

ROSEVILLE
REQUEST FOR COUNCIL ACTION

DATE: 9/26/2011

ITEM NO: 12.g

Division Approval



City Manager* Approval



Item Description: Request by Meritex Enterprises, Inc. for approval of a **final plat** of Outlot A created in the recently-approved Highcrest Park Addition plat (**PF11-020**).

1.0 REQUESTED ACTION

Meritex Enterprises proposes to plat the portion of Outlot A, at 2285 Walnut Street, lying immediately north of the triangle platted under the Highcrest Park Addition plat, leaving the remainder of the parcel as an outlot until future development plans necessitate platting more of the property.

Project Review History

- Application submitted and determined complete: July 1, 2011
- Preliminary plat approval (6-0 to approve): September 12, 2011
- Review deadline: October 29, 2011
- Project report prepared: September 22, 2011
- Anticipated City Council action: September 26, 2011

2.0 SUMMARY OF RECOMMENDATION

Community Development and Public Works Department staff recommend approval of the proposed FINAL PLAT; see Section 7 of this report for the detailed recommendation.

3.0 SUMMARY OF SUGGESTED ACTION

Adopt a resolution approving the proposed Highcrest Park 3rd Addition plat, pursuant to Title 11 (Subdivisions) of the City Code; see Section 8 of this report for the detailed action.

19 **4.0 BACKGROUND**

20 4.1 The property at 2285 Walnut Street has a Comprehensive Plan designation of Industrial
21 (I) and a corresponding zoning classification of Industrial (I) District. The preliminary
22 PLAT PROPOSAL has been prompted by plans to develop a 130,000-square-foot FedEx
23 office/warehouse facility in the southern portion of the existing Outlot A, created by the
24 first Highcrest Park Addition plat approved by the City Council on July 11, 2011.

25 4.2 For the sake of clarification, the nature of an “outlot” is such that it may not be developed
26 until it is re-platted. In this case, the intent is to plat the proposed Outlot A when future
27 development scenarios are solidified enough to determine where lot lines will be most
28 appropriate. A large pile of rubble, the subject of a recent interim use approval, stands on
29 the northern portion of the proposed outlot.

30 **5.0 PUBLIC COMMENT**

31 The duly-noticed public hearing for the PRELIMINARY PLAT application was held by the
32 Planning Commission on August 3, 2011. At the time this report was prepared, Planning
33 Division staff has received no questions or comments about the proposed plat from
34 nearby property owners or other members of the public.

35 **6.0 FINAL PLAT AND PUBLIC IMPROVEMENT CONTRACT**

36 6.1 Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots
37 meet the minimum size requirements of the zoning code, that adequate streets and other
38 public infrastructure are in place or identified and constructed, and that storm water is
39 addressed to prevent problems either on nearby property or within the storm water
40 system. As PLAT of an industrial property, the proposal leaves no zoning issues to be
41 addressed since the Zoning Code does not establish minimum lot dimensions or area.
42 Any development plans will need to comply with all applicable City Code requirements,
43 the requirements of the Rice Creek Watershed District, and any other regulating body.

44 6.2 Roseville’s Development Review Committee, a body comprising staff from various City
45 departments, met on July 14, 2011 to discuss the application. As the City’s authority
46 storm water- and infrastructure issues, Public Works Department had the biggest portion
47 of information to review and has worked through these issues with the applicant in
48 preparation for the FINAL PLAT approval.

49 6.3 On August 2, 2011, the Roseville Parks and Recreation Commission reviewed the
50 proposed PRELIMINARY PLAT against the park dedication requirements of §1103.07 of the
51 City Code. According to the draft meeting minutes provided to Planning Division staff,
52 the commissioners discussed their previous decisions for earlier developments in the
53 area, and inquired whether or not revenues collected from park dedication can be used for
54 public art; Parks and Recreation Department staff explained that the state statute directs
55 park dedication funds to be used for capital projects and not for maintenance. The Parks
56 and Recreation Commission unanimously voted to recommend accepting cash in lieu of
57 land for park development.

