

AGENDA

ROGERS PLANNING COMMISSION

March 11, 2024 - 7:00 PM

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. OPEN FORUM**
- 3. APPROVE AGENDA**
- 4. CONSENT AGENDA**
 - 4.1 Approve Minutes from Previous Meetings
 - December 5, 2023 Planning Commission Meeting Minutes.
 - February 5, 2024 Planning Commission Meeting Minutes
- 5. PUBLIC HEARINGS**
 - 5.1 Stieg Woods Preliminary & Final Plat
 - 5.2 Uptown Rogers 3rd Addition Preliminary & Final Plat
- 6. NEW BUSINESS**
- 7. OTHER BUSINESS**
- 8. ADJOURN**



**REQUEST FOR ACTION
ROGERS PLANNING
COMMISSION**

Meeting Date: March 11, 2024

Agenda Item: No. 4.1

Subject: Approve Minutes from Previous Meetings

Prepared By: Alec Henderson, City Planner

Recommended Planning Commission Action

Motion to approve the Consent Agenda. This will approve the minutes for both the December 5, 2023 meeting and the February 5, 2024 meeting.

Commissioners need only to have read the minutes to approve them. Commissioner presence at the meeting is not necessary to vote for approval on the minutes.

ATTACHMENTS:

Description

December 5, 2023 Minutes

February 5, 2024 Planning Commission Minutes

**MINUTES
ROGERS PLANNING COMMISSION
November 7, 2023**

CALL TO ORDER

The meeting of the Rogers Planning Commission was held on September 5th, 2023 at 7:00 p.m. and was called to order with Commissioners Bryan, Fisher, Lohr, Plansky, Silverstein, Stiebinger, and Alternate Cartwright present.

Member(s) absent: Carlson

Also present were, Brett Angell, Community Development Director, Alec Henderson, City Planner, and Council Member Enga.

OPEN FORUM

Chair Bryan closed the open forum.

SET AGENDA

A motion by Silverstein and a second by Stiebinger was made to approve the agenda. On the vote, all members voted AYE. Motion carried.

CONSENT AGENDA

No items

PUBLIC HEARINGS

5.1 Roers Companies applications related to the development of an apartment complex at 13420 Brockton Lane North and 19420 133rd Avenue North

- **Consider: Variances to Parking and Shoreland Protection Codes and make recommendation to Council (Public Hearing)**
- **Consider: Conditional Use Permit for a Shoreland Residential Planned Unit Development and make recommendation to Council (Public Hearing)**
- **Consider: Preliminary Plat for Roers Diamond Lake and make recommendation to Council (Public Hearing)**
- **Consider: Site Plan Approval for the Roers Companies Apartment Complex and Related Improvements**

City Planner Henderson provided a summary on the application by Roers Companies. Henderson described that the applicant proposes a 253-unit apartment complex on two parcels at the northeast corner of South Diamond Lake Road and Brockton Lane North. The properties are zoned R5 and guided for High Density Use, additionally the property is within the shoreland overlay. The project includes a Shoreland Residential Planned Unit Development Request, Variances, Preliminary Plat, and Site Plan. Currently, the requested variances include: shoreland height, shoreland density tiering, shoreland impervious surface, and parking code deviations. The applicant proposes the apartment to be affordable workforce housing geared towards residents at 60% of the area median income. Henderson also focused on the proposed practical

difficulties argument as presented by the applicant. The report provides the potential findings in favor of the variance.

Travis Fauchald with Roers Companies also provided background on their company and their proposed projects and why they chose this site, and how the project forwards city housing goals. Fauchald described the financing structure for the project and overall operations and tenant screening. The project will use tax exempt bonds to address the financing gap which requires a cap of the rents at 60% AMI. Fauchald also addressed what the project entails for site development and architecture and also presented on the need for housing for Rogers and lack of more affordable options by presenting known rents of recently constructed apartments. Roers also provided employment information and starting wages for employers in Rogers.

Plansky asked for clarification on how economic issues can be used as part of findings. Henderson responded that state statute only requires that economic difficulties alone cannot be the deciding factor. Economic considerations can be used so long as it can be demonstrated that there are other unique circumstances, beyond, economic.

Silverstein asked whether there was TIF proposed and how this was funded. Angell stated that there is no TIF proposed and funding is through state bonds. No city funding is proposed.

Bryan asked for information on site selection.

Ross Stiteley (Roers) explained that sites are chosen based on proximity to employment, proximity to the core of the metro area, access to higher capacity roads and transportation.

Plansky asked for clarification on the state funding.

Stiteley responded that tax exempt federal bonds as divvied out from the state are proposed.

Silverstein asked about the affordability timeline.

Stiteley responded that this would be planned as affordable for 30 years.

Cartwright asked for clarification on access.

Stiteley explained that one full access is proposed to South Diamond Lake Road and an emergency access to Brockton. The County did not allow a secondary access to Brockton.

Bryan opened the public hearing.

Dan Hestad of 22365 Marie Ave voiced that Citizens of Rogers implore the Commission and Council to Block this project. Hestad believes this project will not resolve the workforce housing needs of current residents or employers. Hestad reference studies he found by various organizations that low income housing has no direct positive impact on employers and negative impacts on existing neighborhoods and additionally that suburbs cannot provide for the different

needs that residents of low income facilities need and that affordable housing isolates low income families.

Julie Pawlowski of 14422 Heather Ridge Drive voiced concern with the number of variances approved for developments in the City and number of times the City changes land use plans for each developer. Pawlowski also states that the project should be smaller and has concerns over school capacity.

Bryan asked staff how schools are roped into the discussion. Henderson responded that schools are notified of comprehensive plan changes and amendments. All districts get a chance to respond to proposed changes and provided the same information in terms of population and household growth projection provided by the met council.

Courtney Brown of 13272 Oakwood Drive voiced that it seems the whole reason why variances are necessary is the size of the projects.

Pam Ramsey of 25499 Hassan Parkway voiced concerns regarding impacts to the lake and traffic.

Christine Green of 13608 Belle Taine Way, via Zoom, voiced concerns with school crowding and believes that low income housing does not benefit residents.

Bryan asked the applicant about resident screening during the rental process.

Stiteley responded that there are general occupancy provided that prospective residents meet income qualifications, no different from market rate and that Roers actively manages the apartment complexes. All residents go through criminal background checks, credit checks, and income.

Bryan asked for a response to the DNRs review comment about iron sand filtration.

Stiteley responded that they could look into the viability of included that.

Lohr asked about ADA compliance and accessibility.

Stiteley responded that they would meet ADA regulations as required by the state and federal government.

Councilmember Julie asked for clarification on policies as it relates to crime.

Stiteley responded that they have liaisons for police to ensure we are doing what we can to work on any issues with police departments.

Ryan Woods of 14214 Heather Ridge Drive asked how projections are done and where they come from and how the uptick in population gets accounted for and also voiced concern with the variances.

Henderson responded that projections come from the met council and any changes in land use are reviewed by other jurisdictions including the met council and how it impacts overall density.

Jon Rausch, property owner of the subject property summarized why they chose Roers: they have a long-term investment and management in communities, they typically do not become problem properties as it is against their interest and the units are for young professionals or single moms, or people with fixed incomes.

Councilmember Enga noticed that traffic was a concern voiced and asked Doran Cote to respond.

Cote responded that their AM and PM peak generated 70 trips and their study evaluated Brockton and South Diamond. Predevelopment South Diamond is operates at a B in the AM and PM and post development the road would operate at a B in the AM and C in the PM and the intersection at the driveway would operate at an A.

Bryan motioned to close the public hearing, Silverstein seconded, Public Hearing closed at 8:50 PM.

The Commission continued discussion.

Plansky voiced concern with the economic considerations, traffic, crime and does not see the public benefit.

Bryan requested the applicant address the parking variance.

Stiteley stated that they tried to shrink the building as much as possible, water table issues also exist for underground parking. Underground parking is also a paid for amenity and the surface parking sees more use and they typically see 40-60% occupancy for the covered parking.

Silverstein stated that this property was discussed 5 years ago for affordable housing which was approved but fell through due to funding. She states that she does see that there is a gap for affordable housing options where the City consistently sees complaints regarding the prices of new single-family homes. Silverstein sees that this project will not impact any growth projections, and that it will support the businesses in town. Any school district capacity issues must be solved by the district.

Bryan stated that this is the perfect location for an affordable housing project and while it is a larger apartment does support the project.

Steibinger stated that while this is a larger development size, it does seem to meeting the fact based requirements for the variance.

Lohr stated he would want to see the DNR comments incorporated into the conditions of approval.

Bryan made a motion to approve the variance based on the findings as outlined in the staff report with the added condition of the DNR comments being incorporated. Silverstein Seconds. On the vote motion carries 6-1.

Bryan made a motion to approve the CUP, Preliminary Plat, and Site Plan, Silverstein seconds. On the vote motion carries 6-1.

NEW BUSINESS

No items

OTHER BUSINESS

ADJOURN

Silverstein motions to adjourn, Bryan seconded. On the vote, all members voted AYE. Motion carried. The meeting adjourns at 9:30p.m.

**MINUTES
ROGERS PLANNING COMMISSION
FEBRUARY 5TH, 2024**

CALL TO ORDER

The meeting of the Rogers Planning Commission was held on September 5th, 2023 at 7:00 p.m. and was called to order with Commissioners Carlson, Cartwright, Fisher, Lohr, Mullin, Plansky, and Stiebinger present.

Member(s) absent: Aaron Sattersten

Also present were Alec Henderson, City Planner; Council Member Enga; Public Works Director, Doran Cote; Community Development Director, Brett Angell, and Alternate Planning Commission Member, Todd Kussman.

OPEN FORUM

Chair Carlson closed the open forum.

SET AGENDA

A motion by Stiebinger and a second by Fisher was made to approve the agenda. On the vote, all members present voted AYE. Motion carried 6-0-1.

CONSENT AGENDA

4.1 Approval of Minutes

Minutes from January 8th, 2024 Planning Commission

Motion by Plansky and Second by Stiebinger to approve the minutes from November 7th, 2023 meetings.

On the vote, all members present voted AYE. Motion carried 6-0-1.

PUBLIC HEARINGS

5.1 Application by Saddle Ridge Investments, LLC for Preliminary Plat for Saddle Ridge

Henderson presented information related to the request including: R1 zoning district designation, number of lots proposed for the rural residential development (9 lots), its compliance with code including: septic locations being provided, access to propose road, and one lot retaining access to existing private road.

Chair Carlson opened the Public Hearing at approximately 7:10 PM.

Dan Barnier of 11915 Tilton Trail North voiced concerns related to the continued use of the private easement. Based on his conversations with a real estate attorney in 2004, the easement use cannot be broadened.

Tom Bloom of 12035 Tilton Trail North voiced general support of a larger lot development, but did also voice concern on access to Lot 6.

Nathaniel Cote of 23250 Saddle Ridge Drive, the developer of the proposed project and also resident addressed concerns related to the easement. Nathaniel Cote responded that the development and removal of the gravel road within the development area will reduce the ability for drivers to use the private road except for Lot 6. Lot 6 could also still receive access to a cul-de-sac should development occur from Tilton Trail North.

Barnum rebuttal – the easement, while not exclusive, has no information about maintenance and still has concerns with continued maintenance.

Lohr made a motion to close the Public Hearing at approximately 7:32 pm, Plansky Seconds. On the vote, all member present voted AYA. Motion carried 6-0-1.

Henderson clarified that two easements of exist, a public road easement of 33 ft on the east side of the subject property and a private easement providing the subject property access to Tilton Trail North (previously its only access to the property prior to Saddle Ridge Drive). The City can vacate the public easement, but has no ability to change the private easement.

Council member Enga asked whether access to Lot 6 could occur through the proposed cul-de-sac.

Chris Dahn of Bogart Pederson responded that there were significant wetland challenges preventing that.

