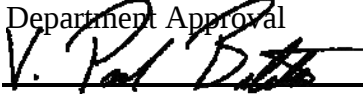


REQUEST FOR COUNCIL ACTION

Agenda Date: 10/26/2015

Agenda Item: 14.c

Department Approval



City Manager Approval



Item Description: Request by City of Roseville for Approval of Amendments to the 2030 Comprehensive Plan and Zoning Code Pertaining to Various Properties Within the Twin Lakes Redevelopment Area

APPLICATION INFORMATION

Applicant: City of Roseville

Property Owner: N/A

Open House Meeting: July 23, 2015

Application Submission: N/A

Public Hearing: September 2, 2015

City Action Deadline: N/A

Planning Commission Actions:

On September 2, 2015, the Planning Commission held the public hearing for the proposed Comprehensive Land Use Plan and Zoning Code changes.

On September 17, 2015, the Planning Commission held a special meeting devoted to the proposed changes and voted 5 – 0 to recommend approval of the proposed Comprehensive Land Use Plan map change and to recommend approval of the proposed changes to the Zoning Code.

BACKGROUND

The history of planning for development spans decades, but the present proposal is the culmination of a planning process beginning with public input meetings in January and February 2015, which led to a progression of discussions with the City Council in March, April, May, and June. At the last of these City Council meetings, Planning Division staff was directed to initiate this process of amending the Comprehensive Land Use Plan map, amending the zoning map, and amending the text of the zoning code to effect the changes to Twin Lakes development regulations which came out of the public input sessions and the subsequent Council discussions. There is a robust public record of these meetings and discussions in the form of written reports, meeting minutes, and archived video, detailing how the present proposal took shape from the initial input sessions; much of this information available from Roseville's website (<http://www.cityofroseville.com/twinlakes>). The proposed amendment, the staff analysis presented in the Request for Planning Commission Action, and other supporting documentation,

as well as public hearing minutes and draft minutes from the Planning Commission's special meeting, are included with this report as RCA Exhibit A.

SUMMARY OF THE PROPOSED COMPREHENSIVE LAND USE PLAN MAP

As noted above, the Planning Commission voted to recommended approval of the proposal to change the Comprehensive Plan's land use guidance from High-Density Residential (HR) to Community Mixed-Use (CMU) for the parcels addressed as 2805 – 2837 Fairview Avenue, 2830 Fairview Avenue, and 1633 – 1775 Terrace Drive. Such a vote requires a five-sevenths majority to be successful, and this was achieved by the unanimous vote of all five Commissioners present when the action was taken on September 17, 2015. The draft resolution to amend the Comprehensive Land Use Plan is included with this RCA as Exhibit B.

An action to change the Comprehensive Plan cannot be considered final until the amendment is accepted by the Metropolitan Council, which means that action to rezone (to CMU-1) the parcels affected by the proposed comp plan amendment would be premature if it were to occur concurrently with the action to amend the comp plan. In recognition of this procedural fact, the entirety of the proposed zoning amendment will be discussed in this RCA for the sake of putting all of the proposed changes in context with one another, although the recommended rezoning action will exclude the area which is to become the CMU-1 District. Subsequent City Council action to rezone the parcels affected by the comp plan amendment can occur once the Metropolitan Council has accepted that change.

SUMMARY OF RECOMMENDED CHANGES TO THE PROPOSED ZONING AMENDMENT

Using a process very much like that employed by the City Council to develop an excerpt of the table of land uses in Twin Lakes that guided Planning Division staff in creating a full, draft table of land uses, the Planning Commissioners worked through the table, discussing the various uses until they reached consensus for changing the table, taking into account the public input they had received. The following is a summary of the Planning Commission's recommended changes to the draft land use table (i.e., Table 1005-5) presented at the public hearing and discussed at the special meeting, which are reflected in the draft zoning text amendment ordinance included with this RCA as Exhibit C.

Corporate Headquarters: Because this was an illustrative term used in the preceding public input process rather than a unique type of land use and corporate headquarters are just a version of a permitted office use, it was stricken from the table.

Office showroom: changed to Not Permitted (NP) in CMU-1.

Animal boarding (indoors): changed to a Conditional Use (C) in CMU-1.

Animal boarding (outdoors): added a land use line in the table to make any outdoor component of an animal boarding/day care use explicitly NP in all CMU districts.

Liquor store: changed to NP in CMU-1.

Lodging: changed to P in CMU-3.

Motor fuel sales (gas station): changed to NP in CMU-1.

Motor vehicle rental/leasing: changed to NP in CMU-1.

Movie theater: changed to NP in CMU-1

54 Outdoor storage, inoperable vehicles/equipment: This land use pertains primarily to the vehicles
55 awaiting service at a motor vehicle repair facility; because motor vehicle repair is NP across all
56 CMU districts, this use was correspondingly changed to NP across all CMU districts.

57 Restaurants, fast food: changed to NP in CMU-1 and C in CMU-2.

58 Vertical mixed use: changed to C in CMU-1 and CMU-2.

59 Manufactured home park: To ensure compliance with Minn. Stat. 462.357, subd. 1b, which
60 specifies that a manufactured home park “is a conditional use in any zoning district that allows
61 the construction or placement of a building used or intended to be used by two or more families,”
62 this is changed to C in all CMU districts.

63 Multi-family (upper stories in mixed-use building): This was stricken from the table for being a
64 redundant but less-expansive version of the “vertical mixed use” term earlier in the table.

65 Place of assembly: changed to C in CMU-1.

66 Theater/performing arts center: changed to C in CMU-1.

67 Bed & breakfast establishment: changed to C across all CMU districts.

68 Park-and-ride facility: changed to NP in CMU-1.

69 Transit center: changed to NP in CMU-1

70 The Planning Commission also discussed the “limited business hours” language in the draft
71 proposal. While the zoning code does include provisions for late night shipping, receiving, and
72 other potentially noisy activities in commercial locations abutting residential districts, the City
73 does not constrain business hours elsewhere in the community. The “limited business hours”
74 section contemplated for the CMU districts stemmed from the public input process, when
75 participants were asked to share their views on “24-hour” uses in Twin Lakes. Instead of
76 remaining in the Table 1005-5 as a kind of land use, which proved to be problematic, the
77 regulations constraining business hours was pulled out of the land use table and written as text.
78 Ultimately, the Planning Commission recommended constraining the hours of business operation
79 as follows:

- 80 • prohibiting customer and delivery traffic between 12:00 a.m. and 6:00 a.m. in CMU-1
- 81 • prohibiting customer traffic between 2:00 a.m. and 6:00 a.m. in CMU-2
- 82 • allowing customer traffic between 2:00 a.m. and 6:00 a.m. in CMU-3 and CMU-4 as a
83 conditional use
- 84 • excepting such uses as hotels and medical services from constraints on hours of operation

85 In call CMU districts, employees are not precluded from working quietly overnight. It should be
86 noted that imposing limits in the hours of business operation in the Twin Lakes area could
87 prompt requests for similar limitations in other commercial and industrial districts in Roseville,
88 many of which are also immediately adjacent to residential districts. Finally, since the hours
89 between 12:00 a.m. and 6:00 a.m. are outside of typical City business hours, the first line for
90 enforcement of infractions to any such constraints on business hours will necessarily fall on the
91 Police Department.

92 **PUBLIC COMMENT**

93 The public hearing for the proposed Comprehensive Plan and zoning amendments was held by
94 the Planning Commission on September 2, 2015; minutes of the public hearing are included with
95 this RCA as part of Exhibit A. Because the public hearing was concluded at a late hour, the
96 Planning Commission voted to table the longer discussion of the proposed amendment until a
97 later date. A special meeting was subsequently scheduled for September 17th; after discussing the
98 application and the public comment received during the public hearing and at the special
99 meeting, the Planning Commission voted unanimously to recommend approval of the proposed
100 amendments to the Comprehensive Plan and Zoning Code. At the time this report was prepared,
101 Planning Division staff has not received any additional public comments.

102 **RECOMMENDED ACTIONS**

103 **Adopt a resolution changing the High-Density Residential guidance of the Comprehensive**
104 **Land Use Plan map to Community Mixed-Use for the parcels addressed as 2805 – 2837**
105 **Fairview Avenue, 2830 Fairview Avenue, and 1633 – 1775 Terrace Drive**, based on the
106 findings and recommendation of the Planning Commission, the content of this RCA, public
107 input, and City Council deliberation. Such action requires the affirmative votes of four-fifths of
108 the Council’s membership to be successful.

109 **Pass an ordinance amending certain text of the zoning code and creating the CMU-1,**
110 **CMU-2, CMU-3, and CMU-4 zoning districts**, based on the findings and recommendation of
111 the Planning Commission, the content of this RCA, public input, and City Council deliberation.

112 **Pass an ordinance rezoning existing CMU-zoned parcels to CMU-2, CMU-3, and CMU-4,**
113 based on the findings and recommendation of the Planning Commission, the content of this
114 RCA, public input, and City Council deliberation.

115 **Pass a motion approving the proposed ordinance summary.**

116 **ALTERNATIVE ACTIONS**

117 **Pass a motion to table one or more of the actions for future action.** While there’s no required
118 timeline for approving City-initiated proposals such as this, deferring action into the future could
119 have adverse consequences for property owners or potential developers who may be following
120 this process and anticipating its conclusion.

121 **By motion, deny the request.** Denial should be supported by specific findings of fact based on
122 the City Council’s review of the application, applicable City Code regulations, and the public
123 record.

Prepared by: Senior Planner Bryan Lloyd
651-792-7073 | bryan.lloyd@cityofroseville.com

RCA Exhibits: A: 9/2/2015 RPCA packet and public hearing minutes, and 9/17/2015 draft minutes
B: Draft comp plan change resolution
C: Draft zoning text change ordinance
D: Draft rezoning ordinance
E: Draft ordinance summary



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 9/2/2015

Agenda Item: 5f

Division Approval

Agenda Section

PUBLIC HEARINGS

Item Description: Request by City of Roseville for approval of amendments to the 2030 Comprehensive Plan and Zoning Code pertaining to various properties within the Twin Lakes redevelopment area (**PROJ0026**)

APPLICATION REVIEW DETAILS

RPCA prepared: August 27, 2015

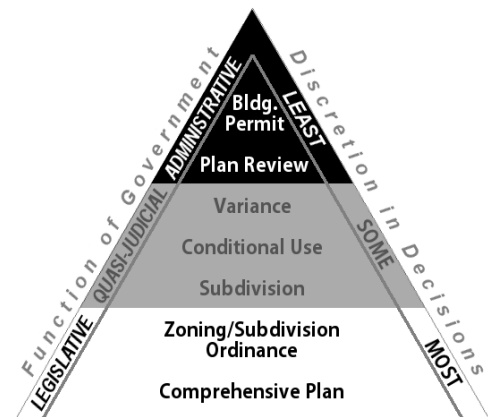
Public hearing: September 2, 2015

City Council action: September 21, 2015

Statutory action deadline: N/A

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on proposed Comprehensive Plan and zoning amendments is **legislative** in nature; the City has broad discretion in making land use decisions based on advancing the health, safety, and general welfare of the community.

1 **BACKGROUND**

2 The history of planning for development spans decades, but the present proposal is the
 3 culmination of a planning process beginning with public input meetings in January and February
 4 2015, which led to a progression of discussions with the City Council in March, April, May, and
 5 June. At the last of these City Council meetings, Planning Division staff was directed to initiate
 6 this process of amending the Comprehensive Land Use Plan map, amending the zoning map, and
 7 amending the text of the zoning code to effect the changes to Twin Lakes development
 8 regulations which came out of the public input sessions and the subsequent Council discussions.
 9 There is a robust public record of these meetings and discussions in the form of written reports,
 10 meeting minutes, and archived video, detailing how the present proposal took shape from the
 11 initial input sessions; because much of this information available from Roseville's website
 12 (<http://www.cityofroseville.com/twinlakes>), it is not included with this RPCA.

13 **ANALYSIS OF THE PROPOSED COMPREHENSIVE LAND USE PLAN CHANGE**

14 The proposed Comprehensive Land Use Plan map change is limited to four parcels northwest
 15 and northeast of the intersection of Fairview Avenue with Twin Lakes Parkway and Terrace
 16 Drive. These parcels are currently guided for High-Density Residential development, and would
 17 change to be guided for Community Mixed-Use development, consistent with the preponderance
 18 of the Twin Lakes area. The existing and proposed Comprehensive Land Use Plan designations
 19 are illustrated in Attachment A.

20 The most significant effects of the proposed change would be to reduce required intensity of the
 21 multifamily development on these parcels and to broaden the scope of possible development

types beyond apartments and other residential products. This move away from residential development at a minimum of 12 dwelling units per acre and toward more varied development with potentially lower-intensity land uses would seem to be consistent with Land Use policy 6.2 of the Comprehensive Plan, which is: “Where higher intensity uses are adjacent to existing residential neighborhoods, create effective land use buffers and physical screening.”

The land area of the Comprehensive Plan’s Planning District 10 is dominated by Twin Lakes, and re-guiding these parcels for Community Mixed-Use development advances the goals related to encouraging a balance of commercial and residential development types, although it does open additional land area to possible development of retail uses, whereas Planning District 10 advocates against development which focuses primarily on shopping. On balance, Planning Division staff believes that the proposed change would not be in conflict with the overall guidance of the Comprehensive Plan.

ANALYSIS OF THE PROPOSED ZONING MAP CHANGE

The most obvious aspect to the proposed zoning amendments is the zoning map change. As shown in Attachment B, the Twin Lakes area would no longer be a single Community Mixed-Use (CMU) zoning district and a high-density residential (HDR-1) zoning district, but it would be divided into four areas with four CMU districts that would regulate development intensity differently depending on each district’s proximity to more sensitive areas (e.g., lower-density residential neighborhoods and natural areas) or to more commercially-intensive areas (e.g., existing shopping centers and major roadways). Given that the proposed CMU-1, CMU-2, CMU-3, and CMU-4 districts are all of equal or lesser intensity than the existing CMU district and are intended to provide a more gradual transition from more intensive commercial or residential development to low density residential neighborhoods and natural areas, Planning Division staff believes that the proposed zoning map change is consistent with the intent of the Comprehensive Plan.

The “Restricted Height Area” shown on the proposed zoning map is a 100-foot strip surrounding most of the lake portion of Langton Lake Park, and would limit the height of buildings in that area to 35 feet. The Restricted Height Area doesn’t overlap the proposed CMU-1 District because building height would be limited to the same 35 feet in that entire district. The graphic representing the Restricted Height Area will ultimately move to the regulating plan map, but it remains on the proposed zoning map so that the proposed zoning map and the proposed expansion of the regulating plan are presented in the public hearing in a way that is consistent with their presentation at the open house meeting.

SUMMARY OF THE PROPOSED ZONING TEXT CHANGE

The proposed amendments to the text of the zoning code are illustrated as red, bold text (for insertions) and red strike-throughs (for deletions) in Attachment C. In general, the amendments are as follows:

- Addition of a definition for “large format retail”, a term introduced in the proposed CMU districts.
- Elimination of the CMU District from Table 1005-1, the multi-district table of land uses in the zoning chapter pertaining to the commercial districts. This column is proposed to be removed because adding three more CMU district columns to this table could overwhelm it. The land uses specific to the CMU districts are proposed to be located in a

new table (Table 1005-5) later in the chapter. The one proposed addition to Table 1005-5 which was neither in the existing Twin Lakes zoning districts nor explicitly discussed before now is “Laboratory for research, development, and/or testing.” This land use is presently allowed in the Office/Business Park District, and Planning Division included it in the proposal in the belief that it is consistent with the kind of corporate office and high-tech or bio-tech facilities that have long been promoted in the Twin Lakes area.

- Amendment to the introductory text of the CMU districts to recognize and explain the unique purposes for the four CMU districts.
- Expansion of the Twin Lakes Regulating plan from the existing “sub-area 1” (essentially, the area from County Road C2 to County Road C and from Cleveland Avenue to Fairview Avenue) to cover the entire CMU-zoned area.
- Amendments to limit building height. Building massing is regulated in the current CMU district, but total height is not limited.
- Amendment to the Table of Allowed Uses to explain that some uses are limited in their hours of operation in certain locations. This was initially discussed as a “24-hour” use in the table of uses itself, but defining a “24-hour” use for specific zoning districts turned out to be considerably more complicated than simply setting time-related regulations for particular uses in specific locations.
- Addition of a new Table of Allowed Uses within the four CMU districts. Many uses which are permitted by right in the existing Twin Lakes zoning districts are proposed as conditional uses in the CMU districts, particularly multi-family residential developments. The City Council discussions of the land use table used “conditional use” as a sort of proxy term for “not necessarily permitted by right, but can be allowed with some approval process like conditional use or planned unit development.” Since the Council’s final discussion on Twin Lakes zoning, the City Council invited a zoning consultant to begin a process of reintroducing planned unit development (PUD) as a “tool in the zoning toolbox.” Because the zoning code does not yet include provisions for creating new PUD developments, the proposed table of land uses does not include PUD as a method of reviewing and approving particular land uses. If the future creation of a PUD process identifies some of the land uses in Twin Lakes as PUD uses, the table can be amended as necessary at that time.

PUBLIC COMMENT

The required open house meeting for this proposal was held by Planning Division staff on July 23, 2015. Approximately 15 people attended the open house; the written comments from the three individuals who left them, along with the meeting sign-in sheet, are included with this RPCA as Attachment D. In addition to those written comments, most of the questions centered on the nature and symbology of the regulating plan, the location and impact of a Metropolitan Council sewer easement, whether bank drive-throughs would be allowed if drive-through facilities at restaurants were to be prohibited, and what was meant by the various forms of outdoor storage identified in the land use table. Other comments primarily related to concerns about relieving traffic through and around the Twin Lakes area and support for and opposition to allowing for additional “big-box” stores. At the time this report was prepared, Planning Division staff has not received any additional communications from members of the public about the proposal.

RECOMMENDED ACTIONS

By motion, recommend approval of the proposed Comprehensive Land Use Plan map change, based on the comments and findings of this report. A successful motion to recommend approval of an amendment to the Comprehensive Plan requires a majority of at least 5/7ths of the Planning Commission.

By motion, recommend approval of the proposed zoning changes, based on the comments and findings of this report.

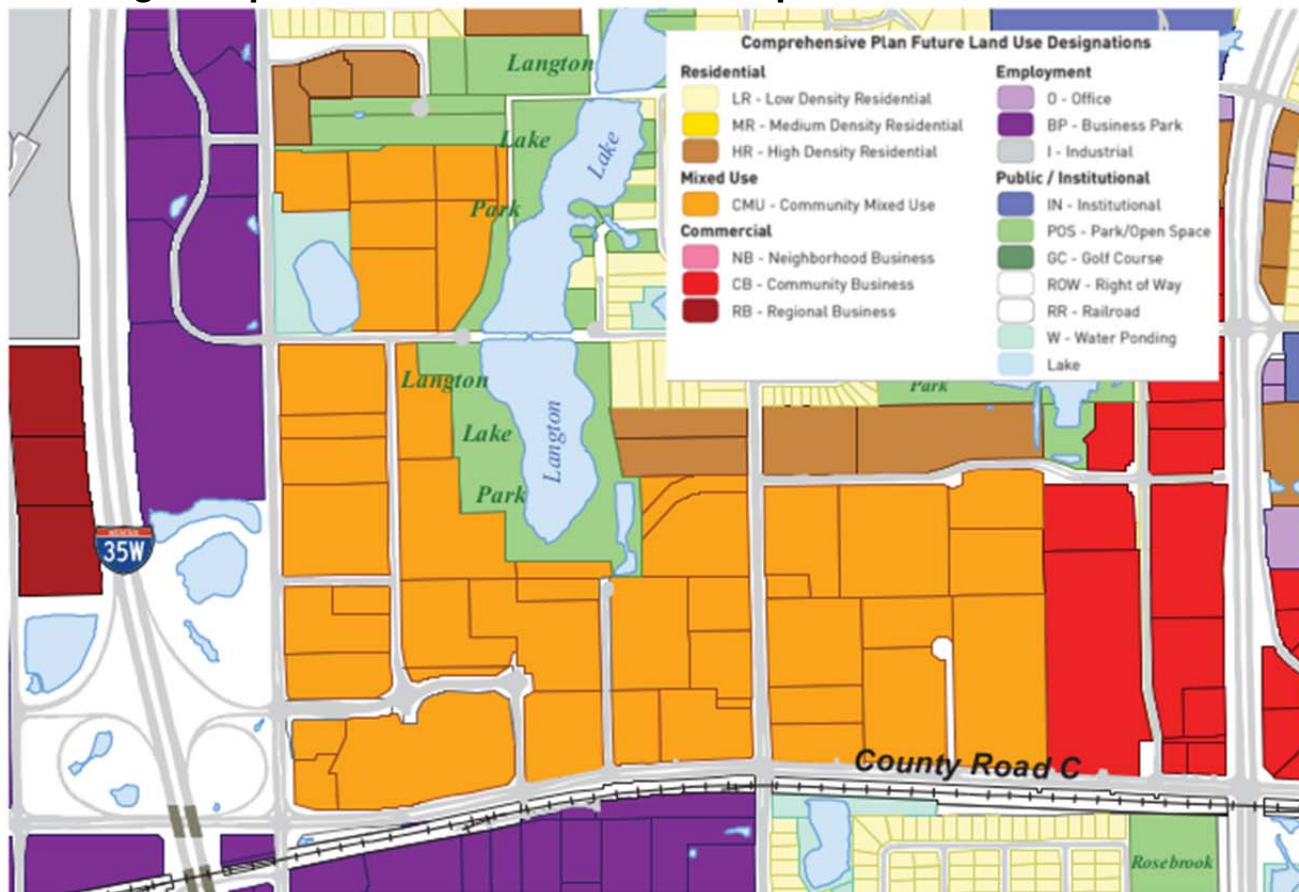
ALTERNATIVE ACTIONS

Pass a motion to table the item for future action. While there's no required timeline for approving City-initiated proposals such as this, deferring action into the future could have adverse consequences for property owners or potential developers who may be following this process and anticipating its conclusion.

