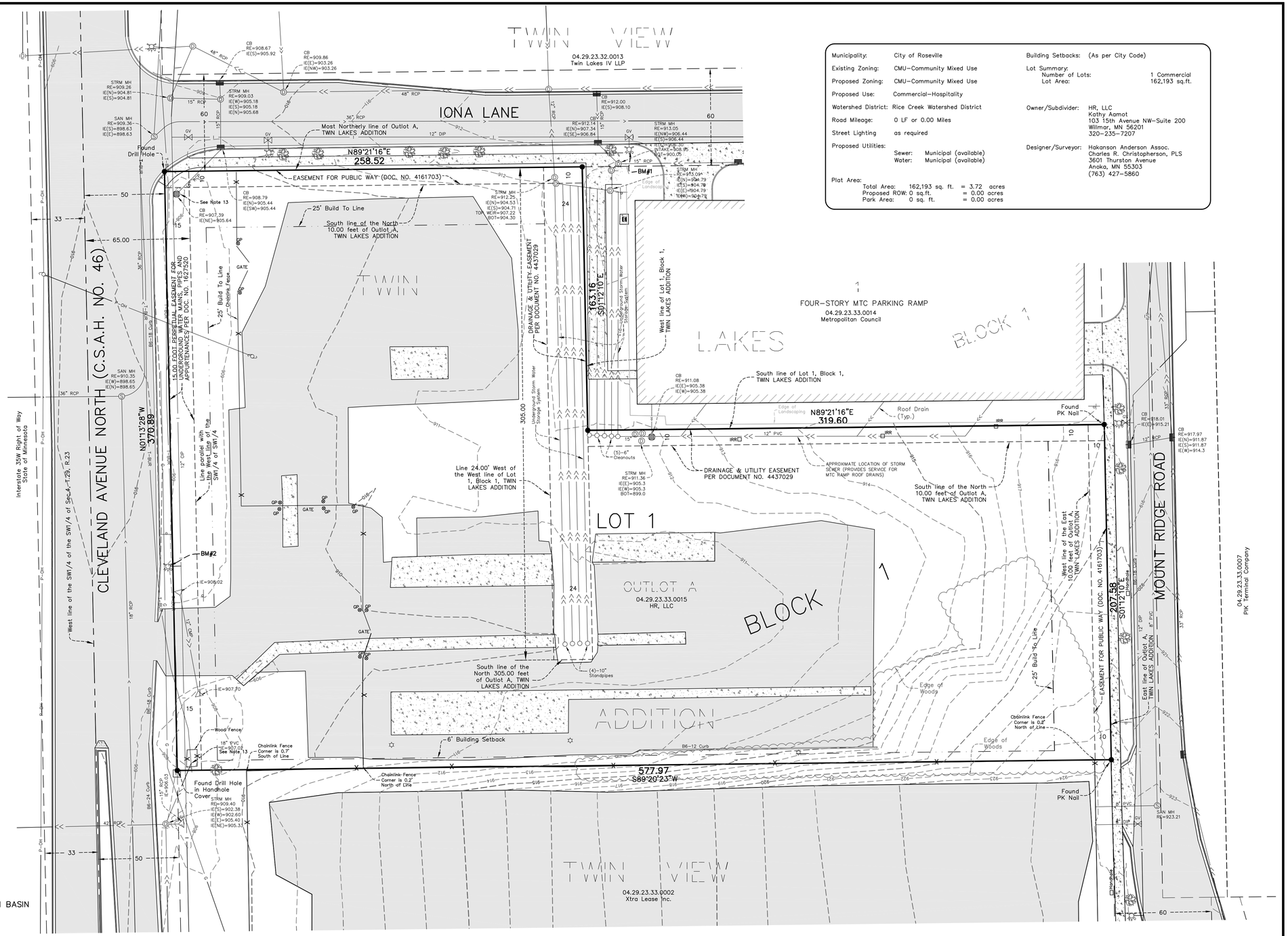
SCALE 30 0 30 60 IN FEET



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- = DENOTES EXISTING CONCRETE SURFACE
- = DENOTES EXISTING BITUMINOUS SURFACE

DATE	REVISION

Nov 03, 2014 – 3:02pm sethm
K:\cad_surv\Land Desktop 2008\3849.02\dwg\3849.02 PRE.dwg

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

Charles R. Christopherson
CHARLES R. CHRISTOPHERSON, LS
Date 10/31/14 Lic. No. 18420

DESIGNED BY: CRC
DRAWN BY: SMM
CHECKED BY: CRC

Hakanson Anderson Assoc., Inc.
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763–427–5860 FAX 763–427–0520
www.haa–inc.com

TWIN LAKES HOSPITATLITY PLACE

HR, LLC

PRELIMINARY PLAT

CITY OF ROSEVILLE, MINNESOTA

SHEET 1 OF 1 SHEETS

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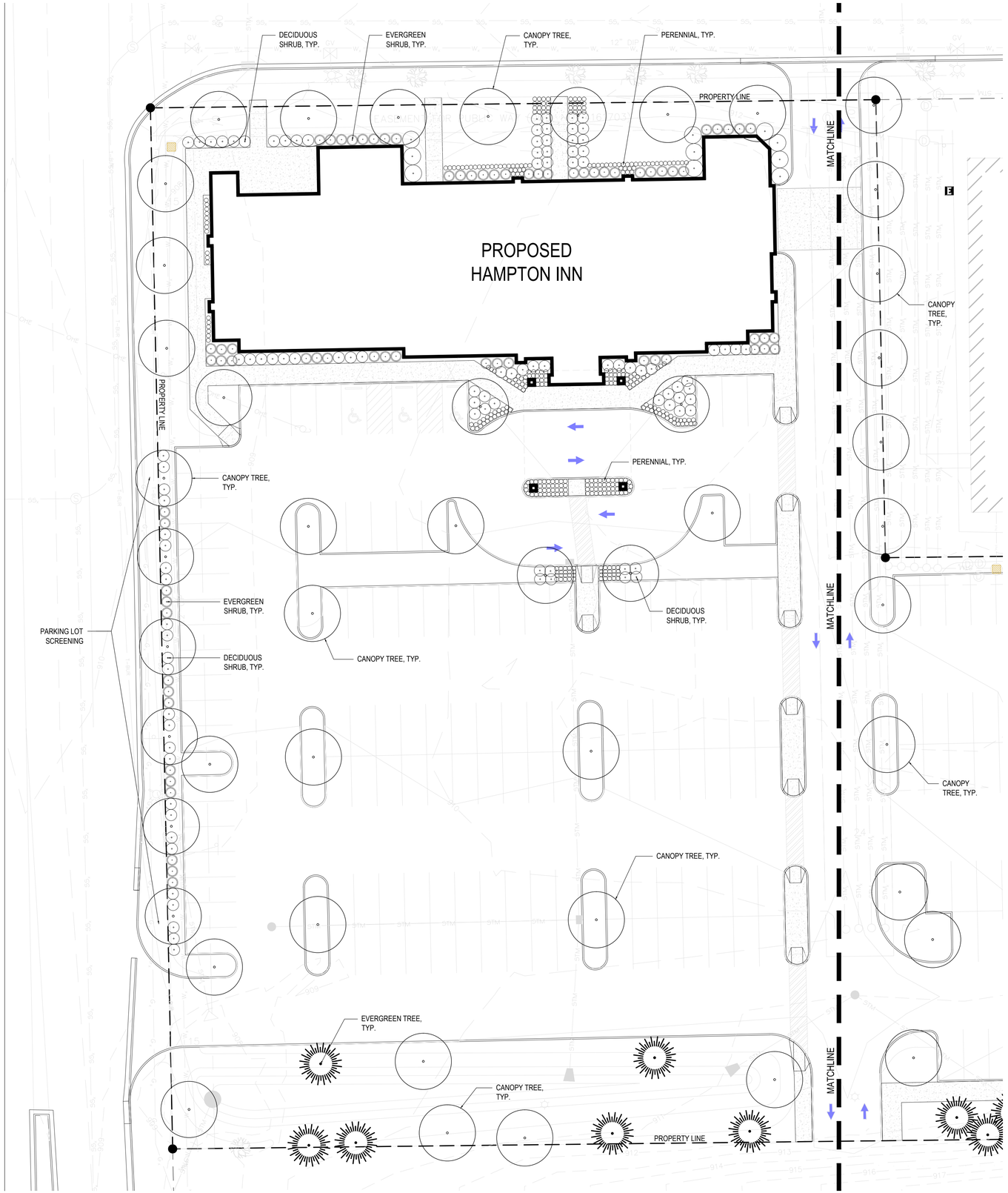