Carlson and Stiebinger discuss that while there may be concerns regarding the private easement maintenance that the proposed Lot 6 seems to have legal access to Tilton and the development as a whole appears to meet zoning requirements.

Carlson encouraged that Barnier and Cote discuss any issues related to the private easement to resolve any issues.

Plansky, made a motion to approve the Saddle Ridge Preliminary Plat.

Lohr requested discussion and requested a condition on vacation of the road easement.

Lohr made a motion to approve the Saddle Ridge Preliminary Plat with the added condition to vacate the road easement from Lot 7 and Lot 6. Plansky Seconded. On the vote, all members present voted AYE. Motion Carried 6-0-1.

NEW BUSINESS

6.1 Planning Commission 101

Henderson presented information and answered questions related to the operations of the Planning Commission and their role in the City using power point and other documents attached to the staff report. Information provided includes: state laws for planning and zoning, land use

applications and processes and procedures as it related to land use ordinances and policies, application types, and building permit and population information.

OTHER BUSINESS

none

ADJOURN

Mullin made a motion and Stiebinger seconded to adjourn the meeting at approximately 9:45 p.m. On the vote, all members voted AYE (6-0-1). Motion carried.



REQUEST FOR ACTION ROGERS PLANNING COMMISSION

Meeting Date: March 11, 2024

Agenda Item: No. 5.1

Subject: Stieg Woods Preliminary & Final Plat

Prepared By: Alec Henderson, City Planner

Recommended Planning Commission Action

Recommend approval of the proposed Preliminary and Final Plat for Stieg Woods.

Overview / Background

The Stieg Family (Fee Owner) and the City of Rogers together have submitted a Zoning & Land Use application, requesting approval of a Preliminary Plat, and Final Plat the property with the PID 36-120-23-34-0002 (east of Fletcher Lane and West of Brockton Lane). The City has a Letter of Intent to purchase a portion of the land. The proposed plat divides the property into six outlots where Outlot C will be retained by the Stieg Family. No development is being proposed at this time, however, prior to processing any future sale, the land must be divided as the Stieg family will still be retaining a portion of the land. Staff is supportive of all parts of the application.

Primary Issues to Consider

1. Land Use & Zoning
2. Preliminary & Final Plats

Analysis of Primary Issues

1. Land Use & Zoning

The Subject Property, a 60-acre site, has several guidance's: as **Mixed Residential** and **Protected Resources**, per the Rogers 2040 Comprehensive Plan. Mixed Residential is a guidance intended to provide a diverse range of housing types and styles to allow a combination of uses allowed in the other three residential designations (Single-Family, Medium Density, High Density). Protected Resources identifies specific natural resources that should be preserved within the community.

The corresponding zoning for the property is both R4 – Mixed Residential and OP, Parks and Open Space.

No development is currently proposed. The property is a key piece needed for the future extension of Rogers/Dayton Parkway (the Road constructed by the Laurel Creek Development) as it travels south and west to eventually connect into CSAH 117. Timing of the road extension is not known. Due to the presence of High-Quality Maple and Basswood Forest (nearly 20 acres), a portion of the land was guided for natural resources protection.

Land Use and Zoning conditions are satisfied for use of the property.

2. Preliminary & Final Plats

The Applicant is proposing to plat the 60 acre parcel into Stieg Woods. Stieg Woods proposes six outlots. Outlots are typically platted when either development is not yet proposed or known (meaning future development plans will be needed), or for other uses such as stormwater, floodplain mitigation and conservation of natural resources such as wetlands or woodlands. The reason for this plat is to divide and define future road extension for Rogers Parkway as it continues south and west to connect into County Road 117th. Outlot A (5.96 acres) is the future right of way area, Outlot B (19.99 acres) will retain and conserve the existing woodlands, Outlot C (18.43 acres) will be retained by the Stieg Family, Outlot D and E (6.89 acres each) will be used for stormwater and floodplain mitigation while Outlot F (1.75 acres) may be utilized for park purposes.

The Preliminary Plat satisfies City requirements for platting.

Platting conditions are satisfied.

Planning Commission action is to review and recommend approval/denial of the Preliminary Plat; the City Council reviews and approves Final Plats.

Staff Recommendation

City staff recommends approval of the Preliminary Plat and the Final Plat of Stieg Woods with the following conditions:

1. The preliminary plat and final plat shall meet the requirements of the City Engineers, and City Planner reviews and subsequent reviews of any revised preliminary plat and final plat to the satisfaction of the City.
2. Title work for the Plat shall be provided to and conform to any requirements resulting from City Staff and the City Attorney's review of the title work and plat opinion.
3. Future development plans and preliminary plat review may be necessary prior to any redevelopment of Outlot C.
4. The Final Plat must be recorded with Hennepin County within six (6) months of release from the City.

A draft resolution has been provided with the same conditions.

ATTACHMENTS:

Description

Aerial of Property

Draft Preliminary Plat

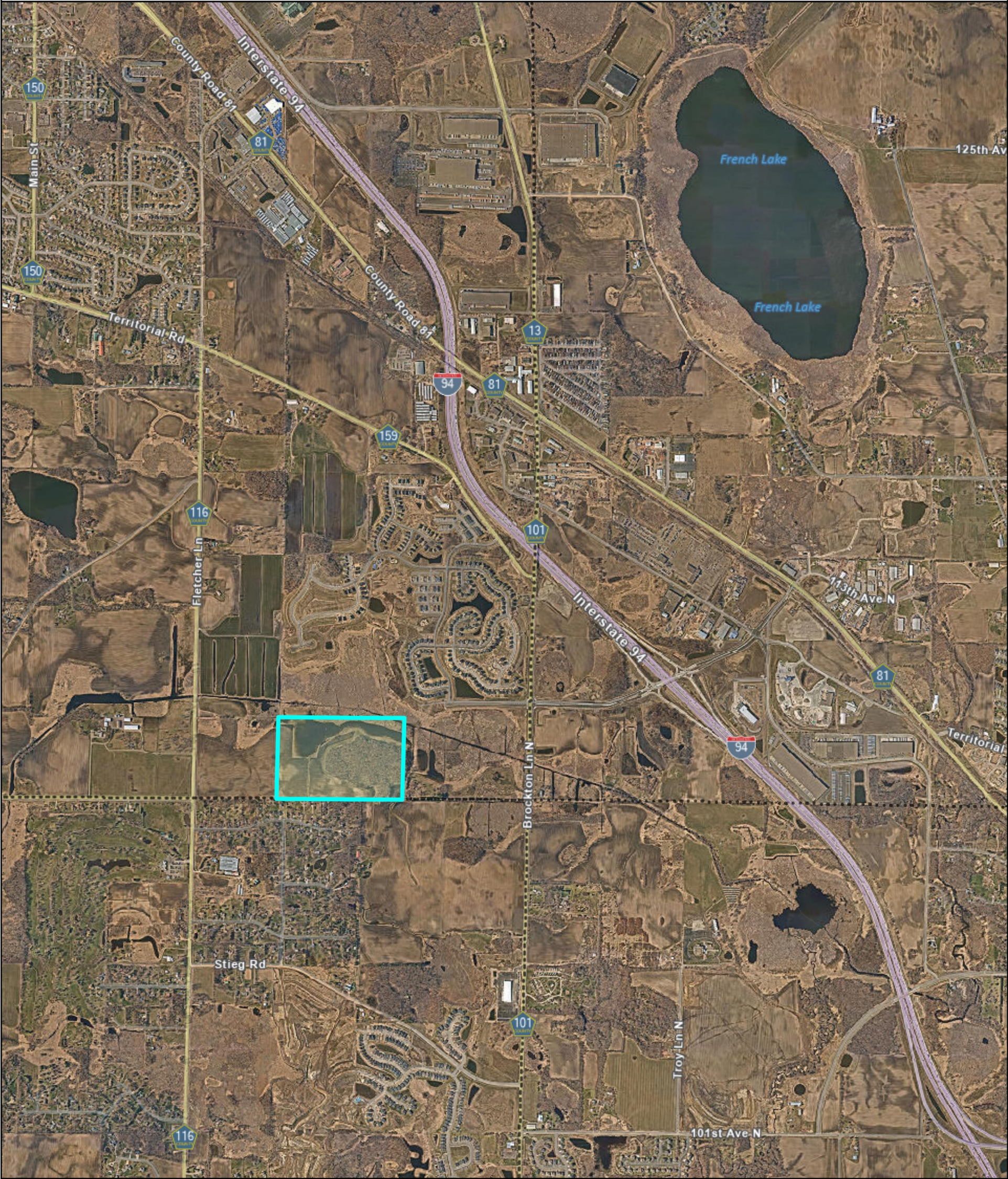
Draft Final Plat

Draft Resolution 2024-24



Hennepin County Natural Resources Map

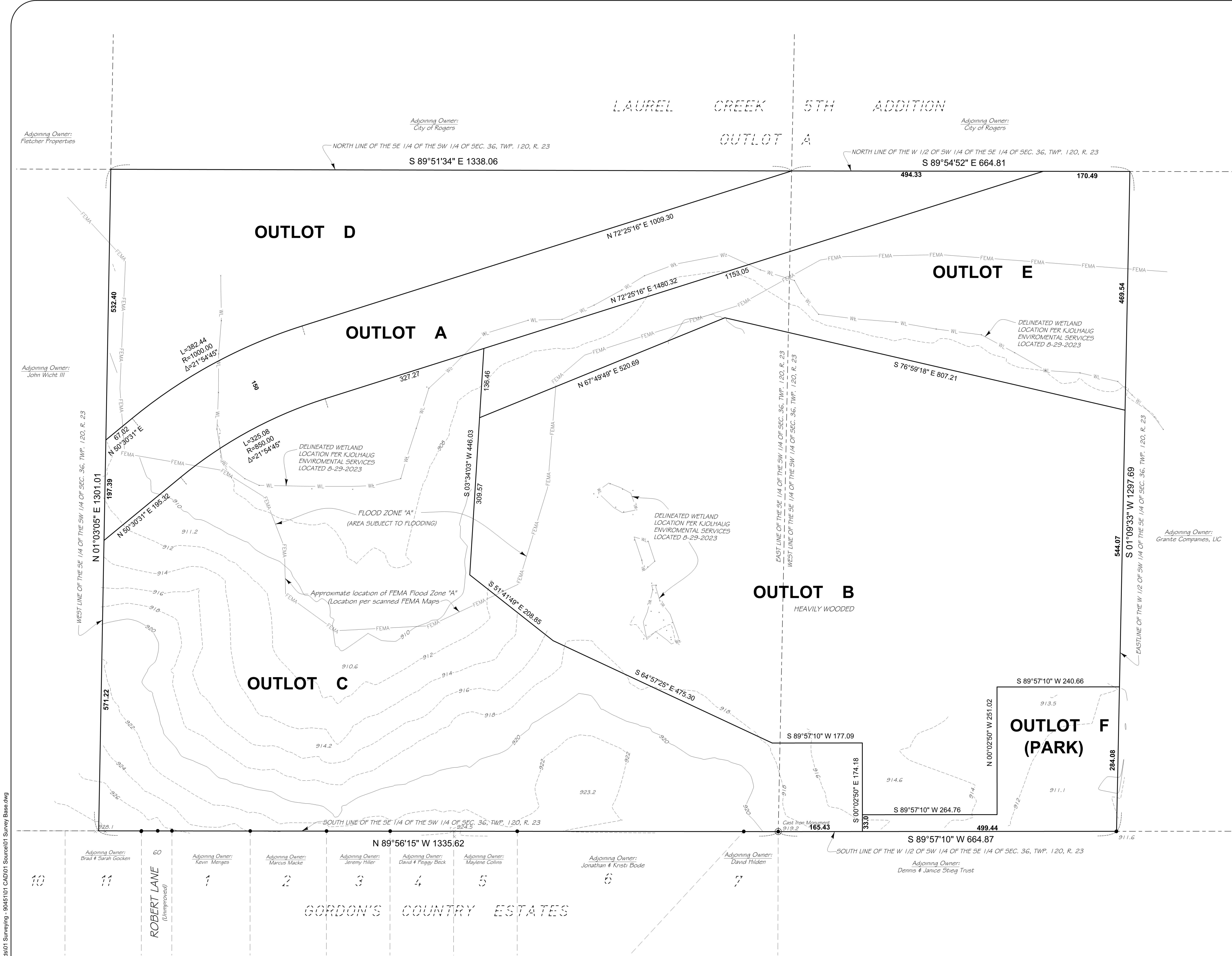
Date: 3/5/2024



Legend

Text	
Comments: Text	
1:19,200	N
This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data. Aerial imagery flown 2021 COPYRIGHT © HENNEPIN COUNTY 2024	

F:\survey\36-120-23 - hennepin\Stieg Woods\01 Surveying - 90451\01 CAD\01 Source\01 Survey Base.dwg



Zoning Information

Property Currently Zoned: R-5, Multi-Family Residential and OP, Parks & Open Space

Zoning Ordinance Requirements for R-5 District: **R-4, Mixed Residential**

Minimum Lot Size - 1 acre
Minimum Lot Width - 150 feet **R4 lot min and setback variable depen**

Building Setbacks
Front - 30 feet
Side Yard - 10 feet **25'5'20'-30'**
Rear Yard - 30 feet

Maximum Building Height - no max
Maximum Lot Coverage - 75%

Refer to City code for additional requirements, exceptions and modifications.