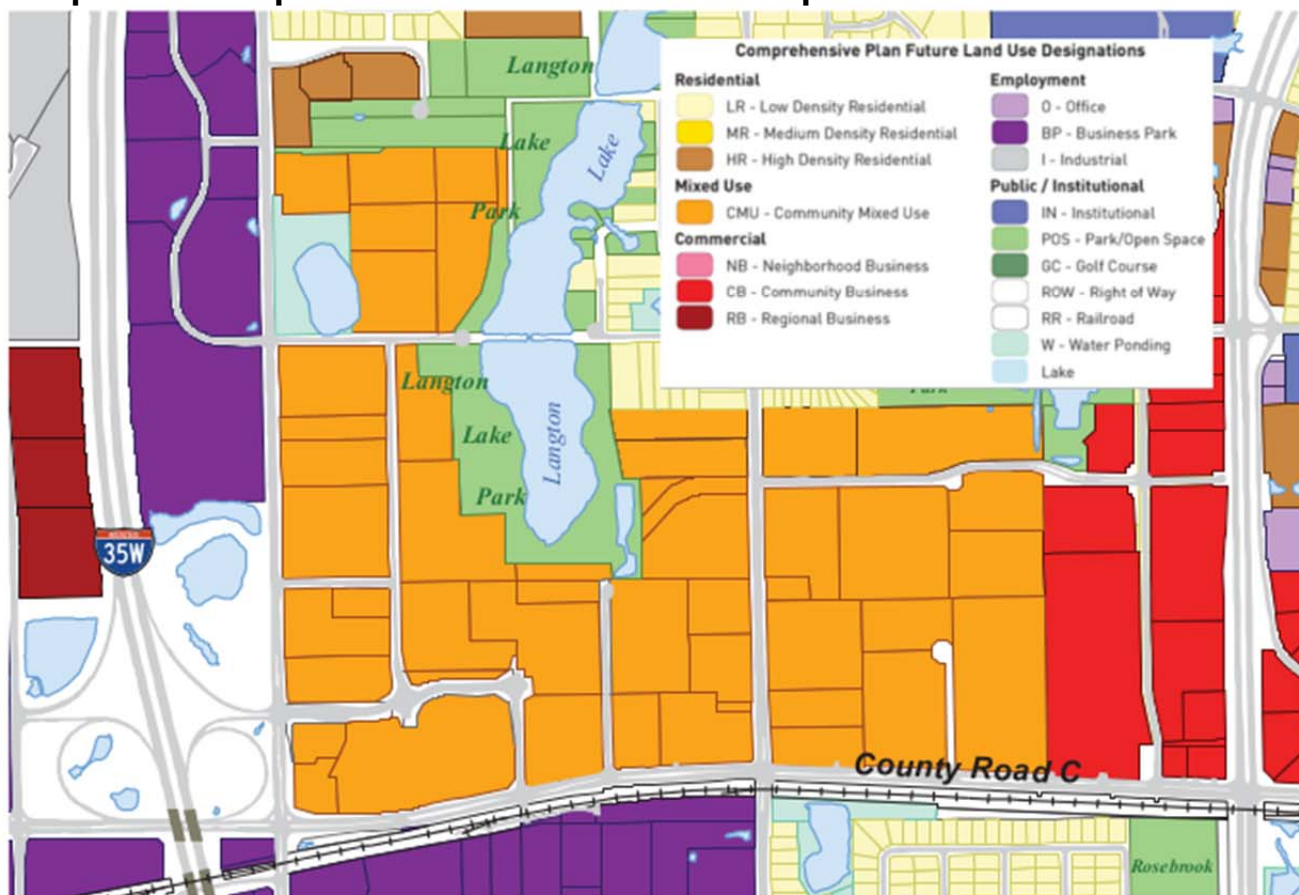
By motion, recommend denial of the proposal.

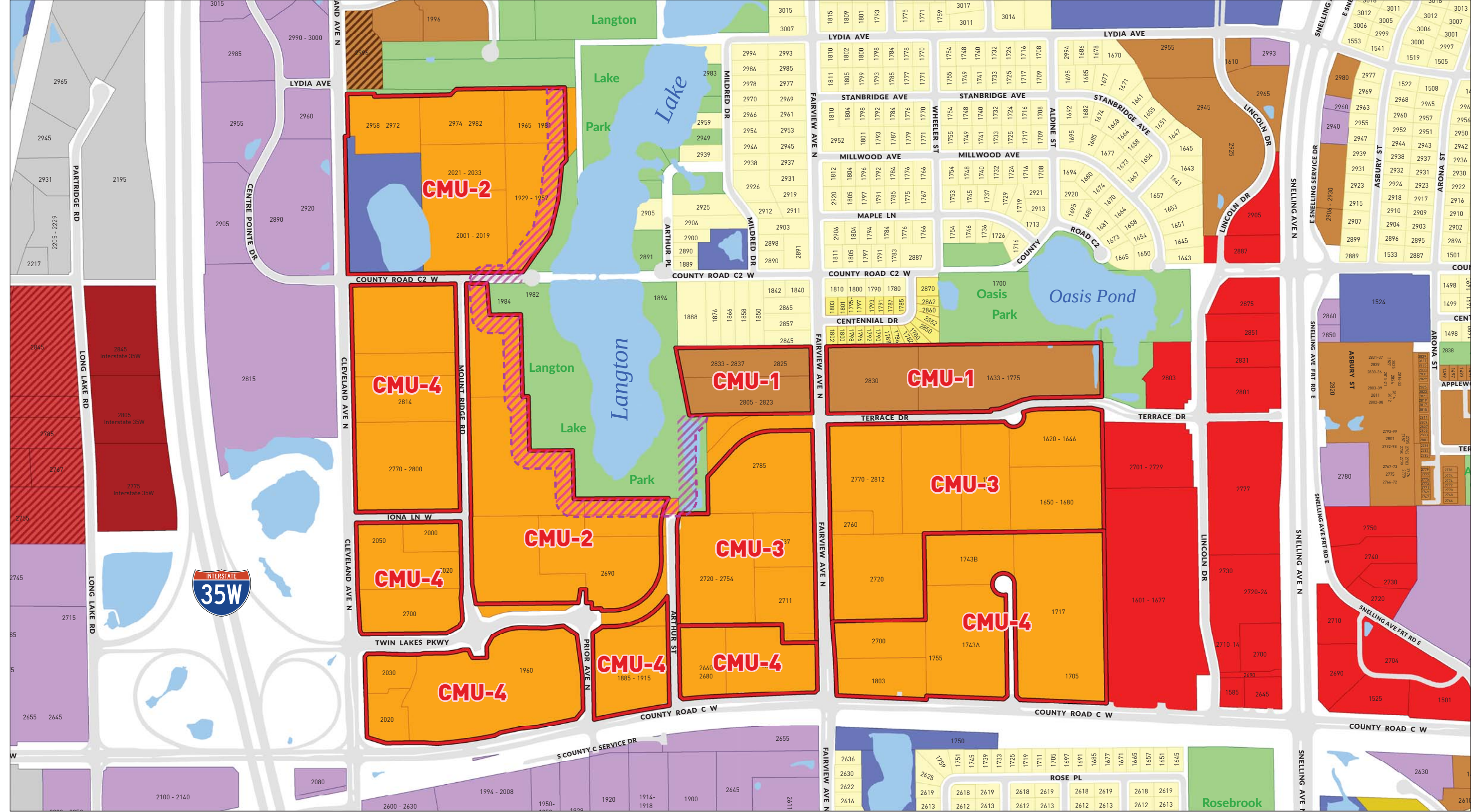
Prepared by: Senior Planner Bryan Lloyd
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Attachments: A: Proposed Comprehensive Land Use Plan map change C: Proposed zoning text amendment
B: Proposed zoning map change D: Open house materials



Proposed Comprehensive Land Use Plan Map





Proposed Zoning

LDR-1 - Low Density (One-Family) Residential-1	HDR-2 - High Density Residential-2	RB-2 - Regional Business-2	INST - Institutional	Proposed CMU Districts
LDR-2 - Low Density Residential-2	NB - Neighborhood Business	CMU - Community Mixed Use	PR - Park and Recreation	Restricted Height Area
MDR - Medium Density Residential	CB - Community Business	I - Industrial		
HDR-1 - High Density Residential-1	RB - Regional Business	O/BP - Office/Business Park		

0

200

400

600

Feet

CHAPTER 1001 INTRODUCTION

1001.10: DEFINITIONS

RETAIL, LARGE FORMAT: Where retail building size is regulated, a large format retail use is a stand-alone, single-tenant retail structure with a gross floor area of 100,000 square feet or more, distributed on one or more stories. This includes interior space that may be leased to third-party financial, clinical, or other service providers accessible to customers within the large format retail store, but does not include typical multi-tenant retail centers or regional malls that may comprise gross floor area of more than 100,000 square feet.

CHAPTER 1005 COMMERCIAL AND MIXED-USE DISTRICTS

SECTION:

- 1005.01: Statement Of Purpose
- 1005.02: Design Standards
- 1005.03: Table of Allowed Uses
- 1005.04: Neighborhood Business (NB) District
- 1005.05: Community Business (CB) District
- 1005.06: Regional Business (RB) Districts
- 1005.07: Community Mixed-Use (CMU) Districts

1005.01 STATEMENT OF PURPOSE

The commercial and mixed-use districts are designed to:

- A. Promote an appropriate mix of commercial development types within the community;
- B. Provide attractive, inviting, high-quality retail shopping and service areas that are conveniently and safely accessible by multiple travel modes including transit, walking, and bicycling;
- C. Improve the community's mix of land uses by encouraging mixed medium- and high-density residential uses with high-quality commercial and employment uses in designated areas;
- D. Encourage appropriate transitions between higher-intensity uses within commercial and mixed use centers and adjacent lower-density residential districts; and
- E. Encourage sustainable design practices that apply to buildings, private development sites, and the public realm in order to enhance the natural environment.

1005.02 DESIGN STANDARDS

The following standards apply to new buildings and major expansions of existing buildings (i.e., expansions that constitute 50% or more of building floor area) in all commercial and mixed-use districts. Design standards apply only to the portion of the building or site that is undergoing alteration.

- A. Corner Building Placement: At intersections, buildings shall have front and side facades aligned at or near the front property line.
- B. Entrance Orientation: Where appropriate and applicable, primary building entrances shall be oriented to the primary abutting public street. Additional entrances may be oriented to a secondary street or parking area. Entrances shall be clearly visible and identifiable from the street and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. (Ord. 1415, 9-12-2011)
- C. Vertical Facade Articulation: Buildings shall be designed with a base, a middle, and a top, created by variations in detailing, color, and materials. A single-story building need not include a middle.
 - 1. The base of the building should include elements that relate to the human scale, including doors and windows, texture, projections, awnings, and canopies.
 - 2. Articulated building tops may include varied rooflines, cornice detailing, dormers, gable ends, stepbacks of upper stories, and similar methods.
- D. Horizontal Facade Articulation: Facades greater than 40 feet in length shall be visually articulated into smaller intervals of 20 to 40 feet by one or a combination of the following techniques:
 - 1. Stepping back or extending forward a portion of the facade;
 - 2. Variations in texture, materials or details;
 - 3. Division into storefronts;
 - 4. Stepbacks of upper stories; or
 - 5. Placement of doors, windows and balconies.
- E. Window and Door Openings:
 - 1. For nonresidential uses, windows, doors, or other openings shall comprise at least 60% of the length and at least 40% of the area of any ground floor facade fronting a public street. At least 50% of the windows shall have the lower sill within three feet of grade.
 - 2. For nonresidential uses, windows, doors, or other openings shall comprise at least 20% of side and rear ground floor facades not fronting a public street. On upper stories, windows or balconies shall comprise at least 20% of the facade area.
 - 3. On residential facades, windows, doors, balconies, or other openings shall comprise at least 20% of the facade area.
 - 4. Glass on windows and doors shall be clear or slightly tinted to allow views in and out of the interior. Spandrel (translucent) glass may be used on service areas.
 - 5. Window shape, size, and patterns shall emphasize the intended organization and articulation of the building facade.
 - 6. Displays may be placed within windows. Equipment within buildings shall be placed at least 5 feet behind windows.
- F. Materials: All exterior wall finishes on any building must be one or a combination of the following materials: face brick, natural or cultured stone, pre-colored or factory stained or stained on site textured pre-cast concrete panels, textured concrete block, stucco, glass, fiberglass or similar materials. In addition to the above materials, accent materials, not

exceeding 10% of any exterior building elevation, may include pre-finished metal, cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar redwood, and fir), or fiber cement board. Other new materials of equal quality to those listed, including the use of commercial grade lap-siding in the Neighborhood Business District, may be approved by the Community Development Department.

- G. Four-sided Design: Building design shall provide consistent architectural treatment on all building walls. All sides of a building must display compatible materials, although decorative elements and materials may be concentrated on street-facing facades. All facades shall contain window openings. This standard may be waived by the Community Development Department for uses that include elements such as service bays on one or more facades.
- H. Maximum Building Length: Building length parallel to the primary abutting street shall not exceed 200 feet without a visual break such as a courtyard or recessed entry, except where a more restrictive standard is specified for a specific district.
- I. Garages Doors and Loading Docks: Overhead doors, refuse, recyclables, and/or compactors shall be located, to the extent feasible, on rear or side facades that do not front a public street, to the extent feasible, residential garage doors should be similarly located. Overhead doors of attached residential garages on a building front shall not exceed 50% of the total length of the building front. Where overhead doors, refuse, recyclables, and/or compactors abut a public street frontage, a masonry screen wall comprised of materials similar to the building, or as approved by the Community Development Department, shall be installed to a minimum height to screen all activities. (Ord. 1415, 9-12-2011)
- J. Rooftop Equipment: Rooftop equipment, including rooftop structures related to elevators, shall be completely screened from eye level view from contiguous properties and adjacent streets. Such equipment shall be screened with parapets or other materials similar to and compatible with exterior materials and architectural treatment on the structure being served. Horizontal or vertical slats of wood material shall not be utilized for this purpose. Solar and wind energy equipment is exempt from this provision if screening would interfere with system operations. (Ord. 1435, 4-08-2013)

1005.03 TABLE OF ALLOWED USES

Table 1005-1 lists all permitted and conditional uses in the commercial and mixed use

districts. A. Uses marked as “P” are permitted in the districts where designated.

B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.

C. Uses marked as “NP” are not permitted in the districts where designated.

D. A “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.

E. Combined Uses: Allowed uses may be combined within a single building, meeting the following standards:

1. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;
2. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and

3. Nonresidential uses are not permitted above residential uses.

Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
Office Uses						
Office	P	P	P	P	P	

Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
Clinic, medical, dental or optical	P	P	P	P	P	
Office showroom	NP	P	P	P	P	
Retail, general and personal service*	P	P	P	P	P	
Commercial Uses						
Animal boarding, kennel/day care (indoor)	P	P	P	P	P	Y
Animal boarding, kennel/day care (outdoor)	NP	C	C	C	NP	Y
Animal hospital, veterinary clinic	P	P	P	P	P	Y
Bank, financial institution	P	P	P	P	P	
Club or lodge, private	P	P	P	P	P	
Day care center	P	P	P	P	P	Y
Grocery store	C	P	P	P	P	
Health club, fitness center	C	P	P	P	P	
Learning studio (martial arts, visual/performing arts)	C	P	P	P	P	
Limited production and processing-principal	NP	NP	NP	P	NP	
Limited warehousing and distribution	NP	NP	NP	P/C	NP	Y
Liquor store	C	P	P	P	P	
Lodging: hotel, motel	NP	P	P	P	P	
Mini-storage	NP	P	P	P	NP	
Mortuary, funeral home	P	P	P	P	P	
Motor fuel sales (gas station)	C	P	P	P	C	Y
Motor vehicle repair, auto body shop	NP	C	P	P	C	Y
Motor vehicle rental/leasing	NP	P	P	P	NP	Y
Motor vehicle dealer (new vehicles)	NP	NP	P	P	NP	
Movie theater, cinema	NP	P	P	P	P	
Outdoor display	P	P	P	P	P	Y
Outdoor storage, equipment and goods	NP	NP	C	C	NP	Y
Outdoor storage, fleet vehicles	NP	P	P	P	NP	Y
Outdoor storage, inoperable/out of service vehicles or equipment	NP	C	P	P	C	Y
Outdoor storage, loose materials	NP	NP	NP	NP	NP	

Pawn shop	NP	C	C	C	NP	
Parking	C	C	C	C	€	
Restaurant, Fast Food	NP	P	P	P	P	
Restaurant, Traditional	P	P	P	P	P	
Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
Residential Family Living						
Dwelling, one-family attached (townhome, rowhouse)	NP	NP	NP	NP	P	
Dwelling, multi-family (3-8 units per building)	NP	NP	NP	NP	P	
Dwelling, multi-family (upper stories in mixed-use building)	P	P	NP	NP	P	
Dwelling, multi-family (8 or more units per building)	C	NP	NP	NP	P	
Dwelling unit, accessory	NP	NP	NP	NP	€	Y
Live-work unit	C	NP	NP	NP	P	Y
Residential - Group Living						
Community residential facility, state licensed, serving 7-16 persons	C	NP	NP	NP	€	Y
Student Housing	NP	P	P	P	NP	Y
Nursing home, assisted living facility	C	C	C	C	€	Y
Civic and Institutional Uses						
College, or post-secondary school, campus	NP	NP	P	P	P	Y
College or post-secondary school, office-based	P	P	P	P	P	Y
Community center, library, municipal building	NP	NP	P	P	P	
Place of assembly	P	P	P	P	P	Y
School, elementary or secondary	NP	NP	P	P	P	Y
Theater, performing arts center	NP	NP	P	P	P	Y
Utilities and Transportation						
Essential services	P	P	P	P	P	
Park-and-ride facility	NP	P	P	P	P	
Transit center	NP	P	P	P	P	
Accessory Uses, Buildings, and Structures						
Accessory buildings for storage of business supplies and equipment	P	P	P	P	NP	Y
Accessibility ramp and other accommodations	P	P	P	P	P	
Detached garage and off-street parking spaces	P	P	P	P	P	Y

Drive-through facility	NP	C	C	C	NP	Y
Gazebo, arbor, patio, play equipment	P	P	P	P	P	Y
Home occupation	P	NP	NP	NP	P	Y
Limited production and processing –	P	P	P	P	P	

Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
accessory						
Renewable energy system	P	P	P	P	P	Y
Swimming pool, hot tub, spa	P	P	P	P	P	Y
Telecommunications tower	C	C	C	C	C	Y
Tennis and other recreational courts	C	C	P	P	P	Y
Temporary Uses						
Temporary building for construction purposes	P	P	P	P	P	Y
Sidewalk sales, boutique sales	P	P	P	P	P	Y
Portable storage container	P	P	P	P	P	Y

(Ord. 1405, 2-28-2011) (Ord. 1427, 7-9-2012) (Ord. 1445, 7-8-2013) (Ord. 1469, 06-09-2014)

1005.07 COMMUNITY MIXED-USE (CMU) DISTRICTS

- A. Statement of Purpose: The Community Mixed-Use Districts ~~is~~ are designed to encourage the development or redevelopment of mixed-use centers that may include residential, office, commercial, park, civic and institutional, utility and transportation, park, and open space uses. Complementary uses should be organized into cohesive districts in which mixed- or single-use buildings are connected by streets, sidewalks and trails, and open space to create a pedestrian-oriented environment. The CMU ~~District is~~ districts are intended to be applied to areas of the City guided for redevelopment ~~or and may represent~~ varying degrees of intensification with respect to land use, hours of operation, or building height.
1. The CMU-1 District is the most restrictive mixed-use district, limiting building height and excluding the most intensive land uses, and is intended for application to redevelopment areas adjacent to low-density residential neighborhoods.
 2. The CMU-2 District is less restrictive, being open to a wider variety of land uses and building height, and is intended to provide transition from higher-intensity development to parks and other natural areas.
 3. The CMU-3 District is intended for moderate intensity development, suitable for transitions between higher and lower intensity districts.
 4. The CMU-4 District is a more intensive mixed-use district, intended for areas close to high-traffic roadways and large-scale commercial developments.
- B. Regulating Plan: ~~The CMU District districts~~ must be guided by a regulating plan for each location where it is applied. A regulating plan uses graphics and text to establish requirements pertaining to the following kinds of parameters. Where the requirements for an area governed by a regulating plan are in conflict with the design standards established in Section 1005.02 of this Title, the requirements of the regulating plan shall

supersede, and where the requirements for an area governed by a regulating plan are silent, Section 1005.02 shall control.

1. Street and Block Layout: The regulating plan defines blocks and streets based on existing and proposed street alignments. New street alignments, where indicated, are intended to identify general locations and required connections but not to constitute preliminary or final engineering.
2. Street Type: The regulating plan may include specific street design standards to illustrate typical configurations for streets within the district, or it may use existing City street standards. Private streets may be utilized within ~~the~~ CMU ~~District~~ districts where defined as an element of a regulating plan.

