



Variance Board Agenda

Wednesday, March 4, 2026

5:30 PM

City Council Chambers

In accordance with [Minnesota Statutes §13D.02](#) and City policy, Council and Commission members may attend meetings remotely up to three times per calendar year.

(Times listed are approximate – please note that items may be earlier or later than listed on the agenda)

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Review of Minutes**
 - a. Review of January 7, 2026 Minutes
5. **Public Hearing**
 - a. Consider a request by Hempel Real Estate to allow a proposed building to occupy less of the required street frontage required by Section 1006.04.E.3 (Frontage Requirement) of the City Code at 2700 Snelling Avenue (PF25-016)
6. **Adjourn**


REQUEST FOR BOARD ACTION

Date: **3/4/2026**

Item No.: **4.a.**

Department Approval

Agenda Section

Review of Minutes

Item Description: Review of January 7, 2026 Minutes

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Application Information

n/a

Background

n/a

Staff Recommendation

n/a

Requested Planning Commission Action

Review the January 7, 2026 minutes and make a motion to approve subject to requested corrections.

Alternative Actions

n/a

Prepared by:

Attachments: 1. January 7, 2026 Minutes



**Variance Board Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, January 7, 2026 – 5:30 p.m.**

- 1 **1. Call to Order**
2 Chair Aspnes called to order the regular meeting of the Variance Board meeting at
3 approximately 5:30 p.m. and reviewed the role and purpose of the Variance Board.
4
- 5 **2. Roll Call & Introductions**
6 At the request of Chair Aspnes, City Planner Thomas Paschke called the Roll.
7
8 **Members Present:** Chair Aspnes, Vice Chair Barstad, and Member Campbell Jensen.
9
10 **Members Absent:** None
11
12 **Staff Present:** City Planner Thomas Paschke, Community Development Director
13 Janice Gundlach, and Senior Planner Bryan Lloyd
14
- 15 **3. Approval of Agenda**
16
17 **MOTION**
18 **Member Barstad moved, seconded by Member Campbell Jensen, to approve the**
19 **agenda as presented.**
20
21 **Ayes: 3**
22 **Nays: 0**
23 **Motion carried.**
24
- 25 **4. Review of Minutes: December 3, 2025**
26 **MOTION**
27 **Member Campbell Jensen moved, seconded by Member Barstad, to approve the**
28 **December 3, 2025, meeting minutes.**
29
30 **Ayes: 3**
31 **Nays: 0**
32 **Motion carried.**
33
- 34 **5. Public Hearing**
35 Chair Aspnes reviewed the protocol for Public Hearings and public comment and opened
36 the Public Hearing at approximately 6:22 p.m.
37
38 **a. PLANNING FILE 25-019**
39 **Request to Allow a Proposed Second Story Home Addition within the Required**
40 **Minimum Setback from the Ordinary High-Water Level at 513 Heinel Drive.**

Variance Board Meeting
Minutes – Wednesday, January 7, 2026
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41 Senior Planner Lloyd presented the proposal to add a second story to the home,
42 noting the home’s walkout level and its proximity to the ordinary high-water level.
43 He explained that the proposal aimed to add a living area without bringing the
44 building closer to the lake or increasing impervious coverage, which was already over
45 the limit.

46
47 Mr. Lloyd explained the property's existing conditions, including the sewer easement
48 and the nonconforming conditions that existed before Roseville adopted shoreline
49 regulations. The proposal included planting large overstory trees to minimize
50 visibility of the home from the lake, but this was not feasible given the existing tree
51 cover. The new requirement for variances in the shoreland district involved restoring
52 some amount of the shoreline to native plants, but this did not apply to the current
53 proposal. The roof design included collecting stormwater from the flat roof area and
54 directing it to an existing rain garden on site, which should improve stormwater
55 runoff management.

56
57 Member Barstad asked about the feasibility of building to the south of the existing
58 home, noting the large tree and shading.

59
60 Mr. Lloyd explained that adding another floor without expanding the footprint was a
61 less intrusive approach than expanding southward.

62
63 Member Barstad inquired about the rain garden's location and the structural support
64 for the addition.

65
66 Mr. Lloyd clarified that the rain garden was on the property and that the existing
67 foundation and exterior walls provided the structural support.

68
69 Mr. Carlos Perez, an architect at Strole & Company, thanked the staff for their
70 presentation and explained the decision to add a second story rather than expand
71 southward. He detailed the design considerations, including removing a six-foot
72 overhang to reduce impervious area and directing stormwater to the existing rain
73 garden.

74
75 Mr. Olov Strole, the builder, emphasized the environmental benefits of the proposed
76 design, including reducing water runoff towards the lake and improving shoreline
77 stability. He expressed their willingness to consider shoreline restoration and
78 provided additional information to the board.