NOTES

1. DRAWING IS FOR CITY REVIEW AND APPROVALS ONLY. DRAWING IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.
2. MINIMUM LANDSCAPING REQUIREMENTS BASED UPON LENGTH OF SITE PERIMETER PER CITY CODE.
3. ALL LANDSCAPE AREAS TO BE IRRIGATED PER CITY CODE.
4. PLANT MATERIAL STANDARDS TO BE PER CITY CODE.
5. MINIMUM PLANTING SIZE REQUIREMENTS:
   - -CANOPY TREE = 3" CALIPER
   - -ORNAMENTAL TREE = 1.5" CALIPER
   - -EVERGREEN TREE = 6' HEIGHT
   - -DECIDUOUS/EVERGREEN SHRUB = 5 GALLON POT

PRELIMINARY LANDSCAPE TABULATION (COMBINED SHEETS L100 & L101)

ITEM	QUANT.
SITE PERIMETER (LINEAR FEET)	1,897
TREES REQUIRED PER MINIMUM LANDSCAPING REQUIREMENTS (1 TREE PER 50 LF OF PERIMETER)	38
PARKING LOT TREES REQUIRED (1 TREE PER ISLAND)	24
FRONTAGE TREES REQUIRED (1 TREE PER 30 LF)	14
TOTAL TREES REQUIRED	76
TOTAL TREES PROVIDED	**76**
SHRUBS REQUIRED PER MINIMUM LANDSCAPING REQUIREMENTS (6 SHRUBS PER 50 LF OF PERIMETER)	228
SHRUBS REQUIRED FOR PARKING LOT SCREENING	39
TOTAL SHRUBS REQUIRED	267
TOTAL SHRUBS PROVIDED	**291**

0 10' 20' 40'

NORTH

Exhibit A

colberg|tews
landscape architecture

3101 East Franklin Avenue | Minneapolis, MN 55406
www.colbergtews.com

Hampton Inn/Home2 Suites

Roseville, MN

stamp

NOT FOR CONSTRUCTION

description	date
PRELIM. PLAT SUBMITTAL	11-06-2014

title

PRELIMINARY LANDSCAPE PLAN - WEST

sheet number

L 100

Exhibit A

colberg|tews
landscape architecture

3101 East Franklin Avenue | Minneapolis, MN 55406
www.colbergtews.com

Hampton Inn/Home2 Suites

Roseville, MN

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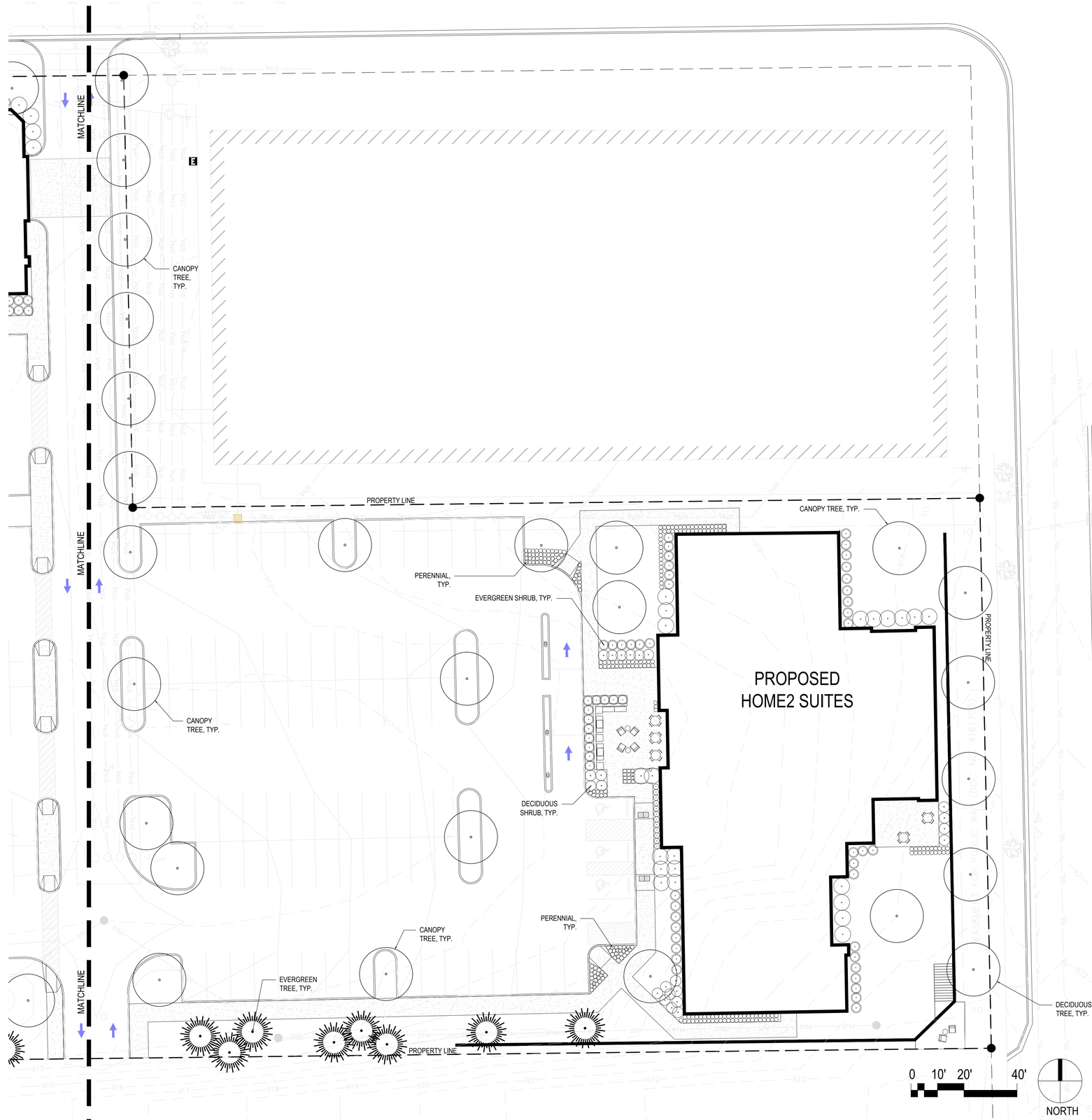
2. MINIMUM LANDSCAPING REQUIREMENTS BASED UPON LENGTH OF SITE PERIMETER PER CITY CODE.
3. ALL LANDSCAPE AREAS TO BE IRRIGATED PER CITY CODE.
4. PLANT MATERIAL STANDARDS TO BE PER CITY CODE.
5. MINIMUM PLANTING SIZE REQUIREMENTS:
   -CANOPY TREE = 3" CALIPER
   -ORNAMENTAL TREE = 1.5" CALIPER
   -EVERGREEN TREE = 6' HEIGHT
   -DECIDUOUS/EVERGREEN SHRUB = 5 GALLON POT