3. Parking

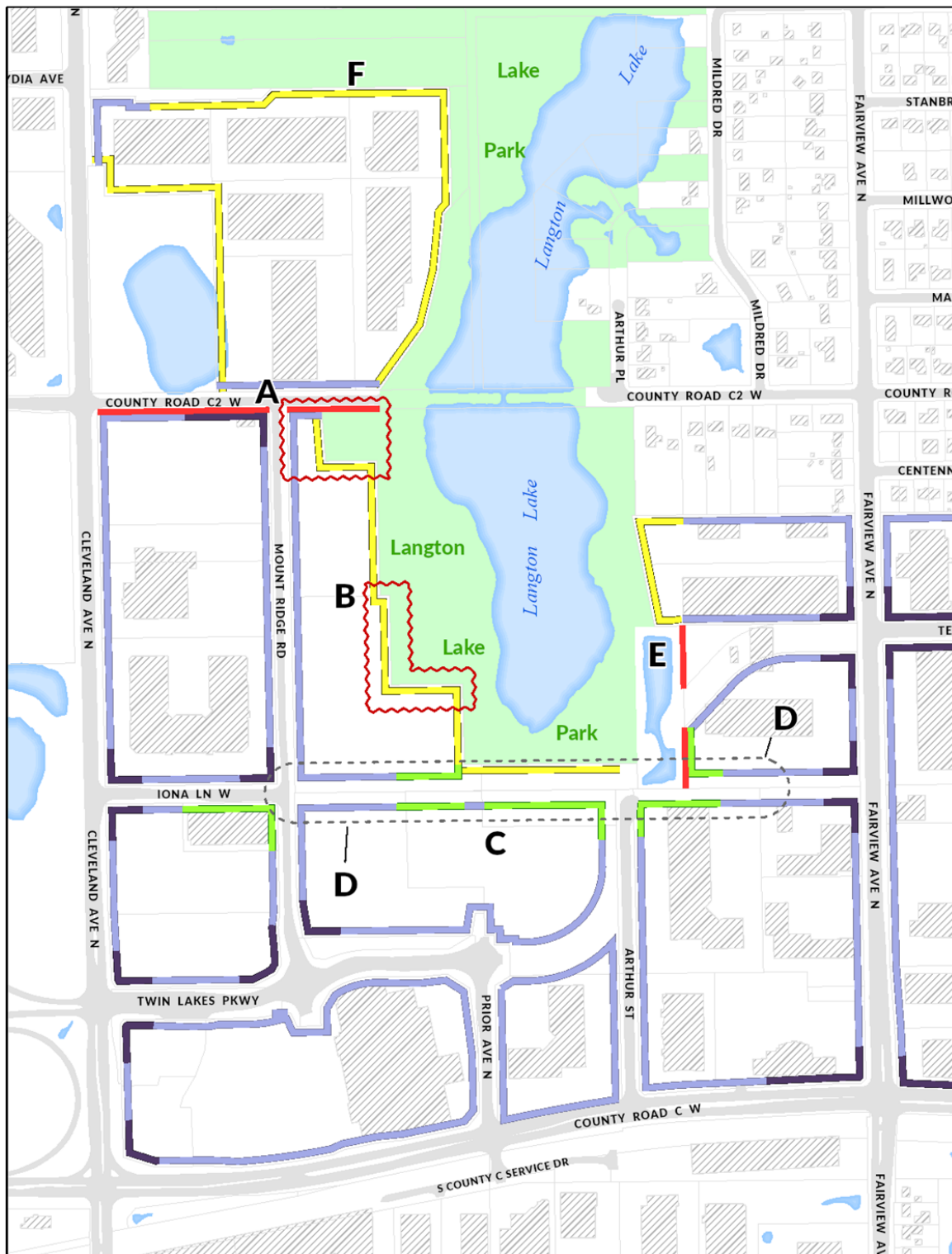
- a. Locations: Locations where surface parking may be located are specified by block or block face. Structured parking is treated as a building type.
 - b. Shared Parking or District Parking: A district-wide approach to off-street parking for nonresidential or mixed uses is preferred within the CMU districts. Off-street surface parking for these uses may be located up to 300 feet away from the use. Off-street structured parking may be located up to 500 feet away from the use.
 - c. Parking Reduction and Cap: Minimum off-street parking requirement for uses within the CMU districts may be reduced to 75% of the parking requirements in Chapter 1019 of this Title. Maximum off-street parking shall not exceed the minimum requirement unless the additional parking above the cap is structured parking.
4. Building and Frontage Types: Building and frontage types are designated by block or block face. Some blocks are coded for several potential building types; others for one building type on one or more block faces.
 5. Build to Areas: Build to Areas indicate the placement of buildings in relation to the street.
 6. Uses: Permitted and conditional uses may occur within each building type as specified in Table 1005-~~01-5~~, but the vertical arrangement of uses in a mixed-use building may be further regulated in a regulating plan.

(Ord. 1415, 9-12-2011) (Ord. 1467, 04-21-2014)

- C. Regulating Plan Approval Process: A regulating plan may be developed by the City as part of a zoning amendment following the procedures of Section 1009.06 of this Title and thus approved by City Council. (Ord. 1415, 9-12-2011)
- D. Amendments to Regulating Plan: Minor extensions, alterations or modifications of proposed or existing buildings or structures, and changes in street alignment may be authorized pursuant to Section 1009.05 of this Title. (Ord. 1415, 9-12-2011)

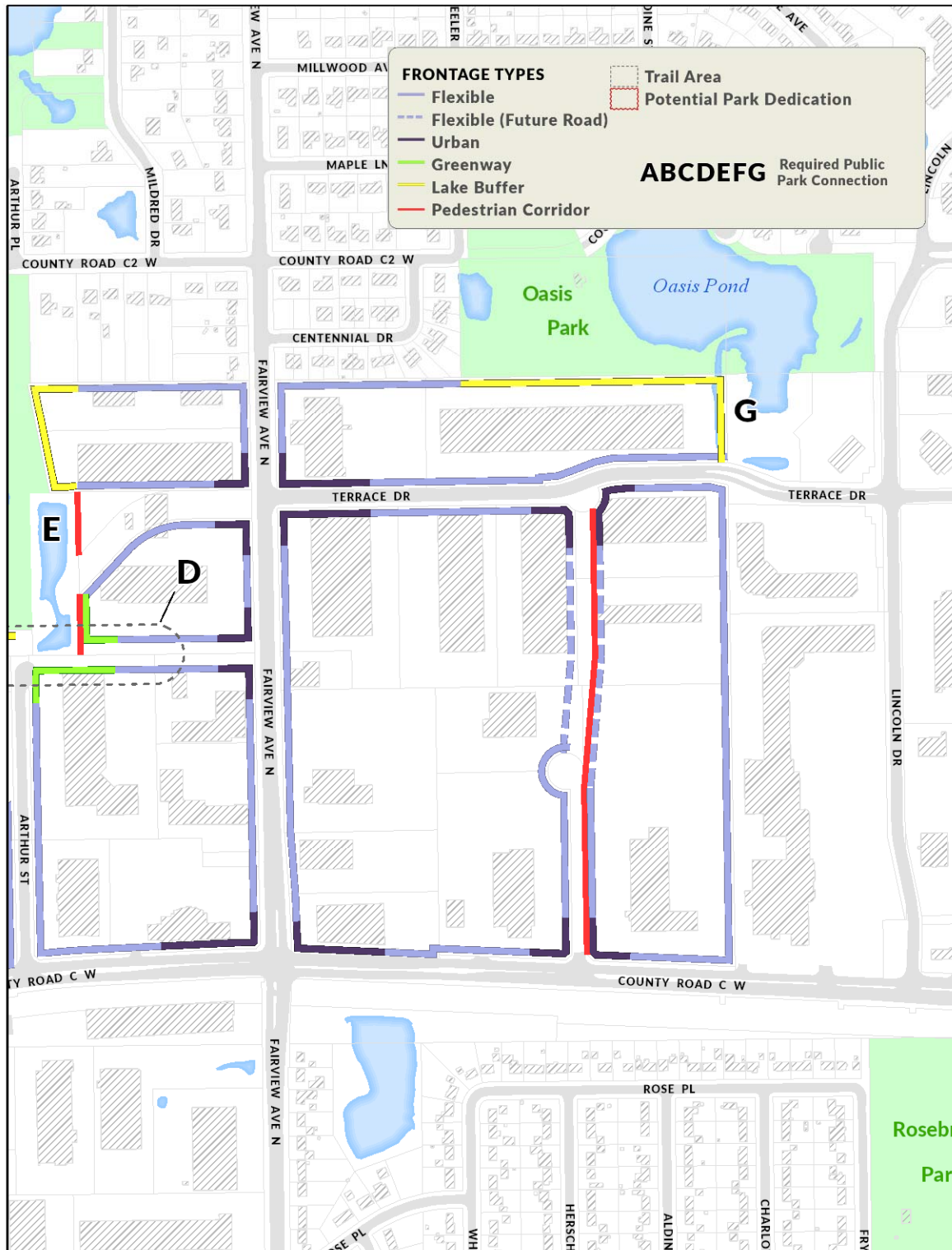
E. Twin Lakes ~~Sub-Area 1~~ Regulating Plan Map:

Figure 1005-1: Twin Lakes Regulating Plan Map, west of Fairview Avenue



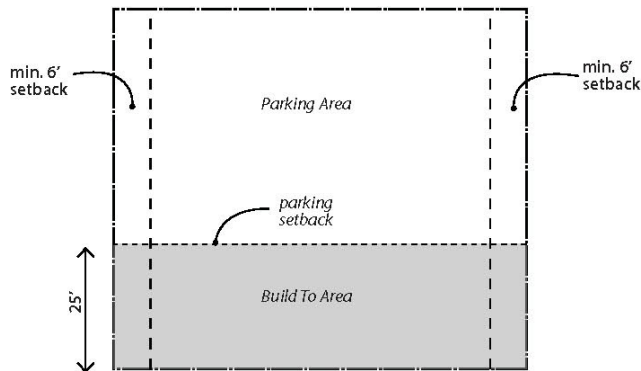
See legend on next page.

Figure 1005-2: Twin Lakes Regulating Plan Map, east of Fairview Avenue



1. Greenway Frontage a.

Siting



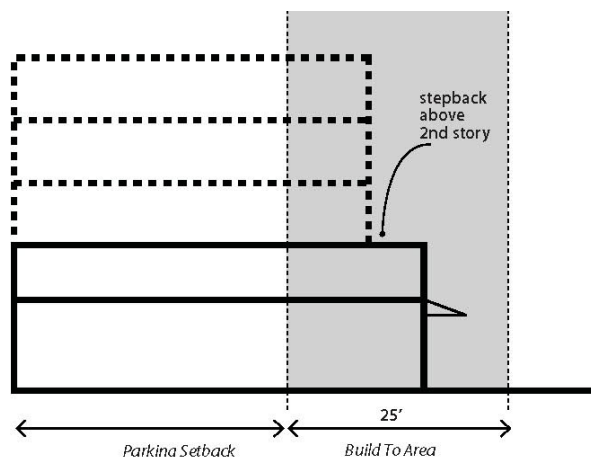
i. Build To Area

- A) Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the Build To Area.
- B) At least 90% of the lineal Build To Area shall be occupied by the front facade of the building.
- C) Within 30 feet of a block corner, the ground story facade shall be built within 10 feet of the corner.

b. Undeveloped and Open Space

- i. Lot coverage shall not exceed 85%.
- ii. Undeveloped and open space created in front of a building shall be designed as a semi- public space, used as a forecourt, outdoor seating, or other semi-public uses.

c. Building Height and Elements

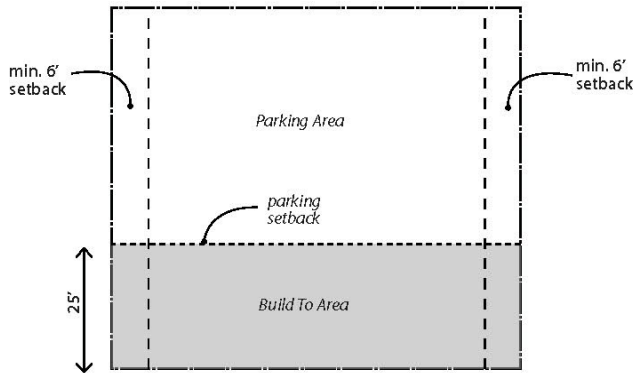


- i. Ground Floor: Finished floor height shall be a maximum of 18" above sidewalk.
- ii. Height is ~~not~~ limited to 35 feet in the CMU-1 district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.
- iii. Facade
 - A) The primary facade (facades fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.

- B) Blank lengths of wall fronting a public street or pedestrian Connection shall not exceed 20 feet.
 - C) Building facades facing a pedestrian or public space shall include at least 30% windows and/or entries.
 - D) All floors above the second story shall be stepped back a minimum of 8 feet from the ground floor facade.
- iv. Entries: Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged at least every 50 feet along the Greenway Frontage.

2. Urban Frontage

a. Siting



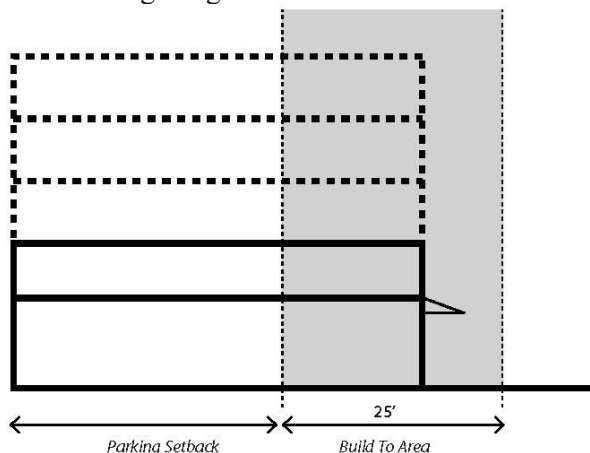
i. Build To Area

- A) Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the Build to Area.
- B) At least 50% of the lineal Build To Area shall be occupied by the front facade of the building.
- C) Within 30 feet of a block corner, the ground story facade shall be built within 10 feet of the corner.
- D) If a building does not occupy the Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.

ii. Undeveloped and Open Space

- A) Lot coverage shall not exceed 85%.
- B) Undeveloped and open space created in front of a building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

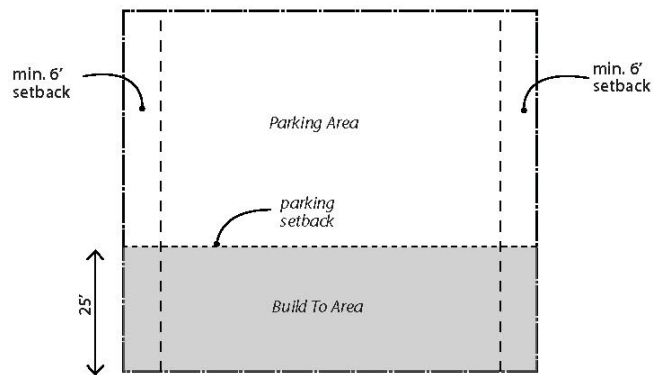
b. Building Height and Elements



- i. Height is ~~not~~ limited to 35 feet in the CMU-1 district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.
- ii. Facade
 - A) The primary facade (facade fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.
 - B) Blank lengths of wall fronting a public street or pedestrian connection shall not exceed 30 feet.
- iii. Entries: Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged at least every 100 feet along the Urban Frontage.

3. Flexible Frontage

a. Siting



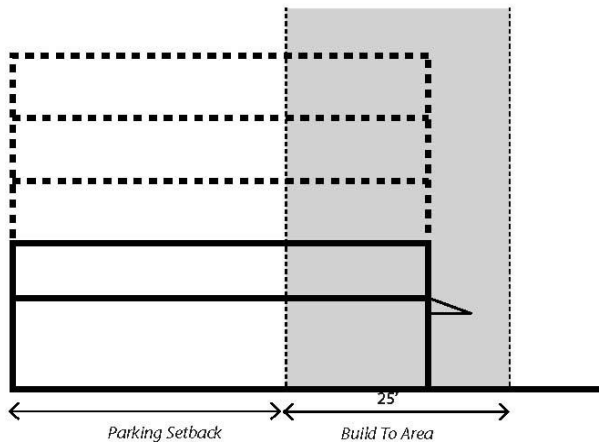
i. Build To Area

- A) Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the parcel, but building placement is preferred in the Build To Area.
- B) Building placement is preferred in the Build To Area. If a building does not occupy a Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.
- C) On Flexible Frontage sites located at or near pedestrian corridors or roadway intersections, where building placement is not to be in the build-to area, the City will require additional public amenities or enhancements including, but not limited to, seating areas, fountains or other water features, art, or other items, to be placed in the build-to area, as approved by the Community Development Department.

ii. Undeveloped and Open Space

- A) Lot coverage shall not exceed 85%.
- B) Undeveloped and open space created in front of a building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

b. Building Height and Elements



i. Height is ~~not~~ limited to 35 feet in the CMU-1 district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.

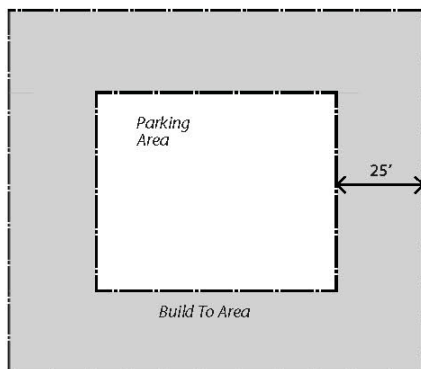
ii. Facade

A) Blank lengths of wall fronting a public street or pedestrian connection shall not exceed 30 feet.

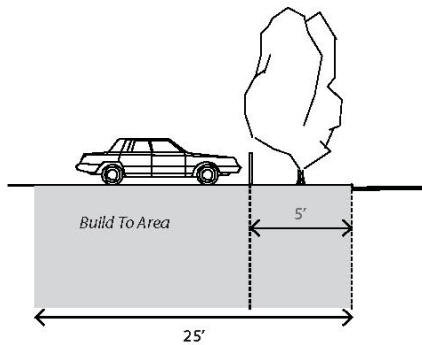
B) The primary facade (facade fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.

iii. Entries: Entries shall be clearly marked and visible from the sidewalk.

4. Parking

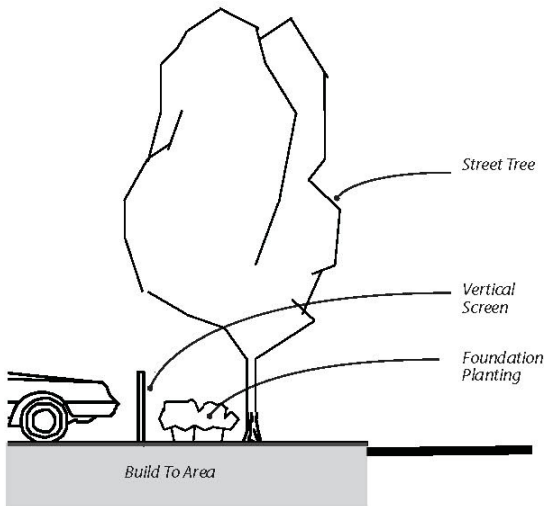


- Parking shall be located behind the Build To Area/parking setback line.
- Driveways and/or curb cuts are not allowed along the Greenway Frontage.
- Parking Within the Build To Area: Where parking is allowed within the Build To Area, parking shall be set back a minimum of 5 feet from the property line, and shall be screened by a vertical screen at least 36" in height (as approved by the Community Development Department) with the required landscape treatment.



- d. **Parking Contiguous to Langton Lake Park:** Parking on property contiguous to Langton Lake Park shall be set back a minimum of 15 feet from the property line. The setback area shall be landscaped consistent with the requirements of Section 1011.03 of this Title.

5. Landscaping



- a. **Greenway Frontage:** 1 tree is required per every 30 linear feet of Greenway Frontage b.

Urban and Flexible Frontage

- i. 1 tree is required per every 30 linear feet of Urban and/or Flexible Frontage.
- ii. **Parking Within the Build To Area:** If parking is located within the Build To Area, the required vertical screen in the setback area shall be treated with foundation plantings, planted at the base of the vertical screen in a regular, consistent pattern.

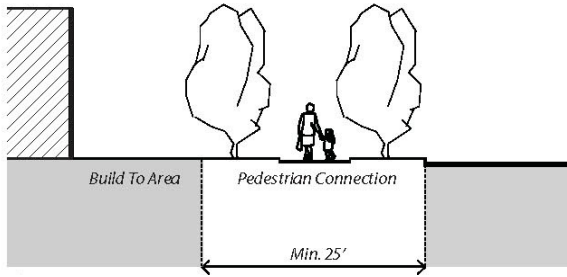
6. Public Park Connections

Each pedestrian corridor identified below shall be a minimum of 25 feet wide and include a paved, multi-use path constructed to specifications per the City of Roseville. Each pedestrian connection shall also contain the following minimum landscaping:

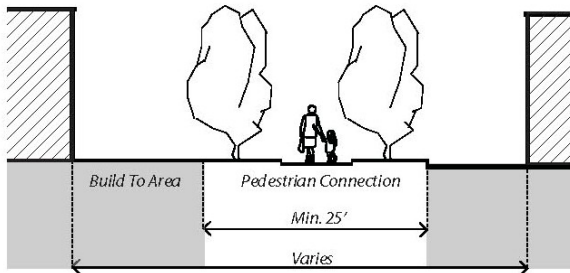
- x 1 3-caliper-inch tree for every 20 lineal feet of the length of the pedestrian corridor. Such trees shall be hardy and urban tolerant, and may include such varieties as red buckeye, green hawthorn, eastern red cedar, amur maackia, Japanese tree lilac, or other variety approved by the Community Development Department.
- x 12 5-gallon shrubs, ornamental grasses, and/or perennials for every 30 lineal feet of the pedestrian corridor. Such plantings may include varieties like hydrangea, mockorange, ninebark, spirea, sumac, coneflower, daylily, Russian sage, rudbeckia, sedum, or other variety approved by the Community Development Department.

All plant materials shall be within planting beds with wood mulch.

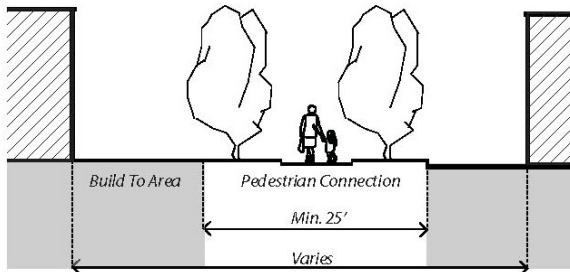
- a. County Road C2 Connection: A pedestrian corridor shall be built that connects adjacent properties to the Langton Lake Park path.



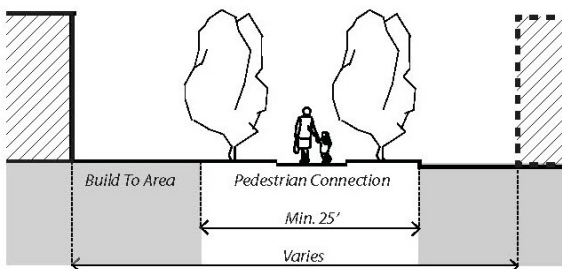
- b. Langton Lake Park/Mount Ridge Road Connection: A pedestrian corridor shall be built that connects Mount Ridge Road to the Langton Lake Park path.



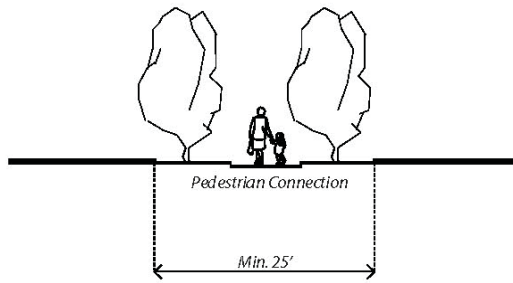
- c. Langton Lake Park/Prior Avenue Connection: A pedestrian corridor shall be built that connects Prior Avenue to the Langton Lake Park path.



- d. Iona Connection



- i. A pedestrian corridor shall be built that connects Mount Ridge Road to Fairview Avenue, intersecting with Langton Lake Park and Twin Lakes Parkway.
 - ii. The pedestrian corridor shall take precedent over the Build To Area. In any event, the relationship of buildings to the pedestrian corridor shall be consistent with the required frontage.
- e. Langton Lake Connection: A pedestrian corridor shall be built that connects the adjacent properties to Langton Lake Park path.