79
80 Member Barstad asked about the rain garden concept and the existing stormwater
81 management system.

82
83 Mr. Strole explained the current stormwater management system, which included a
84 pond and primary rain garden on the property.

85
86 Chair Aspnes confirmed the applicant’s understanding of the rain garden and the
87 extension of the validation timeline for a previous variance.

88
89 Chair Aspnes closed the public hearing at 6:23 p.m.
90

91 **MOTION**

92 **Member Barstad moved, seconded by Member Campbell Jensen, adoption of**
93 **Variance Board Resolution No. 176 (Attachment 4), entitled “A Resolution**
94 **Approving a Variance to Dimensional Standards Pertaining to a Home Addition**
95 **at 513 Heinel Drive (PF25-019).”**
96

97 **Ayes: 3**

98 **Nays: 0**

99 **Motion carried.**
100

101 **b. PLANNING FILE 24-008**

102 **Extension of Validation Timeline for the Variance Approved in Planning File 24-**
103 **008.**

104 Senior Planner Lloyd reviewed the variance request for this property, as detailed in
105 the staff report dated January 7, 2026.
106

107 Mr. Lloyd reviewed the extension of the validation timeline for a variance approved
108 in 2024. He noted that the variance was approved with a one-year validation timeline,
109 and the homeowner requested an extension due to delays in project start. He
110 explained that the extension is reasonable given the delays and recommended it.
111

112 **MOTION**

113 **Member Campbell Jensen moved, seconded by Member Barstad, approving an**
114 **extension of the time allowed to validate the variance approved by Variance**
115 **Board Resolution #167 until December 31, 2026, based on the content of this**
116 **RVBA, public input, and Variance Board deliberation.**
117

118 **Ayes: 3**

119 **Nays: 0**

120 **Motion carried.**
121

122 **6. Adjourn**

123 **MOTION**

124 **Member Campbell Jensen, seconded by Member Barstad, to adjourn the**
125 **meeting at 6:31 p.m.**
126

127 **Ayes: 3**

128 **Nays: 0**

129 **Motion carried.**
130

ROSEVILLE
REQUEST FOR BOARD ACTION

Date: **3/4/2026**
Item No.: **5.a.**

Department Approval

Janice Gundlach

Agenda Section

Public Hearing

Item Description: Consider a request by Hempel Real Estate to allow a proposed building to occupy less of the required street frontage required by Section 1006.04.E.3 (Frontage Requirement) of the City Code at 2700 Snelling Avenue (PF25-016)

Application Information

Applicant: Hempel Real Estate
Location: 2700 Snelling Avenue
Application Submission: February 10, 2026
City Action Deadline: April 10, 2026
Zoning: Employment District (E-1)

Background

Land Use Context	Existing Land Use	Land Use Guiding	Zoning Classification
Site	Vacant	Employment	Employment (E-1)
North	Applewood Pointe Senior housing, townhomes	High Density	HDR
South	Restaurant, bank, office	Corridor Mixed-Use	MU-3
West	Credit union, hotel, restaurants	Corridor Mixed-Use	MU-3
East	Single family residences	Low Density	LDR

The subject property is located at the northeast corner of Snelling Avenue and County Road C and was originally the Rose Drive-In. The land was purchased and redeveloped beginning in 1978. In 1979, National Cash Register purchased a 17.8-acre parcel and developed their corporate office campus with a 236,450 square foot, five-story office building, parking structure, and surface parking lots.

In 1991 the building was converted into a multi-tenant office building that was purchased by TJJ Roseville Corporate Center LLC and became known as the Roseville Corporate Campus. In approximately 2005, MSP Commercial approached TJJ Roseville Corporate Center LLC about purchasing a portion of the site for a medical office. In 2006, MSP Commercial received approval to subdivide 2.5 acres of the campus for the purpose of developing the medical office building. In 2014, the Roseville Corporate Campus was purchased by the current owner who leased the building as a multi-tenant office building. However, the building and its multi-tenant spaces became obsolete and tenants began vacating the property. In the summer of 2025, the five-story office building and structured parking were razed to make the site more desirable for redevelopment.

25
26 The Comprehensive Plan from the late 1970s designated the subject parcel and general area as
27 "Business" and gave the subject site a zoning classification of "B-1, Limited Business District". The 2008
28 Comprehensive Plan changed the subject property to "Office" and in 2010 the zoning classification
29 became "Office/Business Park (O/BP)". The most recent Comprehensive Plan changed the subject
30 property and its land use designation from "Office" to "Employment" and the property received a zoning
31 classification of "Employment District (E-1)," which remains today.
32