Development Information

Proposed Number of Lots = 4
Area of proposed:
Outlot A = 5.96 acres
Outlot B = 19.99 acres
Outlot C = 18.43 acres
Outlot D = 6.89 acres
Outlot E = 6.69 acres
Outlot F (Park) = 1.75 acres

Miscellaneous Notes

- Property Address: Unassigned address, Rogers, MN
PID No.: 36-120-23-34-0002
- Area of Parcel = 59.71 acres
- Title insurance commitment showing property description and any encumbrances of record not provided, survey subject to change.
The only easements shown are from plats of record or information provided by client.
- By graphic plotting only, this property was found to be located within Flood Zone "X" and "A" of the Flood Insurance Rate Map, Community Panel No. 27053C0043F, effective on 11/4/2016. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination. Location shown hereon is only approximate.
- Property located in Section 36, Township 120, Range 23, Hennepin County, Minnesota.
- Benchmark: MNDOT monument BROCK MN053
Elevation = 948.784 feet NAVD29 datum
- Wetland delineated by Kjolhaug Environmental Services.

Development's Personnel Contacts

Property Owner:
Dennis & Janice Stieg
19320 Stieg Road
Rogers, MN 55374

Developer:
City of Rogers
22350 S. Diamond Lake Road
Rogers, MN 55374
phone: 763-428-2253

Surveyor
Demarc Surveying and Engineering
7601 73rd Avenue N.
Brooklyn Park, MN 55428
Attn: Greg Prasch
phone: 763-560-3093
e-mail: gregprasch@demarcinc.com

Legal Description

The Southeast Quarter of the Southwest Quarter and the West Half of the Southwest Quarter of the Southeast Quarter of Section 36, Township 120, Range 23, Hennepin County, Minnesota.

FIELD BY: ?	I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota. Prepared this 29th day of November 2023. Signed: Gregory R. Prasch Registration No. 24992
DRAWN BY: 	
CHECKED BY: GRP	

REVISION SUMMARY	

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
DemarcInc.com

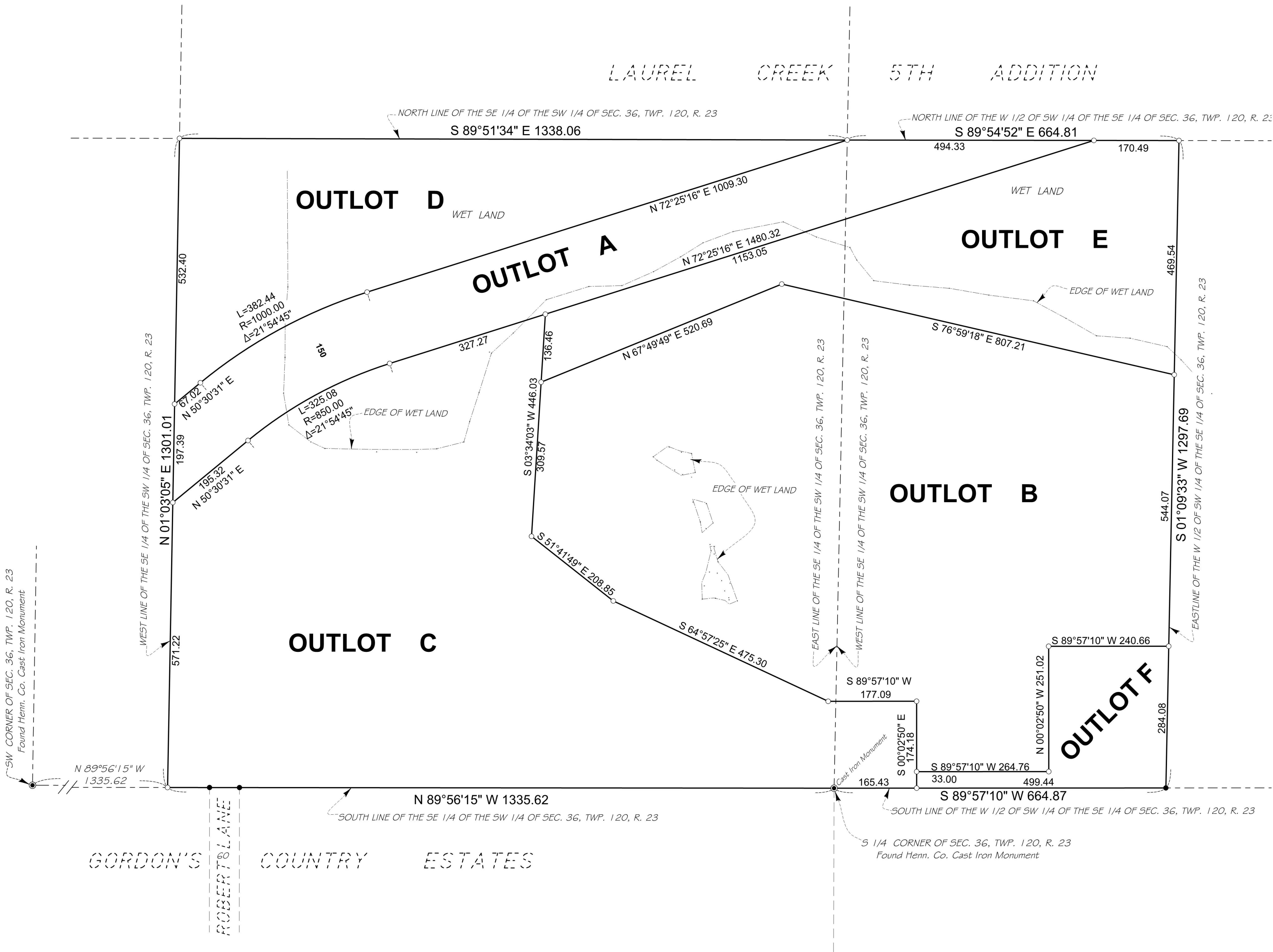
SURVEY FOR:
CITY OF ROGERS, MN
22350 South Diamond Lake Road
Rogers, MN 55374

TYPE OF SURVEY:
PRELIMINARY PLAT

DEVELOPMENT OF:	
STIEG WOODS	
PROJECT: 90451	FB No: *****
SHEET NO.	1 OF 1

STIEG WOODS

R. T. DOC. NO. _____



KNOW ALL PERSONS BY THESE PRESENTS: That City of Rogers, a Minnesota municipal corporation, owner of the following described property:

The Southeast Quarter of the Southwest Quarter and the West Half of the Southwest Quarter of the Southeast Quarter of Section 36, Township 120, Range 23, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as STIEG WOODS.

In witness whereof said City of Rogers, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ____.

Signed: City of Rogers **Stieg Family**

By _____ its _____

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20 ____, by _____, _____ of City of Rogers, a Minnesota municipal company on behalf of the company.

Signature of Notary _____ (Notary's Printed Name)
Notary Public, _____ County, Minnesota My commission expires _____

I Gregory R. Prasch 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 _____, 20 ____.

Gregory R.. Prasch, Licensed Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me on this _____ day of _____, 20 ____ by Gregory R.. Prasch.

Name) _____
Signature of Notary _____ (Notary's Printed
Notary Public, _____ County, Minnesota My commission expires _____

CITY COUNCIL, CITY OF ROGERS, MINNESOTA
This plat of STIEG WOODS was approved and accepted by the City Council of the City of **Rogers** Minnesota, at a regular meeting thereof held this _____ day of _____, 20 ____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Rogers, Minnesota

By _____, Mayor By _____, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota
I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20 ____.

Daniel Rogan, Hennepin County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to Minnesota Statutes, Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20 ____.

Chris F. Mavis, Hennepin County Surveyor By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of STIEG WOODS was filed in this office this _____ day of _____, 20 ____, at _____ o'clock ____ M.

Amber Bougie, Hennepin County Recorder By _____ Deputy

RESOLUTION NO. 2024 - 24

A RESOLUTION GRANTING APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR STIEG WOODS

WHEREAS, the City of Rogers (Applicant) and Dennis and Janice Stieg (“Fee Owners”) submitted an application to the City of Rogers (“City”) requesting approval of a Preliminary Plat and Final Plat for Steig Woods (“Plat”) for the parcel at with the PID 1412023310009 and legally described on Exhibit A (the “Subject Property/Property”); and,

WHEREAS, the Applicant is proposing to subdivide the subject property six (6) outlots as shown in Exhibit B; and,

WHEREAS, the Subject Property contains approximately 60 acres is guided both Mixed Residential and Protected Resources and within the R4 (Mixed Residential) and OP, Parks & Open Space zoning districts; and

WHEREAS, the proposed Preliminary Plat and Final Plat are consistent with 2040 Comprehensive Plan and current zoning regulations for the City; and

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) conducted a public hearing to receive public comment on the proposed Plat on March 11th, 2024; and

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to any and all owners of affected properties, as required by State Statute; and,

WHEREAS, written and verbal comment were received and considered by the Commission; and,

WHEREAS, following the Hearing, the Commission recommended approval of the Stieg Woods Preliminary Plat and Final Plat.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Preliminary Plat and Final Plat for Rogers Northdale is hereby approved subject to the following conditions:

1. The preliminary plat and final plat shall meet the requirements of the City Engineers, and City Planner reviews and subsequent reviews of any revised preliminary plat and final plat to the satisfaction of the City.
2. Title work for the Plat shall be provided to and conform to any requirements resulting from City Staff and the City Attorney’s review of the title work and plat opinion.
3. Future development plans and preliminary plat review may be necessary prior to any redevelopment of Outlot C.
4. The Final Plat must be recorded with Hennepin County within six (6) months of release from the City.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 26th day of March, 2024.

Rick Ihli, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Existing Legal Description

The Southeast Quarter of the Southwest Quarter and the West Half of the Southwest Quarter of the Southeast Quarter of Section 36, Township 120, Range 23, Hennepin County, Minnesota.

Proposed Legal Description

STIEG WOODS, Hennepin County, Minnesota.

EXHIBIT B

PRELININARY PLAT AND FINAL PLAT



REQUEST FOR ACTION ROGERS PLANNING COMMISSION

Meeting Date: March 11, 2024

Agenda Item: No. 5.2

Subject: Uptown Rogers 3rd Addition Preliminary & Final Plat

Prepared By: Brett Angell, Community Development Director

Recommended Planning Commission Action

Motion to open the public hearing.