(Ord. 1403, 12-13-2010) (Ord. 1415, 9-12-2011) (Ord. 1467, 4-21-2014)

F TABLE OF ALLOWED USES

Table 1005-5 lists all permitted and conditional uses in the CMU-Twin Lakes Districts.

1. Uses marked as “P” are permitted in the districts where designated.
2. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
3. Uses marked as “NP” are not permitted in the districts where designated.
4. A “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.
5. Combined Uses: Allowed uses may be combined within a single building, meeting the following standards:
 - a. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;
 - b. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and
 - c. Nonresidential uses are not permitted above residential uses.
6. Limited Business Hours
 - a. In the CMU-1 District, no non-residential land uses shall operate after 2:00 a.m. and before 6:00 a.m.
 - b. In the CMU-2 District, on-site retail, service, and/or restaurant customer traffic is not permitted after 2:00 a.m. and before 6:00 a.m.; such customer traffic in the CMU-3 and CMU-4 Districts is allowed as a conditional use.
 - c. In the CMU-2, CMU-3, and CMU-4 Districts, any non-residential land use in operation after 2:00 a.m. and before 6:00 a.m., but not open to on-site retail, service, and/or restaurant customer traffic, is allowed as a conditional use. This includes such uses as office, lodging, medical service, limited production and processing, laboratory, and so on.

<u>Table 1005-5</u>	<u>CMU-1</u>	<u>CMU-2</u>	<u>CMU-3</u>	<u>CMU-4</u>	<u>Standards</u>
<u>Office Uses</u>					
<u>Clinic, medical, dental, or optical</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Corporate headquarters</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>General</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Office showroom</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Commercial Uses</u>					
<u>Animal boarding (exclusively indoors)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>

<u>Table 1005-5</u>	<u>CMU-1</u>	<u>CMU-2</u>	<u>CMU-3</u>	<u>CMU-4</u>	<u>Standards</u>
<u>Animal hospital/veterinary clinic</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Bank/financial institution</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Club or lodge, private</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Daycare center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Grocery store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Health club/fitness center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Learning studio (martial arts, visual or performing arts)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Liquor store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Lodging (hotel)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	
<u>Mini-storage</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Mortuary/funeral home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Motor fuel sales (gas station)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Motor vehicle rental/leasing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Motor vehicle repair, auto body shop</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Motor vehicle dealer (new vehicles)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Movie theater</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Outdoor display</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Outdoor storage, equipment and goods</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Outdoor storage, fleet vehicles</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Outdoor storage, inoperable</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Outdoor storage, loose materials</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Parking</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Pawn shop</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Restaurants, fast food</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Restaurants, fast food w/ drive-through</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Restaurants, traditional</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Retail , general and personal service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Retail, large format</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>C</u>	
<u>Vertical mixed use</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>P</u>	
<u>Industrial Uses</u>					
<u>Laboratory for research, development and/or testing</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Light industrial</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Limited production/processing</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Limited warehousing/distribution</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Manufacturing</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Warehouse</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Residential Family Living</u>					
<u>Accessory dwelling unit</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Live-work unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Manufactured home park</u>	<u>C</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
<u>Multi-family (≥3 units/building)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Multi-family (upper stories in mixed-use building)</u>	<u>NP</u>	<u>NP</u>	<u>C</u>	<u>C</u>	

<u>Table 1005-5</u>	<u>CMU-1</u>	<u>CMU-2</u>	<u>CMU-3</u>	<u>CMU-4</u>	<u>Standards</u>
<u>One-family attached (duplex or twinhome)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>One-family attached (townhome or row house)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>One-family detached</u>	<u>C</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
<u>Residential - Group Living</u>					
<u>Assisted living</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Nursing home</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>State licensed facility for 1 - 6 persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>State licensed facility for 7 - 16 persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Student housing</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Civic and Institutional Uses</u>					
<u>College, campus setting</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>College, office setting</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Community center, library, municipal building</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Elementary/secondary school</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Hospital</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Place of assembly</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Theater/performing arts center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Accessory Uses, Buildings, and Structures</u>					
<u>Accessibility ramp/other accommodations</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Bed & breakfast establishment</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Communications equipment (TV, shortwave radio)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Day care family/group family</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Detached garage/off-street parking</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Drive-throughs</u>	<u>NP</u>	<u>NP</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Gazebo, arbor, patio, play equipment</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Home occupation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Renewable energy system</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Roomer/boarder</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Storage building</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Swimming pool, hot tub, spa</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Telecommunication tower</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Tennis/other recreational court</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Temporary Uses</u>					
<u>Temporary building for construction purposes</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Sidewalk sales, boutique sales</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Portable storage container</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Utilities/Transportation Uses</u>					
<u>Essential services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Park-and-ride facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Transit center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	



Open House – July 23, 2015

(Planning Project File 0026)

Please clearly PRINT your name and address.

[illegible]



Open House – July 23, 2015

To gather public input related to the *continuing planning process for Twin Lakes. The City Council's discussions over recent months have yielded a draft rezoning of all properties in Twin Lakes as well as a change in the comprehensive plan's general land use guidance for the Twin Lakes parcels currently guided for high-density residential development.*

This open house meeting is an important source of feedback from the community and is a required step in the process of seeking City approval for the proposed comprehensive plan and zoning map changes. A summary of the comments and questions raised at the open house meeting will become part of the formal application. *(Planning Project File 0026)*

Please share your comments below:

Thank you for the opportunity to provide input. I really appreciate what I see in the CMU1-CMU4 areas as an attempt to move gradually from the residential area north of Terrace to the commercial area on County Rd. C. I also support nearly all of the permitted uses for these areas. As one detail, though, I do not understand the prohibition on Twin Homes/Duplexes in CMU 1, particularly because 1) ^{most} ~~all~~ of the ^{existing} homes on Centennial east of Fairview are twin homes and 2) a mobile home park, which seems more likely to be problematic, is listed as a conditional use. I hope to see more information in the future on the regulating plan, which I think is really key to making sure the uses in each area are implemented well.

Name: Brooke Tosi Address: 1746 Millwood Ave.
 Phone: [REDACTED] Email: [REDACTED]



Open House – July 23, 2015

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Please share your comments below:

I do not believe we should allow
big box $\geq 100,000$ sq ft as a conditional use
in CHU-4.

Name: Timothy J. Callahan Address: 3062 Shorewood Lane
Phone: _____ Email: _____



Open House – July 23, 2015

To gather public input related to the *continuing planning process for Twin Lakes*. The City Council's discussions over recent months have yielded a draft rezoning of all properties in Twin Lakes as well as a change in the comprehensive plan's general land use guidance for the Twin Lakes parcels currently guided for high-density residential development.

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Please share your comments below:

I came especially to see how the Park part of the Parkway was to be treated. I favor the landscape treatment we see on Co. Rd. C near City Hall, with a planted median and boulevard trees lining the parkway throughout its length whenever feasible.

Also is it possible that there can be a pedestrian link from the parkway into Langton Lake park?

At the same time is it possible to leverage more park development in the Trail Area indicated on the map, just south of Langton Lake?

And I'm assuming that there will be a sidewalk installed wherever new parkway is added. Let me know if I am not correct. Thanks very much for this opportunity.

Name: Gary Greenberg Address: 91 Mid Oaks Lane Roseville 95713

Phone: [REDACTED] Email: [REDACTED]

f. **PROJECT FILE 0026**
Request by City of Roseville for approval of amendments to the 2030 Comprehensive Plan and Zoning Code pertaining to various properties within the Twin Lakes Redevelopment Area

Chair Boguszewski opened the public hearing for Project File 0026 at 9:32 p.m.

Senior Planner Bryan Lloyd briefly reviewed the request for amendment of the 2030 Comprehensive Plan and Zoning Code for the Twin Lakes Redevelopment Area as detailed in the staff report dated September 2, 2015. Mr. Lloyd noted this would include changes to the existing Comprehensive Plan Land Use Map (Attachment A) guiding future Community Mixed Use (CMU) land use designation that provided much broader language than guidance currently found in the High Density Residential (HDR) zoned designation. Mr. Lloyd advised that the Comprehensive Plan change would be a foundational elemental in amending current zoning code. Mr. Lloyd advised that this request currently before the Planning Commission was a result of months of public input and City Council review and discussion, and creation of the proposed zoning map (Attachment B) showing four use designations within the CMU zoning in the Twin Lakes Redevelopment Area.

Mr. Lloyd directed the Commission's attention to Table 1005-5 detailing uses in these four zoning districts (Attachment C).

At the request of Member Murphy regarding the hash markings in the area bordering the lake, Mr. Lloyd noted that existing CMU regulations limited height to some extent, and this buffer area suggested even further height reductions to minimize massing along street frontages and along lake borders to improve pedestrian aesthetics. Mr. Lloyd noted that this would implement absolute height limitations for that area, with the proposed CMU-1 designation allowing a maximum height of 35', and overall height limited to 65' in CMU-2 designations; with the further provision for that 35' height restriction within the "hashed" areas.

Within the various CMU subareas, Mr. Lloyd noted that CMU-2 subareas provided less density to the north, thus buffering more intense development from sensitive areas (e.g. parks, natural areas, and wetlands) with the CMU-4 subarea the most intensive area. Mr. Lloyd clarified that these subareas in CMU designated zoning did not necessarily apply to the entire community, but was specific to the Twin Lakes Redevelopment Area.

In addition to the Commission focus tonight on the Table of Uses (Attachment C – pages 16 – 18), Mr. Lloyd noted the requested text changes (Attachment C, page 16) and revised definition of the first section of Zoning Code Chapter 1001, Introduction, Section 1001.10: Definitions (Attachment C, Page 1).

Mr. Lloyd briefly reviewed the intent of each of the four subareas in the CMU zoning designation as detailed in the staff report dated September 2, 2015, and further defined in Attachment C, and the proposed uses for each. Mr. Lloyd noted that this resulted in different land uses across those 4 subareas, providing for a unique situation with the regulating plan providing a different layer of zoning, specially addressing setback requirements, use regulations, and where 24-hour uses were or were not acceptable given the subarea proximity to residential uses.

Mr. Lloyd addressed an email provided to staff earlier today from Member Stellmach suggesting further simplifications that staff found valid, and with Mr. Lloyd's responding e-mail to Commissioners, staff recommended they be included as a new section to page 16 of Attachment C specifically addressing limited business hours district-wide versus basing them on use limitations. Mr. Lloyd further noted an observation by Member Stellmach of a potential conflict in regulating customers within permitted uses as a conditional use (CU) during nighttime while allowing hotels as permitted (P) use when their guests were arriving or departing at all hours. Mr. Lloyd opined that the simplest way to address it was to make lodging uses in the Land Use Table 1005-5 a CU in CMU-4 to

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avoid that conflict. If other conflicts or inconsistencies were found, Mr. Lloyd asked Commissioners to point them out for the next iteration.

Mr. Lloyd noted in the Land Use Table for the Twin Lakes area, the laboratory/research and development use was not expressly discussed as a permitted use in the table, but seemed to be a natural fit with other P uses promoted for corporate or biotechnical firms or offices of a similar nature in the Twin Lakes Redevelopment Area, making it a sensible addition to the proposed revised Table of Uses at least in the Industrial section to accommodate laboratories for research and development and/or testing. Mr. Lloyd suggested it may be prudent to think more intentionally about what research and development or testing could entail and how to regulate them to address outdoor elements and concerns (e.g. testing explosives as a non-permitted – NP – use while a more sensible use may be in testing driverless vehicles outdoors and whether or not to regulate that type of implementation).

Regarding the requested zoning changes, Mr. Lloyd based on the proposed Table of Uses for Twin Lakes, some uses were clearly P and others NP, while others were open to interpretation, usually falling into the CU, and potentially falling into the Planned Unit Development (PUD) area if the City Council ultimately decides to reinvent that option in the near future and depending on specific for each case. With that PUD consideration slated to come forward in the next few months, Mr. Lloyd advised that further refinement could occur at that time.

In conclusion, Mr. Lloyd noted that staff was seeking two separate motions of the Planning Commission tonight for subsequent recommendation to the City Council, as detailed in the staff report.

Chair Boguszewski summarized staff's requested actions: proposed changes to the concept of the CMU Zoning District itself given the general perception that the single category was too broad or general in nature, creating a desire to split it into subcategories allowing varying degrees of latitude or restriction; and the desire to change two parcels in this area from the current zoning designation of High Density Residential (HDR) to CMU-2 parcels; provided the Commission concurs with the conceptual zoning designations from CMU to CMU-1, 2, 3 or 4.

Chair Boguszewski noted that it's possible the City Council may not support the Commission's recommendation and could still change those two parcels to CMU without subcategories; with Mr. Lloyd concurring with that potential, noting that changing the Comprehensive Plan opened up that possibility.

If that was the case, Chair Boguszewski asked staff if they still would have wanted to split the CMU into 4 subcategories, with Mr. Lloyd responding that the preferred lower intensity development couldn't be achieved with a uniform CMU zoning district, and a more geographic nuance of zoning regulations was actually driving the process, part of which would be changing the Comprehensive Plan to achieve that.

From a process standpoint, Chair Boguszewski noted that it behooved the Commission to vote on the four CMU subareas first and subsequent to that determine the CMU-1 zoning as applicable.

At the request of Chair Boguszewski, Mr. Lloyd confirmed that CMU-1 and CMU-2 designations were fairly similar other than for business hour designations depending on the specific land use, and proposed for only two specific categories where they differed. Chair Boguszewski further noted that in CMU-2 and CMU-3 designations, there were eight differences proposed, with lodging and large format retail uses being addressed. Chair Boguszewski opined that it seemed the greatest value wasn't necessarily achieved in splitting this into 4 subareas, which he felt could have been 90% achieved by splitting the CMU into 2 districts and combining CMU-3 and CMU-4 into CMU-2, other than for addressing hours of operation.

1215 Mr. Lloyd clarified that CUM-1 and CMU-2 zoning designations had a further distinction in
1216 overall height limitations, recognized by Chair Boguszewski.

1217 Chair Boguszewski sought clarification and confirmation from staff that action to amend
1218 the Comprehensive Plan required a 5/7 majority vote, requiring unanimity from those
1219 members present tonight, which may create a problem in the quorum present.

1220 Chair Boguszewski noted the tremendous amount of work that has gone into this, and
1221 commended staff and Member Stellmach for their review and good recommendations to-
1222 date. Given the considerable amount of time to sufficiently and meaningful review the
1223 Table of Uses line by line, and the need to focus on exceptions and potential complexities
1224 of those discussions, Chair Boguszewski suggested either reviewing a portion tonight, or
1225 given the lateness of the hour, to continue it to a future meeting.

1226 Member Murphy concurred, but suggested hearing from those members of the public in
1227 attendance tonight and asked staff if there was any negative impacts if the Commission
1228 didn't finalize their discussion and action tonight.

1229 Chair Boguszewski duly noted his intent to hear public comment from those in
1230 attendance tonight.

1231 Mr. Lloyd advised that from a staff perspective there was no formal 60-day rule to comply
1232 with as this was an internal application, and only impacted developers tracking its
1233 progress who may be anticipating its completion in September, his only concern.

1234 At the request of Member Cunningham, Chair Boguszewski advised that public comment
1235 would be heard on any portion of this requested action, but asking speakers to clearly
1236 identify which requested action they were specifically addressing to avoid confusion.

1237 **Public Comment**

1238 **Lisa McCormick, 2950 Wheeler Street**

1239 Ms. McCormick advised that she would be addressing both issues, expressing concern
1240 with the limited time of 5 minutes per speaker.

1241 Ms. McCormick spoke to the long process of over a year for this item to come forward;
1242 and referenced materials she had brought to the City Council in June and
1243 Councilmember Laliberte's request at that time that those materials also be forwarded to
1244 the Planning Commission for incorporation, noting that she would be further referencing
1245 some of those exhibits in her comments tonight.

1246 Ms. McCormick specifically addressed some of the neighborhood concerns in this area
1247 serving as a gateway to 700 Roseville homes focused around the intersection of Fairview
1248 Avenue and Terrace Drive; and that neighborhood's submittal of 3 petitions to-date to the
1249 Planning Commission and/or City Council, 1 specifically related to conditions for Interim
1250 Use (IU) approval for Vogel Sheetmetal, and 1 specifically addressing resident concerns
1251 in the currently zoned HRD area, seeking rezoning to Medium Density Residential
1252 (MDR), but now proposed by the City Council directing staff toward CMU-1, which
1253 ultimately was more amenable to residents of adjacent properties and for the parks,
1254 which was their initial intention. Ms. McCormick stated that the 3rd petition was put
1255 forward featuring specifics the neighbors felt would be more favorable in the Twin Lakes
1256 Redevelopment Area, including speaking to height, big box retail uses; with the City
1257 Council instituting a planning process in January of 2015. Ms. McCormick stated that at
1258 that time, residents were told that the process would be multi-step, including a
1259 neighborhood survey, a review of visual preferences related to height issues, and then
1260 resulting in a more fine-tuned product. However, Ms. McCormick opined that the process
1261 was later halted with only one step – the neighborhood survey – having been
1262 accomplished. Ms. McCormick noted that it was interesting to her to note that the
1263 petitions contained signatures of approximately 80 neighbors, while approximately 66
1264 surveys were received.

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When this was last discussed by the City Council in June of 2015, Ms. McCormick advised that she had asked the Mayor if they were disregarding the petitions and instead leaning toward rezoning to CMU, and was told that appeared to be the mood of the City Council at that time and after having talked to other residents.

Ms. McCormick clarified that she was speaking on her own behalf tonight as a resident. Ms. McCormick stated that the neighbors were willing to be reasonable with a lighter intensity CMU which seemed to make sense, but the inclusion of a significant number of P uses remained an issue for them as they had advised the City Council, and asked that the Commission scale those uses back further or signify them as CU as a way to further define them.

Ms. McCormick noted the many unknowns in their neighborhood based on the upcoming construction of Twin Lakes Parkway and potential negative impacts to the area, with those concerns primarily concerning intensity, noise and traffic, which had also been shared with the City Council. While the traffic study recently conducted was expanded to include County Road C -2 and Snelling Avenue intersections, Ms. McCormick noted the current negative service levels of those intersections, and opined that the built-in assumption was included that Snelling Avenue would be expanded to six lanes, which was not even on anyone's realistic wish list. Ms. McCormick provided photographic evidence of traffic issues at neighborhood intersections that were taken in May of 2015, and noted she was concerned with even more traffic with the extension of Twin Lakes Parkway. Ms. McCormick also provide a photo taken from a residential deck adjacent to an adjacent business, with 50' between them, and noted the neighborhood's rationale in being concerned that hours of operation be clearly addressed.

In her personal review of old planning files, Ms. McCormick referenced the multi-tenant building where "Bridging" was currently located and changes in those uses in the 1990's and conditions that no truck traffic was permitted north of the building, and no deliveries permitted after 8:00 p.m., and doors closed and dumpster removal hours also addressed (refer Planning File 2574). Ms. McCormick questioned if a new zoning district would take those conditions into account, and if not asked that they would be.

Ms. McCormick addressed height as another issue, and while appreciation restrictions of 35' in CMU-1 zoning districts, opined that extending a 65' height restriction over the remainder of the CMU district would be preferable. Ms. McCormick noted past discussions and viewpoints expressed between her and Community Development Director Paul Bilotta; addressing potential height or stories based on wireless antenna atop buildings which she found not to be conducive other than in the proposed CMU-4 zoning district. Ms. McCormick stated that she would prefer a mid-level height along Fairview Avenue, nothing more than 2 stories along County Road C unless at Cleveland Avenue with Snelling Avenue currently being the only exception proposed.

Regarding frontage types, Ms. McCormick spoke in support of flexible frontage as proposed along the northern boundary, with no specific discussions about that previously, causing her to question the actual intent of the City Council, staff and Commission.

Regarding business hours, Ms. McCormick opined that if a business was immediately adjacent to a residential area in CMU-1 zoning districts it should be restricted in hours of operation, and not as currently proposed for closure between 2:00 and 6:00 a.m., which could prove problematic for general livability for those residents due to noise, traffic and other issues.

As far as more uses designed CU, Ms. McCormick noted that the City of St. Paul required CU for most of their permitted uses providing them that extra check or control for case by case evaluation and also allowing public input at that time.

In response, Chair Boguszewski concluded that Ms. McCormick was generally supportive of the concept of four CMU zoning designations.

Ms. McCormick confirmed that, while that wasn't her first preference, it was acceptable.

1317 Chair Boguszewski concluded that Ms. McCormick was expressing concern with the
1318 process itself, seeking to be more fully involved in determining the P, NP or CU uses in
1319 each line of the Table of Uses, suggesting CU across the board may be more preferred.
1320 In general, Chair Boguszewski suggested that Ms. McCormick was concerned, as he had
1321 articulated as a personal concern of his own, that based on survey results and desires
1322 previously articulated by residents, that shifting some of those uses in CMU-1 and CMU-2
1323 subareas should be more restrictive.

1324 Ms. McCormick agreed in principle with Chair Boguszewski's summary.

1325 **Bonnie Vogel, 2830 Fairview Avenue (Vogel Mechanical)**
1326 For the benefit of the Commissions' review of this issue, Ms. Vogel noted that time was of
1327 the essence from a business perspective; and opined that this discussion had included or
1328 sought little input from the business community to-date. Ms. Vogel referenced a recent
1329 publication by the North Suburban Chamber of Commerce in which it was found that
1330 there was one business for every three homes, but she opined she was not hearing input
1331 in that proportion, suggesting a narrow viewpoint. Ms. Vogel noted that some of these
1332 issues affected their business personally, and reminded the Commission that while there
1333 may be a difference in taxpayers, the businesses contributed to a community in a variety
1334 of ways beyond its tax base.

1335 Ms. Vogel stated that the zoning issue was huge, and referenced the first meeting their
1336 firm had held before purchasing their business located at immediately north and east of
1337 the intersection of Fairview Avenue and Terrace Drive, at which only four residents were
1338 present, with their most important request and concern being that their firm mow the
1339 lawn. Since then, Ms. Vogel noted that they had been criticized for not doing their due
1340 diligence, and having invested considerable money in their firm to address environmental
1341 issues and concerns in response to the adjacent residential neighborhood, remained
1342 interested in moving forward. Ms. Vogel noted the differences in their firm's much less
1343 intense use than the previous user (Aramark), with only six employees working at this
1344 site, yet still being unable to move in completely due to phasing and financing issues due
1345 to various delays in the process.