33 **Proposal Summary**

34 The applicant, Hemple Real Estate, proposes to develop the now vacant 12.27-acre site into a 125,400
35 sq. ft. 2-story (62,700 sq. ft. footprint) build-to-suit medical office, research, and laboratory facility, which
36 are permitted uses in the E-1 zoning district. Based on the existing lot configuration and the facility
37 necessary for the prospective end user(s), the 190-foot -wide by 330-foot-deep building has been
38 centered between the two existing (far east and west) frontage road ingress/egress points occupying
39 190 feet or 40% of the property frontage. Parking for the facility is provided on all sides of the building,
40 with (3) truck docks on the west side.
41

42 The proposed building placement complies with the 85-foot required frontage setback whereby the area
43 between the building and front property line can include two rows of parking and a drive lane. However,
44 the building width at the 85-foot setback does not comply with the Zoning Code requirement that a
45 building occupy 70% of the lot frontage along the service drive, which in this instance would consist of a
46 building frontage of 333 feet in length along the 476-foot-wide lot.
47

48 A site plan and other information about the proposed development are included with this report in
49 Attachment 3.
50

51 City Code Section 1006.04.E.3 states the following:

52 ***E. Frontage Requirement:*** *A development must utilize one or more of the three options below for*
53 *placement of buildings and parking relative to the primary street:*

- 54 *1. At least 50% of the street frontage shall be occupied by building facades placed within 20 feet of the*
55 *front lot line. No off-street parking shall be located between the facades meeting this requirement and*
56 *the street.*
- 57 *2. At least 60% of the street frontage shall be occupied by building facades placed within 65 feet of the*
58 *front lot line. Only one row of parking and a drive aisle may be placed within this setback area.*
- 59 *3. At least 70% of the street frontage shall be occupied by building facades placed within 85 feet of the*
60 *front lot line. Only two rows of parking and a drive aisle may be placed within this setback area.*

61 **Review of Variance Approval Requirements**

62 Section 1009.04.C (Variances) of the City Code explains the purpose of a variance is "to permit
63 adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or
64 building that prevent the property from being used to the extent intended by the zoning."
65
66

67 The general intent of the Design Standards found in the Employment Districts chapter is to bring
68 buildings forward toward the front property line; to be built on a more human scale; and to place most of
69 the parking at the rear or sides of the building. However, what these standards cannot contemplate are
70 any pre-existing site characteristics and development/redevelopment scenarios that may or may not be
71 conducive to this intent. Therefore, the variance process can afford such situations relief from the strict
72 standard of the Code.
73

74 Although the Frontage Requirement provides three potential options for building placement, Planning
75 Division staff have determined 2700 Snelling Avenue is uniquely configured and includes pre-existing
76 site characteristics that impact the ability to fully comply with any of the three options. Specifically, the
77 build-to-suit client requires a specific building shape (rectangular), which optimizes the design needs for
78 office, research, and laboratory spaces; wishes/requires retention of both existing access points, with the
79 easterly ingress/egress being shared with North Central Professional Building; reconfigures parking on

80 both the east and west for deliveries, employees, and customers; and allows for potential building
81 expansion. Given these factors, Planning Division staff find there are practical difficulties present which
82 the variance process is intended to relieve.

83
84 Section 1009.04.C of the City Code also establishes a mandate that the Variance Board make five
85 specific affirmative findings, as stated below, about a variance request as a prerequisite for approving
86 the variance. Planning Division staff have reviewed the application and offer the following draft findings:

- 87 **A. The proposal is consistent with the Comprehensive Plan.** Planning Division staff believe the
88 proposal is generally consistent with the Comprehensive Plan because it represents the type of
89 continued investment promoted by the Comprehensive Plan's goals and policies. More
90 specifically, the General and Commercial Area Goals and Policies sections of the
91 Comprehensive Plan include several policies related to reinvestment, redevelopment, quality
92 development, and scale. The proposed 125,400 square foot redevelopment project aligns well
93 with the related goals and policies of the Comprehensive Plan.
- 94 **B. The proposal is in harmony with the purpose and intent of the zoning ordinance.** Planning
95 staff believe the purpose and intent of the adopted Design Standard pertaining to the Frontage
96 Requirement is being met with the proposed 190-foot-wide building (or 40% of its frontage
97 occupied by building). Specifically, the proposal does satisfy the required setback distance of 85
98 feet for two rows of parking and a driving lane. However, to satisfy the requirement of a building
99 occupying 70% of the lot length along the street frontage, the building would need to occupy 333
100 feet of the lot's 476-foot length. Meeting the frontage requirement is not practical when retaining
101 the existing non-conflicting site accesses on the west and east, one of which is shared with
102 another user. Moreover, the Employment Districts Design Standards do not contemplate every
103 possible lot configuration or redevelopment scenario, and as such there are situations where
104 relief from a standard or requirement may be necessary. The Planning Division staff find the
105 proposal to be in "harmony" with the purpose and intent of the zoning ordinance as the
106 redevelopment proposal is otherwise in compliant with the district's Design Standards.
- 107 **C. The proposal puts the subject property to use in a reasonable manner.** This finding seeks
108 to determine whether the requested deviation to the Frontage Requirement will put the property
109 to use in a manner reasonably consistent with the standards set forth in the Code. Regarding the
110 proposed building placement and frontage, the proposal utilizes the third frontage option
111 provided in the Code, which requires the building to be placed no greater than 85 feet back from
112 the front property line with two rows of parking and a drive lane. This standard also requires 70%
113 of the lot or 333 feet of the building to occupy the frontage. It is this frontage length that presents
114 the greatest challenge for the proposed redevelopment project. When the parcel was
115 redeveloped in 1979, it was a goal to retain and take advantage of the pond as an amenity for
116 the corporate campus and place most of the parking within the parking structure that fronted the
117 service drive. The current proposal also desires to also take advantage of the pond as an
118 amenity to the office component, but also to take advantage of the existing site ingress/egress
119 points, one of which is shared with North Central Professional Building and must be maintained.
120 To benefit from the existing access points and the required/needed on-site parking, the 190 x
121 330-foot building is placed slightly more to the west property line to take advantage of the land
122 area to the east for parking, which then results in 40% of the frontage requirement being
123 occupied by the building instead of the required 70%. This allows for reconfigured parking on the
124 east and additional parking and delivery access into the building on the west. This location also
125 preserves future expansion to the west, should that ever be needed by a user. Planning Division
126 staff have determined the proposal, along with the remaining site and building elements that fully
127 comply with the Code, put the subject property to use in a reasonable manner, meeting this
128 criterion.
- 129 **D. There are unique circumstances to the property which were not created by the landowner.**
130 When this property was developed in 1979 it was for a different landowner and their building
131 placement and use was designed for their specific needs. Also, at that time, the Zoning Code
132 included different dimensional and design standards. And while the site is currently vacant, the
133 area surrounding it is fully developed, which puts constraints on how this user is able to develop

134 the site. Those constraints include ensuring ingress/egress to the site does not create conflicts,
135 shared ingress/egress with North Central Professional building, and a lot width at the street
136 frontage that creates building placement challenges given the depth of the site. These unique
137 circumstances, not created by the current landowner, have been determined by the Planning
138 Division to meet this finding.

139 **E. The variance, if granted, will not alter the essential character of the locality.** Although the
140 Planning Division's goal is to seek full compliance with all Code standards, the essence of the
141 variance process is to support unique situations or "practical difficulties" where compliance
142 cannot be achieved or is difficult and/or impractical to achieve. Since Zoning Code standards
143 cannot contemplate every possible development or redevelopment scenario, and given the
144 surrounding area is fully developed in a manner not 100% in compliance with underlying zoning
145 standards, staff finds relief from a single design standard will not alter the essential character of
146 the locality.

147 **Public Comment**

148 Attachment 4 contains an email the Planning Division received concerning the initial proposal back in
149 December.

150
151
152 At the time this report was prepared, Planning Division staff received no calls or emails concerning the
153 latest proposal.

154 **Staff Recommendation**

155 Approve a variance supporting 190 feet of street frontage when 333 feet is normally required in support
156 of the redevelopment proposal by Hemple Real Estate, based on the submitted plans, comments and
157 findings of this report.

158 **Requested Planning Commission Action**

159
160 By motion, adopt a resolution (Attachment 5) approving the requested variance to the Frontage
161 Requirement for the redevelopment project at 2700 Snelling Avenue based on the submitted plans,
162 content of this report, public input, and Variance Board deliberation.

163 **Alternative Actions**

164
165 1. Pass a motion to table the item for future action. An action to table consideration of the requested
166 variance must be based on the need for additional information or further analysis to reach a decision on
167 one or both requests. Tabling may require extension of the 60-day action deadline established in Minn.
168 Stat. 15.99 to avoid statutory approval.

169
170 2. Adopt a resolution denying the requested variance. A denial must be supported by specific findings of
171 fact based on the Variance Board's review of the application, applicable zoning regulations, and the
172 public record.

173
174 **Prepared by:** Thomas Paschke, City Planner

Attachments:

1. Base Map
2. Aerial Photo
3. Narrative and Site Plan
4. Public Comment
5. Draft Variance Board Resolution

Attachment 2: Planning File 25-016





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February 10, 2026

Thomas Paschke
Senior Planner
City of Roseville, MN

RE: Project Narrative – Variance Request

Mr. Paschke,

On behalf of Hempel Real Estate (developer), we respectfully submit the enclosed application, narrative, and supporting materials requesting a variance from the frontage coverage standard to enable a best-in-class medical laboratory and office facility at 2700 E Snelling Service Road.