Motion to close the public hearing.

Motion to recommend approval of the Uptown Rogers 3rd Addition preliminary and final plat.

Overview / Background

On December 1st, 2023, the City of Rogers completed the acquisition of the former Hardees restaurant at 14086 Northdale Blvd, the surrounding vacant land, stormwater parcel, and access drive parcel from two separate entities. At the time of acquisition, the intent was to explore a potential city facility at this location or to have control of the parcel for the future development of the area. Following the acquisition, the city has entered into a purchase agreement to sell the former Hardees to LM Ritz Properties, LLC to accommodate the building being converted into a brewery.

The subject property is currently comprised of four (4) parcels totaling 4.79 acres in size. To accommodate the above mentioned sale and future development of the undeveloped areas, the property required to be re-platted to create proper lots. In January, the city entered into an agreement with Sambatek to replat the property.

The proposed Uptown Rogers 3rd Addition plat would create three (3) lots. Lot 1 would be the corner of Northdale Blvd and would be 1.0 acre in total size. The current access parcel would be incorporated into this parcel. Lot 2 would include the former Hardees property and some additional vacant land to accommodate a future expansion of the parking and/or building. Lot 2 would have a total size of 0.94 acres. Lot 3 would be to the south of the former Hardees and would incorporate the northeast drainage area parcel. Lot 3 would have a total size of 2.72 acres.

The Uptown Rogers 3rd Addition plat would also resolve the right-of-way issues on the north side of the subject property. The proposed plat would dedicate approximately 0.27 acres of land on the northside as right-of-way. This area is where the trail is located.

Primary Issues to Consider

1. Land Use & Zoning
2. Lot Standards
3. Site Information

Analysis of Primary Issues

1. Land Use & Zoning

The 2040 Comprehensive Plan guides the property as Commercial and the property is currently zoned as RC - Regional Center. The current uses of the property are consistent with the zoning and guidance as well as the proposed re-use of the former Hardees. There are no identified future users for the current vacant areas but staff are marketing the site as commercial. The proposed lot sizes meets the RC zoning requirements and the site is connected to city sewer and water.

Land use and zoning requirements are satisfied.

2. Lot Standards

The proposed plat would create three (lots) ranging from approximately 41,000 square feet in size up to 118,000 square feet. Incorporating the setbacks as defined in City Code 125-57, Lot 1 would have a buildable area of 0.54 acres, Lot 2 would have a buildable area of 0.51 acres. Lot 3 would have a buildable area of 1.47 acres.

Lot standards are satisfied.

3. Site Information

The proposed plat follows what has been anticipated for this development area as the current vacant parcel would be very difficult to develop as one development. There are private agreements related to access and maintenance which govern the entire area including the adjacent daycare facility.

Access and Parking

Primary access to the property would continue to be served off of a single access point on Northdale Blvd. No changes to the access are anticipated nor any new access points being installed. An access to the North onto County Rd 144 would not be allowed by Hennepin County. Parking has been and will continue to be calculated on a lot-by-lot basis. Currently, there is not a cross-parking agreement in place.

Easements

There are numerous easements that run throughout the property including easements for utilities, stormwater, and right-of-way. All easements are being retained and there is not a request to vacate any of the existing easements at this time.

Future Development

Future development of the proposed Lots 1 and 3 will be guided by the zoning code. Potential buyers/developers will be required to apply for land use approvals and submit a site plan for review to the City. Timing of the future development is unknown and will be based upon market interest and entering to an purchase agreement.

Staff Recommendation

Staff recommend approval of the Uptown Rogers 3rd Addition preliminary and final plat.

A draft resolution is attached which includes the following conditions:

1. The City shall comply with the plat opinion and complete revisions to the plat as may be required by the City Attorney prior to the recording of the plat.
2. Subject to the review and comments by Hennepin County and the Minnesota Department of Transportation.

ATTACHMENTS:

Description

Draft Resolution 2024-22

Location Map

Preliminary Plat

Final Plat

RESOLUTION NO. 2024 - 22

**A RESOLUTION GRANTING APPROVAL OF THE
PRELIMINARY AND FINAL PLAT FOR
UPTOWN ROGERS 3RD ADDITION**

WHEREAS, the City of Rogers (“Fee Owner/Applicant”) submitted an application requesting approval of a Preliminary Plat and Final Plat for Uptown Rogers 3rd Addition (“Plat”) for the parcels at 14086 Northdale Blvd with the PIDs 1412023210017, 1412023210022, 1412023210021 and 1412023210020 and legally described on Exhibit A (the “Subject Property/Property”); and,

WHEREAS, the Applicant is proposing to replat the property into three (3) parcels to accommodate future development of the area as shown in Exhibit B; and,

WHEREAS, the Subject Property contains approximately 4.79 acres is guided as Commercial in the 2040 Comprehensive Plan and within the Regional Center (RC) zoning district; and

WHEREAS, the proposed Preliminary Plat and Final Plat are consistent with 2040 Comprehensive Plan and current zoning regulations for the City; and

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) conducted a public hearing to receive public comment on the proposed Plat on March 11th, 2024; and

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to nearby properties, as required by State Statute; and,

WHEREAS, written and verbal comment were received and considered by the Commission; and,

WHEREAS, following the Hearing, the Commission recommended approval of the Uptown Rogers 3rd Addition preliminary and final plat.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Preliminary Plat and Final Plat for Uptown Rogers 3rd Addition is hereby approved subject to the following conditions:

1. The City shall comply with the plat opinion and complete revisions to the Plat as may be required by the City Attorney prior to the recording of the plat.
2. Subject to the review and comments by Hennepin County and the Minnesota Department of Transportation.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 26th day of March, 2024.

Rick Ihli, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Existing Legal Description

Lot 1, Block 1, Uptown Rogers Addition, Hennepin County, Minnesota

AND

Outlot A, Uptown Rogers 2nd Addition, Hennepin County, Minnesota

AND

Lot 1, Block 1, Uptown Rogers 2nd Addition, Hennepin County, Minnesota

AND

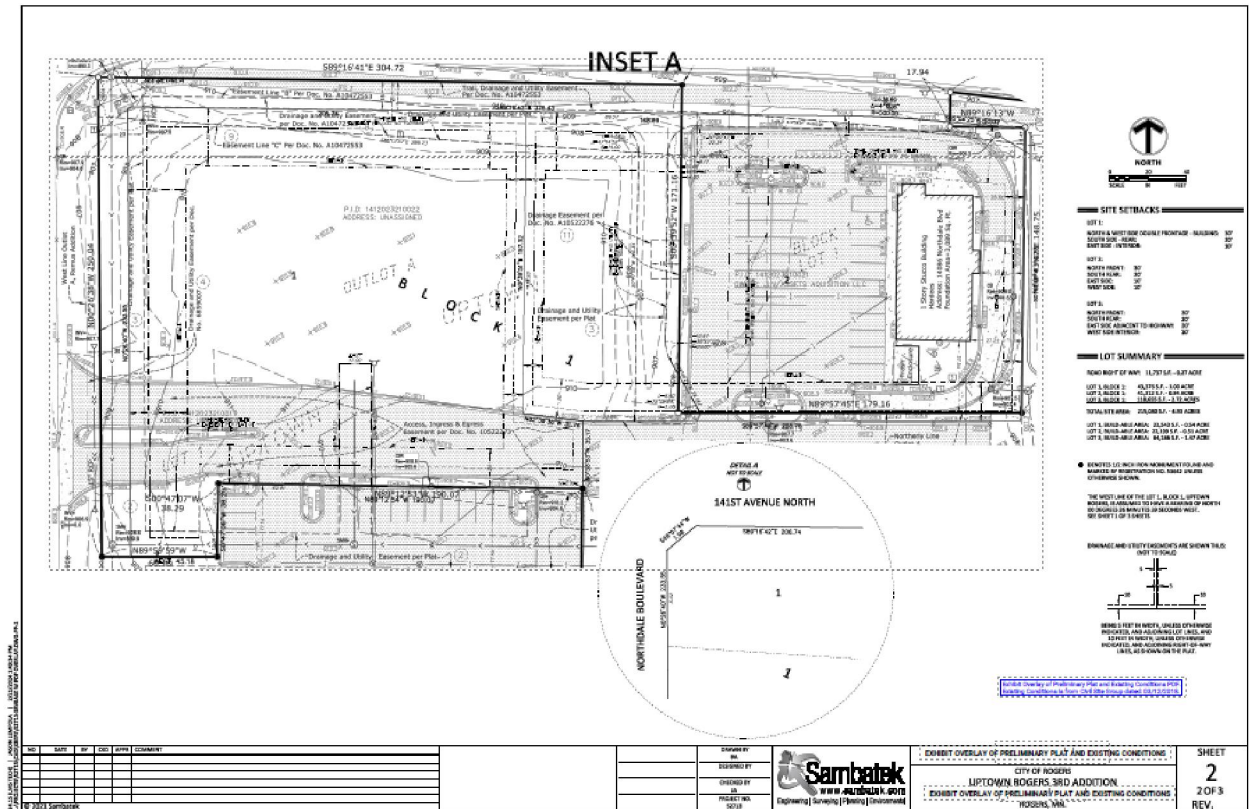
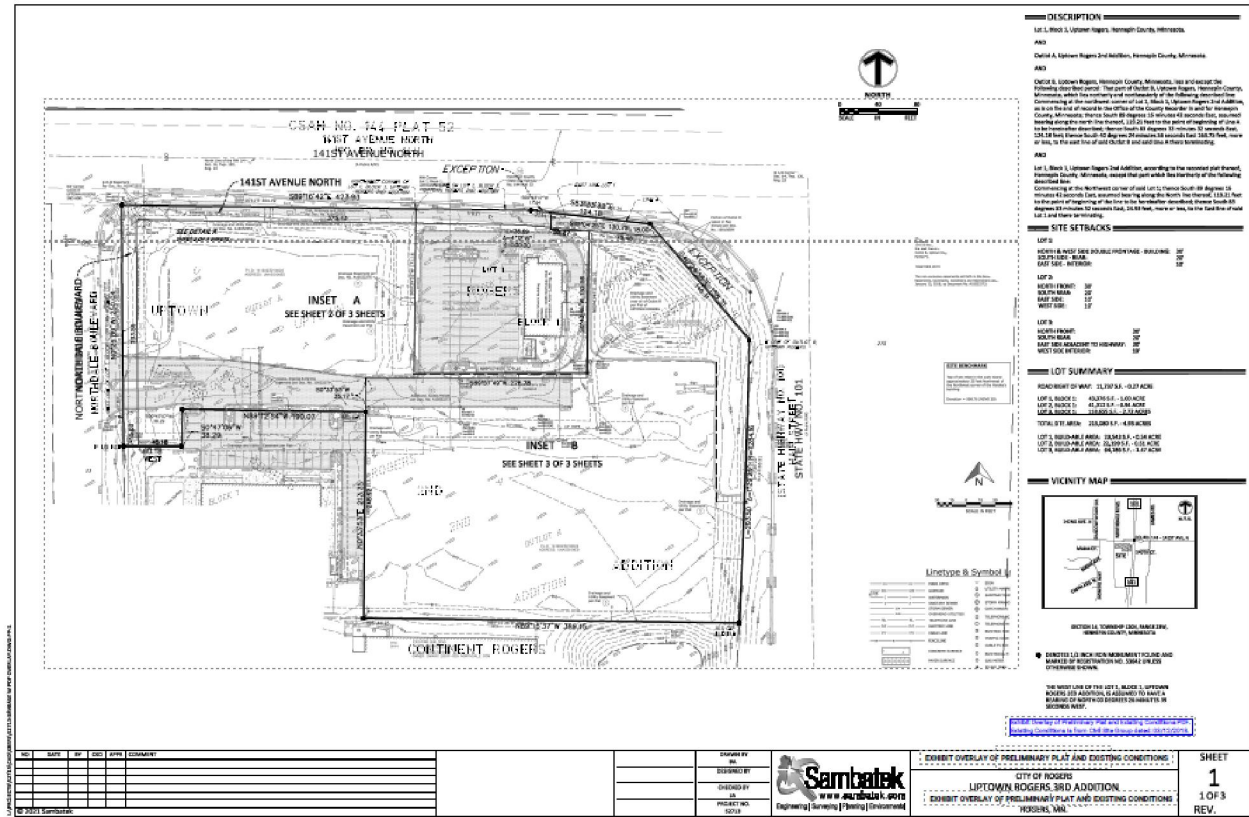
Outlot B, Uptown Rogers Addition, Hennepin County, Minnesota

Proposed Legal Description

UPTOWN ROGERS 3rd ADDITION, Hennepin County, Minnesota, according to the plat thereof.