1346 Ms. Vogel asked that the Commission consider business issues related to financing
1347 partner requirements, equity in their building and equipment, and the position it placed a
1348 business in if they intended to make any P use subject to CU, requiring business to delay
1349 activities for another 90-120 days in that process. Ms. Vogel noted that this could result in
1350 losing a business to another community; and asked that they give fair consideration to
1351 the timeliness of their decision-making.

1352 Chair Boguszewski and Member Murphy sought clarification, provided by Mr. Lloyd, that
1353 the Vogel property had originally been zoned HDR, and proposed for CMU-1, and thus
1354 requiring an IU at this time; with any proposed zoning change allowing approval
1355 remaining as is.

1356 Mr. Lloyd further clarified that the IU approval was predicated on an understanding that
1357 the businesses use was limited production/processing, and was a CU in the proposed
1358 CMU-1 zoning district, if approved. At that time, Mr. Lloyd advised that Vogel Mechanical
1359 could apply for a CU as a P use versus their current limited term IU that they were
1360 currently operating under for their property.

1361 **Lacy Kapaun, 1840 County Road C-2 West**
1362 Ms. Kapaun stated that she was generally in agreement with the various zoning sections,
1363 with the exception of the height restriction, opining that it was too high in areas along
1364 Fairview Avenue unless in a CMU-1 designated area where 35' would be acceptable.

1365 Ms. Kapaun stated that her other issue was in not knowing the results of the Twin Lakes
1366 Parkway extension and what may develop as a result or how much traffic it may
1367 generate. Other than those many unknowns at this time, Ms. Kapam stated that the other
1368 provisions appeared to be reasonable, beyond knowing how much traffic would be
1369 produced with various uses. Therefore, Ms. Kapam asked for more restrictions in CMU-3

along Fairview Avenue, since that was a major concern for her; and further expressed her agreement with the comments and issues brought forward tonight by Ms. McCormick.

Kathleen Erickson, 1790 Centennial Drive

Ms. Erickson spoke to the process itself, opining that the reason more residents didn't participate was because the language involved in most discussions within City Hall was too intimidating for the average citizen. As an example, Ms. Erickson referenced the first mailed notice the neighborhood had received for the public hearing to consider the IU for the former Aramark building, admitting she had no idea what that meant beyond understanding it was a short-term use. Without being an attorney or developer, Ms. Erickson noted that residents were unaware of what was actually happening, and in her subsequent conversations with a number of her neighbors, they had no idea the strip had even been rezoned HDR, nor how or when that was done. Ms. Erickson noted that initially the neighborhood preference was for MDR to avoid upsetting existing businesses while still protecting residents in the area and Oasis Park.

As a 40 year resident of Roseville, Ms. Erickson stated that neither she nor her neighbors were trying to block progress, but simply seeking protection for their property and their ability to enjoy their quality of life without hurting anyone else.

While the timeframe may be important, Ms. Erickson opined that its importance seemed important for some things, but not others. Ms. Erickson expressed her interest in being good neighbors, and hoped adjacent property owners would do so as well, even though she no longer had much trust in any protections the process may offer, since it hadn't seemed to work for the residential neighborhood over the last 1.5 years. Ms. Erickson asked for the Commission's compassion, reiterating that their intent was not to stop development in Roseville, but to retain a walkable community and maintain the demographics of their neighborhood and the investments made in those homes. Ms. Erickson concluded by asking that the Commission consider the protection of those residential properties as well as those of the business community.

With no one appearing, Chair Boguszewski closed the public hearing at 10:28 p.m.

Chair Boguszewski stated that from his perception, he shared conceptually those comments of Ms. McCormick regarding the uses in CMU-1, but not necessarily those she suggested in CMU-2 and CMU-3. If the intent is to have a more restrictive buffer zone in the broader CMU district, Chair Boguszewski stated that he understood the desire to have CMU-1 more restrictive than currently proposed. Further, Chair Boguszewski agreed with the perception that the neighborhood surveys may or may not have been taken into account during staff's work on this; however, he noted that this remained a draft proposition. Chair Boguszewski admitted that personally he did not feel prepared tonight to approve the Table of Uses in any array of P, NP or CU uses without the opportunity to perform a more detailed and thoughtful review.

Having followed the pedigree of this process via webcast of City Council discussions to-date and the give and take of those discussions, Member Murphy opined that another set of eyes had already given it a general review.

Mr. Lloyd advised that since the public input session referenced in January, the subareas within the CMU had been broken out by the City Council, and would most likely be of greater concern or interest to the community than the initial list of uses discussed by the City Council, having morphed into this summary presentation based on feedback to-date and further review. Subsequent to that process, Mr. Lloyd noted the staff addition of the remainder of the CMU district table filling in the blanks based on their knowledge and various input sources to-date, with some uses more conventional in nature and easier to address than some.

Specific to gas station uses, Chair Boguszewski noted that if it was CU across the board it seemed less problematic to him than having it as a P use in CMU-1 if that is intended as a buffer zone. With Vogel Mechanical an ongoing project, Chair Boguszewski questioned

1422 what if any ramifications there would be for them if the Commission didn't take action on
1423 or complete this discussion tonight.

1424 At the request of Chair Boguszewski, Mr. Lloyd noted the current IU for Vogel remained
1425 in place, and needn't warrant the Commission moving more quickly than warranted or in
1426 a way they felt most comfortable with, given the ultimate goal of making sure the resulting
1427 recommendations were done right.

1428 While not suggesting charging forward with the process, Member Murphy asked what
1429 homework assignment staff would recommend for individual commissioners between
1430 now and the next meeting.

1431 Chair Boguszewski responded that commissioners had previously discussed that and
1432 noted the individual work and research done by Member Stellmach in advance of
1433 tonight's meeting and recommendations incorporated by staff based on those efforts.
1434 Chair Boguszewski suggested another may be a work session limited to this item to avoid
1435 a process that delayed things another year, but allowing productive and thoughtful review
1436 of this issue in addition to balancing it with the other land use cases coming before the
1437 commission. Chair Boguszewski noted one example of the process would be more
1438 detailed discussion with the commission charged to balance business and residential
1439 interests, opining that the City Council should find it of value for the commission to work
1440 with staff and edit thoughts and whys in the commission's determinations or at least the
1441 rationale in their recommendations. If submitted individually, Chair Boguszewski
1442 suggested at a minimum that staff assemble those individual comments to inform further
1443 discussion of the whole body.

1444 Member Murphy sought further direction on how best to pursue the process or what to do
1445 differently.

1446 Community Development Director Bilotta noted that a lot of effort has gone into the Twin
1447 Lakes Redevelopment Area for decades, not just this year; and while it seems like the
1448 end is near for this issue, there remained many voices and ideas. Mr. Bilotta clarified that
1449 the onus was not entirely on the Planning Commission or public comments held at the
1450 Public Hearing, noting that the City Council had also gone through a lot of the proposed
1451 uses line by line and were now at a point where they were seeking the Commission to
1452 weigh in once again. Therefore, Mr. Bilotta assured commissioners that an additional
1453 month would not prove problematic, but clarified that another six months may be harmful.

1454 Mr. Bilotta noted that it was unfortunate that tonight's agenda had so many land use
1455 cases in addition to this internal document. However, he expressed appreciation of the
1456 comments and discussion, as well as the public process and public comment. Mr. Bilotta
1457 did opine, however, that good decisions are not possible after such an agenda and at this
1458 late hour.

1459 Mr. Bilotta suggested the option to continue the Public Hearing and discussion to the
1460 October meeting, or scheduling a Special Meeting for only this issue before the next
1461 Regular Planning Commission meeting.

1462 Chair Boguszewski questioned if that option would allow additional public comment at the
1463 next regular Commission meeting.

1464 Member Cunningham noted she had numerous suggested changes beyond staff's hard
1465 work to-date, and suggested doing individual homework and having the opportunity to
1466 share those suggestions as a group before officially voting on it.

1467 Member Murphy suggested inviting the City Council for a joint discussion as well, such as
1468 a Worksession of the two bodies before going their separate ways with varying ideas.

1469 Chair Boguszewski opined that each City Councilmember had the opportunity to view
1470 Commission meetings, as the Commission did for City Council meetings; and while loving
1471 the idea of a joint meeting, questioned if it was realistically feasible. Chair Boguszewski

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opined that it was the charge to the Commission to make recommendations and send it back to the City Council allowing for another level of scrutiny.

Further discussion ensued regarding the process to complete this review, whether individually or corporately and how to gain consensus on each line item that could prove extensive and the advantages and disadvantages of a Special Planning Commission meeting and concern that public comment would be part of that process as well.

Mr. Bilotta advised that public comment could be part of a Special Meeting as long as appropriately noticed, and if commissioners were all in agreement, there was no need to spend additional time tonight on the discussion. Mr. Bilotta suggested that individual commissioners submit typographical errors to staff prior to the Special Meeting to allow for more substantial discussion on technical issues and actual uses as that meeting.

Member Cunningham noted that this would also give the neighborhood and business owners more time to address specific areas they found objectionable beyond those few examples brought forward tonight, which she considered a missing part of the process to-date.

Further discussion ensued regarding notice requirements and timing for a special meeting; current land use applications in-house for consideration at the October regular meeting of the body; options to provide notice to the neighborhood of the special meeting and topic for discussion; and the format of a special meeting.

Member Bull noted that the Planning Commission's action remained a recommendation to the City Council and was not final, and still allowed for additional public comment at the City Council level. However, Member Bull spoke in support of having more time for the Commission to have confidence in their recommendations to the City Council on this document and Table of Uses.

Chair Boguszewski concurred, opining that such a thoughtful and deliberate approach would represent a huge service for the City Council, including any supporting email documentation or rationale for that decision-making process.

Member Bull expressed concern with individual commissioner comments directed to staff without the benefit of the group's feedback if they were contrary to other commissioners.

Mr. Lloyd assured the commission that staff would call out any areas of conflict.

At the request of Member Cunningham, Chair Boguszewski clarified that individual commissioners should feel free to send their thoughts and comments to staff for compiling, but not for incorporation if in conflict with each other. Chair Boguszewski stated that incorporating and deciding actual uses would be done by the commission at the next meeting.

MOTION

Member Murphy moved, seconded by Member Cunningham to TABLE consideration of the proposed COMPREHENSIVE LAND USE PLAN MAP CHANGE and the proposed ZONING MAP CHANGES to the next Planning Commission, whether a Special Meeting or at the next Regular Meeting, depending on staff's ability to schedule those meetings.

Ayes: 5

Nays: 0

Motion carried.

6. Adjourn

Chair Boguszewski adjourned at 10:50 p.m.

**SPECIAL Planning Commission Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, September 17, 2015**

1. Call to Order

Chair Michael Boguszewski called to order a special meeting of the Planning Commission meeting at approximately 6:30 p.m. for the purpose of considering amendments to the 2030 Comprehensive Plan and Zoning Code pertaining to various properties within the Twin Lakes Redevelopment Area. Chair Boguszewski reviewed the role and purpose of the Planning Commission.

2. Roll Call

At the request of Chair Boguszewski, City Planner Thomas Paschke called the Roll.

Members Present: Chair Michael Boguszewski; Vice Chair Shannon Cunningham; and Members Robert Murphy; James Bull; and Chuck Gitzen

Members Excused: Members David Stellmach and James Daire

Staff Present: Community Development Director Paul Bilotta, City Planner Thomas Paschke, with Senior Planner Bryan Lloyd arriving at about 6:40 p.m.

Others Present: Councilmember Bob Willmus in the audience

3. Commission Business

PROJECT FILE 0026: Continuation of the request by City of Roseville for approval of amendments to the 2030 Comprehensive Plan and Zoning Code pertaining to various properties within the Twin Lakes Redevelopment Area

Chair Boguszewski opened the discussion for Project File 0026 at 6:34 p.m. continuing this discussion from the September 2, 2015 regular Planning Commission meeting at which time it was tabled.

Community Development Director Paul Bilotta briefly reintroduced this item; noting that the Chair closed the Public Hearing at the September 2, 2015 meeting, at which public comment was heard.

While recognizing that the public hearing had been closed, Chair Boguszewski noted that additional public comment would be considered tonight depending on the time available.

Mr. Bilotta provided a brief background, and clarified some misconceptions previously voiced by residential neighbors of this Twin Lakes Redevelopment Area, specific to protect petitions they had submitted. Mr. Bilotta advised that each of the petitions had been received, and considered in the past by the City Council, and had not been "lost in the shuffle," as had been alluded to with past public testimony. Mr. Bilotta advised that they had been incorporated into the review throughout the process by the Planning Commission and City Council on various occasions during this most-studied area of Roseville. Mr. Bilotta noted the significant and ongoing public input received over the last 25-30 years from the public, property owners, the business community, and design teams before and after new zoning designations had come into play and as revised several times based on a considerable amount of that public input. Mr. Bilotta noted that tweaking is common in such a comprehensive redevelopment area, reiterating that as the protect petitions were submitted, they had been part of the City Council's review and numerous public informational open houses during the review of the Twin Lakes Redevelopment Area.

Specific to one protest petition, Mr. Bilotta noted that the residential neighborhood had asked that north of Terrace Drive be rezoned from High Density Residential-1 (HDR-1) to a Medium Density Residential (MDR) concept. Mr. Bilotta advised that the City Council and staff recognized and interpreted the neighborhood concerns that they were not comfortable with HDR in their back yards. However, Mr. Bilotta noted that the neighborhood was not supportive of all the uses proposed in a Community Mixed Uses (CMU) zoning designation either; but appeared to understand that it would be a long time before MDR became feasible in today's marketplace. As one approach, Mr. Bilotta noted that the residents appeared to be used to current commercial

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uses adjacent to their residential properties understanding that they were legal, nonconforming uses that would eventually work their way out of existence.

From staff's perspective, Mr. Bilotta noted that there was considerable concern about the difficulty in recommending zoning and future planning based on leaving something as a grandfathered use that could feasibly and potentially remain for a minimum of twenty years essentially providing an economic incentive for the landowner to retain that legal, nonconforming use in perpetuity. Therefore, Mr. Bilotta advised that staff sought to find an economic incentive for the landowner to seek out less intense uses during that twenty year period and encourage reinvestment in buildings, and as one tenant leaves, find lower intensity tenants to make the use more compatible with adjacent residential properties.

From the City Council's perspective and as a compromise for this planning process, therefore, Mr. Bilotta noted that the CMU zoning designation had been broken into various components providing for less- to more-dense uses depending on their proximity to residential properties; as well as providing for a maximum 35' height limitation for MDR uses to address residential and density restrictions versus taller apartment buildings immediately adjacent to single-family residential designated zoning areas.

Senior Planner Bryan Lloyd arrived at this time, approximately 6:40 p.m.

Specifically addressing a second protest petition, requesting increased height and/or density closer to Cleveland Avenue rather than Fairview Avenue, Mr. Bilotta advised that consideration of that request went through the City Council review and discussion process as well; and as part of that their breaking up of the CMU zoning designation further addressed that density and height issue to have more intensity along County Road C and Cleveland Avenue and then stepping back that intensity resulting in the fourth CMU zoning designation along Terrace Drive North becoming less intense and therefore carrying out the requests voiced in the protest petition. Further, Mr. Bilotta noted that as the zoning designations change, businesses hours are more limited beyond what is done in general in the broader community, which had also come through that City Council process as a consideration with 24-hour businesses.

Further, Mr. Bilotta noted that design standards in these various CMU designations are different than other zoning districts in the community, utilizing form-based codes and regulating plans, differing from other parts of City Code, as the City Council and staff attempt to put a common theme together to match uses.

Using the displayed map, Mr. Bilotta noted further accommodations for height restrictions within 1,000 feet to serve as additional buffers for HDR-1 and HDR-2 zoning designated areas; even though some existing towers in the community (e.g. Rosedale, Snelling Avenue, Lexington Avenue, and along the commercial side of Highway 36) may exceed that but most of the area would be covered in some manner by that 1,000 foot radius in height. Mr. Bilotta reviewed the SW area of Roseville with little height in the proximity of the country club; as well as in the SE corner with that area covered by several large county parks, cemetery uses and lakes (e.g. McCarron's and Owasso), most of those areas which also provided the 1,000 foot buffer from single-family residential properties throughout the city, making it not out of line with and consistent throughout the community, therefore with staff not recommending changes for that standard. As noted in the protest petition, Mr. Bilotta agreed that at the time of the petition, the CMU had no height limitations whatsoever, and given those concerns, staff was proposing height and density limitations. While staff's recommendations do not come out exactly the way they were proposed in the protest petitions, Mr. Bilotta opined that the common themes had been addressed.

Specific to the use table initially reviewed by the City Council, Mr. Bilotta noted that they were not looking at actual text at that point, but more general categories, such as if they were generally supportive of retail in a certain CMU subarea, they staff subsequently turned that into proposed text for the Planning Commission to review. With lots of shades of retail, Mr. Bilotta clarified that the City Council had probably not taken all of them into consideration as possibilities. However, Mr. Bilotta advised that staff thought it best to start with a large list and cut it down versus the other way, with Mr. Lloyd getting into the detail shortly.

101 With Senior Planner Lloyd pointing out two current HDR zones proposed for changes, Chair
102 Boguszewski clarified if they were changed to CMU-2, the height restriction would be built into the
103 new CMU-1 definition, but not the HDR-1, eliminating the 1,000 foot buffer problem.

104 Mr. Bilotta clarified that no higher than 2 stories would be allowed within or adjacent to any single-
105 family residential area down to Twin Lakes Parkway where it dead-ends, and then in a straight
106 line form WalMart from the Fireplace Store. Mr. Bilotta further clarified that everything north of
107 that would be less than 2 stories, or not exceeding 35' all the way down to the Fireplace Store.

108 Chair Boguszewski opined that this would enable development south of Terrace Drive, and by
109 this zoning change, it achieved 2 stories north of County Road C and more intense height and
110 density south.

111 Mr. Bilotta concurred, noting the additional 100' buffer around Langton Lake for further
112 protections.

113 While he observed the City Council spending significant time in their consideration of the various
114 subareas and their locations, Chair Boguszewski noted that they did not get into the specifics
115 of each use or their line by line development.

116 Mr. Bilotta concurred, noting that the City Council provided good and clear direction with each
117 subarea and their dividing characters and the intensity levels for each of the CMU subareas that
118 they'd discussed over several meetings, as well as line by line categories; their overall discussion
119 were broader, especially related to various retail uses.

120 Chair Boguszewski reviewed the process as staff belabored details and drafted the proposal for
121 the City Council's intentional and thoughtful review, with their general direction given to staff, who
122 then drafted the details for Planning Commission review and subsequent recommendation to the
123 City Council. Therefore, if the Planning Commission recommended additional changes, Chair
124 Boguszewski suggested providing clarity on their rationale in those recommendations since
125 considerable work had already gone into this by the City Council and their direction to staff.

126 Mr. Bilotta concurred, noting that the City Council had put the broader pieces in place, and then
127 charged the Planning Commission with review of the more minute details and subcategories,
128 especially for retail uses, and their judgments and rationale in making their ultimate
129 recommendations.

130 Table 1005-5 – Table of Uses for CMU-1, 2, 3 and 4 and General Design Standards
131 Senior Planner Lloyd noted staff's incorporation of proposed use changes in the table presented
132 at the September 2, 2015 regular Planning Commission meeting for each proposed district,
133 anticipating additional review and changes tonight with time devoted specifically to this and only
134 this issue at this special meeting of the Commission (Attachment C – RPCA dated September 2,
135 2015, pages 4 – 6).

136 Mr. Lloyd reviewed those initial changes made by the Commission and their general direction at
137 that time, including corporate headquarters and type of office or general office use.

138 Discussion ensued on how best to go through the table of uses and various zoning designation
139 subareas, with Chair Boguszewski determining, with consensus of the body that consideration
140 would be given to individual member input for uses only for those not having consensus. Further
141 discussion ensued in how best to highlight those areas to the City Council that were
142 recommended for change and whether or not they are in agreement with those proposed
143 changes or not. While recognizing that the public may wish to offer comment and participate in
144 each use category, Chair Boguszewski ruled that in an effort to keep things moving in a timely
145 fashion, public comment would be heard following the general discussion by the Commission,
146 with any additional changes considered as a result of that public feedback, and prior to voting on
147 the whole issue.

148 **Office Uses**

149 **Corporate Headquarters**
150 At the suggestion of Mr. Lloyd, and based on previous Commission discussions, it was the
151 consensus of the body to ***DELETE corporate headquarters as a Permitted (P) use.***

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Office Showroom

Mr. Lloyd noted that staff refined this from the existing CMU in consideration of CMU-1's close proximity to LDR neighborhoods, with Neighborhood Business (NB) designated districts throughout City Code intended for areas such, and this use being Not Permitted (NP) in NB designated areas, making sense in CMU-1 designations as well.

At the request of Member Murphy, City Planner Paschke defined "office showroom" as potential a warehouse use with a small showroom and/or office attached (e.g. Renewal by Anderson and Fireplace Store). At the request of Member Bull as to that rationale, Mr. Paschke clarified that CMU-1 is intended to be adjacent to LDR designated areas, with NB intended outside Twin Lakes in similar locations with lower intensity retail uses. However, as staff looked at CMU-1 and geographical similarities to NB, it seemed more prudent to NP office/showroom uses.

Mr. Bilotta noted this came out of the original process in a general way, with staff providing all uses in the previous iteration of the Table of Uses, but noted that the Planning Commission had not reached that point of detailed review at their previous meeting. Mr. Bilotta noted that staff's thoughts were that CMU-1 to some extent and in its proximity to single-family uses in a commercial world, it seemed prudent to treat it in theory similar to that geographical limitation. In response to Chair Boguszewski's question as to why that thinking wasn't applied previously, Mr. Bilotta stated that some was due to the process that went into the City Council's labeling with staff uncomfortable putting a bridge between the City Council and Planning Commission rather than letting the Commission be part of that process rather than staff simply deleting it prior to it coming before the Planning Commission. Mr. Bilotta further clarified that this proposed change from staff would have been brought up to the Commission before moving back to the City Council, but again hadn't been addressed at the September 2, 2015 Commission meeting due to the sizable agenda and time constraints at that meeting.

Member Bull questioned what constituted an "office/showroom," since he envisioned a wide variation of what that could encompass; opining that he'd rather have it be a Conditional Use (CU) to allow Commission review before approved.

Mr. Paschke clarified that a warehouse use typically have loading dock doors versus an office/showroom use that may constitute a square box that may include offices or other areas for display or showroom components, which he considered a distinct difference.

Member Murphy opined that he saw nothing wrong in allowing NP in CMU-1 as staff suggested, if not currently allowed in NB.