This proposal advances the City’s employment-area goals by reinvesting in a now demolished office site and delivering a modern workplace that supports innovation, high-quality jobs, and a stronger tax base. The plan places the building within the intended build-to zone, upgrades the public realm along Snelling Service Road, and resolves access, circulation, and stormwater needs unique to this parcel.

Project benefits include:

- Centralized regional lab consolidates high-quality jobs and specialized skills, strengthening Roseville’s employment base
- Delivering a state-of-the-art laboratory and office environment
- Enhancing the corridor with upgraded streetscape, landscaping, and screening
- Transforms a previously vacant and demolished office site with a long-term employment anchor

Thank you for your consideration. We welcome continued collaboration with City Staff and decision-makers to advance this investment in Roseville’s employment corridor.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brandon Champeau', written in a cursive style.

Brandon Champeau
Executive Vice President



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Proposed Project:

Hempel Real Estate proposes a 125,400 SF, two story build-to-suit Medical Research & Laboratory facility on a 12.48-acre site formerly occupied by an obsolete office complex (demolished in 2025). The site is zoned E-1 Employment and expressly contemplates laboratory, research/testing, limited production/processing, and limited warehouse/distribution uses—matching the proposed use.

Specifically, the tenant will occupy the building as a centralized medical laboratory and pathology facility. The interior program includes a central receiving area that will support inbound deliveries (supplies and specimens) and outbound distribution of packaged materials. From receiving, work is routed to multiple clinical laboratory and diagnostic departments, where staff perform specimen preparation, testing/analysis using laboratory instruments, quality control, documentation, and electronic reporting of results.

Building Program: ±37,620 SF office, ±50,160 SF of Lab Space and ±37,620 SF of sample storage/warehousing/ and mechanical spaces. The building is optimized to facilitate specialized logistics for high-volume clinical testing operations.

The program also includes administrative functions needed for day-to-day operations: staff amenities, lab administration, and collaboration/office space. A Patient Service Center is included for limited public-facing patient services associated with laboratory operations (e.g., outpatient check-in/specimen collection).

If this variance is approved, the project team will be submitting building permit documents in early 2026 with the goal to break ground in late spring. The tenant intends to occupy the building in late 2027.

Variance Request:

Relief from the frontage standard found in section 1000.04, Section E, Option 3: *Requires building facades to occupy ≥70% of the front lot line within 85' of the street frontage (the property frontage is 484 linear feet which means 339 linear feet of frontage is required).*

The proposed site plan places the building within the 85' build-to zone but cannot meet the frontage coverage formula; the plan provides ±192' of façade in that zone (≈40%), necessitating a variance.



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Practical Difficulty – Why the Frontage Percentage Can’t Be Met Without Compromise:

To safely align the eastern driveway with the intersection across Snelling and maintain the western driveway’s non-conflicting movements, the building must sit between these drives, centered on the frontage. Doing so preserves the 85' build-to intent but mathematically reduces the maximum façade length available within that band. Adding the lab’s required visitor/courier parking in front (two rows) is operationally necessary to prevent site-wide cross-circulation of couriers and to keep emergency and service areas uncongested. Combined with parcel geometry/topography and challenges which we need to solve with lengthening the access point to allow for a manageable slope, these factors create a unique, site-driven practical difficulty not attributable to the landowner.

Practical Justification for Variance:

1. **Consistency with the Comprehensive Plan** - The project modernizes a legacy office site into a high-value employment anchor in an established corridor, supporting job retention/attraction, private reinvestment, and enhanced site design—objectives embedded in Roseville’s employment area policies. The use (medical research/lab) is expressly compatible with the E-1 district’s role for innovation, research, and light production.

Public-facing improvements (new code-compliant pedestrian improvements, enhanced streetscape landscaping, and parking lot screening) elevate the pedestrian realm compared to the former ramp/parking condition and align with corridor quality goals stated in our transmittal.

2. **Harmony with the Purposes and Intent of the Zoning Ordinance** - The E-1 district’s permitted/allowable uses include lab, research/testing, limited production, and limited distribution—all central to FHS’s mission. The building is sited within the 85' build-to depth, respects all yard setbacks, and concentrates higher-activity service/dock functions to the west—screened from public view—thereby meeting the ordinance’s functional and design intent even with reduced percentage frontage.
3. **Reasonable Use of the Property** - This is a specialized high-throughput clinical lab with ±250–270 daily courier drop-offs in addition to staff and visitors. To function safely and efficiently, the plan must:
 - Provide proximate, intuitive courier & delivery access;



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- Maintain safe driveway spacing and alignment; and
 - Provide sufficient on-site parking to avoid spillover. The plan provides up to 622 stalls (code calc baseline ~501 stalls).
4. **Unique Circumstances Not Created by the Landowner** - Multiple site-specific constraints drive the need for relief; conditions are inherent to the parcel and corridor network—not self-created.
- **Constrained, irregular frontage with an unusually deep interior.** The lot's geometry and limited frontage area must also host two proper driveway connections.
 - **Access alignment/safety.** The eastern driveway is shifted to line up with the opposing intersection to reduce conflict; the western access maintains safe turning movements—together dictating where the building can fit between them.
 - **Topography & stormwater.** There is meaningful grade change near the east approach, and the stormwater solution (on-site infiltration basin) and grading balance further inform building and drive placement.
5. **No Alteration of the Essential Character of the Locality** - The project replaces a demolished, obsolete office complex with a high-design, employment-driven facility consistent with the corridor's established character. Architectural treatment elevates the Snelling frontage (prominent glazing at entries, high-quality precast), with service activities screened.