PRELIMINARY LANDSCAPE TABULATION (COMBINED SHEETS L100 & L101)

ITEM	QUANT.
SITE PERIMETER (LINEAR FEET)	1,897
TREES REQUIRED PER MINIMUM LANDSCAPING REQUIREMENTS (1 TREE PER 50 LF OF PERIMETER)	38
PARKING LOT TREES REQUIRED (1 TREE PER ISLAND)	24
FRONTAGE TREES REQUIRED (1 TREE PER 30 LF)	14
TOTAL TREES REQUIRED	76
TOTAL TREES PROVIDED	**76**
SHRUBS REQUIRED PER MINIMUM LANDSCAPING REQUIREMENTS (6 SHRUBS PER 50 LF OF PERIMETER)	228
SHRUBS REQUIRED FOR PARKING LOT SCREENING	39
TOTAL SHRUBS REQUIRED	267
TOTAL SHRUBS PROVIDED	**291**



stamp

NOT FOR CONSTRUCTION

description	date
PRELIM. PLAT SUBMITTAL	11-06-2014

title

PRELIMINARY LANDSCAPE PLAN - EAST

sheet number

L 101

Exhibit A

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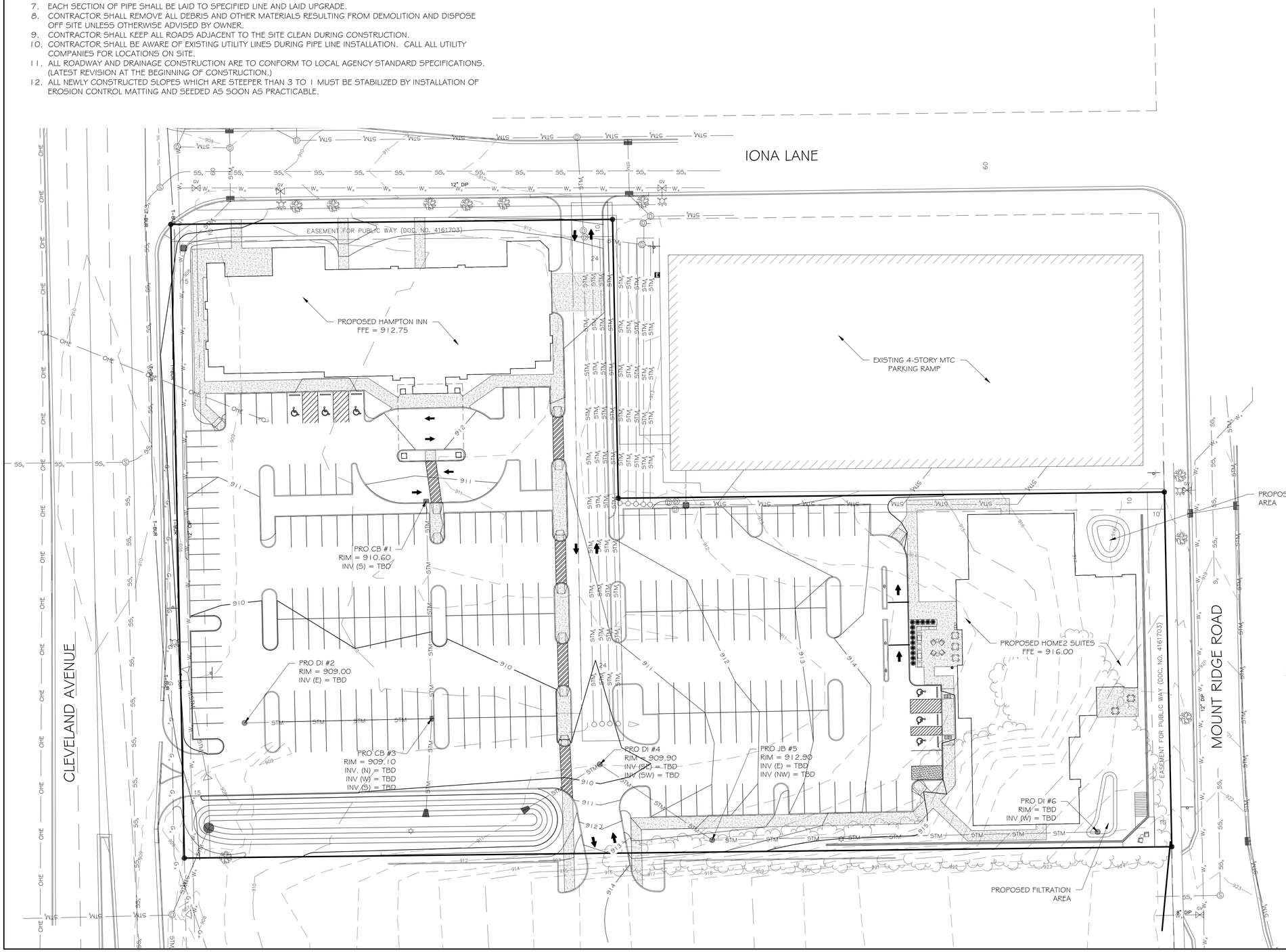
GRADING AND STORM DRAINAGE NOTES