Member Bull opined that his general thinking was the long-term ramifications in what is permitted or restricted under the comprehensive plan; noting that to him that meant that CU was the middle ground, that a use may not necessarily be restricted, but not wholly permitted either without a further review.

Member Gitzen concurred with Member Murphy, supporting NP in CMU-1 and NB designations adjoining residential uses.

Member Cunningham admitted she could see both viewpoints on this, but overall supported not only maintaining a buffer but also allowing business development; and opined that she leaned toward staff's recommendation for NP to match the residential concepts.

Further discussion ensued regarding whether or not the office/showroom uses being P in other CMU designations would be determined as cascading and less restrictive.

Clinic, medical, dental or optical

At the request of Member Cunningham, Mr. Lloyd reviewed by those uses were considered P and not C, recognizing them as an appropriate use, but because of specific instances of a particular zoning designation, they may be less appropriate in one or the other spot based on geography and when considering a C it provides an extra level of regulation that allowed additional protection.

Mr. Bilotta noted that this use was common within smaller residential areas as well.

202 Member Cunningham sated that this seemed to represent a broad use, including urgent care with
203 extended hours versus a regular clinic open during regular business hours. Therefore, Member
204 Cunningham suggested making it CU knowing that the use would typically be approved, but if a
205 facility with extended hours, CU would allow additional conditions to apply.

206 Mr. Lloyd noted the recent speculative drive-through use coming before the Planning Commission
207 in the recent past, and recognized that without knowing the actual user, a new user could come in
208 if the approval was already in existence; and noted that unless something specific was
209 conditioned in the CU prohibiting that type of use, it may not remain for the long-term as originally
210 intended or permitted.

211 Member Cunningham noted that, by allowing the use through as C, it also addressed changing
212 uses (e.g. from a regular doctor's office subsequently closing and then open to the potential for
213 an urgent care use with extended hours).

214 Chair Boguszewski suggested making the hours of operation a condition for approval.

215 Mr. Bilotta noted that there was no current definition for "urgent care," and if that was the issue,
216 suggested providing that definition versus putting in restrictions if that was the intent of the
217 Commission. Mr. Bilotta noted that this use was coming into a prominence not seen before, and
218 as an example used the current urgent care on County Road B-2 operating as an office while the
219 recently constructed urgent care in Vadnais Heights operating totally differently.

220 Chair Boguszewski asked if having a separate line use for "urgent care/after hours care" would
221 include free-standing emergency care uses as well.

222 Mr. Paschke noted consideration being given to extended hours for retail uses and how best to
223 control those; and questioned if that that could or should also apply in this scenario. Also, Mr.
224 Paschke noted that the Twin Lakes Medical facility at Fairview Avenue and County Road C
225 already had an urgent care; and as is currently stands, would therefore apply to CMU and NB
226 designated zoning districts as a P use, which could perhaps carry through for that district as well.

227 Chair Boguszewski questioned if this applied to CMU-1, would it affect the existing Twin Lakes
228 Medical facility by default.

229 Mr. Lloyd noted the proposal was to bring those designations out in the land use table, with
230 recommendations from Member Stellmach made at the last meeting to rephrase text in Section f
231 (Table of Allowed Uses), Items 6. a, b, and c (page 16 of 18 in RPCA Attachment C) to limit
232 business hours as applicable and with some consistency.

233 From the City Council's past discussions, Mr. Bilotta noted considerations of operations between
234 the hours of 4:00 a.m. and 6:00 a.m. and what that meant to specific businesses. For example,
235 Mr. Bilotta questioned if that referred to customers only coming and going, or if it was a software
236 company whose employees worked late or early morning hours, how would it affect them.
237 Therefore, Mr. Bilotta advised that staff had proposed the text as presented on page 16 of the
238 RPCA to address those extended hour activities that would be disruptive and those that may not
239 be disruptive.

240 Chair Boguszewski suggested concurrence by the Commission with the City Council and staff on
241 those differentials.

242 Member Bull spoke to bakery uses and their employees and/or customers as another example,
243 with many of their employees coming in at 4:00 a.m. or before to start baking and prepare for a
244 6:00 a.m. opening to customers. Member Bull questioned if that would be a P use in a CUM-1
245 designation.

246 Mr. Bilotta suggested making that more in line with other text related to customers.

247 As with other businesses of a similar nature, Mr. Paschke noted the difficulty in regulating what
248 occurs inside in the building no matter their use, if not doing external business during all the hours
249 they're in the building.

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- 250 Mr. Bilotta noted as an example the breweries that may be brewing or changing vats inside a
251 building, which is unknown to the general public or staff; but if they were fielding customers after
252 hours, then that became problematic.
- 253 ***Chair Boguszewski noted that businesses uses disruptive for adjacent residences seemed***
254 ***to be covered in the retail section or restaurant customer text on page 16, and suggested***
255 ***eliminating Item 6.a and make Item 6.b state CUM-1 and CMU-2 districts; or questioned if***
256 ***that was too far out, since the way the text is currently proposed made CMU-2 restrictive.***
- 257 Member Cunningham opined that CMU-2 as currently written only addressed retail or customer
258 traffic now.
- 259 Chair Boguszewski questioned if there was any activity (e.g. movie theater or bakery or other
260 use) with service customers that would not be covered with the exception of internal workers or
261 set up. Chair Boguszewski opined that it did with his recommended text revisions.
- 262 Member Bull spoke in support of Chair Boguszewski's suggested text change.
- 263 Member Murphy referenced funeral home uses on the next page in the Table of Uses.
- 264 Chair Boguszewski clarified that embalming could be done overnight with that use, but no viewing
265 could occur prior to 6:00 a.m.
- 266 Member Murphy noted suggested deliveries had to occur 24/7 as "work" arrived at a facility.
- 267 ***Chair Boguszewski suggested further revisions to text with Item 6.b remaining as is, but***
268 ***Item 6.a mimicking current proposed text except in CMU-1 for service and/or restaurant***
269 ***traffic.***
- 270 Member Murphy further questioned transportation uses (e.g. Metro Transit's Park & Ride Facility)
271 and if parking allowed as now stated, would that be covered in prohibiting limited business hours.
- 272 Mr. Lloyd responded that in is a use in NB, staff would have changes to NP in CMU-1.
- 273 However, Member Murphy questioned what the example was in defining "essential services."
- 274 Mr. Bilotta clarified that that was defined as utility boxes, water towers, telephone lines, gas pipe
275 lines, substations, etc. that just were static.
- 276 Mr. Paschke noted that due to their essential nature for customers 24/7, they were subject to
277 maintenance at any time.
- 278 Chair Boguszewski noted that those essential services were typically governed by easements or
279 other means, and questioned why they would be included in the table of uses.
- 280 Mr. Bilotta clarified that easements controlled their location, but theoretically they would not be
281 allowed in CMU-2.
- 282 Member Murphy noted an exception for storage buildings, with Mr. Lloyd advising that this fell into
283 the category of an accessory use (e.g. garden or utility shed for commercial uses) to store lawn or
284 snow care maintenance equipment.
- 285 By consensus, the Commission determined that the revised language to Item 6.a and Item 6.b
286 covered concerns expressed; and was recommended for revisions as follows:
- 287 Item 6 Limited Business Hours:
- 288 a. "In the CMU-1 District, on-site retail, service, and/or restaurant customer traffic [and delivery
289 traffic] is not permitted after 2:00 a.m. and before 6:00 a.m.; such customer traffic in the
290 CMU-2, CMU-3 and CMU-4 Districts is allowed as a CU."
- 291 b. "In the CMU-2 District, on-site retail, service, and/or restaurant customer traffic is not
292 permitted after 2:00 a.m. and before 6:00 a.m.; such customer traffic in the CMU-3 and CMU-
293 4 District is allowed as a CU."
- 294 Member Murphy questioned if a final decision had been made on "urgent care" uses, whether to
295 create another category for CMU-1 as NP, with P use in CMU-2, 3 and 4.

296 Mr. Lloyd advised staff would determine if it made sense to add another row as a standard or new
297 use.

298 Mr. Bilotta concurred, advising that staff now knew the Commission's intent without the
299 Commission having to get too much deeper in the details.

300 Chair Boguszewski concurred with Mr. Bilotta, noting the Commission's intent to avoid confusion
301 by teasing out the "urgent care" use.

302 **Commercial Uses**

303 **Animal Boarding (exclusively indoors)**

304 Member Cunningham noted her concern with potential loud noises with this use if animals were
305 brought outside, it could be at 2:00 a.m., and seemed a larger intrusion for CMU-1 for bordering
306 residential properties which she thought problematic.

307 Member Bull noted CMU-1 designated areas couldn't have customers between 2:00 a.m. and
308 6:00 a.m.

309 Member Paschke clarified that the indoor use functioned strictly indoor, not outside.

310 Chair Boguszewski noted the noise complaints and/or concerns fielded by the Commission from
311 adjacent residents regarding the former "Woof Room" location, and whether exclusively indoors
312 or outdoors, had come before the Commission as a CU.

313 Mr. Lloyd clarified that the location had originally been on County Road C in an area also
314 designated as HDR; but further clarified that they also had an outdoor component, with the first
315 approval granted as an Interim Use (IU); and their subsequent relocation to Rice Street with CU
316 approval.

317 Chair Boguszewski noted that if made CU for CMU-1 areas, it would allow a further level of
318 review.

319 ***Member Cunningham requested that it be CU in CMU-1 subareas; which was approved by***
320 ***consensus.***

321 Member Bull questioned why animal boarding/kennel/daycare was included in the old Table of
322 Uses, but not in the new table.

323 Mr. Lloyd responded that the use was NP in the old CMU Table with any outdoor element, and
324 since the CMU was further expanded into four subareas, it made sense to not allow it in any CMU
325 area. With Chair Boguszewski noting that the use had to be in a Commercial District, ***Member***
326 ***Bull noted that "auto dealer" uses remained in the table even though NP across the board,***
327 ***and expressed his preference for leaving animal boarding/kennel/daycare as an NP on the***
328 ***Table of Uses similarly, and not exclude it to make sure it isn't open for consideration in***
329 ***the future.***

330 **Animal Hospital/Veterinary Clinic**

331 Member Cunningham expressed similar concerns for this use compared to "animal boarding
332 (exclusively indoors)" seeking that it also be designated "exclusively indoors" as well.

333 Member Bull noted only if P, with hours of operation and employee participation at their choice to
334 fit within that guideline if they locate in a CMU area. However, if a veterinarian needed employees
335 to prepare for surgery, that use couldn't fit into a CMU-1 designated area.

336 Member Cunningham reiterated her preference that both would be NP as that subarea served as
337 a buffer zone and even though an animal lover recognized that use could be more impactful to
338 neighbors, and therefore in seeking a happy medium, suggested CU to allow neighbors to weigh
339 in on any potential uses.

340 Chair Boguszewski concurred, noting as an example the St. Francis Animal Hospital on
341 Fernwood and Larpenteur that may perform surgery, even though not open after hours or
342 currently serving as an overnight facility. If they wanted to relocate to this subarea, Chair
343 Boguszewski noted if they continued to operate as they currently do, they could relocate here, but
344 if they wanted to change and offer overnight surgery, they could not do so.

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345 Member Murphy stated his preference for leaving it as P use.
346 By consensus, this category remained as currently shown.

347 Liquor Store
348 Chair Boguszewski suggested NP for this buffer zone; with consensus of the body NP for CMU-1
349 designated areas.

350 Further discussion ensued as to whether or not to change to NP in CMU-2 subareas with more
351 neighborhood-centered areas and those closer to the lake, while CMU-3 and 4 areas were of less
352 concern; but recognizing the potential for wine shows and/or liquor store addendum's to a grocery
353 store use.

354 Lodging (hotel)
355 Member Bull asked why this was designated N NP use in CMU-3 subareas.

356 Mr. Lloyd and Mr. Bilotta could not recall specifically the rationale for this, but suspected it may be
357 based on City Council input and the thinking that hotels tended to gravitate to major roads.

358 Member Murphy opined that he thought of hotels more in CMU-4 areas.

359 Member Bull noted they had the same height restrictions as CMU-3 or CMU-4 areas; with Mr.
360 Lloyd noting that this was consistent with the remainder of CMU-2, 3 and 4 height restrictions
361 outside the buffer area.

362 ***By consensus, the Commission determined to revise the use to P for CMU-3 to match***
363 ***CMU-4 designations.***

364 Mortuary/Funeral Home
365 Member Bull suggested CU across the board to ensure what type of business was involved (e.g.
366 crematoriums), opining the industry may be significantly different five years from now.

367 At the request of Member Murphy, Mr. Paschke clarified that a crematory is not permitted in a
368 mortuary use.

369 While not understanding the business in totality, in his review of text and definitions, Member
370 Murphy stated that he saw no reason to make it a CU, given standard hours of operation and
371 delivery of bodies already addressed, with peak traffic only during viewing times and usually not
372 disruptive in nature.

373 Mr. Paschke noted two such existing uses were located in very close proximity to residential
374 properties (e.g. off County Road B and Dale Street in HDR zone) and one off Hamline Avenue
375 and Commerce Street by the Macy's Home Store).

376 ***Consensus of the Commission was to leave it as a P use.***

377 Motor Fuel Sales (Gas Station)
378 By consensus, the Commission changed this to NP for CMU-1 designations.

379 Motor Vehicle Rental/Leasing
380 Member Murphy questioned if this use was addressed by Item 6 on page 16 as previously
381 addressed.

382 Mr. Lloyd agreed that it was presumably and involved dropping off vehicles versus running
383 automobiles; with Mr. Paschke clarifying that unless operating near an airport, there generally
384 wasn't much traffic noise from rental uses.

385 Chair Boguszewski opined that he could see the entire motor vehicle section moving to NP for
386 CMU-1.

387 Movie Theater
388 At the suggestion of Member Murphy, the body decided by consensus to make this a NP use in
389 CMU-1 designated areas.

390 Outdoor Display
391 At the request of Chair Boguszewski, Mr. Lloyd advised that the term referred to mulch outside
392 hardware stores as an example versus flashing signs.

393 Outdoor Storage, Inoperable Vehicles/Equipment
394 At the request of Member Cunningham, Mr. Lloyd advised that the term referred to something like
395 a repair shop; but since there wasn't one as a P use, it should probably be made NP across the
396 board, which was agreed to by consensus of the body for CMU-1, 2, 3 and 4 designated areas.

397 With Members Bull and Cunningham questioning if a trailer stored on a lot, since inoperable, fell
398 into that category, Member Murphy clarified that they were actually operable by hooking them up
399 to a vehicle, similar to those on Fairview Avenue, with no flat tires and all licensed, thereby
400 making them essentially all operable.

401 Parking
402 At the request of Member Cunningham, Mr. Bilotta defined it as the principle use (e.g. parking
403 structure or surface lot by payment); with Member Bull noting and Mr. Bilotta confirming that in
404 CMU-1, they would have to restrict access between 2:00 a.m. and 6:00 a.m. Mr. Bilotta noted that
405 the intent is to differentiate between surface and structured parking by trying to minimize large
406 surface lots in all CMU Districts.

407 Restaurants (Fast Food) and Restaurants (Fast Food with Drive-through)
408 Chair Boguszewski suggested fast food uses be NP in CMU-1 due to additional traffic generated.

409 Member Bull suggested CU all the way across all CMU designations, or at a minimum NP in
410 CMU-1, then CU in CMU-2, 3 and 4 designated areas.

411 Mr. Paschke didn't disagree with the logic, but noted an example of a strip mall having a Subway
412 franchise; and clarified that the key is that drive-through vehicle traffic is dramatically different
413 between these two uses, with a definite distinction provided in City Code not by type by
414 generically.

415 As an example, Mr. Bilotta noted that the recently opened "Grateful Table Bakery" would fall
416 within the fast food definition.

417 Member Murphy noted the proposed restaurant use south of the new hotels by the Metro transit
418 Park & Ride ramp, and while not sure if it is intended as a fast food use, opined that it didn't seem
419 to be close to residential areas or intended to generate large traffic or noise issues.

420 Mr. Paschke clarified that, if a restaurant was not a full service, sit down use, theoretically it fell
421 into the fast food category, such as Davanni's use suggested as an example by Chair
422 Boguszewski, falling into that full service, sit down category.

423 Given that distinction, Chair Boguszewski suggested balancing that use with NP for CMU-1, 2
424 and 3, with CMU-4 P use.

425 At the request of Member Murphy as to his rationale, Chair Boguszewski noted it added an
426 additional buffer.

427 Member Murphy noted the buffer area around Langton Lake for pedestrian access.

428 Member Cunningham offered her support of Chair Boguszewski's suggestion.

429 Member Bull noted that drive-through uses could essentially be walk-through uses as well.

430 ***By consensus, the uses were designated as NP for CMU-1, CU for CMU-2, P for CMU-3 and***
431 ***P for CMU-4 designated areas.***

432 At the request of Member Murphy as to rationale in defining restaurants by fast food or drive
433 through, Mr. Paschke noted that the City had not supported drive-through restaurant uses in the
434 Twin Lakes Redevelopment Area for at least fifteen years; and while it may remain in theory on
435 the books, the intent was to limit the volume of additional vehicles for restaurants with a drive-
436 through. Mr. Paschke noted that the CMU does permit fast food, so designating the use as a CU
437 was fine.

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Vertical Mixed Use

Mr. Lloyd clarified that this category provided customer focused uses on the ground floor and residential or office uses above. While not currently in the land use table, but could be considered in the future in NB designations, Mr. Lloyd noted that a visual example would allow for a two story building with residences above. Currently, Mr. Lloyd advised that this use was under the dwelling use for multi-family upper stories in mixed use buildings, which are allowed in Regional Business (RB) but not west of Rosedale Center, with similar uses allowed in RB districts.

If defined by offices or residences above the first floor, Chair Boguszewski asked if, as an example, that would permit day care centers on the ground floor with apartments or condos above; and whether the intent was to protect the CMU-1 from HDR use with apartments or condo's not falling into the single-family category.

Mr. Bilotta noted that the 35' height limitation would come into play; and could allow for a first floor day care and one floor of apartments above, or artists' lofts, which should not be problematic.

Member Bull expressed his interest in seeing that as a CU in CMU-1 and CMU-2 designations, which was agreed to by consensus of the body.

Industrial Uses

Limited Production/Processing

With the considerable amount of residential neighborhood feedback the Commission had received related to the Vogel Mechanical use, Member Cunningham expressed her struggles with this category, whether from that specific issue or with the general use itself.

Mr. Bilotta noted that, since the Vogel Mechanical limited production use remained yet to be initiated, it was impossible to say it is or is not working, since it's not yet there. Mr. Bilotta clarified that what was happening was a lot of issues getting to the conditions and that process, with the limited production/processing serving as a lightning rod right now. Using another example in that immediate neighborhood (e.g. Head Cycling), Mr. Bilotta noted that their production of carbon fiber rims wasn't even known to the neighborhood, with them opening up in February and starting manufacturing shortly thereafter, without incident. Mr. Bilotta further clarified that the test is in whether that particular use in a multi-tenant building, with an office next door, had any impact to those other operations or interfered with neighboring tenants in that same multi-tenant building with a dividing wall; with the sign being that there should be no impact and should also be invisible to the outside world as anything other than an office use. Mr. Bilotta cautioned the Commission not to base their decision-making or build city code on the Vogel issues.

To further differentiate, Mr. Bilotta noted that a desired component of the Twin Lakes Redevelopment Area was for high-tech, head of household jobs, or incubator uses for such business start-ups; and since those desired uses keep coming up, and remain desirable, Mr. Bilotta noted the further desire to transition from current warehouse buildings (e.g. trucking terminals) to get to the results for neighborhood business uses. If dealing with a small dental office that starts bringing production or processing in, as an example, Mr. Bilotta opined that it would be a totally different situation than office, but could be argued to be limited production and processing; but given the nature of the business, having the use permitted with CU allows a deeper dig into this type of use versus blanket approval without any review by the Commission and allowing it to see their process and business operation, which usually will prove nothing remarkably different than an office use.

At the request of Member Bull, Mr. Paschke confirmed that a CU stayed with a property as long as they continued to meet the conditions as applied upon initial approval.

By contrast, Mr. Lloyd noted that if a different type of use in limited production/processing was indicated, it would require a new CU approval.

Mr. Bilotta concurred, noting that if not complying with the CU conditions, the City would become involved in enforcement action against the property and against that use.

Chair Boguszewski agreed with Mr. Bilotta's advisement that this situation is not about the Vogel Mechanical use.

489 Member Cunningham concurred that it was a fair assessment, but admitted that the fact that the
490 use is a NP in Neighborhood Business (NB) still bothered her and that lack of consistency.

491 Mr. Lloyd clarified that the limited production/processing definition by use was not included in the
492 beginning of this version of the zoning code as adopted in 2013, and even not addressed entirely
493 in 2010's initial rezoning process; but was introduced at that time as a use and refined in zoning
494 code form that point on, but probably not considered by district, but most likely as a response to a
495 specific proposal.

496 Chair Boguszewski noted that would certainly create the current sequential incongruities found at
497 this time.

498 Mr. Bilotta noted that many instances staff was becoming aware of as they visited community
499 business enterprises where this use was occurring without any prior knowledge of staff or the
500 City, as well as with differences in front and back operations, especially within the biotech side,
501 which was being seen more and more but not involving gigantic pieces of equipment as required
502 in the past for that type of industry.

503 Mr. Paschke also noted the various uses requiring a small clean room for that industry.

504 ***Member Cunningham, and with consensus of the Commission, agreed to leave this use as***
505 ***currently recommended on the Table of Uses.***

506 **Residential Family Living**

507 **Accessory Dwelling Unit**

508 At the request of Chair Boguszewski, Mr. Lloyd defined this as a typical mother-in-law apartment.

509 **Live-work Unit**

510 Similar to the comments of Member Bull regarding vertical mixed uses, Mr. Paschke clarified this
511 as internal living quarters behind or above a retail use; and confirmed for Member Cunningham
512 that the work unit would still need to abide by other use requirements of code.

513 Chair Boguszewski questioned how standards on occupancy limits would apply to avoid sweat
514 shop units or other issues.

515 Mr. Bilotta advised that, while live/work units didn't often come up as a use, given their
516 uniqueness, the Commission may want to consider them as CU versus long-term guessing at this
517 point.

518 In response to Member Bull's example in CMU-3 and 4 designations being more restrictive, Mr.
519 Lloyd advised that they would remain accessory uses to the principle single-family use and would
520 not be allowed where that other primary use is not allowed.