Street-facing improvements (sidewalk, landscape, lighting) and stormwater best practices will measurably improve the public realm compared to the former condition.



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Potential Mitigating Factors for Variance:

To ensure equal or better public-realm outcomes despite reduced frontage coverage, we commit to:

- **Pedestrian Realm Upgrade.** Replace/upgrade the frontage sidewalk to City standards and provide enhanced boulevard landscaping and parking lot screening along Snelling Service Road; a vast improvement over the former open air parking ramp.
- **Architectural Quality.** Maintain a high-quality material palette (precast with articulated glazing at entries) and human-scaled elements at the primary entrance, oriented toward the street.
- **Driveway Safety.** Fix the eastern drive alignment to the opposing intersection; maintain the western drive in its non-conflict location; sign/mark courier patterns to minimize conflicts.
- **Environmental Improvements.** Adds on-site stormwater management where historic development lacked modern BMPs.
- **Screening.** Install required screening of docks and courier drop off.



LEGEND

- PROPOSED**
- PROPERTY BOUNDARY
 - SETBACK LINE
 - RIGHT OF WAY LINE
 - - - EASEMENT
 - ==== STANDARD CURB AND GUTTER
 - HEAVY DUTY BITUMINOUS PAVEMENT
 - LIGHT DUTY BITUMINOUS PAVEMENT
 - ▨ CONCRETE SIDEWALK
 - ▩ HEAVY DUTY CONCRETE PAVEMENT
 - ▧ SHARED PARKING EASEMENT AREA
 - FENCE
 - RETAINING WALL (BY OTHERS)
 - TRAFFIC SIGN
 - LIGHT POLE

DEVELOPMENT SUMMARY

ZONING INFORMATION
 CURRENT SITE ZONING: EMPLOYMENT (E-1) DISTRICT
 PROPOSED LAND USE(S):
 OFFICE
 LAB, RESEARCH, & TESTING
 LIMITED WAREHOUSING AND DISTRIBUTION

SITE DATA
 TOTAL SITE AREA: 12.3 ACRES

IMPERVIOUS AREA:

EXISTING	8.0 ACRES (65%)
REQUIRED	<9.20 ACRES (75% MAX.)
PROPOSED	7.0 ACRES (56.9%)

PARKING SPACES:

OFFICE (37,620 SF / 250 SF):	150	501 SPACES	544 SPACES (W/ SHARED = 622 SPACES)
LAB (50,160 SF / 250 SF):	201		
WAREHOUSE (37,620 SF / 2,000 SF):	150		
TOTAL:			

BUILDING SETBACKS

FRONT:	*85' MAX.	82.2'
WEST SIDE:	10' MIN.	120.7'
EAST SIDE:	40' MIN.	273.5'
REAR:	50' MIN.	345'

PARKING SETBACKS

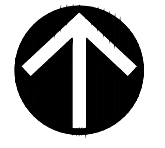
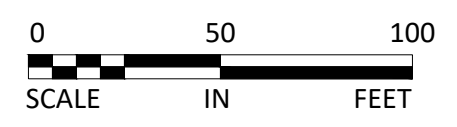
FRONT:	5' MIN.	10.7'
WEST SIDE:	10' MIN.	10.7'
EAST SIDE:	40' MIN.	43.8'
REAR:	50' MIN.	121'

PROPOSED VARIANCE(S):
 FRONTAGE REQUIREMENT BY CODE (E3): AT LEAST 70% OF STREET FRONTAGE SHALL BE OCCUPIED BY BUILDING FACADES WITHIN 85' OF THE FRONT LOT LINE
 70% x 484' = 339' OF FRONT FACADE LENGTH
 PROPOSED: 192' OF FRONT FACADE LENGTH (39.7% FRONTAGE)

KEYNOTES

- 1 MATCH EXISTING
- 2 B6-12 CURB & GUTTER
- 3 CONCRETE SIDEWALK
- 4 ADA SIGNAGE & BOLLARDS - SEE CIVIL DETAILS
- 5 ADA PARKING STRIPING - SEE CIVIL DETAILS
- 6 CURB TAPER
- 7 VALLEY GUTTER
- 8 STOP SIGN
- 9 COMMERCIAL DRIVE APRON
- 10 ADA CURB RAMP - SEE CIVIL DETAILS
- 11 PATIO
- 12 FLUSH CURB
- 13 DECORATIVE BOLLARDS
- 14 SITE RETAINING WALL - SEE CIVIL DETAILS