58 6.4 A Public Improvement Contract (PIC) was approved in connection with the Highcrest
59 Park Addition 1st addition plat; with the exception of needing a public sidewalk
60 constructed in the Walnut Street right-of-way, the present plat application does not
61 require the public improvements of the 1st Addition plat. For this reason, the PIC for the
62 proposed 3rd Addition plat will be an amended version of the approved PIC which

63 obligates Meritex to construct the sidewalk as required. The details of the amended PIC
64 are yet to be worked out but, in the interest of facilitating the sale of the platted lot and
65 the commencement of construction on the property in 2011, Public Works and
66 Community Development staff recommend approving the plat contingent upon recording
67 an approved PIC before (or concurrent with) recording the plat itself.

68 **7.0 RECOMMENDATION**

69 Based on the comments and findings outlined in Sections 4-6 of this report, Community
70 Development and Public Works Departments find that the proposed FINAL PLAT is
71 consistent with the PRELIMINARY PLAT reviewed by the Planning Commission and,
72 consequently, recommend that it be approved, pursuant to Title 11 of the Roseville City
73 Code, with the condition that an amended Public Improvement Contract be approved by
74 the City Council and recorded at Ramsey County before or at the same time as the plat is
75 recorded.

76 **8.0 SUGGESTED ACTION**

77 **Adopt a resolution approving the Highcrest Park Addition Plat and Public**
78 **Improvement Contract amendment** at 2285 Walnut Street, based on the comments and
79 findings of Sections 4-6 and the recommendation of Section 7 of this staff report, with
80 the following conditions:

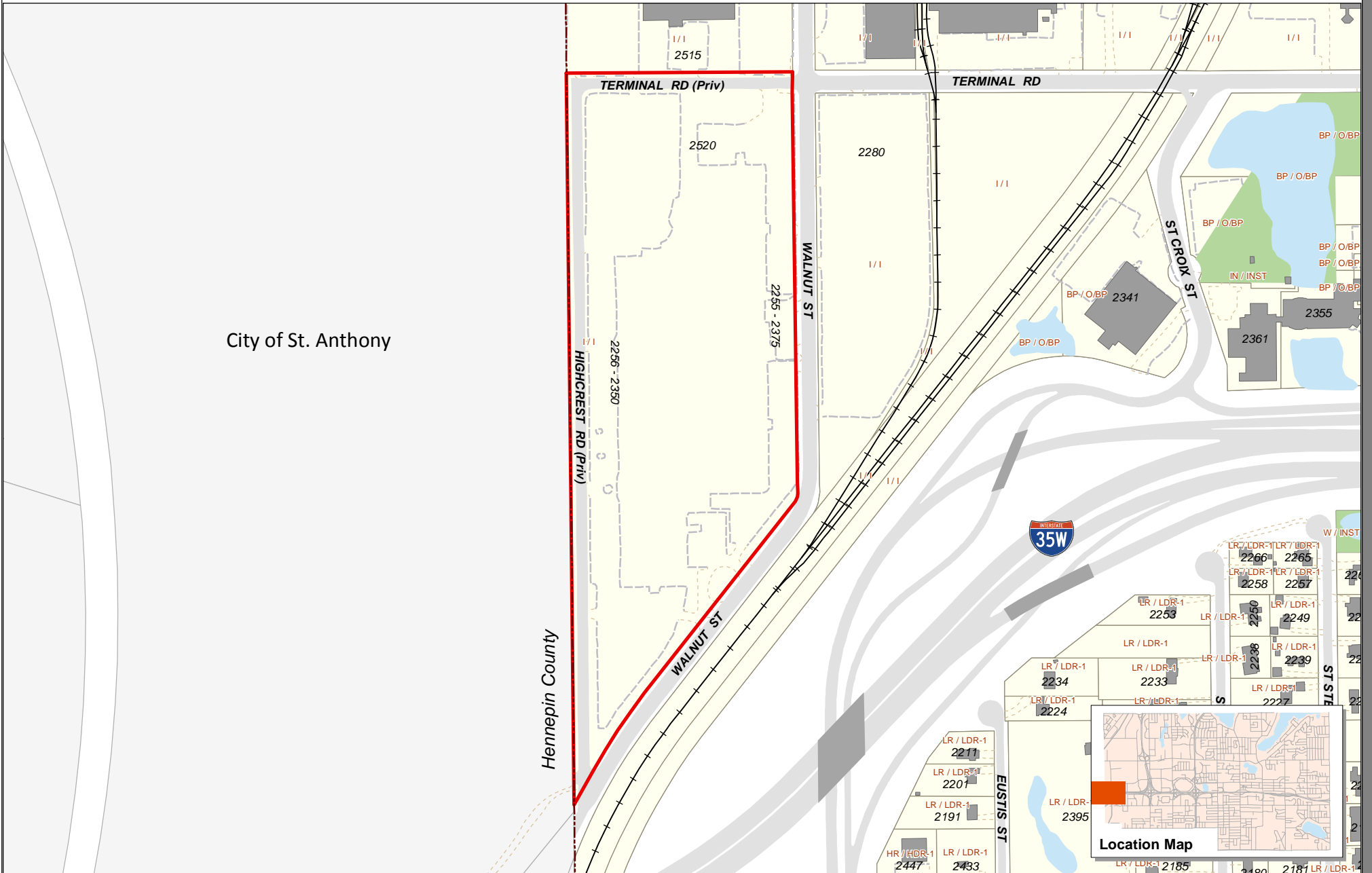
- 81 **a** Meritex Enterprises, Inc. shall provide acceptable title evidence to the City showing
82 satisfactory fee simple title solely in the name of Meritex Enterprises, Inc., without
83 any encumbrances, liens or other interests against the property; and
- 84 **b** Meritex Enterprises, Inc. shall receive City Council approval of an amended Public
85 Improvement Contract and record it at Ramsey County before or at the same time as
86 the Highcrest Park 3rd Addition plat is recorded.