521 ***By consensus, the Commission decided to leave these designated uses as currently***
522 ***shown on the Table of Uses.***

523 **Manufactured Home Park**

524 Chair Boguszewski expressed his surprise that this use is allowed at all in the city. As an
525 example, Chair Boguszewski questioned the consequences in changing to CMU designation the
526 former HDR and MDR designations to make this use NP all the way through.

527 Mr. Bilotta advised that there is a state law regarding that use and they have to be allowed where
528 multi-family units are allowed. Given the fact that staff has considerable research to do on this
529 use before offering their recommendations to or expecting the Commission to spend too much
530 time on it, Mr. Bilotta suggested that staff seek a ruling before proceeding further with this use.

531 ***In an effort to save time, Chair Boguszewski suggested, if staff discovers the Planning***
532 ***Commission has the authority to make this NP all the way across CMU-1, 2, 3 and 4***
533 ***designations, consensus of the body was to do so depending on the results of staff's***
534 ***research.***

535 **Number of Dwelling Units**

536 Member Bull asked for the differentiation between multi-family upper stories from mixed use
537 buildings.

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538 Mr. Lloyd advised that it didn't vary; noting that they are listed in the Table of Uses today as per
539 City Council discussion, and even though their breakdown had been discussed, in the revised
540 table they need not differ. Specific to manufactured home park designations coming out of those
541 other districts, Mr. Lloyd noted that did require a more formalized land use.

542 Consensus of the Commission was to combine uses in the table as discussed.

543 One-family Attached (duplex or twin home) AND One-family attached (town home or row house)
544 At the request of Member Cunningham, Mr. Lloyd clarified that twin home always had 2 units;
545 while there were some parallels in 3 or more units, but instead of stacked there were various
546 iterations possible; with a duplex similar to a single-family home and related to the LDR concept.

547 Based on previous discussions tonight, Member Cunningham questioned if the will of the
548 neighborhood was to desire more homes but clean-up of a site wasn't feasible, if someone
549 wanted to build a one-story duplex of single-family home, why would that be a bad thing.

550 Discussion ensued regarding the definition of and number of construction variables for units.

551 Member Murphy refocused discussion on the location of this CMU designated area, noting it was
552 a transition area and proposed residential uses would run into issues with tiers and height
553 restrictions, and while residential uses may sound good on the surface, he opined that he wasn't
554 sure if anything favorable would be accomplished for smaller family structures or units in the long-
555 term based on the other permitted uses in this CMU designation.

556 Chair Boguszewski concurred, referencing the bigger picture and intent for this CMU area, not as
557 a primary residential development as stated by Member Murphy, but potentially incorporating
558 such a use within the broader intent for the CMU and meeting the goals of the comprehensive
559 plan for the Twin Lakes Redevelopment Area. However, if that is the case, Chair Boguszewski
560 asked why any of these potential uses by their very definitions are P in the CMU area, opining
561 that to him they seemed to be reluctantly hanging on to P such a residential use when the whole
562 point was not to do so.

563 Mr. Bilotta clarified that, in a number of mixed use projects, it wasn't unusual to have housing as a
564 component of a development, and actually allowing a transition for that use into an office/retail
565 use that works well.

566 As an example, Chair Boguszewski questioned if an example would be that of the
567 Grand/Excelsior Development in the City of St. Louis Park with mixed use development of
568 brownstones in a walkable neighborhood, or another example near the urban Guthrie Theater
569 Redevelopment Area.

570 Mr. Bilotta agreed those were both good examples and their intent was similar to providing a
571 buffer to the CMU.

572 Planning Commissioners decided they would retain these uses as currently shown on the Table
573 of Uses.

574 One-family Detached

575 Chair Boguszewski admitted he was having difficulty considering this use left in at all.

576 Mr. Bilotta clarified that the use came out of City Council discussions in their consideration that if
577 someone wanted to clean-up the property in an area overlooking Langton Lake Park in one viable
578 corner and within that 100' lower height area, it may not be a bad idea; and similar to CMU-1
579 extended down, that use had remained as noted. While admitting this use would be somewhat
580 different than the original intent for CMU, Mr. Bilotta stated that was their rationale in allowing a
581 one-family detached home use only in that specific area.

582 Chair Boguszewski admitted it would only be possible on the western side of Langton Lake and
583 represented one of the last remaining properties in Roseville allowing a view of the water; which
584 he further admitted could be attractive. Whether relevant or not, with it being a potential use and
585 conditioned as noted, Chair Boguszewski offered his support of that use as shown on the Table.

586 Member Murphy, while opining it seemed like tortured rationale, agreed that he could see the
587 potential.

588 Residential Group Living

589 Mr. Lloyd advised that assisted living facilities, nursing homes, and other state-licensed facilities
590 were all based on state requirements, thus their status as CU on the Table, since they could not
591 be treated the same or put within the same category based on state statute and depending on the
592 number of units involved.

593 Student Housing

594 At the request of Chair Boguszewski, Mr. Bilotta defined student housing as built by an institution
595 and the differentials of college offices off the campus setting

596 Civic and Institutional Uses597 Elementary/Secondary School

598 At the request of Chair Boguszewski, Mr. Lloyd clarified that charter schools would be in the
599 same category versus a private art or music school defined under the category of Commercial
600 Uses and defined accordingly, with the intent in the CMU for lower intensities, and minimum
601 acreage allowed for a larger school at 15 acres.

602 Places of Assembly

603 Member Murphy noted that these were P uses under all categories, yet there were not typically
604 on the tax rolls. Member Murphy stated his understanding in the effort to maximize this area was
605 the intent to keep properties on the tax rolls and thus not allowing larger schools, but questioned
606 what was accomplished in allowing places of assembling under current recognitions.

607 Mr. Bilotta clarified that was not how they were distinguished; and noted that in the past these
608 facilities were defined as churches, but the Supreme Court had ruled that they couldn't be treated
609 any differently than any other gathering place (e.g. V.F.W. Hall) as had been addressed using the
610 Village of St. Anthony case law with a union hall or golf course moving to use as a temple.

611 Mr. Lloyd advised that in discussions in 2008 or before, there had been a request to change
612 zoning from RB to allow for church use – or places of assembly; with the Planning Commission
613 and City Council determining at that time to allow that use in any CMU district, whether productive
614 or not; and thus it was shown in the Table of Uses accordingly.

615 To be transparent, Mr. Paschke noted that you could have uses in Twin Lakes similar to any
616 business district that can be removed from the tax rolls; and this allows any place of assembly not
617 matter where and across the board in all districts; and did not take into consideration whether
618 they were taxable uses or tax exempt uses that would involve getting into federal issues as well.

619 Chair Boguszewski stated he understood the dynamics and was fine with the designation; and
620 personally did not want to seem or be interpreted as promoting any back door discrimination as to
621 an entity's tax status.

622 Member Bull questioned if allowing it as a CU in CMU-1 would address foot or vehicular traffic.

623 Mr. Bilotta advised that great care would be needed with conditioning any such approvals.

624 ***By consensus, the body chose to change CMU-1 to CU approval.***

625 Theater/Performing Arts Center

626 ***By consensus, the body shared the same thoughts for this use as with the previous use,***
627 ***changing it to CU for CMU-1 designated areas.***

628 Accessory Uses, Buildings, and Structures629 Bed & Breakfast Establishment

630 Chair Boguszewski questioned this definition, and how it could be deemed a seasonal use.

631 Mr. Lloyd addressed the potentials, including a roomer or boarder (e.g. during the Minnesota
632 State Fair) that may not need regulatory approval; with Mr. Bilotta noting that traditional bed and
633 breakfast facilities are typically old homes converted as such; and in this case would not be
634 applicable but would involve new construction only.

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Given discussions on previous uses for town homes, etc., Chair Boguszewski questioned why this was then listed as NP all the way through CMU designations.

Mr. Bilotta admitted that technology may be destroying this potential use long-term, but given possible uses in this classification, he was unsure how to regulate them in the future.

Given that rationale, and without knowing ahead of time, Chair Boguszewski opined that you would be out of compliance no matter what; and therefore suggested P use; with Member Bull suggesting CU across the board.

By consensus, the Commission determined that this use should be CU across all CMU designated areas.

Communication Equipment (TV, shortwave radio)

Member Bull questioned if this use could potentially interfere with residential neighborhoods.

Mr. Paschke and Mr. Lloyd responded that this use needs to operate within their own frequency via short-wave or cell towers and therefore didn't interfere and typically didn't create problems for adjacent properties.

Unlike the Shoreview towers referenced by Member Murphy, Mr. Paschke noted that they were different than this use would allow, with these uses typically residential antenna of 20' to 25' in height with any additional height clearly CU.

Mr. Bilotta further noted that these are accessory structures, not the principle use, with short wave operations governed under federal regulations.

Day Care Family/Group Home

At the request of Chair Boguszewski, Mr. Bilotta noted this as an accessory use was intended as a less-intensive use compared to the daycare center uses defined in commercial areas; and considered for home use, not commercial uses.

Drive-throughs

At the request of Member Murphy differentiating this from restaurant uses, Mr. Lloyd advised that the City Council chose not to ban them outright in case a bank or pharmacy use may be acceptable in the CMU versus a fast food restaurant use, thus their recognition of them as CU in CMU-3 and 4 designated areas.

Based on 2010 discussions, with banks and other uses being considered without having to go through the CU process, Mr. Paschke advised that it was concluded at that time that ALL drive-throughs should go through the CU process, thus requiring a separate line for each consideration, no matter their intended use.

Gazebo, Arbor, Patio, Play Equipment

Member Bull noted there may be a need to know size, occupancy, etc. for CMU-1 districts.

Mr. Paschke responded that the rationale is to take into consideration impacts to adjacent residential properties as applicable; and to ensure consistency with current code requirements where permitted across the board, and defined as accessory structures by nature. At the request of Chair Boguszewski, Mr. Paschke agreed this could include restaurants with outdoor patios or arboretums or play lots as an accessory use, but small compared to a giant city or county park.

Consensus was to leave this as currently stated in the Table of Uses.

Storage Building

At the request of Member Cunningham, Mr. Lloyd clarified that this did not include a rent-a-storage unit use, but as noted by Mr. Paschke would be an accessory category and use only, such as used for storage of lawn or snow maintenance equipment versus a larger facility incorporated into the main building itself.

Telecommunications Tower

Mr. Lloyd reiterated that this would be different than communications equipment and an accessory use to the main structure (e.g. AT & T Tower).

683 **Temporary Uses**684 **Portable Storage Containers**

685 At the request of Member Cunningham, Mr. Lloyd clarified that this would relate to pod rentals for
686 short-term storage (e.g. moving, construction storage during renovation, etc.).

687 ***Upon further discussion, Mr. Bilotta noted the need for staff to define “temporary.”***

688 **End of Table of Uses Discussion**

689 Chair Boguszewski summarized discussions to-date related to limited business hours, height
690 restrictions and how those fit together.

691 As asked at a previous meeting by a neighbor, Member Cunningham asked how the number of
692 stories for height regulations looked in reality.

693 Mr. Bilotta advised that the issue with height being regulated is whether light, air and shading is
694 facilitate, rather than whether a 2-story building 80' tall is the same as a building with a number of
695 floors; and if regulating stories, essentially you were trying to regulate intensity to some degree.
696 While that option may work, Mr. Bilotta opined this method had proven most effective and efficient
697 and addresses multiple considerations as to the height of floors in an apartment building, how
698 underground parking impacts a structure; and how other parking becomes a regulating factor in
699 determining the number of units and/or size of the building's footprint related to other factors
700 being regulated.

701 Based on the history of City Code, Mr. Paschke noted various problems encountered in using the
702 number of stories versus height; with the 2010 rewrite of zoning code and design standards
703 moving strictly to feet, which was becoming fairly consistent with most municipalities to address
704 feet versus stories and making it easier to regulate, while still allowing some flexibility with
705 building design and considering grade.

706 **Regulating Plan**

707 Senior Planner Lloyd reviewed the background and history of the current regulating plan, and
708 proposed changes presented tonight as a culmination of public input meetings, City Council
709 discussions and planning processes over the last year, resulting in the City Council's subsequent
710 direction to staff to initiate amendment to the Comprehensive Land Use Plan Map, amending
711 zoning text and maps accordingly in the Twin Lakes Redevelopment Area. Details of the
712 proposed changes and references to the public references for this discussion were provided in
713 the staff report dated September 2, 2015.

714 Mr. Lloyd advised that shortly after the 2010 zoning code adoption, CMU Districts were written
715 beyond the regulating plan and map, and as previously discussed tonight, further expanded by
716 form and map, and indicated in the existing and proposed comprehensive land use plan maps
717 included in the staff report (RPCA Attachment A). Mr. Lloyd advised that staff had replicated and
718 repeated themes as appropriate where no current regulating plan was in place to-date, especially
719 in the area east of Fairview Avenue, with amenities and themes carried out for greatest
720 consistency.

721 Community Development Director Paul Bilotta noted different design standards now in place and
722 attempts to pull the entire district together in mixed use consistency of form, not use. Mr. Bilotta
723 reviewed the east side of Fairview Avenue, indicating little change with Terrace Drive and County
724 Road C in place, but also picking up similar treatments at the four corners at Fairview Avenue
725 and Terrace Drive for similarity, and showing a potential roadway between County Road C and
726 Terrace Drive as highlighted on the displayed map, as indicated historically with 2 cul-de-sacs
727 planned and requiring major redevelopment. Mr. Bilotta noted that this would include and
728 recognize significant challenges on Lincoln Drive by the Byerly's strip mall; and if a developer
729 came through to revitalize that area, this improvements would be the initial starting point for
730 discussions unless they proposed something different that proved better than current proposed
731 plans. Mr. Bilotta noted that the goal was to improve existing traffic issues and anticipated
732 increased vehicles in that area.

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733 At the request of Chair Boguszewski, Mr. Bilotta advised that the Planning Commission was
734 being asked to review and recommend approval of these amendments to address current design
735 standards, essentially pushing buildings out to prominent corners and adjusting parking
736 accordingly to meet those urban design standards going forward for development and/or
737 redevelopment in the Twin Lakes Redevelopment Area.

738 At the request of Member Murphy, and using RPCA Attachment C regulating maps on pages 8
739 and 9 of the staff report, Mr. Bilotta reviewed the specific area around Langton Lake with a
740 walkway and bicycle path recorded in greenway requirements going forward and over the
741 Metropolitan Council's sewer interceptor easement, intended to be turned into an amenity as a
742 requirement versus an arbitrary negotiating point for future redevelopment proposals.

743 Mr. Lloyd further clarified those legends on the maps generally identified as required park
744 connection areas allowing access into the park and reserving that access as a requirement in
745 those areas for future development proposals.

746 Noting the potential reintroduction of Planned Unit Development (PUD) uses in this
747 redevelopment area, Chair Boguszewski questioned if the Table of Uses would then be
748 amended, and asked if during that process any potential uses may conflict or need further
749 amendment for use of a PUD.

750 Mr. Bilotta advised that, if PUD's are reintroduced, it would require the City to work with an
751 applicant, since they are of a legislative nature like rezoning processes and this regulating map,
752 with a similar process for PUD applications, which would probably only need to occur if a road
753 was moved from one location to another. If other plans were indicated to achieve desired design
754 standards, Mr. Bilotta suggested it may move to a PUD at that point since that made the most
755 sense within that realm.

756 With form-based planning dealing with mass, size, setbacks, distance from curb, etc. with
757 considerable debate on those issues in the past, Chair Boguszewski asked if the intended goal
758 remained to control and manage that planning for positive aesthetics as building locations and
759 parking are established, whether at the street or if the building mass was stepped back if so
760 indicated. Chair Boguszewski noted his preference to fulfill and regulate the intended goals of
761 form-based planning while allowing developers some flexibility in their designs.

762 Mr. Bilotta concurred, noting that recent examples were the hotel developments in this area, and
763 while their final plans are no longer 100% what they original submitted, changes were made to
764 relate to the remainder of the community and increased pedestrian experiences, allowing
765 walkability and connectivity to parks, or a plaza effect such as in window placement to avoid a
766 warehouse look. While these design standards are not onerous, Mr. Bilotta noted that those
767 standards provided a better fit to avoid pedestrian barriers.

768 City Planner Paschke further noted the location of main entries that may not necessarily be on
769 the public frontage but rather in the parking lot interior, but having those frontages on sidewalks
770 or public streets and how building placement and design achieved that, allowing developers to
771 sharpen their designs to meet city code requirements and articulate them accordingly.

772 Regarding park dedication lines indicated on the map, Member Murphy asked what their
773 presence or absence meant for potential developers in the area; noting that he understood the
774 intent, but questioned what it meant in this proposed text amendment as an additional
775 requirement of developers.

776 Mr. Bilotta advised that it was intended to serve as more of an alert to developers before they got
777 to the point of Letters of Intent or the application process itself, that they initiate working with the
778 Parks & Recreation Commission on that piece of their development proposal, rather than an after
779 the fact surprise or issue. Mr. Bilotta reasoned that if developers were aware up front, they could
780 design their project differently, knowing that defined location for a park.

781 Regarding the northern area referenced, Mr. Paschke advised that the City had already
782 purchased most of the park area with the exception of Mt. Ridge Road, with that elevation not
783 suitable for building, and therefore included on the regulating plan map. Mr. Paschke advised that
784 the other park location closer to County Road B is a grove or mature trees not within the park

785 area, but beneficial for the City to purchase to create a greater buffer in that area. Mr. Paschke
786 noted this would be addressed with potential future dedications if and when projects came
787 forward.

788 **Recess**

789 Chair Boguszewski recessed the meeting at approximately 9:18 p.m. and reconvened at
790 approximately 9:24 p.m. and invited public comments or questions at this time.

791 **Public Comment**

792 **Lacy Kapaum, 1840 County Road C-2 West**

793 Ms. Kapaum sought clarification on the 2:00 a.m. timeframe and how that had been established;
794 opining that Midnight is late enough if a use is adjacent to residential areas. Ms. Kapaum stated
795 that she didn't feel comfortable with the proposed 2:00 a.m. time and potential negative impacts
796 to residential properties from increased traffic and noise.

797 Mr. Lloyd advised that the time was mostly tied into the hours restaurants or breweries would be
798 allowed to serve alcohol, as controlled by state statutes.

799 Also, Ms. Kapaum asked about the Table of Uses line item for "lodging/motel" being changed to P
800 (permitted) in CMU-3 designated districts, and the rationale for that change. Ms. Kapaum noted
801 that if such a use was permitted on Fairview Avenue, it would generate a lot of traffic in and out at
802 times, when there was already a considerable amount of lodging traffic occurring. Ms. Kapaum
803 stated her opposition to that and asked if the Commission would consider making that a CU or
804 another option.

805 Chair Boguszewski responded that if and when a hotel would be proposed, traffic studies would
806 be part of the approval process; and also noted that just because a use was permitted, didn't
807 mean a 1,000 room hotel would occur, given the other code considerations to be considered.

808 Mr. Lloyd concurred that a traffic analysis may be part of the approval process, but not
809 necessarily so, he advised that other setback and regulating plan requirements would constrain
810 any potential development in practical ways depending on what the use was and where it was
811 proposed to be located.

812 Ms. Kapaum asked if CU could be considered by the Commission for further protections; with
813 Chair Boguszewski responding that the Commission would consider it as part of their discussion
814 following public comment.

815 Regarding the concern regarding hours, Member Bull asked if Ms. Kapaum was addressing those
816 pertaining to CMU-1 designated areas or across the board in all subareas.

817 Ms. Kapaum responded that CMU-1 was her specific concern due to the evening traffic along
818 Fairview Avenue already evidenced; and her concern that adding more traffic at that hour would
819 be a hardship for residents along Fairview Avenue.

820 **Lisa McCormick**

821 Ms. McCormick expressed appreciation for the work being put into this issue.

822 For clarification purposes, Ms. McCormick asked if there was any correlation between the number
823 of stories and feet, making a general assumption of 10' equaling one story. As Mr. Bilotta had
824 referenced the petitions submitted by residential neighbors to this area, Ms. McCormick noted the
825 height restriction sought at 35' for MDR designated areas specifically to limit the type of units
826 considered. However, and as a point of reference, Ms. McCormick expressed concern in how that
827 would translate into practical reality across the CMU subareas. Using the Vogel Mechanical
828 parcel as an example, and location of their back parking lot only 50' from residential neighbor
829 properties, Ms. McCormick opined that was very close proximity, and based on her recollection of
830 City Council discussions, she thought the intent was to change zoning to CMU and keep it
831 consistent with existing uses moving forward. Ms. McCormick went through her list of multi-tenant
832 uses and manufacturing/industrial uses in the immediate area, noting the great variety of uses;
833 but since all of those buildings were one-story buildings, for consistency, asked that height
834 restrictions be limited to one-story as long as not residential and the CMU-1 remain consistent

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835 with existing uses and building heights, opining that those existing buildings still had a long life
836 expectancy.

837 In conjunction with CMU-3 designated areas, Ms. McCormick noted that the proposed distance
838 was 300' from residential areas rather than the original 1,000' discussed. Upon her review, Ms.
839 McCormick stated she saw only one area for potential development within 1,000' and that was
840 along Fairview Avenue, thus the neighborhood's request for height restrictions, since in this area
841 proposed for rezoning, the only area impacted would be along Fairview Avenue. As an example,
842 if one story indicated 10', Ms. McCormick noted that a 6-story building could be developed 300'
843 from residential properties; and while this may be found in some places in Roseville, she noted
844 that this area provided no buffer, no mature trees, and was in an area with flat topography. Ms.
845 McCormick stated that she would appreciate a more graduated approach for height in CMU-1 and
846 CMU-3 designated areas.

847 Using the genesis of her initial list as a reference and uses taken from the existing CMU Table of
848 Uses, Ms. McCormick stated that her impression had been that those uses suggested in January
849 2015 discussions were incorporated into that list, but sought clarification if that was true or if this
850 list of uses now being proposed had been generated after that planning session.

851 Other than specific items (e.g. corporate headquarters and vertical mixed use) not previously
852 listed in the CMU Table, Mr. Lloyd advised that the list of uses was a result of the January
853 planning session. Mr. Lloyd further advised that those uses listed by Ms. McCormick generally
854 came from the CMU district, but some had been generalized for that discussion, while others (e.g.
855 residential uses) had been expanded in this hybrid model for finer differentiation than current
856 code addressed. Mr. Lloyd noted that those uses highlighted during tonight's discussion had been
857 intentionally brought forward as potential areas generating more interest or concern and more
858 discussion-worthy than some other uses.