- DESIGN BY OTHERS**
- A ARCHITECTURAL STOOP - COORDINATE WITH STRUCTURAL
 - B LIGHT POLE WITH FOUNDATION
 - C GENERATOR
 - D BULK NITROGEN TANK
 - E RETAINING WALL WITH RAILING
 - F METAL STAIR/ TRASH & RECYCLING PLATFORM
 - G ELECTRIC TRANSFORMER- SEE MEP
 - H ELECTRIC CHARGING STATION - SEE MEP



measure

HEMPEL REAL ESTATE
 800 LA SALLE AVENUE
 SUITE 1250
 MINNEAPOLIS, MN

MEDICAL RESEARCH & LAB FACILITY
 ROSEVILLE, MINNESOTA

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

Pelagos Moreau, PE
 Date: XX.XX.XX Lic. No.: 53735

Rev.	Date	Description
	10.20.2025	RCWD SUBMITTAL
	12.09.2025	PRICING SET

Project #: 25-104
 Drawn By: PM
 Checked By: JM
 Issue Date: 12.09.2025
 Sheet Title:

SITE PLAN

Sheet:
C3.0



From: [lori.gooden](mailto:lori.gooden@gmail.com)
To: [Thomas Paschke](mailto:Thomas.Paschke@cityofroseville.com)
Subject: Oppose: variance board request for 2700 Snelling Avenue
Date: Monday, November 24, 2025 10:09:48 AM

You don't often get email from gooden.lor@gmail.com. [Learn why this is important](#)

Good morning, Thomas.

My husband Jim and I live in Roseville and recently received a public hearing notice regarding Roseville's Variance Board's consideration of Hemple Real Estate's request for a variance in the building frontage at 2700 Snelling Avenue - from 70% required to a mere 42%.

Both of us are opposed to allowing the variance due to a few reasons, the main one being that the difference is significant. The city sets codes for specific reasons; developers demand what they want and expect cities to adhere. If they don't, developers threaten to abandon projects. Both Jim and I say so be it. Roseville needs to adhere to its own codes, and developers need to learn to live within the parameters.

In addition, we would like to know what type of construction is planned for that area, as our residence is directly across from the site.

Thank you -
Lori and Jim Gooden
1480 Applewood Ct W Unit 306

**EXTRACT OF MINUTES OF MEETING OF THE
VARIANCE BOARD OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota, was held on the 4th day of March 2026, at 5:30 p.m.

The following Members were present: _____
and none were absent.

Variance Board Member _____ introduced the following resolution and moved its adoption:

VARIANCE BOARD RESOLUTION NO. ____

**A RESOLUTION APPROVING A VARIANCE
TO THE FRONTAGE REQUIREMENT IN §1006.04.E.3
FOR 2700 SNELLING AVENUE (PF25-016)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 03-29-23-33-0026, and is legally described as follows:

Lot 1, Block 1, Venture 4th Addition

WHEREAS, §1006.04.E.3 states the following:

E. Frontage Requirement: A development must utilize one or more of the three options below for placement of buildings and parking relative to the primary street:

1. *At least 50% of the street frontage shall be occupied by building facades placed within 20 feet of the front lot line. No off-street parking shall be located between the facades meeting this requirement and the street.*
2. *At least 60% of the street frontage shall be occupied by building facades placed within 65 feet of the front lot line. Only one row of parking and a drive aisle may be placed within this setback area.*
3. *At least 70% of the street frontage shall be occupied by building facades placed within 85 feet of the front lot line. Only two rows of parking and a drive aisle may be placed within this setback area.*

WHEREAS, Hemple Real Estate has elected the frontage requirement provided in paragraph 3 of section 1006.04.E, which states at least 70% of the street frontage shall be occupied by building facades placed within 85 feet of the front property line can include only two rows of parking and a drive lane; and

WHEREAS, the proposed building width at the 85-foot setback does not comply with the Zoning Code requirement that a building occupy 70% of the lot frontage along the service drive, or, in this instance, a building frontage of 333 feet in length along the 476-foot-wide lot, and

WHEREAS, the proposed build-to-suit client requires a specific building shape (rectangular) that optimizes the design needs for office, research, and laboratory spaces, proposes retaining both existing access locations, including the easterly ingress/egress that is shared with North Central Professional Building; reconfigures parking on both the east and west for deliveries, employees, and

customers; allows for potential building expansion; and takes advantage of the adjacent pond as an employee amenity, which collectively result in 40% of the street frontage being occupied by the building façade instead of the required 70% (190' is proposed to be occupied along the 476' of width); and