Prepared by: Associate Planner Bryan Lloyd

Attachments: A: Area map
B: Aerial photo

C: Final plat information
D: Draft resolution

Attachment A: Location Map for Planning File 11-002



City of St. Anthony

Hennepin County



Prepared by:
Community Development Department
Printed: February 14, 2011



Site Location

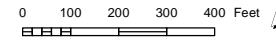
LR / R1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (2/1/2011)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

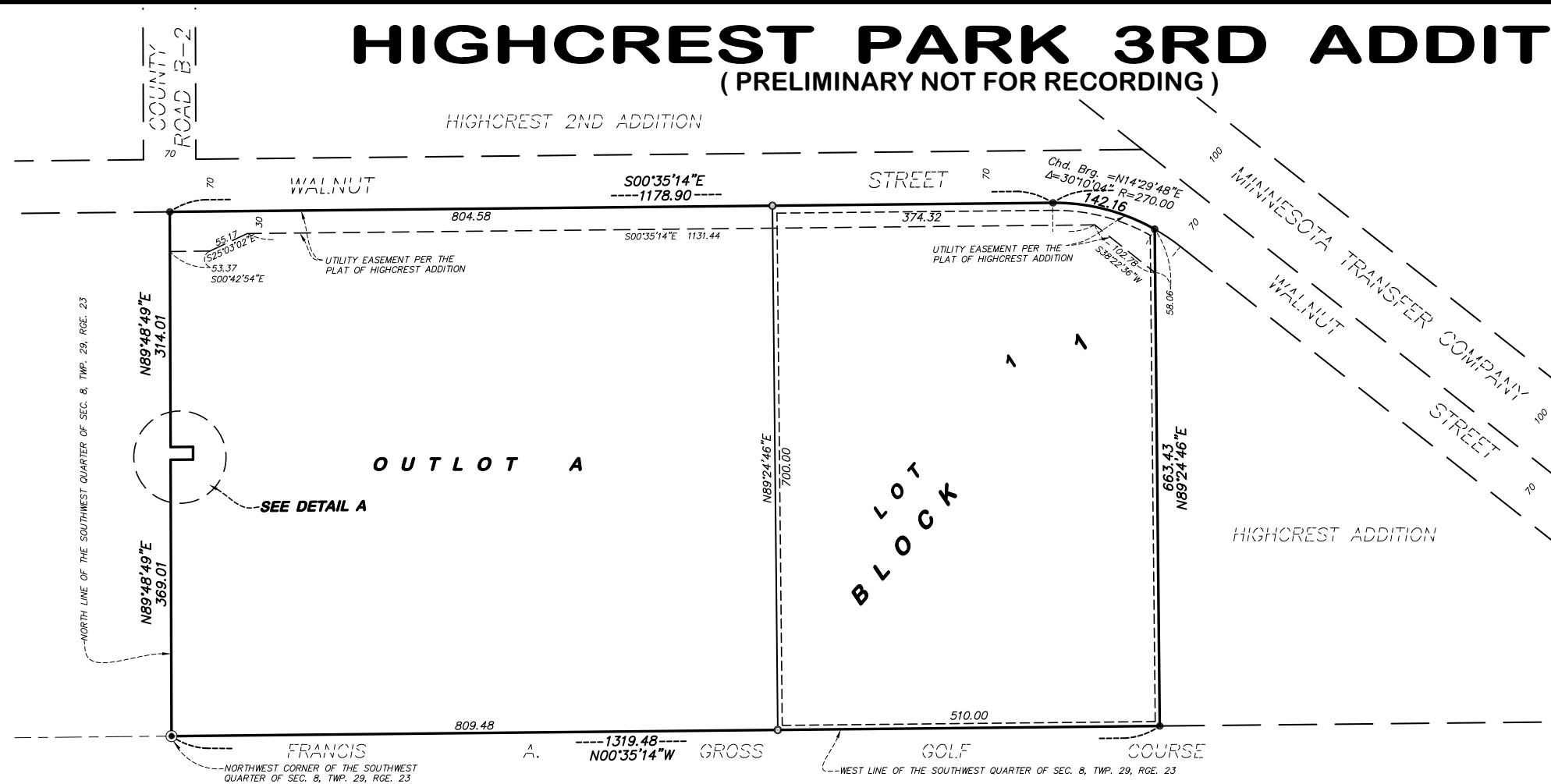
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. 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.