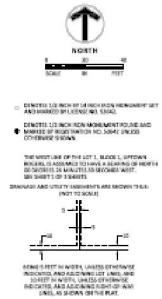
EXHIBIT B

PRELIMINARY PLAT



DRAFT

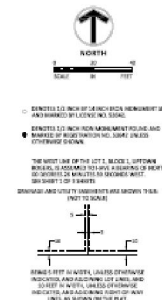
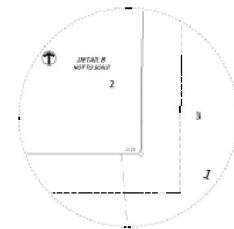
C.R. DOC. NO.



SAMBATEK, LLC
ENGINEERING, PLANNING
AND LAND SURVEYING
SHEET 2 OF 3 SHEET

DRAFT

C.A. DOC. NO.



SAMBATEK, LLC
ENGINEERING, PLANNING
AND LAND SURVEYING

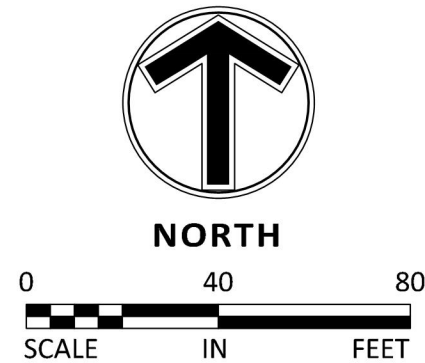
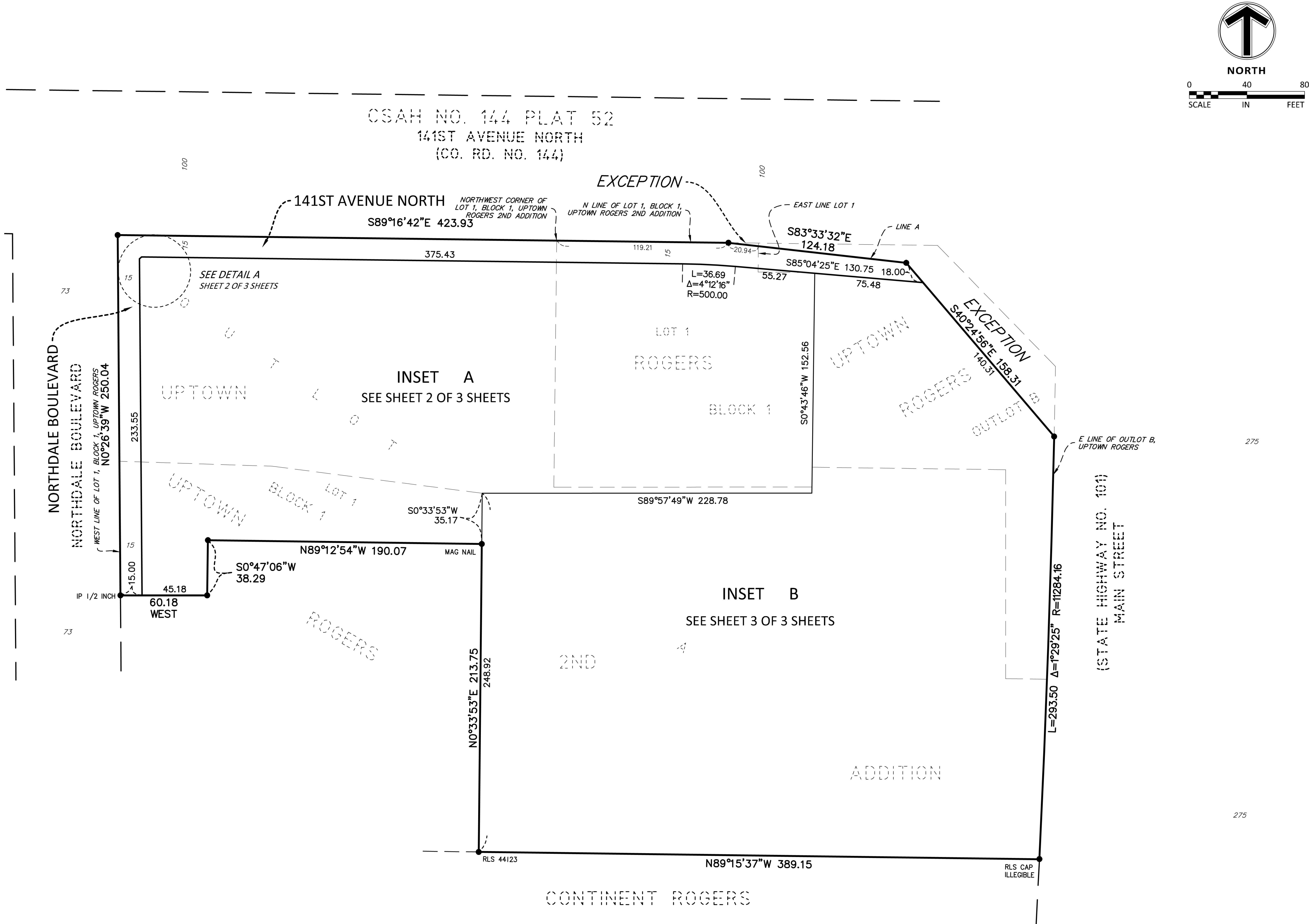
SHEET 3 OF 3 SHEETS



LOCATION MAP



24.15 (LWS TECH) | JASON LEMPOLA | 2/16/2024 12:55:55 PM
L:\PROJECTS\52713\CAD\XREFS\52713-SRVBASE.DWG-PP-1



DESCRIPTION

Lot 1, Block 1, Uptown Rogers, Hennepin County, Minnesota.

AND

Outlot A, Uptown Rogers 2nd Addition, Hennepin County, Minnesota.

AND

Outlot B, Uptown Rogers, Hennepin County, Minnesota, less and except the following described parcel: That part of Outlot B, Uptown Rogers, Hennepin County, Minnesota, which lies northerly and northeasterly of the following described line: Commencing at the northwest corner of Lot 1, Block 1, Uptown Rogers 2nd Addition, as is on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota; thence South 89 degrees 16 minutes 42 seconds East, assumed bearing along the north line thereof, 119.21 feet to the point of beginning of Line A to be hereinafter described; thence South 83 degrees 33 minutes 32 seconds East, 124.18 feet; thence South 40 degrees 24 minutes 56 seconds East 163.75 feet, more or less, to the east line of said Outlot B and said Line A there terminating.

AND

Lot 1, Block 1, Uptown Rogers 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota, except that part which lies Northerly of the following described line: Commencing at the Northwest corner of said Lot 1; thence South 89 degrees 16 minutes 42 seconds East, assumed bearing along the North line thereof, 119.21 feet to the point of beginning of the line to be hereinafter described; thence South 83 degrees 33 minutes 32 seconds East, 24.93 feet, more or less, to the East line of said Lot 1 and there terminating.

SITE SETBACKS

LOT 1:

NORTH & WEST SIDE DOUBLE FRONTAGE - BUILDING: 30'
SOUTH SIDE - REAR: 20'
EAST SIDE - INTERIOR: 10'

LOT 2:

NORTH FRONT: 30'
SOUTH REAR: 20'
EAST SIDE: 10'
WEST SIDE: 10'

LOT 3:

NORTH FRONT: 30'
SOUTH REAR: 20'
EAST SIDE ADJACENT TO HIGHWAY: 30'
WEST SIDE INTERIOR: 10'

LOT SUMMARY

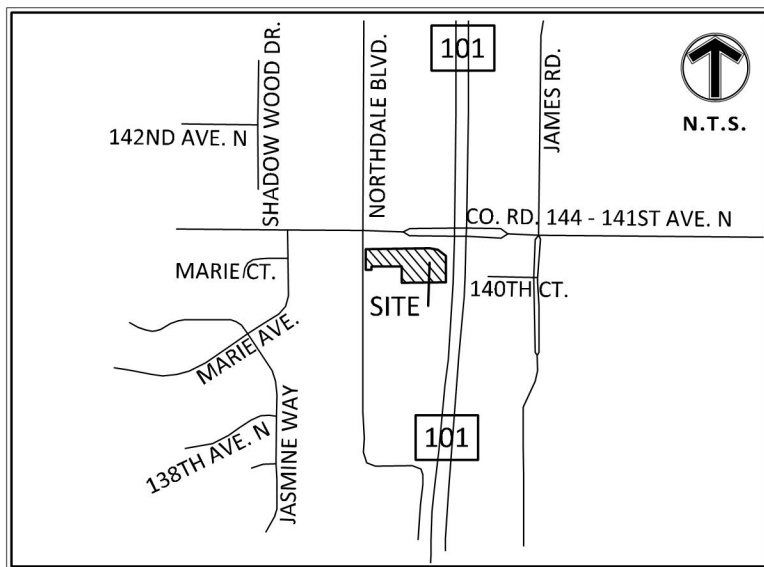
ROAD RIGHT OF WAY: 11,737 S.F. - 0.27 ACRE

LOT 1, BLOCK 1: 43,376 S.F. - 1.00 ACRE
LOT 2, BLOCK 1: 41,312 S.F. - 0.94 ACRE
LOT 3, BLOCK 1: 118,655 S.F. - 2.72 ACRES

TOTAL SITE AREA: 215,080 S.F. - 4.93 ACRES

LOT 1, BUILD-ABLE AREA: 23,543 S.F. - 0.54 ACRE
LOT 2, BUILD-ABLE AREA: 22,199 S.F. - 0.51 ACRE
LOT 3, BUILD-ABLE AREA: 64,186 S.F. - 1.47 ACRE

VICINITY MAP



SECTION 14, TOWNSHIP 120N, RANGE 23W,
HENNEPIN COUNTY, MINNESOTA

● DENOTES 1/2 INCH IRON MONUMENT FOUND AND MARKED BY REGISTRATION NO. 53642 UNLESS OTHERWISE SHOWN.

THE WEST LINE OF THE LOT 1, BLOCK 1, UPTOWN ROGERS 3RD ADDITION, IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 26 MINUTES 39 SECONDS WEST.

NO	DATE	BY	CKD	APPR	COMMENT
A	02/16/2024	JML		JJA	REVISION TO LOT 3

© 2021 Sambatek

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

Print Name: Jared Averbeck

Jared Averbeck

Date 02/13/2024 License # 53642

DRAWN BY

BA

DESIGNED BY

CHECKED BY

JA

PROJECT NO.