1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. CLEAR ALL TREES, BRUSH, STUMPS AND OTHER ORGANIC MATERIAL FROM AREAS TO BE FILLED.
3. REMOVE ALL UNSUITABLE MATERIAL (MUCK OR NON-COMPACTABLE MATERIAL) FROM AREAS TO BE FILLED.
4. CONTRACTOR SHALL, WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
5. CONTRACTOR SHALL, FOR ALL GRASSED AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL, GRASS SEED AND/OR MULCH UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.
6. CONTRACTOR SHALL, BEFORE BEGINNING GRADING WORK ON SITE, INSTALL SILT FENCE AS SHOWN ON THE PLANS. AS SEDIMENT BUILD UP AROUND SILT FENCE, REMOVE SEDIMENT AND REPLACE WHERE EROSION HAS TAKEN PLACE.
7. EACH SECTION OF PIPE SHALL BE LAID TO SPECIFIED LINE AND LAID UPGRADE.
8. CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
9. CONTRACTOR SHALL KEEP ALL ROADS ADJACENT TO THE SITE CLEAN DURING CONSTRUCTION.
10. CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES DURING PIPE LINE INSTALLATION. CALL ALL UTILITY COMPANIES FOR LOCATIONS ON SITE.
11. ALL ROADWAY AND DRAINAGE CONSTRUCTION ARE TO CONFORM TO LOCAL AGENCY STANDARD SPECIFICATIONS. (LATEST REVISION AT THE BEGINNING OF CONSTRUCTION.)
12. ALL NEWLY CONSTRUCTED SLOPES WHICH ARE STEEPER THAN 3 TO 1 MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATTING AND SEEDED AS SOON AS PRACTICABLE.

AREAS OF SITE

1. TOTAL AREA OF SITE = 3.72 ACRES
2. TOTAL AREA OF DISTURBANCE = ±3.72 ACRES



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Certification & Seal:

PRELIMINARY

MARK	DATE	DESCRIPTION

DATE ISSUED: 10/31/2014
ISSUE PHASE: REVIEW

PROJECT TITLE:
HOME2 & HAMPTON INN

PROJECT OWNER:
TORGERSON

PROJECT LOCATION:
ROSEVILLE, MN

SHEET TITLE:
STORM DRAINAGE & GRADING PLAN

0 15' 30' 60'
11" x 17" - 1" = 60'
22" x 34" - 1" = 30'

PROJECT NUMBER: 24277
SHEET NUMBER: C300

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Exhibit A

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I:\24200\24277 Home2 - Roseville, MN\01. Drawings\Autocad\Civil\24277 C400.dwg Printed by: kallen on Nov 03, 2014 - 3:11 pm

WATER DISTRIBUTION NOTES

1. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON THE PLANS, STOP WORK AND NOTIFY THE ENGINEER.
3. CONTRACTOR SHALL FIELD ADJUST FIRE HYDRANTS, VALVES AND APPURTENANCES TO MATCH FINISHED GROUND ELEVATION.
4. 8 MIL MIN. POLYWRAP ON ALL D.I.P. IS REQUIRED
5. TAPS OF LIVE WATER MAINS TO BE DONE BY CITY FORCES, BUT COORDINATED AND PAID FOR BY CONTRACTOR
6. ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED (CAST-IRON, GRAY-IRON, STEEL, GALVANIZED, ETC.) PIPE SHALL NOT BE ALLOWED.
7. COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN MJ TO FLANGE ADAPTER.
8. UTILITY AND MECHANICAL CONTRACTORS SHALL COORDINATE INSTALLATION OF WATER SERVICE PIPES, FITTINGS, AND VALVES ALL THE WAY INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.

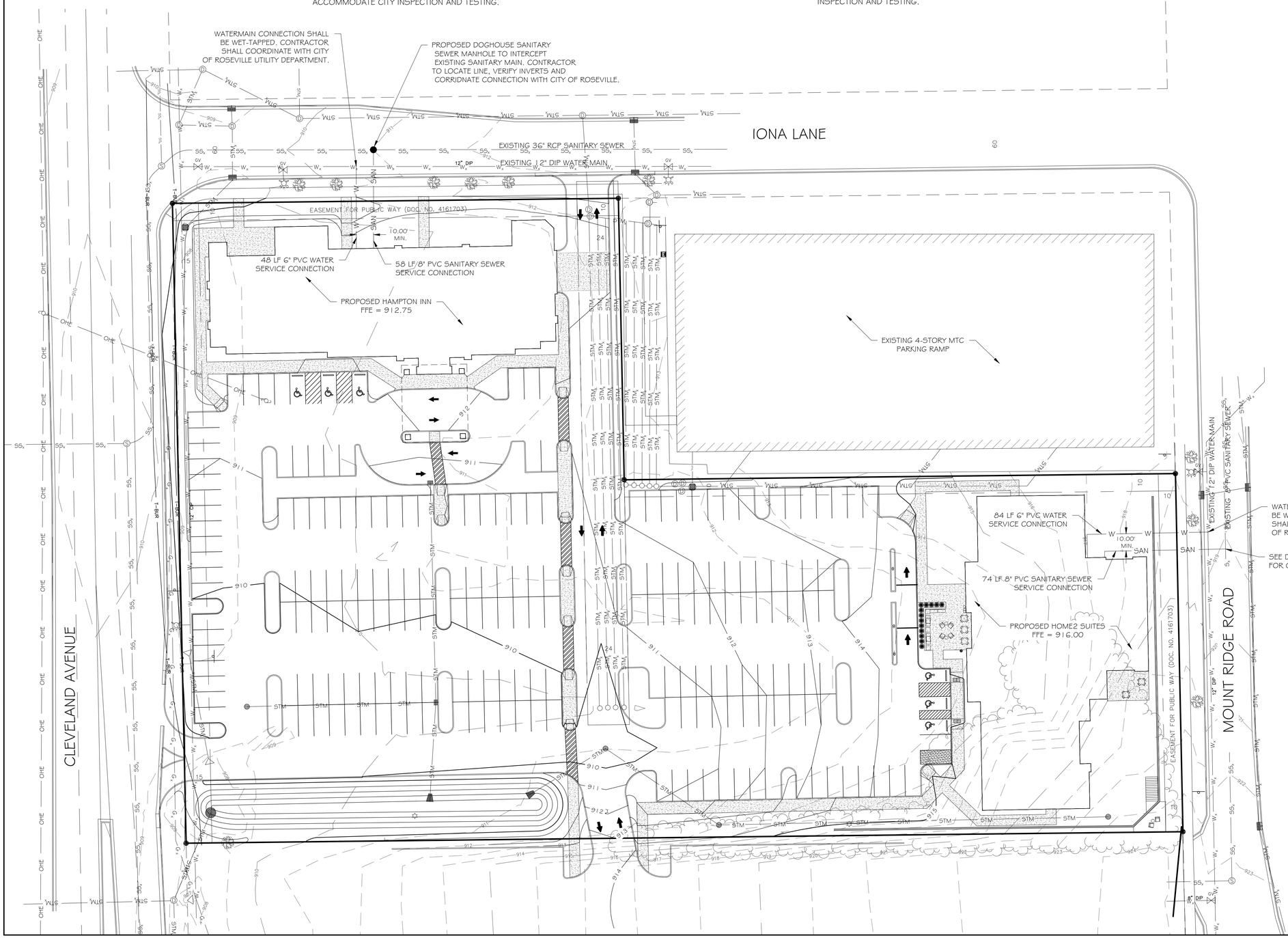
SANITARY SEWER NOTES

1. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON THE PLANS, STOP WORK AND NOTIFY THE ENGINEER.
3. CONTRACTOR SHALL FIELD ADJUST MANHOLE RIMS, CLEANOUTS, AND APPURTENANCES TO MATCH FINISHED GROUND ELEVATION.
4. ALL WATER AND SEWER LINES MUST HAVE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION.
5. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING SANITARY SEWER SYSTEM.
7. UTILITY AND MECHANICAL CONTRACTORS SHALL COORDINATE INSTALLATION OF SEWER SERVICES ALL THE WAY INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.