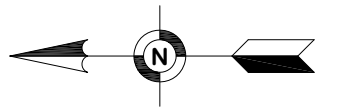
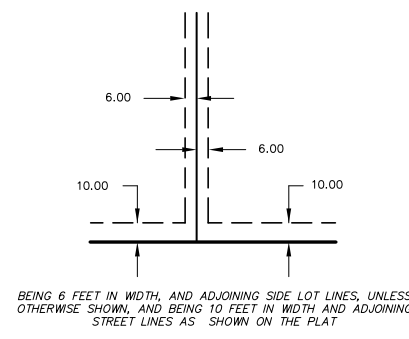
mapdoc: planning_commission_location.mxd

HIGHCREST PARK 3RD ADDITION

(PRELIMINARY NOT FOR RECORDING)

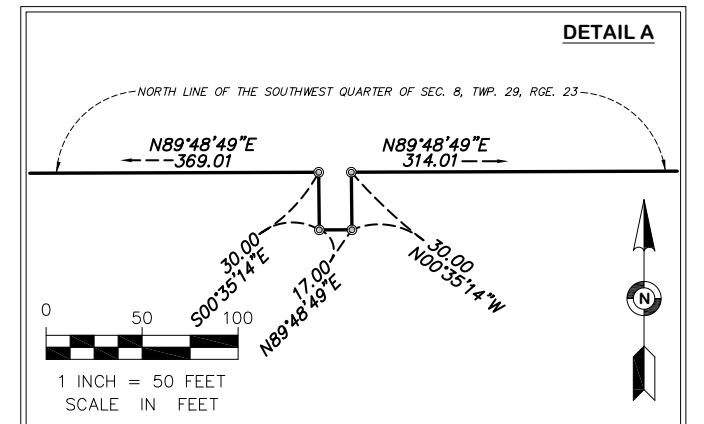


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



The orientation of this bearing system is based on the Ramsey County Coordinate Grid (NAD 83-96 Adj).

- ⊙ DENOTES FOUND CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH FOUND IRON MONUMENT MARKED BY LICENSE NO. 44123
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET & MARKED BY LICENSE NO. 44123



KNOW ALL MEN BY THESE PRESENTS: That Meritex Enterprises, Inc., a Minnesota corporation, fee owner, and U.S. Bank National Association, a national banking association, mortgagee, of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

OUTLOT A, HIGHCREST ADDITION, WASHINGTON COUNTY, MINNESOTA

Has caused the same to be surveyed and platted as HIGHCREST PARK 3RD ADDITION.