52713



PRELIMINARY PLAT

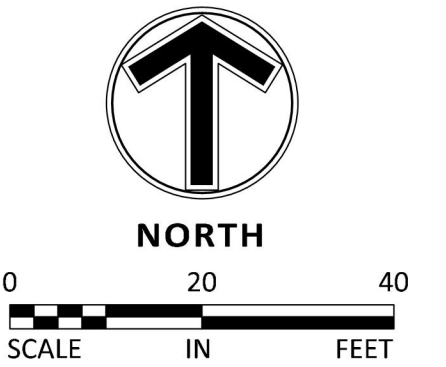
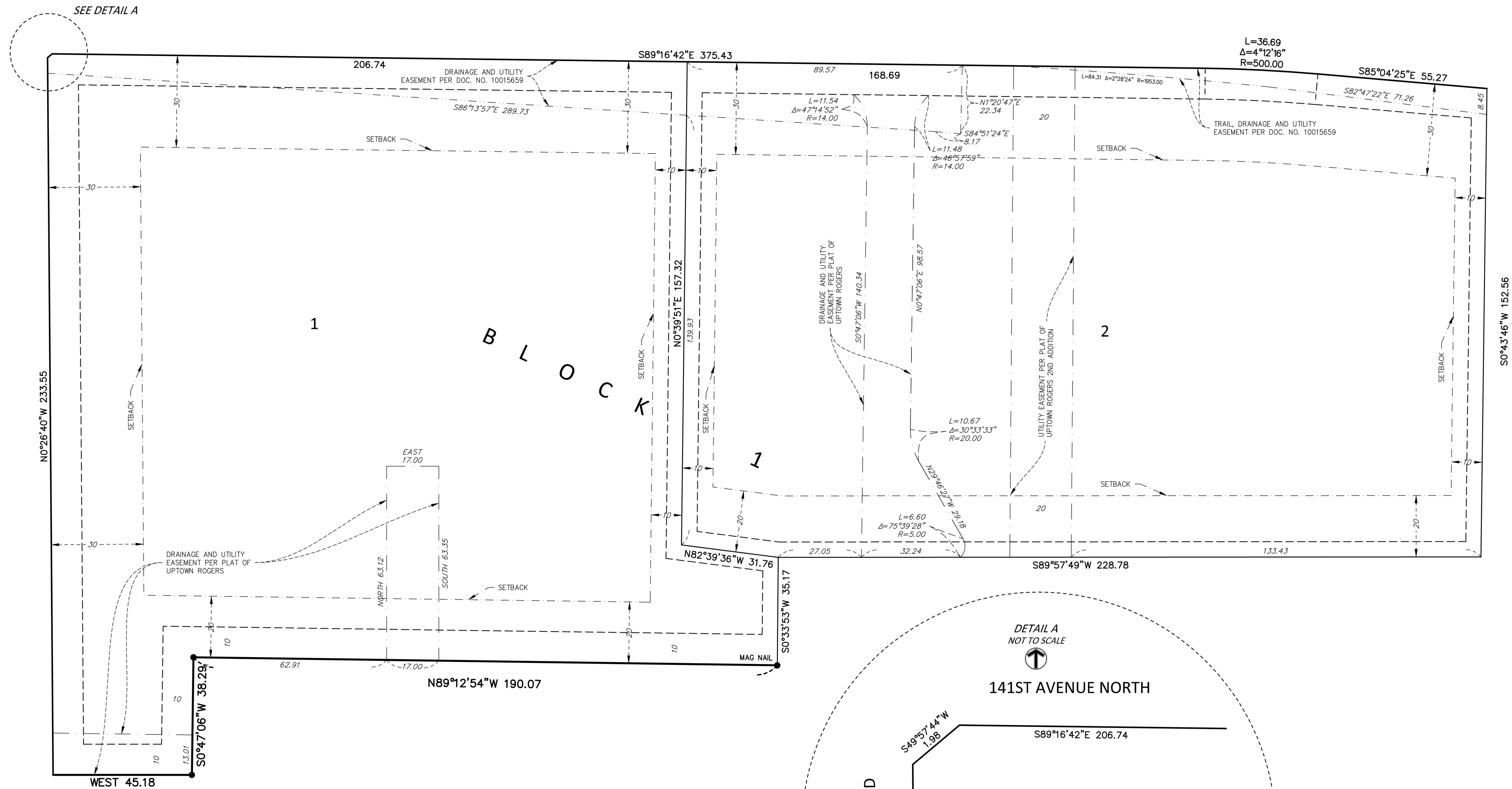
CITY OF ROGERS
UPTOWN ROGERS 3RD ADDITION
PRELIMINARY PLAT
ROGERS, MN.

SHEET

1

1 OF 3
REV.

INSET A



SITE SETBACKS

LOT 1:

NORTH & WEST SIDE DOUBLE FRONTAGE - BUILDING:	30'
SOUTH SIDE - REAR:	20'
EAST SIDE - INTERIOR:	10'

LOT 2:

NORTH FRONT:	30'
SOUTH REAR:	20'
EAST SIDE:	10'
WEST SIDE:	10'

LOT 3:

NORTH FRONT:	30'
SOUTH REAR:	20'
EAST SIDE ADJACENT TO HIGHWAY:	30'
WEST SIDE INTERIOR:	10'

== LOT SUMMARY ==

ROAD RIGHT OF WAY: 11,737 S.F. - 0.27 ACRE

LOT 1, BLOCK 1: 43,376 S.F. - 1.00 ACRE
LOT 2, BLOCK 1: 41,312 S.F. - 0.94 ACRE
LOT 3, BLOCK 1: 118,655 S.F. - 2.72 ACRES

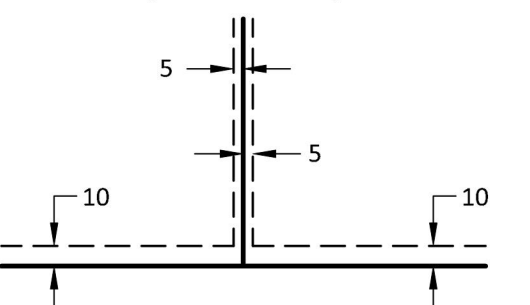
TOTAL SITE AREA: 215,080 S.F. - 4.93 ACRES

LOT 1, BUILD-ABLE AREA: 23,543 S.F. - 0.54 ACRE
LOT 2, BUILD-ABLE AREA: 22,199 S.F. - 0.51 ACRE
LOT 3, BUILD-ABLE AREA: 64,186 S.F. - 1.47 ACRE

● DENOTES 1/2 INCH IRON MONUMENT FOUND AND MARKED BY REGISTRATION NO. 53642 UNLESS OTHERWISE SHOWN.

THE WEST LINE OF THE LOT 1, BLOCK 1, UPTOWN
ROGERS, IS ASSUMED TO HAVE A BEARING OF NORTH
00 DEGREES 26 MINUTES 39 SECONDS WEST.
SEE SHEET 1 OF 3 SHEETS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