GENERAL NOTES

A) CONTRACTOR SHALL COORDINATE THE LOCATION OF EXISTING UTLITIES WITHIN THE CONSTRUCTION AREA PRIOR TO THE BEGINNING OF ANY EXCAVATION OR DRILLING WORK. CONTRACTOR SHALL ADJUST, PROTECT AND REPAIR ANY DAMAGE TO SAID UTILITIES, AS NECESSARY, AT NO ADDITIONAL COST TO THE OWNER.

NORTH



LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- W — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- STM — EXISTING STORM SEWER
- G — EXISTING GAS MAIN
- T — EXISTING BURIED TELEPHONE
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- LOT LINE

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Certification & Seal:

PRELIMINARY

MARK	DATE	DESCRIPTION

DATE ISSUED: 10/31/2014

ISSUE PHASE: REVIEW

PROJECT TITLE:

HOME2 & HAMPTON INN

PROJECT OWNER: TORGERSON

PROJECT LOCATION: ROSEVILLE, MN

SHEET TITLE:

UTILITY PLAN

0 15' 30' 60'
11" x 17" - 1" = 60'
22" x 34" - 1" = 30'

PROJECT NUMBER: 24277

SHEET NUMBER: C400

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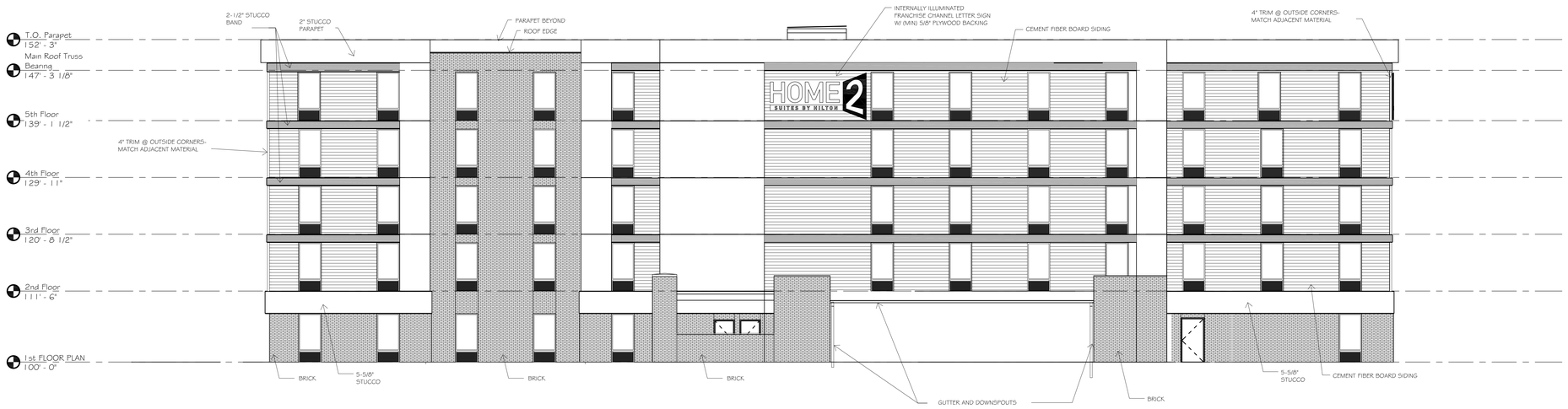
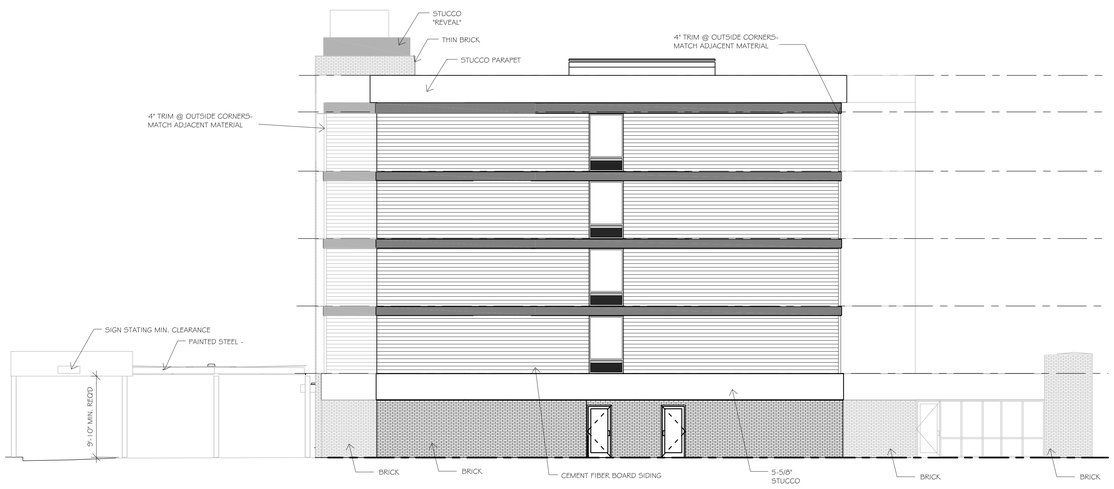
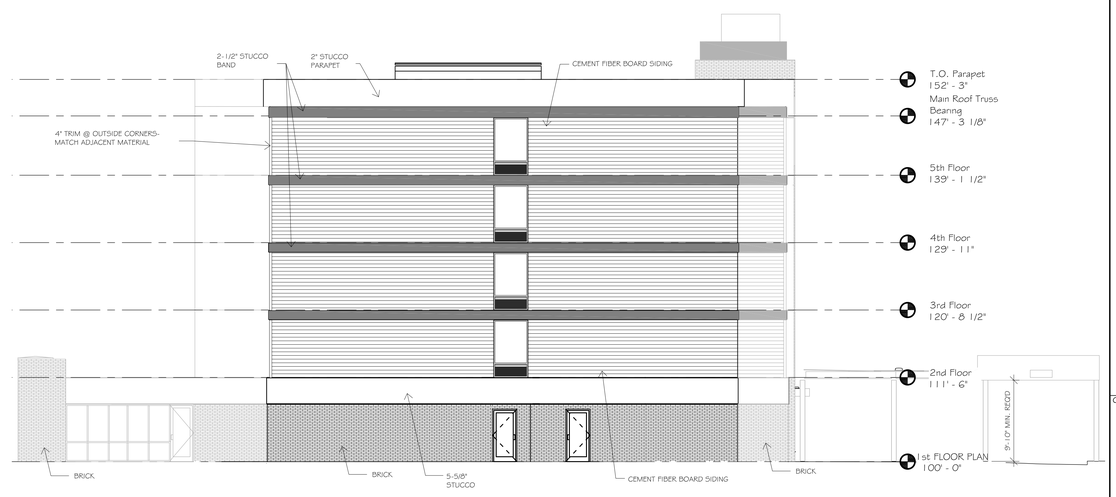