In witness whereof said Meritex Enterprises, Inc., a Minnesota corporation has caused these presents to be signed by its proper officer this _____ day of _____, 201__.

Signed: Meritex Enterprises, Inc.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 201__, by _____, _____, of Meritex Enterprises, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public _____ County, _____
My commission expires _____

In witness whereof said U.S. Bank National Association, a national banking association, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Signed: U.S. Bank National Association, a national banking association

_____ its _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____ the _____ of U.S. Bank National Association, a national banking association, on behalf of the association.

Notary Public _____ County, _____
My commission expires _____

I, Brent R. Peters do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this day of _____ day of _____, 201__.

Brent R. Peters, Licensed Land Surveyor
Minnesota License No. 44123

STATE OF _____
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 201__, by Brent R. Peters, Licensed Land Surveyor.

Notary Public _____ County, _____
My commission expires _____

CITY OF ROSEVILLE

We do hereby certify that on the _____ day of _____, 201__, the City Council of the City Roseville, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Mayor _____ Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this _____ day of _____, 201__.

_____, Director _____ Deputy
Property Records and Revenue

COUNTY SURVEYOR

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this _____ day of _____, 201__.

Michael Fiebigler, P.L.S.
Ramsey County Surveyor

COUNTY RECORDER
County of Ramsey, State of Minnesota

I hereby certify that this plat of HIGHCREST PARK ADDITION 3RD ADDITION was filed in the office of the County Recorder for public record this _____ day of _____, 201__, at _____ O'clock ____ M., and was duly filed in Book _____ of Plats, Pages _____ and _____, as Document Number _____.

Deputy County Recorder



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

1 Pursuant to due call and notice thereof, a regular meeting of the City Council of the City
2 of Roseville, County of Ramsey, Minnesota, was held on the 26th day of September 2011 at 6:00
3 p.m.

4 The following Members were present: _____;
5 and _____ was absent.

6 Council Member _____ introduced the following resolution and moved its adoption:

7 **RESOLUTION NO. _____**

8 **A RESOLUTION APPROVING THE FINAL PLAT OF THE HIGHCREST PARK 3RD**
9 **ADDITION (PF11-020)**

10 WHEREAS, Meritex Enterprises Inc., applicant for approval of the proposed plat, owns
11 the property at 2285 Walnut Street, which is legally described as; and

12 **Highcrest Park Addition Outlot A**

13 WHEREAS, the Roseville Planning Commission held the public hearing regarding the
14 proposed PRELIMINARY PLAT on August 3, 2011, and after said public hearing the Roseville
15 Planning Commission voted to recommend approval of the proposed PRELIMINARY PLAT based
16 on the comments and findings of the staff report and the input from the public; and

17 WHEREAS, the Roseville City Council, at its regular meeting on September 12, 2011,
18 received the Planning Commission's recommendation and voted unanimously to approve the
19 PRELIMINARY PLAT; and

20 WHEREAS, the final plat materials and a Public Improvement Contract have been
21 prepared and submitted, pursuant to the PRELIMINARY PLAT approval;

22 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville,
23 Minnesota, that the FINAL PLAT of the subject property creating Lot 1 Block 1 and Outlot A of
24 the Highcrest Park 3rd Addition is hereby approved, subject to the following conditions:

- 25 **a.** Meritex Enterprises, Inc. shall provide acceptable title evidence to the City showing
26 satisfactory fee simple title solely in the name of Meritex Enterprises, Inc., without
27 any encumbrances, liens or other interests against the property; and
- 28 **b.** Meritex Enterprises, Inc. shall receive City Council approval of an amended Public
29 Improvement Contract and record it at Ramsey County before or at the same time as
30 the Highcrest Park 3rd Addition plat is recorded.

31 The motion for the adoption of the foregoing resolution was duly seconded by Council
32 Member _____ and upon vote being taken thereon, the following voted in favor: _____;
33 and _____ voted against.

34 WHEREUPON said resolution was declared duly passed and adopted.