NO	DATE	BY	CKD	APPR	COMMENT
A	02/16/2024	JML		JJA	REVISION TO LOT 3

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

Print Name: Jared Averbek



Date 02/13/2024 License # 53642

DRAWN BY BA
DESIGNED BY
CHECKED BY JA
PROJECT NO. 52713



PRELIMINARY PLAT

CITY OF ROGERS

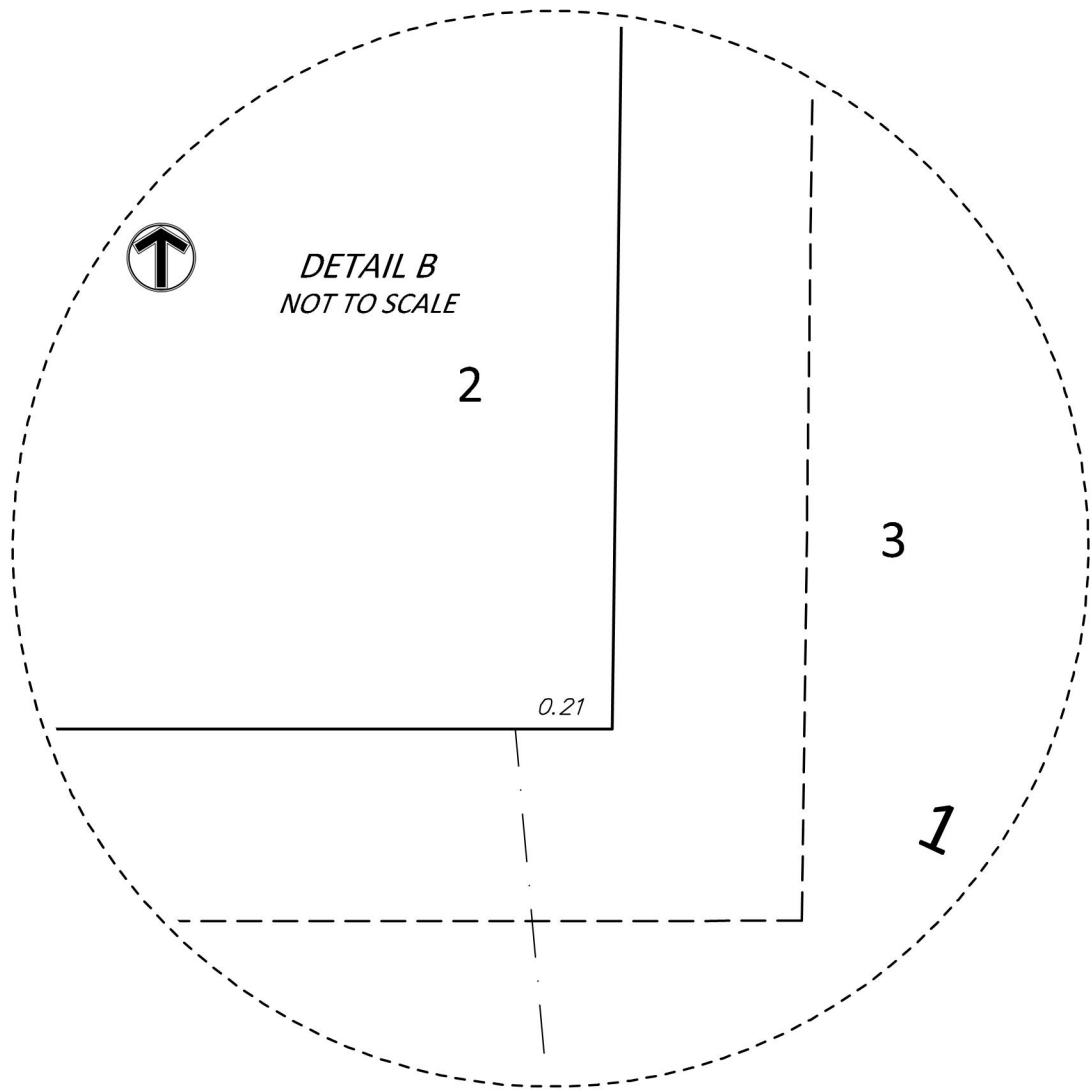
UPTOWN ROGERS 3RD ADDITION

PRELIMINARY PLAT

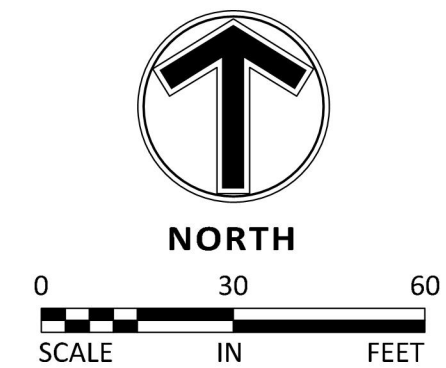
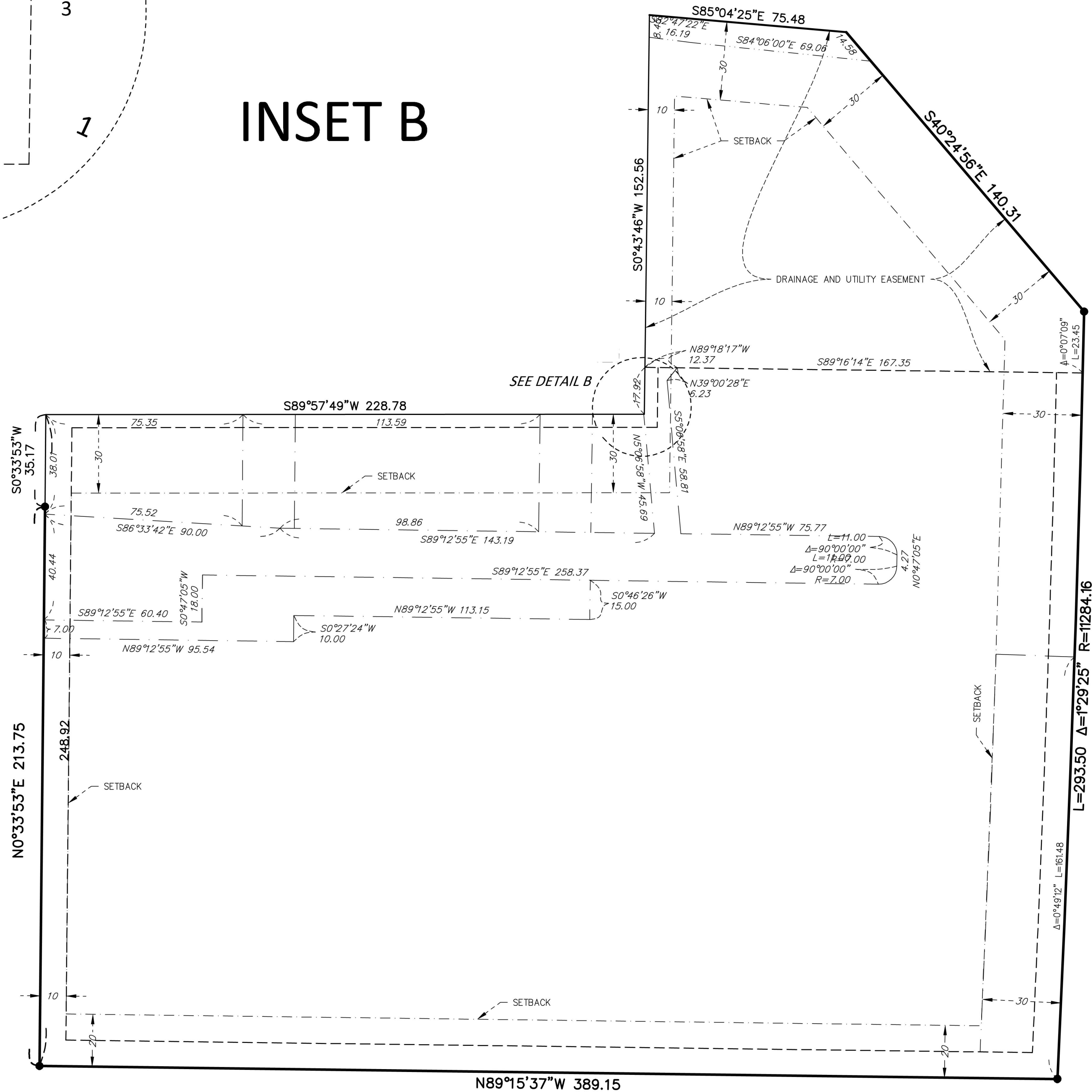
ROGERS, MN.

SHEET
2
2 OF 3
REV.

24.15 (LWS TECH) | JASON LEMPOLA | 2/16/2024 12:57:31 PM
L:\PROJECTS\52713\CAD\XREFS\52713-SRVBASE.DWG-PP-3



INSET B



SITE SETBACKS

LOT 1:
NORTH & WEST SIDE DOUBLE FRONTAGE - BUILDING: 30'
SOUTH SIDE - REAR: 20'
EAST SIDE - INTERIOR: 10'

LOT 2:
NORTH FRONT: 30'
SOUTH REAR: 20'
EAST SIDE: 10'
WEST SIDE: 10'

LOT 3:
NORTH FRONT: 30'
SOUTH REAR: 20'
EAST SIDE ADJACENT TO HIGHWAY: 30'
WEST SIDE INTERIOR: 10'

LOT SUMMARY

ROAD RIGHT OF WAY: 11,737 S.F. - 0.27 ACRE

LOT 1, BLOCK 1: 43,376 S.F. - 1.00 ACRE
LOT 2, BLOCK 1: 41,312 S.F. - 0.94 ACRE
LOT 3, BLOCK 1: 118,655 S.F. - 2.72 ACRES

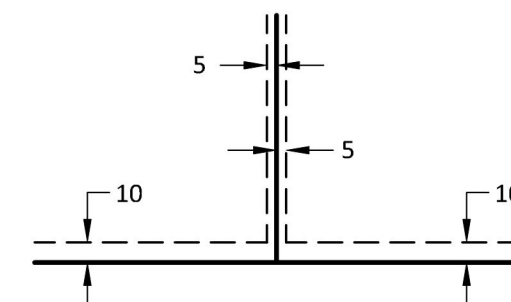
TOTAL SITE AREA: 215,080 S.F. - 4.93 ACRES

LOT 1, BUILD-ABLE AREA: 23,543 S.F. - 0.54 ACRE
LOT 2, BUILD-ABLE AREA: 22,199 S.F. - 0.51 ACRE
LOT 3, BUILD-ABLE AREA: 64,186 S.F. - 1.47 ACRE

● DENOTES 1/2 INCH IRON MONUMENT FOUND AND MARKED BY REGISTRATION NO. 53642 UNLESS OTHERWISE SHOWN.

THE WEST LINE OF THE LOT 1, BLOCK 1, UPTOWN ROGERS, IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 26 MINUTES 39 SECONDS WEST. SEE SHEET 1 OF 3 SHEETS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

NO	DATE	BY	CKD	APPR	COMMENT
A	02/16/2024	JML		JJA	REVISION TO LOT 3

© 2021 Sambatek

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

Print Name: Jared Averbeck

Jared Averbeck

Date 02/13/2024 License # 53642

DRAWN BY
BA

DESIGNED BY

CHECKED BY
JA

PROJECT NO.
52713



PRELIMINARY PLAT

CITY OF ROGERS
UPTOWN ROGERS 3RD ADDITION
PRELIMINARY PLAT
ROGERS, MN.

SHEET

3

3 OF 3

REV.

UPTOWN ROGERS 3RD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Rogers, a Minnesota municipal corporation, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 1, Block 1, UPTOWN ROGERS, Hennepin County, Minnesota.

AND

Outlot A, UPTOWN ROGERS 2ND ADDITION, Hennepin County, Minnesota.

AND

Outlot B, UPTOWN ROGERS, Hennepin County, Minnesota, less and except the following described parcel: That part of Outlot B, Uptown Rogers, Hennepin County, Minnesota, which lies northerly and northeasterly of the following described line: Commencing at the northwest corner of Lot 1, Block 1, Uptown Rogers 2nd Addition, as is on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota; thence South 89 degrees 16 minutes 42 seconds East, assumed bearing along the north line thereof, 119.21 feet to the point of beginning of Line A to be hereinafter described; thence South 83 degrees 33 minutes 32 seconds East, 124.18 feet; thence South 40 degrees 24 minutes 56 seconds East 163.75 feet, more or less, to the east line of said Outlot B and said Line A there terminating.

AND

Lot 1, Block 1, UPTOWN ROGERS 2ND ADDITION, Hennepin County, Minnesota, , except that part which lies Northerly of the following described line:
Commencing at the Northwest corner of said Lot 1; thence South 89 degrees 16 minutes 42 seconds East, assumed bearing along the North line thereof, 119.21 feet to the point of beginning of the line to be hereinafter described; thence South 83 degrees 33 minutes 32 seconds East, 24.93 feet, more or less, to the East line of said Lot 1 and there terminating.

Has caused the same to be surveyed and platted as UPTOWN ROGERS 3RD ADDITION and does hereby dedicate to the public for the public way(s), and the drainage and utility easements as created by this plat.

In witness whereof said City of Rogers, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

THE CITY OF ROGERS

SIGNED: _____
Rick Ihli, Mayor

By: _____, as _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by
Rick Ihli, Mayor of City of Rogers, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

Notary Printed Name

I Jared J. Averbeck 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 _____, 20__.

Jared J. Averbeck, Licensed Land Surveyor,
Minnesota License No. 53642

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Jared J. Averbeck, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____

Notary Printed Name

C.R. DOC. NO. _____

ROGERS, MINNESOTA

This plat of UPTOWN ROGERS 3RD ADDITION was approved and accepted by the City Council of Rogers, Minnesota, at a regular meeting thereof held this ____ day of _____, 20__. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30-day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, Rogers, Minnesota

By: _____ Mayor By: _____ Clerk
Rick Ihli Stacie Brown

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20__ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20__.

Mark V. Chapin, County Auditor By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

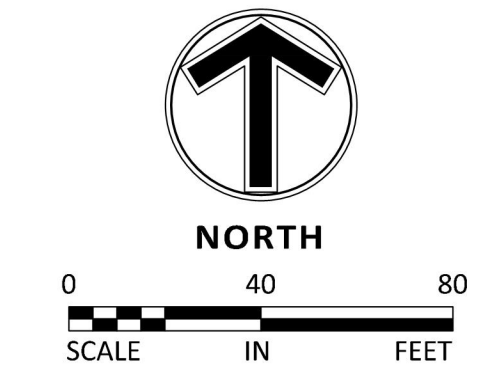
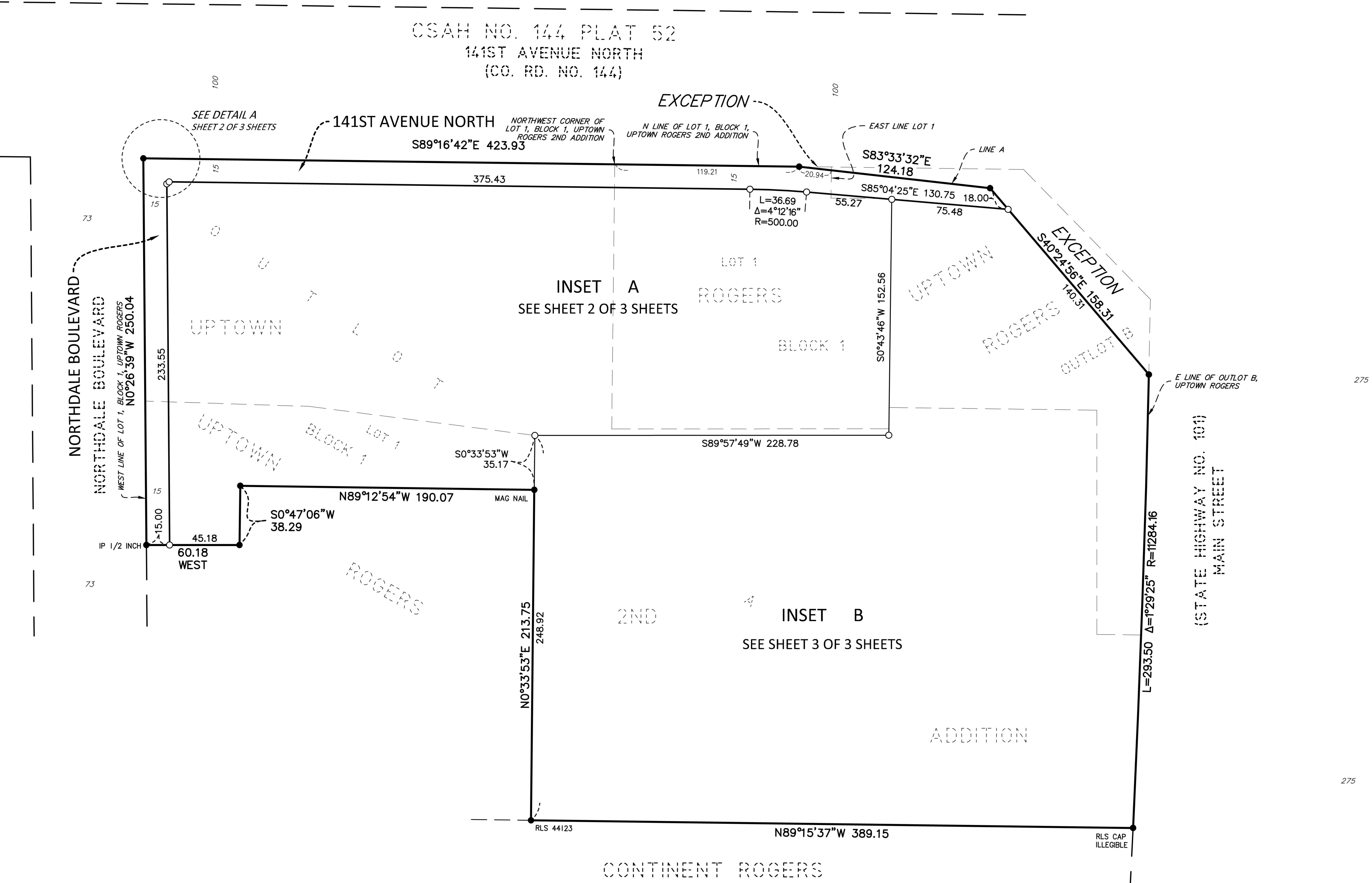
Pursuant to Minnesota Statutes Section 3838.565 (1969), this plat has been approved this ____ day of _____, 20__.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of UPTOWN ROGERS 3RD ADDITION was recorded in this office this ____ day of _____, 20__, at ____ o'clock ____ .M.