WHEREAS, City Code §1009.04 (Variances) states the purpose of a variance is "to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning" and establishes a mandate that the Variance Board make five additional affirmative findings, about a variance request as a prerequisite for approving the variance. and

WHEREAS, the Variance Board makes the following findings:

- a. **The proposal is consistent with the Comprehensive Plan.** The City Council has determined the proposal is generally consistent with the Comprehensive Plan because it represents the type of continued investment promoted by the Comprehensive Plan's goals and policies. More specifically, the General and Commercial Area Goals and Policies sections of the Comprehensive Plan include several policies related to reinvestment, redevelopment, quality development, and scale. The proposed 125,400 square foot redevelopment project aligns well with the related goals and policies of the Comprehensive Plan
- b. **The proposal is in harmony with the purpose and intent of the zoning ordinance.** The City Council has determined the purpose and intent of the adopted Design Standard pertaining to the Frontage Requirement is being met with the proposed 190-foot-wide building (or 40% of its frontage occupied by building). Specifically, the proposal does satisfy the required setback distance of 85 feet for two rows of parking and a driving lane. However, to satisfy the requirement of a building occupying 70% of the lot length along the street frontage, the building would need to occupy 333 feet of the lot's 476-foot length. Meeting the frontage requirement is not practical when retaining the existing non-conflicting site accesses on the west and east, one of which is shared with another user. Moreover, the Employment Districts Design Standards do not contemplate every possible lot configuration or redevelopment scenario, and as such there are situations where relief from a standard or requirement may be necessary. The City Council finds the proposal to be in "harmony" with the purpose and intent of the zoning ordinance as the redevelopment proposal is otherwise in compliant with the district's Design Standards.
- c. **The proposal puts the subject property to use in a reasonable manner.** This finding seeks to determine whether the requested deviation to the Frontage Requirement will put the property to use in a manner reasonably consistent with the standards set forth in the Code. Regarding the proposed building placement and frontage, the proposal utilizes the third frontage option provided in the Code, which requires the building to be placed no greater than 85 feet back from the front property line with two rows of parking and a drive lane. This standard also requires 70% of the lot or 333 feet of the building to occupy the frontage. It is this frontage length that presents the greatest challenge for the proposed redevelopment project. When the parcel was redeveloped in 1979, it was a goal to retain and take advantage of the pond as an amenity for the corporate campus and place most of the parking within the parking structure, which fronted the service drive. The current proposal also desires to also take advantage of the pond as an amenity to the office component, but also to take advantage of the existing site ingress/egress points, one of which is shared with North Central Professional Building and must be maintained. To benefit from the existing access points and the required/needed on-site parking, the 190 x 330-foot building is placed slightly more to the west property line to take advantage of the land area to the east for parking, which then results in 40% of the frontage requirement being occupied by the building instead of the required 70%. This allows for reconfigured parking on the east and additional parking and delivery access into the building on the west. This location also preserves future expansion to the west, should that ever be needed by a user. The City

Council has determined the proposal, along with the remaining site and building elements that fully comply with the Code, put the subject property to use in a reasonable manner, meeting this criterion.

- d. There are unique circumstances to the property which were not created by the landowner.** When this property was developed in 1979 it was for a different landowner and their building placement and use was designed for their specific needs. Also, at that time, the Zoning Code included different dimensional and design standards. And while the site is currently vacant, the area surrounding it is fully developed, which puts constraints on how this user is able to develop the site. Those constraints include ensuring ingress/egress to the site does not create conflicts, shared ingress/egress with North Central Professional building, and a lot width at the street frontage that creates building placement challenges given the depth of the site. These unique circumstances, not created by the current landowner, have been determined by the City Council to meet this finding.
- e. The variance, if granted, will not alter the essential character of the locality.** Although the Planning Division’s goal is to seek full compliance with all Code standards, the essence of the variance process is to support unique situations or “practical difficulties” where compliance cannot be achieved or is difficult and/or impractical to achieve. Since Zoning Code standards cannot contemplate every possible development or redevelopment scenario, and given the surrounding area is fully developed in a manner not 100% in compliance with underlying zoning standards. Therefore, the City Council finds relief from a single design standard will not alter the essential character of the locality

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, hereby approves the requested Variance allowing a proposed building to occupy 190’ feet of street frontage when 333 feet is normally required for Hemple Real Estate for the property located at 2700 Snelling Avenue, based on the Variance Board’s review of the submitted plans, the testimony offered at the public hearing, and the above findings.

The motion for the adoption of the foregoing resolution was duly seconded by Variance Board Member _____ and upon vote being taken thereon, the following voted in favor: Members _____; and none voted against;

WHEREUPON said resolution was declared duly passed and adopted.