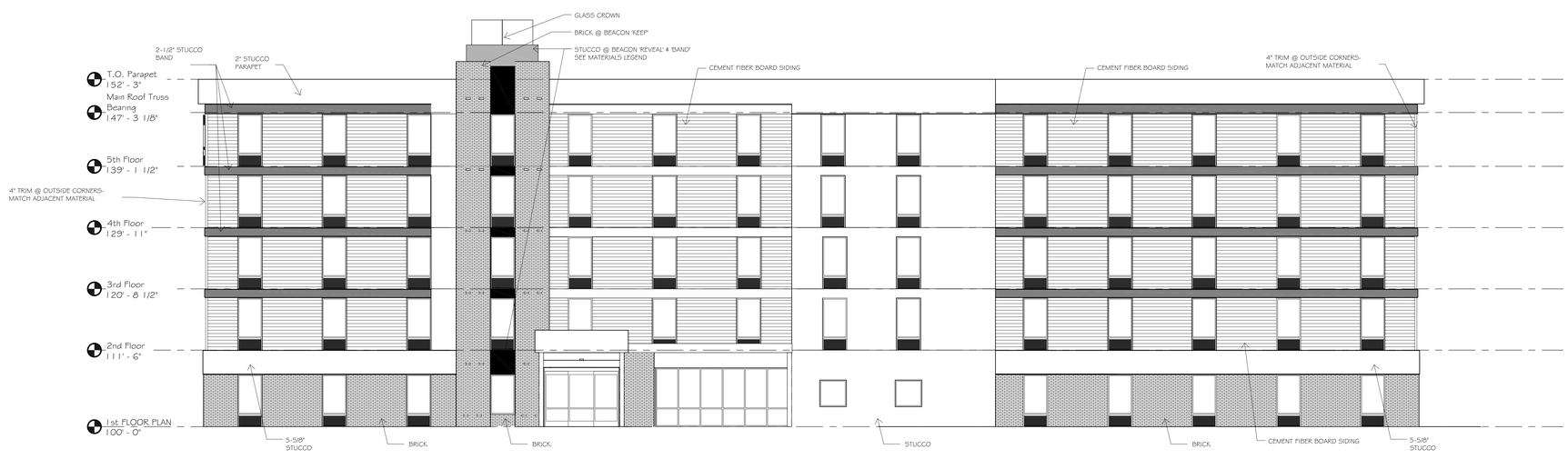
1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- STUCCO COLOR 'A' - SMOOTH OR FINE FINISH
- STUCCO COLOR 'B' - SMOOTH FINISH
- HORIZONTAL CEMENT FIBER BOARD SIDING COLOR 'C'
- BRICK 'A' - SEE SPECS
- PAINT AT STEEL CANOPY
- BEACON REVEAL - STUCCO COLOR 'C' - SMOOTH FINISH

Exhibit A

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Certification & Seal:

MARK	DATE	DESCRIPTION

DATE ISSUED:
ISSUE PHASE: PRELIMINARY

PROJECT TITLE:
HILTON HOME2 SUITES

PROJECT OWNER:
HR, LLC

PROJECT LOCATION:
ROSEVILLE, MINNESOTA

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE:
AS NOTED

PROJECT NUMBER: 24277
SHEET NUMBER: A201

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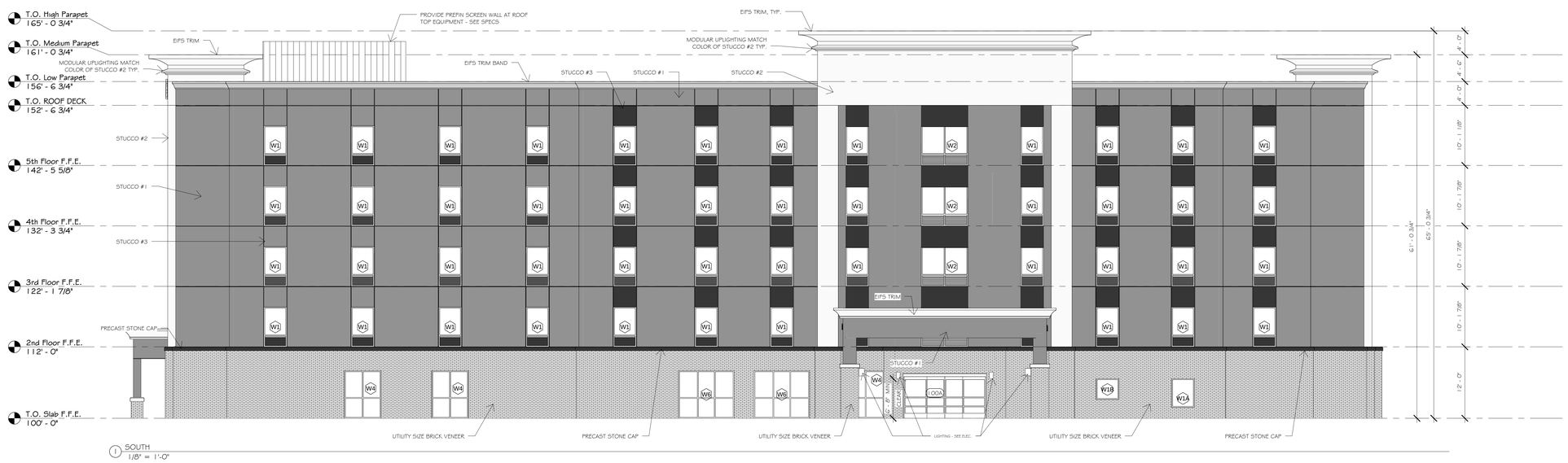
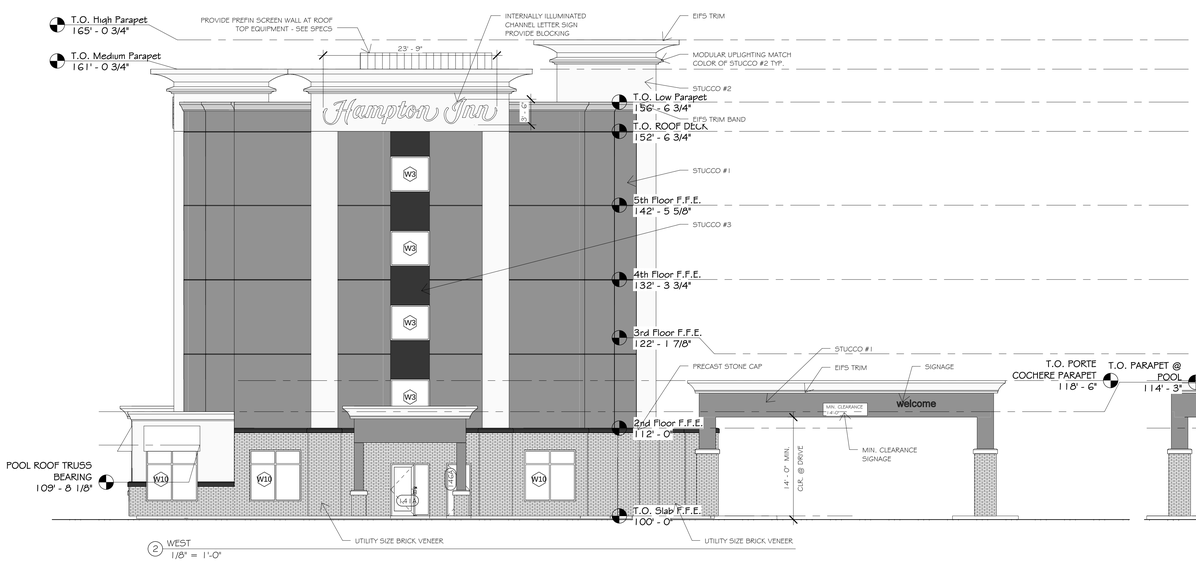
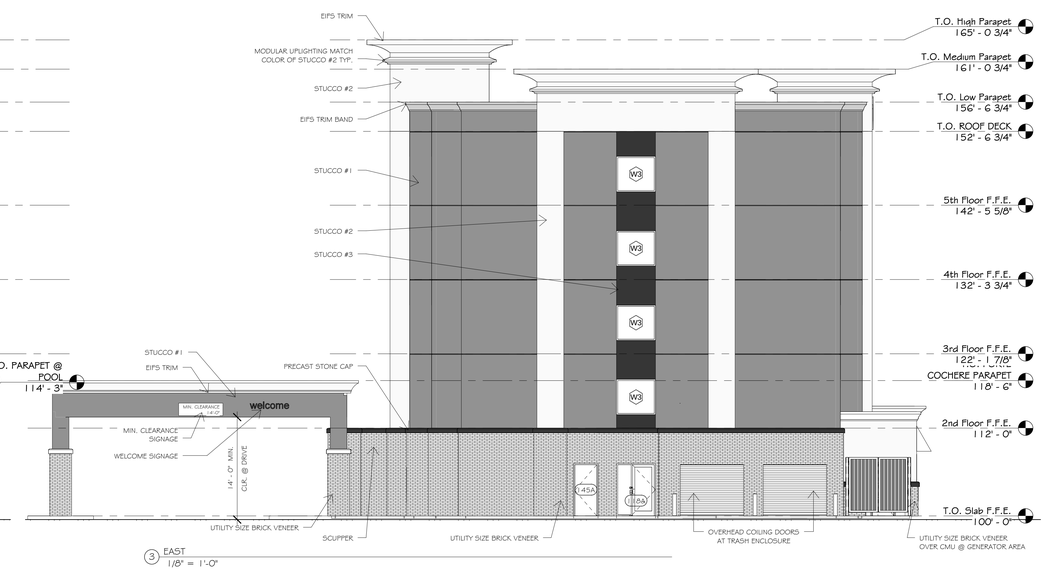
Exhibit A



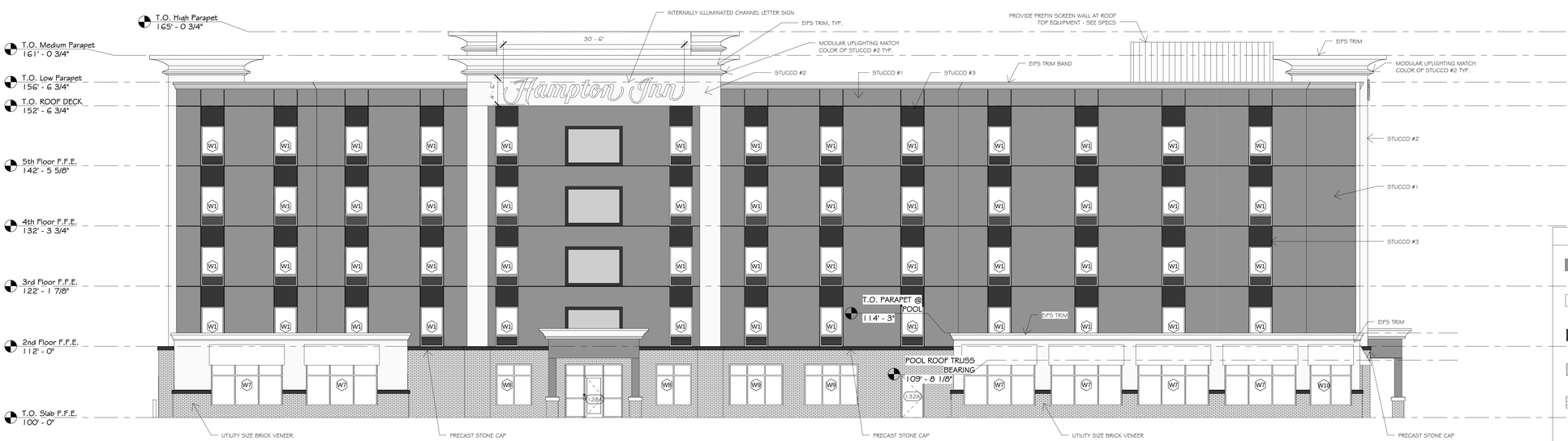
1 SOUTH
1/8" = 1'-0"



2 WEST
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"



4 NORTH
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- STUCCO COLOR #1 - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS 'SW6005 - FOLKSTONE'; SWIRL TEXTURE
- STUCCO COLOR #2 - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS 'SW6126 - NAVAJO WHITE'; SWIRL TEXTURE
- STUCCO COLOR #3 - (AT WINDOWS) - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS 'SW6006 - BLACK BEAN'; SWIRL TEXTURE
- STUCCO COLOR #4 - (AT LOW PARAPET TRIM) - DRYVIT - COLOR: TO MATCH SHERWIN WILLIAMS 'SW7017 - DORIAN GRAY'; SWIRL TEXTURE
- BRICK (UTILITY SIZE) - CLOUD CERAMICS - BROWN IRON TONE

STUCCO - DO NOT EXCEED 144 SF BETWEEN CONTROL JOINTS. THE DISTANCE BETWEEN CONTROL JOINTS SHOULD NOT EXCEED 18 FEET INEITHER DIRECTION WITH A LENGTH TO WIDTH RATIO OF 2.5 TO 1.