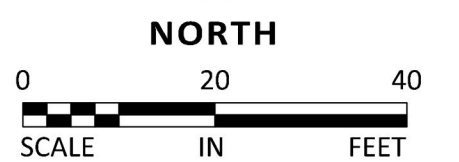
Martin McCormick, County Recorder By: _____, Deputy



- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 53642.
- DENOTES 1/2 INCH IRON MONUMENT FOUND AND MARKED BY REGISTRATION NO. 53642 UNLESS OTHERWISE SHOWN.

THE WEST LINE OF THE LOT 1, BLOCK 1, UPTOWN ROGERS, IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 26 MINUTES 39 SECONDS WEST.

SAMBATEK, LLC
ENGINEERING, PLANNING
AND LAND SURVEYING



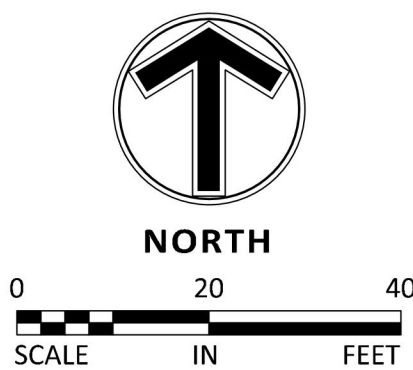
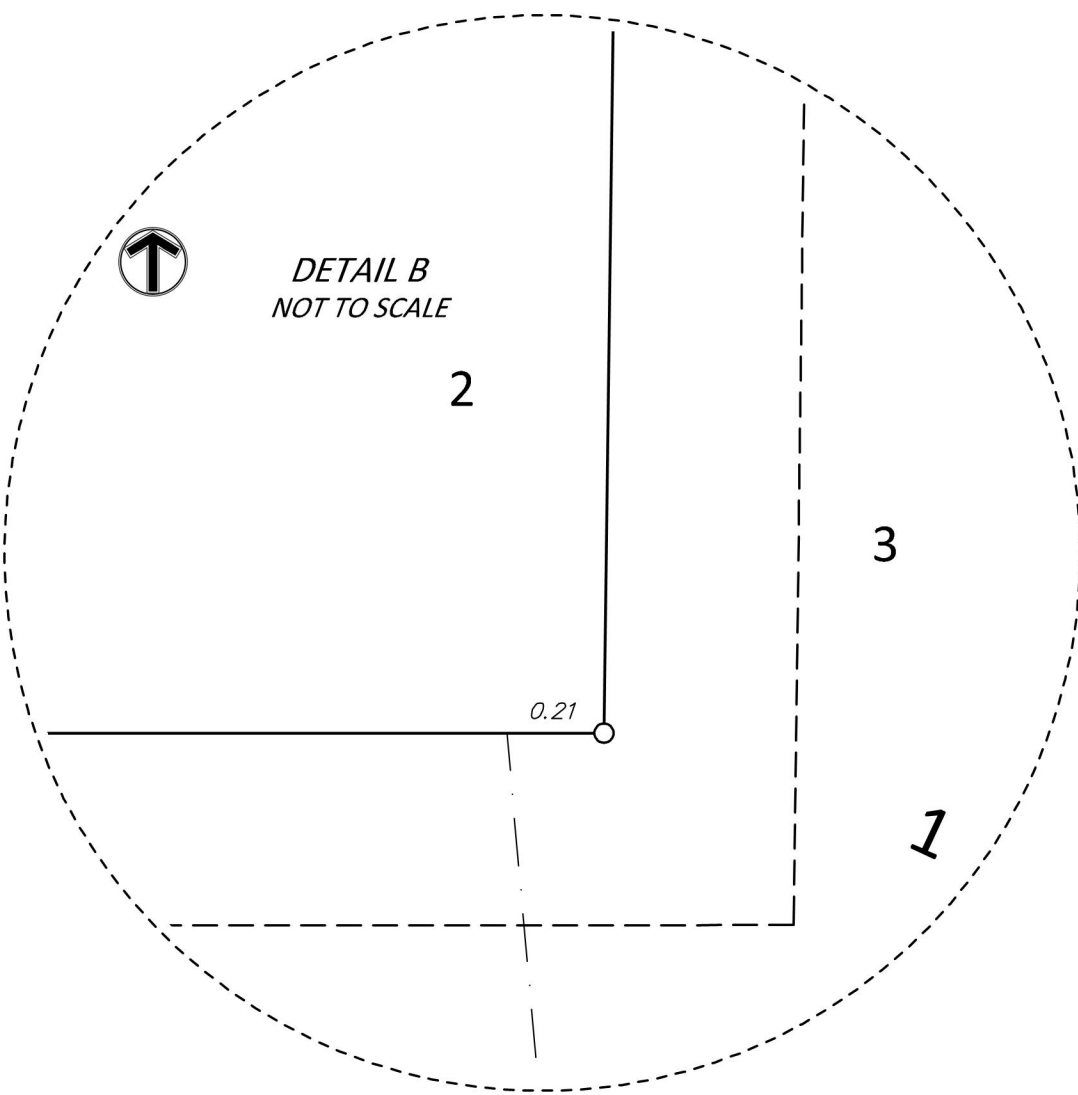
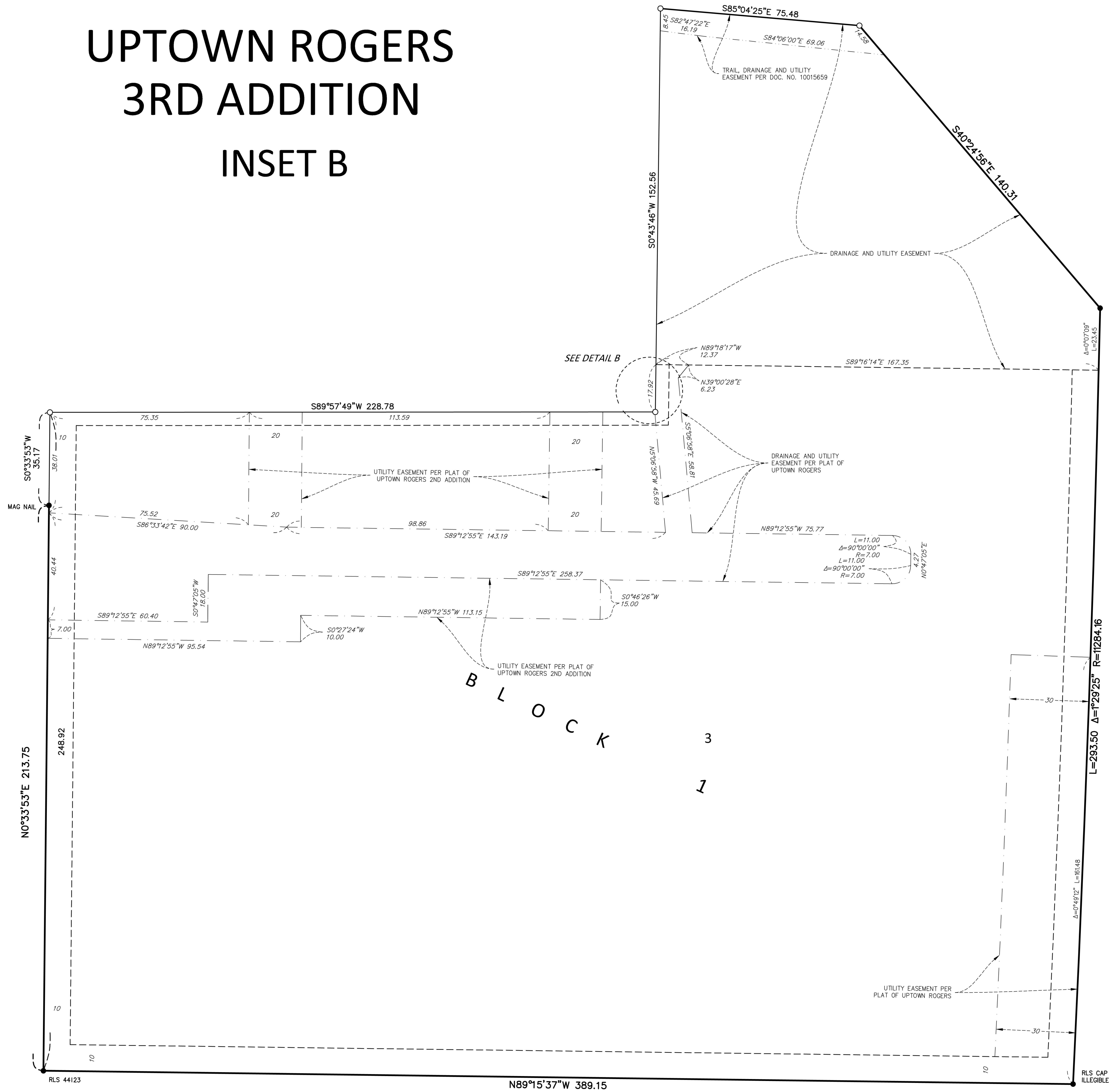
- THE WEST LINE OF THE LOT 1, BLOCK 1, UPTOWN
ROGERS, IS ASSUMED TO HAVE A BEARING OF NORTH
00 DEGREES 26 MINUTES 39 SECONDS WEST.
SEE SHEET 1 OF 3 SHEETS

NORTHDALÉ BOULEVARD



UPTOWN ROGERS 3RD ADDITION INSET B

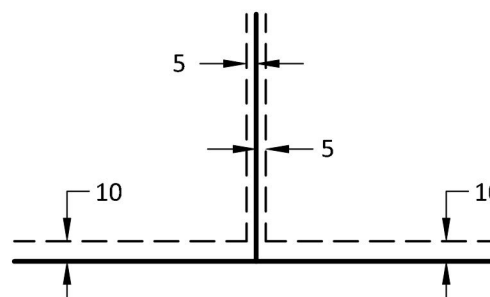
C.R. DOC. NO. _____



- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 53642.
- DENOTES 1/2 INCH IRON MONUMENT FOUND AND MARKED BY REGISTRATION NO. 53642 UNLESS OTHERWISE SHOWN.

THE WEST LINE OF THE LOT 1, BLOCK 1, UPTOWN ROGERS, IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 26 MINUTES 39 SECONDS WEST. SEE SHEET 1 OF 3 SHEETS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.