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Certification & Seal:
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of Minnesota

Signature xx/xx/2014 Date
JOHN D. HAFNER 20890
Typed or Printed Name Registration Number

Revision	Date

DATE ISSUED	10-28-2014
ISSUE PHASE	PRELIMINARY

PROJECT TITLE:
HAMPTON INN
5-STORY
100 UNIT

PROJECT OWNER:
HR, LLC

PROJECT LOCATION:
ROSEVILLE, MN

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NUMBER	29639
SHEET NUMBER	A201

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10/29/2014 4:09:55 PM
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Exhibit B

Extract of the December 3, 2014 Roseville Planning Commission Minutes

b. PLANNING FILE 14-029
Request by HR LLC for approval of a preliminary plat at 2750 Cleveland Avenue

Vice Chair Boguszewski opened the Public Hearing for Planning File 09-029 at 6:35 p.m.

City Planner Thomas Paschke summarized the request and staff's analysis as detailed in the staff report dated December 3, 2014, for the remainder of the former "Old Dominion" property in the Twin Lakes Redevelopment Area for development of two hotels on the site, a 100 unit, five story Hampton Inn and a 105-unit, five story Home2 Suites.

Mr. Paschke pointed out a typographical error in the staff report, page 2, line 10, advising that the Hampton Inn would be 5 stories as well, so both hotels would be of five stories.

Mr. Paschke further advised of an additional condition recommended by staff after distribution of the staff report, and as discussed before tonight's meeting with property owners and their representatives.

Community Development Director Paul Bilotta read the additional Condition G as follows and related to access easements:

"The applicant will dedicate access easements across the property to serve adjacent parcels in a form as approved by the City Attorney and Community Development Director."

<u>Discussion</u>
At the request of Member Stellmach, Mr. Paschke advised that the exact location for potential access point requirements may not be identifiable through the planning process, but they would be defined by engineers and the traffic study as part of the process; with any changes available before or at the time of final plat approval, along with rights-of-way easement dedications, public improvement contracts as needed, and other documentation as required as part of the process.

At the request of Member Murphy, Mr. Paschke advised that Community Mixed Use zoning (CMU) had no height limit or number of stories.

Member Murphy requested what the governing documents were, since the AUAR had expired, noting mention of the EAW waiver request.

Mr. Paschke advised that, in September of 2012, the AUAR guiding document (Alternative Urban Area-wide Review) had expired, and in its place in October of 2012, the City Council had established a policy that all developments would go through the process of a voluntary Environmental Assessment Worksheet (EAW) following Environmental Impact Statement (EIS) guidelines. Mr. Paschke noted that this applicant, as well as the applicant on the parcel sough of this one had requested the variance from the City Council. Mr. Paschke advised that staff was in the process of working through that waiver request; with a presentation planned before the City Council at their next regular business meeting seeking their support for a different process, or seeking direction from them related to development in the Twin Lakes Redevelopment Area. Mr. Paschke advised that they may determine that this project be required to complete a voluntary EAW or provide them with another option.

Mr. Paschke advised that the formal EAW process can be lengthy and require a lot of information running through the Environmental Quality Board (EQB) EQB, but was similar to the voluntary EAW administered by the city and tied into the former AUAR, which he opined was still a useful document. Mr. Paschke noted that many items hadn't changed: traffic was still a concern with an project or development as well as the clean-up of the land, both issues the City wanted additional information on. Mr. Paschke advised that it was staff's hope to have a consistent process established for developers aware of the process they're required to complete prior to any permit approvals.

At the request of Member Murphy, Mr. Bilotta advised that typically a Phase I Environmental Study was required by banks, and was basically a database search of various sources and aerial photos to make a determination about environmental conditions or anything that may have prompted any

environmental issues, without probing the ground. Mr. Bilotta advised that the EAW was intended to review the plat.

With the parcel serving as an old truck site, Member Murphy opined that he would suspect chemical contamination.

Mr. Bilotta advised that Phase I would determine if a Phase II was required; and clarified that cities were not typically provided a copy; and if there were indications that a Response Action Plan (RAP) was required, it would need to go through the Minnesota Pollution Control Agency (MPCA), which the City Council was fully aware of.

Mr. Bilotta clarified that the platting issue is preliminary in nature and not tied to environmental issues; and since this was being platted into one lot, there should be no impact, and only affect how they place the buildings, with any environmental issues known well before that time.

Vice Chair Boguszewski asked, prior to the traffic study and actual data being available, did the City have a sense of how traffic had been affected by the WalMart Development and the burden put on that intersection and immediate area.

Mr. Bilotta advised that another project was currently being designed near that intersection, with traffic studies currently underway and would provide that information.

Member Murphy suggested the study include traffic up to County Road D and the related issues created up to that point.

Mr. Bilotta advised that he would need to confirm with the applicant how far they think their project would impact the area traffic.

If this project proceeds, Vice Chair Boguszewski questioned if this was a net gain of new hotel units, with Mr. Bilotta responding affirmately.

Applicant Representative Jesse Messner, Cities Edge Architects, HRLLC
Mr. Messner advised that he and his clients had reviewed the conditions as outlined by staff and they were in acceptance of all those conditions. Mr. Messner advised that their intent was to continue to work with staff in meeting those conditions and moving the project forward toward a spring of 2015 construction date.

Mr. Messner advised that a Phase I environmental had been completed for the site, and he thought a Phase II as well; and offered to copy staff on both. Mr. Messner advised that an outside firm and the MPCA had both reviewed those documents and the MPC had cleared it.

At the request of Member Murphy as to what “cleared” meant, Mr. Messner advised that contaminants had been found at one point, but after the MPCA review and remediation to-date on the soils, they had cleared the site.

At the request of Member Murphy on how those soils had been remediated, Mr. Messner advised that, with the documents not available to him at this meeting, he could not address that question, but offered to provide the specifics to staff for dissemination to the Planning Commission as well.

At the request of Vice Chair Boguszewski, Mr. Messner advised that he had been provided with the additional Condition G prior to tonight’s meeting and as recommended by staff, and that he and his client were in agreement.

Vice Chair Boguszewski closed Public Hearing at 6:53 p.m.; no one spoke for or against.

MOTION
Member Murphy moved, seconded by Member Keynan to recommend to the City Council approval of the Twin Lakes Hospitality Place PRELIMINARY PLAT as presented for the proposed Twin Lakes Hospitality Place, based on the comments and findings outlined in the staff report dated December 3, 2014, as conditioned; *and amended to include an additional Condition G as follows:*

"The applicant will dedicate access easements across the property to serve adjacent parcels in a form as approved by the City Attorney and Community Development Director."

In order to avoid any conflict of interest, Member Stellmach advised that he was abstaining from voting on this motion as his employer was the Minnesota Pollution Control Agency.

Ayes: 4
Nays: 0
Abstentions: 1 (Stellmach)
Motion carried.

Vice Chair Boguszewski advised that anticipated City Council action on this matter was scheduled for January 12, 2015.