859 Ms. McCormick noted that her curiosity arose from her understanding from the January planning
860 session and those first broad strokes presented to residents in the neighborhood and
861 understanding they would be further refined, and how the current Table of Uses had
862 subsequently been developed. Ms. McCormick noted her need to clarify that; and expressed
863 appreciation for the Commission recommending restricting some uses. However, in CMU-1, Ms.
864 McCormick opined that there remained a great variety of uses when only two parcels were
865 involved; citing as an example the "mortuary" use.

866 Discussion ensued about the parcels involved in this zoning designation, with Mr. Lloyd clarifying
867 that additional parcels were included in the CMU-1 subarea on the west side of Fairview Avenue
868 as well; clarifying for Ms. McCormick that she was perhaps referring to only the east side of
869 Fairview Avenue.

870 Ms. McCormick stated that she was referencing the whole CMU designation, no matter the
871 number of parcels involved; opining that she would like to see the uses pared down, noting that
872 those uses particularly catching her attention included: parking, mortuary, vertical mixed use,
873 community center, place of assembly and theater, performing arts center, and any others having
874 similar and specific characteristics. Since the total impact of Twin Lakes Parkway remains an
875 unknown, Ms. McCormick opined that it was fair to say that it would result in increased traffic on
876 Terrace Drive and concentrated at times that may become problematic depending on the number
877 of lanes. Ms. McCormick stated that she would prefer all those uses listed as NP (Not Permitted),
878 as well as others, depending on potential traffic generated and their hours of operation.

879 After having heard the Commission's discussion tonight and their revisions to the Table of Uses,
880 Chair Boguszewski sought clarification from Ms. McCormick as to what she was specifically
881 calling out.

882 Ms. McCormick responded that she concurred with the comments of Ms. Kapaum regarding
883 hours, noting that she had a number of college students living in her neighborhood and they were
884 often disruptive during the summer, on weekends, or if partying. Ms. McCormick advised that she
885 didn't feel she could complain until after 1:00 or 2:00 a.m. given current code allowances, but for
886 those getting up early in the morning, only 4 hours of guaranteed quiet time wasn't really
887 sufficient. Given those uses she had previously mentioned, in addition to current uses for existing

888 buildings along Terrace Drive, Ms. McCormick noted they all had loading docks, and suggested
889 further incorporation of code restrictions or accommodations, such as no truck traffic on the north
890 side of those buildings after 7:00 p.m. Ms. McCormick further noted the need to use care in
891 limited processing uses in office uses that may have large trucks coming in with deliveries,
892 dumpsters, and other concerns needing to be addressed for these uses when adjacent to
893 residential properties.

894 With previous discussions and the definition for “large format retail” uses, Ms. McCormick opined
895 that 100,000 square feet may be excessive, and referenced a use she had presented in the past
896 and most current sites in the Twin Lakes Redevelopment Area, distinguishing uses between
897 80,000 and 100,000 square feet, including related parking issues.

898 While not irrelevant, Chair Boguszewski noted that parking was mandated by square footage for
899 retail or other types of operation; and a store so large that it would outstrip the capacity of the site
900 to accommodate it would not be permitted, thus providing another safeguard. In addition, Chair
901 Boguszewski noted the only subarea allowing large format retail was CMU-4 by CU.

902 Mr. Paschke further noted that each proposal would be based on the actual use, noting there
903 could be an office, warehouse or retail uses at 100,000 square feet, with each having a different
904 ratio for parking requirements specific to that use.

905 Ms. McCormick expressed appreciation for that correction.

906 Specific to the road proposal connecting County Road C with Terrace Drive, Ms. McCormick
907 sought clarification as to whether that had previously been discussed and planned for and when it
908 had been approved.

909 Mr. Paschke responded that it had been discussed, with map designation originally taking place
910 back in the 1980’s, and Mr. Lloyd concurring, noting that other alignments had been considered
911 as well.

912 Mr. Bilotta noted that such planning involved putting a concept out there, and originated from the
913 Public Works/Engineering Department as part of discussions with adjacent property owners. Mr.
914 Bilotta noted that current road rights-of-way didn’t provide clarity on that design element, but long-
915 term planning could include Hershel as a cul-de-sac with another bulb on Terrace Drive for
916 connection. However, Mr. Bilotta further noted that there hadn’t been significant study done by
917 the Public Works/Engineering Department at this time, thus the “concept” status only as a
918 beginning discussion point with future developers looking at that area. Mr. Bilotta advised that he
919 anticipated future developers may also question that potential roadway, but that didn’t eliminate
920 its potential inclusion for discussion purposes at a minimum. Mr. Bilotta further noted that a
921 regulating plan was often adjusted, and may or may not be warranted as detailed uses and traffic
922 studies come forward. However, Mr. Bilotta noted that the area between Fairview Avenue and the
923 back side of the Byerly’s strip mall represented a large geographical area without any cut-
924 throughs that now push traffic out to the edges, and anticipated that may prompt a considerable
925 amount of discussion over time for Fairview and Lincoln Avenues, with the potential for alleviating
926 concerns over time. Again, Mr. Bilotta reiterated that this is only a concept and at this time did not
927 go beyond simply being shown on a map, with potential consideration for connecting the area at
928 some point in time. However, Mr. Bilotta reiterated that no traffic studies had been done or plans
929 put in place, with the Planning Commission the first step in considering such a concept and
930 providing feedback as to its merits or drawbacks. If the Planning Commission so directed, Mr.
931 Bilotta advised that staff could revise the regulating map to delete that aspect if they thought it
932 was inappropriate, but again reiterated that this is the initial discussion at this point.

933 Ms. McCormick expressed appreciation for that further background information; and asked that, if
934 that is the case, that aspect be tabled. With the update to the Comprehensive Plan in the not too
935 distant future, Ms. McCormick suggested it may be more appropriate for more discussion and
936 consideration at that point.

937 Ms. McCormick reiterated that their residential neighborhood was quite concerned about the
938 impact of Twin Lakes Parkway and improvements planned east of Fairview Avenue, including
939 increased traffic on Terrace Drive causing disruption to the neighborhood to the north and their

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ability to access connecting roads. Ms. McCormick noted that the neighborhood was currently dependent on County Road C and Snelling Avenue for their everyday access needs; and with existing traffic issues on Snelling Avenue and County Road C-2, depending on when those improvements occur and how they impacted traffic flow, it had the potential to add more traffic on Terrace Drive.

Ms. McCormick noted that the neighborhood had also asked to have more upfront input rather than being presented with a concept that appeared to be a “done deal.” Given the City Council’s and staff’s often-stated interest in improving the trend for more community involvement and discussion, Ms. McCormick asked that the concept for changes to Terrace Drive be removed from the proposed regulating map and be considered for incorporation as part of the comprehensive plan update discussion.

Zach Crane, 2968 Marion Street

Mr. Crane advised that he had attended the January planning session and in continuing to observe the process, expressed appreciation for the work done by the City in getting residents involved and receiving their comments. Mr. Crane opined this had been a herculean effort and commended the Commission and staff for their efforts in obtaining public feedback.

Mr. Crane advised that one concern he had before tonight’s meeting was that there didn’t seem to be enough consideration for potential developers or businesses and their needs. However, Mr. Crane expressed his pleasant surprise that concerted efforts had gone into potential businesses and the neighborhood as well. Mr. Crane thanked staff and the Commission for their deliberate consideration moving Roseville forward.

Having moved into Roseville in the fall of 2013, Mr. Crane admitted he was not close to this neighborhood other than driving through it to get home or visit an area business, but not doing so on a daily basis. Mr. Crane advised that his interest, as was that of his neighbors, in making sure Roseville looks like a reasonable place to do business without too many traps for developers to fit into a small open slot. Mr. Crane simply asked that this remain a consideration for those interested in investing in Roseville and in their review of City Code and whether their locating here made sense.

Based on his personal observations, Mr. Crane opined that one area that may have been slighted in the past was discussion about merging residential and commercial areas, suggesting that he viewed it more as commercial property creating a buffer for a residential neighborhood versus the neighborhood trying to create a buffer for commercial areas, which could lead to inconsistent results. As an example, Mr. Crane noted under the old CMU, an auto shop or repair use may be permitted, but now was only permitted in CMU-2 subareas, making it look more like the attempt was being made to create generally commercial/industrial areas of the city into residential uses. Mr. Crane stated that his preference would be that the city continue to be cautious and provide consistent representation. Mr. Crane noted that, since the initial listening session, the city had not received input from businesses and even though they attended those initial listening sessions, asked that the city not forget their input at that time. Again, Mr. Crane thanked staff and the commission for their work, the amount of time spent on this, and what they had accomplished to-date.

Chair Boguszewski closed the public comment portion of the meeting at approximately 9:57 p.m.; with no one else appearing to speak.

Individual Commissioner Position Statements

Chair Boguszewski

Chair Boguszewski spoke in support of not tabling action tonight, but opined that, at this point, he saw it as the Planning Commission’s duty to forward their recommendations to the City Council. Chair Boguszewski noted that this action was not final approval, but a recommendation to the City Council for their approval, with additional opportunities for community comment at the City Council level through the process. While the City Council may ultimately decide to delay action for reasons of their own or to incorporate it with the comprehensive plan update discussion, Chair Boguszewski reiterated that the Commission’s job was to move this forward tonight.

992 Speaking in general, Chair Boguszewski opined that the city has done a good job of outreach to
993 get the public involved with a variety of opportunities to attend, speak and comment; but at some
994 point decisions needed to be made. Chair Boguszewski opined that the city needed to balance
995 residential and business-community needs whether or not that balance is perceived accurately by
996 both sides.

997 Specific to this issue, Chair Boguszewski recognized that it may be scary to some people, but
998 also asked that they keep in mind that the whole intent is to allow development but to not do so in
999 a way that will be harmful to what the community already has in place, nor to residents and
1000 neighborhoods. Chair Boguszewski noted that not all potential uses were going to occur, with the
1001 overall list of uses perhaps seeming overwhelming and frightening, but further noted that some
1002 development should and will happen. Given the checks and balances already in place, Chair
1003 Boguszewski opined that these revisions were a good start and other details would be addressed
1004 project by project. Again, just because a use is permitted, Chair Boguszewski noted there are
1005 other regulations in place that need to happen and that would address many of the neighborhood
1006 concerns.

1007 For clarification purposes, Chair Boguszewski noted that the depth from existing residential
1008 properties to CMU-1 designated areas was 400' which he found a pretty good distance,
1009 representing approximately 3 narrow blocks of width. Therefore, Chair Boguszewski questioned if
1010 he would necessarily agree with extending it further and reduce permitted uses in CMU-3.

1011 Chair Boguszewski referenced the recently-constructed fire station on Lexington Avenue as an
1012 example for height and designed with setbacks and other features falling within the regulating
1013 plan and form. From his personal perspective, Chair Boguszewski stated he didn't find that height
1014 to stick out or overshadow the residential properties across Lexington Avenue. Chair
1015 Boguszewski further stated his agreement in keeping the 35' height restriction and using footage
1016 versus stories as the guide, opining that could work with other things already in play for
1017 development projects.

1018 Regarding the concern expressed during public comment about the potential for a hotel
1019 development as a permitted use in CMU-3 designated areas, Chair Boguszewski opined that he
1020 still considered that it would be buffered sufficiently. While recognizing the visceral restrictions to
1021 some uses listed in the Table brought up by Ms. McCormick, Chair Boguszewski offered his
1022 willingness to listen if any individual commissioners wished to bring discussion forward or re-
1023 address any of those uses already discussed and agreed upon by consensus during discussion
1024 tonight. However, Chair Boguszewski opined that from his perspective, enabling vertical mixed
1025 use was at the heart of this plan and to get that urban feel, originating with the classic use for
1026 small businesses on the ground floor with residential use above that. Therefore, Chair
1027 Boguszewski opined that he couldn't see striking that, and especially since CMU-4 designation is
1028 already only permitted as a CU on the boundary of larger roads as well, seeing no reason to pull
1029 it out unless there was a consensus to do so.

1030 Regarding the hour issue, Chair Boguszewski questioned if there was a need to look at any
1031 specific issues brought up that would prompt rewriting text in Section 6.a, or changing the 2:00
1032 a.m. to something earlier. From his perspective, Chair Boguszewski opined that the bottom line
1033 was that there were sufficient checks and balances in place overall for any potential use that
1034 protections were in place for neighborhoods while allowing attractive development to occur with
1035 minor tweaks perhaps needed from time to time going forward.

1036 Member Gitzen

1037 Member Gitzen stated that when first reviewing the Table of Uses and four sections, he didn't
1038 think there were enough gradients. However, after further review and discussion, Member Gitzen
1039 stated that, from a general perspective, he was comfortable with the balance achieved.

1040 Member Bull

1041 Member Bull concurred for the most part with the comments of Chair Boguszewski. On uses,
1042 Member Bull stated that he weighed restrictions on hours of operation, employment and
1043 deliveries, as addressed in CMU-1 designated areas sufficiently through a combination of
1044 permitted, not permitted or conditional use differentials.

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1045 Member Bull stated his confidence in the balance the Commission and staff had achieved in
1046 considering businesses and residents in the nature of surrounding areas; and expressed his
1047 further confidence in the gradients in each CMU subarea as now refined.

1048 Specific to height, Member Bull stated he thought the restrictions of 35' and 65' were adequate,
1049 noting that not all potential uses and projects would come in at those maximum heights.

1050 Regarding the 100,000 square foot delineation, Member Bull opined that he didn't have sufficient
1051 expertise beyond staff's guidance to-date; but remained comfortable with that provision.

1052 Member Cunningham

1053 In terms of the Table of Uses itself, Member Cunningham expressed confidence in tonight's
1054 discussion. Member Cunningham noted that she took or attempted to take into account public
1055 input as part of discussions and her decision-making. While understanding the comments made
1056 by the public and their points of reference, Member Cunningham expressed her comfort level with
1057 the Table of Uses.

1058 Member Cunningham stated that her two remaining objections involved hours of operation in the
1059 CMU-1 designated areas, and also admitted she still struggled with the 35' height in smaller
1060 areas, and then jumping to 65'. Member Cunningham agreed that the 2:00 a.m. closing time
1061 could create more problems adjacent to residential neighborhood; and asked the Commission to
1062 reconsider that time. Member Cunningham stated that her height preference would be a
1063 maximum of 35' across the board, but recognized there probably wasn't a majority of consensus
1064 on the Commission to do so.

1065 Chair Boguszewski stated that was his rationale in mentioning the 400' distance, which he found
1066 more than sufficient.

1067 Chair Boguszewski offered to talk about hours of operation further if Member Cunningham had a
1068 recommendation in how best to change it.

1069 Member Murphy

1070 Member Murphy agreed with the summaries of his colleagues. While discussing the matrix of
1071 uses, Member Murphy advised that he tried to keep in mind written and oral comments received
1072 to-date and taking into consideration his perspective if he lived on the other side of the fence from
1073 a CMU-1 or CMU-3 designated area.

1074 Member Murphy further stated his comfort with the 35' height restriction, opining that was easier
1075 to measure consistently rather than using a story measurement.

1076 Member Murphy stated that he shared Chair Boguszewski's comments regarding the intensity of
1077 vertical mixed uses, and as an example referenced Long Lake and single-family uses or
1078 apartments and condominiums, and heights, opining that he was comfortable with the height
1079 restrictions as proposed.

1080 Regarding hours of operation, Member Murphy offered his willingness to see if another solution
1081 was evident, even though he wasn't displeased with the 2:00 a.m. and 6:00 a.m. restrictions, he
1082 could be persuaded to pare it down further if sufficient rationale was provided as a basis to do so.
1083 In CMU-1 designated areas, Member Murphy stated his support of the permitted uses being
1084 reduced to address any potential noise issues during that timeframe, while recognizing there may
1085 be other incidental traffic from Fairview Avenue, Terrace Drive or simply those traversing the
1086 community.

1087 **Further Discussion on Hours of Operation**

1088 Chair Boguszewski offered Member Cunningham an opportunity to offer suggested changes in
1089 time for CMU-1 as currently reflected in Item 6.a (page 16) for recommended revised text as the
1090 narrative prior to the Table of Uses.

1091 As her rationale in suggesting a change, Member Cunningham opined that businesses in the
1092 CMU-1 designated area abutting residential properties may be intrusive, and if it was intended to
1093 serve as a buffer zone, having a business operate until 2:00 a.m. was excessive. As an example,
1094 with residential neighborhoods typically winding down at 10:00 a.m., if a restaurant use was

1095 located on the Vogel Mechanical property and not closing until 2:00 a.m., it could prove
1096 disruptive, as well as other potential uses.

1097 Chair Boguszewski stated he would be much more uncomfortable with a 10:00 p.m. restriction,
1098 using as an example, people just getting wound up after dinner or a movie by 10:00 p.m. While
1099 he may be willing to consider a Midnight to 1:00 a.m. closing time, Chair Boguszewski stated he
1100 would find a 10:00 p.m. closing too restrictive, noting that Target is open until 11:00 p.m.

1101 Member Bull admitted he frequently utilized stores later in the night.

1102 Member Cunningham respectfully asked Member Bull to consider how that might impact him if
1103 that was immediately adjacent to his backyard.

1104 Member Murphy noted other CMU areas with 2:00 a.m. as the closing time as well.

1105 Member Bull expressed his concern in limiting business opportunities interested in coming into
1106 Roseville if the regulations were too restrictive and whether that may keep potential users from
1107 exploring those areas.

1108 Chair Boguszewski asked, if the time was pulled from 2:00 a.m. back to Midnight, depending on
1109 the nature of a potential use or business, asked staff if there was a variance process that would
1110 apply, with staff responding that would be an option and an appropriate route to consider.

1111 Member Bull agreed that a variance process may be appropriate; however, if a business was
1112 considering locating in Roseville, would they review restrictions first noting that additional step in
1113 the process.

1114 Chair Boguszewski opined that they would probably look at the park dedication fee and other fees
1115 as the first step that may deter their interest.

1116 While understanding the various points made by her colleagues, Member Cunningham opined
1117 that, if they wanted it to work, they'd come forward; but reiterated if CMU-1 is intended to be a
1118 buffer zone, a business operating until 2:00 a.m. was not a buffer and questioned if that type of
1119 use was therefore desirable in this location anyway.

1120 Chair Boguszewski suggested, in the newly rewritten Item 6.a, that it be changed from 2:00 a.m.
1121 to Midnight, and otherwise mimic Item 6.b related to delivery traffic.

1122 Member Bull sought clarification as to whether the intent of Chair Boguszewski was also to
1123 restrict employee time as well in Item 6.c as well.

1124 Mr. Lloyd clarified that this section was the one raised via e-mail by Member Stellmach and
1125 discussed at the previous meeting regarding various issues, some of which were maybe being
1126 stumbled over now. By breaking up Sections 6.a, b and c, Mr. Lloyd advised that in thinking about
1127 retail or non-retail uses over the course of a day, his attempt had been to break them down.
1128 However, in retrospect, Mr. Lloyd suggested perhaps an additional section 6.d that addressed
1129 both retail and non-retail businesses for CMU-1 designations, and another for each of the other
1130 district designations rather than as currently written. Mr. Lloyd sought clarification from the
1131 Commission as to whether they wanted to include customer or non-customer traffic as part of
1132 those provisions as well.

1133 Based on previous discussion, Chair Boguszewski responded that the restriction was for
1134 customers or others coming in, not necessarily workers (e.g. a baker can arrive on site, but not
1135 welcome the public until a later time).

1136 Mr. Bilotta suggested restricting customers and deliveries as applicable per CMU designation
1137 area. Mr. Bilotta stated that staff would refine the language to address the time differences and
1138 restrictions per tonight's discussion (e.g. Midnight versus 2:00 a.m.).

1139 Chair Boguszewski sought consensus for revising language for CMU-1 designated areas for
1140 customers, deliveries and external traffic from 2:00 a.m. to Midnight.

1141 Member Murphy stated he was inclined to consider a 1:00 a.m. restriction.

1142 Member Bull noted that would address a potential use such as a pizza delivery shop.

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1143 Member Murphy suggested making the time part of the CU process or a different column for time
1144 restrictions beyond midnight. Member Murphy questioned the need to run every potential use
1145 through a variance process by trying to micro-manage them.

1146 To be fair, Chair Boguszewski opined that this would not apply to a thousand businesses, and if
1147 the intent is specific to this particular zone, perhaps those adjacent residential properties would
1148 like a pizza delivery use operating in their district and operating with fewer restrictions.

1149 If they wanted to operate late at night, Member Cunningham observed that they could do so in
1150 other CMU zones.

1151 After further discussion, by consensus, the Commission agreed to support a Midnight restriction
1152 for CMU-1 designated areas.

1153 **MOTION (five-sevenths vote required)**

1154 **Member Boguszewski moved, seconded by Member Murphy to recommend to the City**
1155 **Council approval of the proposed COMPREHENSIVE LAND USE PLAN MAP CHANGE;**
1156 **based on the comments, findings, and conditions contained the project report dated**
1157 **September 2, 2015; and as amended as previously noted in tonight's discussion.**

1158 **Ayes: 5**

1159 **Nays: 0**

1160 **Motion carried.**

1161 **MOTION (Simple majority vote required)**

1162 **Member Murphy moved, seconded by Member Bull to recommend to the City Council**
1163 **approval of the proposed ZONING MAP CHANGES as presented; based on the comments,**
1164 **findings, and conditions contained the project report dated September 2, 2015; and as**
1165 **amended as previously noted in tonight's discussion.**

1166 **Ayes: 5**

1167 **Nays: 0**

1168 **Motion carried.**

1169 **4. Adjourn**

1170 Chair Boguszewski adjourned at 10:24 p.m.

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

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 26th day of October 2015 at 6:00 p.m.

The following Members were present: _____;
and _____ were absent.

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

RESOLUTION NO. _____
**A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE LAND
USE PLAN MAP FROM HIGH-DENSITY-RESIDENTIAL (HR) TO COMMUNITY
MIXED USE (CMU) AT 2805 – 2837 FAIRVIEW AVENUE, 2830 FAIRVIEW AVENUE,
AND 1633 – 1775 TERRACE DRIVE (PROJ0026)**

WHEREAS, City of Roseville has initiated the process to change the Comprehensive Plan's land use guidance pertaining to the entirety of the subject properties identified as:

PIN: 04-29-23-31-0018

PIN: 04-09-23-31-0017

PIN: 04-29-23-42-0030

PIN: 04-29-23-42-0043

WHEREAS, the Roseville Planning Commission held the public hearing regarding the renewal of the interim use on September 2, 2015, tabled action until a special meeting held on September 17, 2015, and ultimately voted 5 – 0 to recommend approval of the request based on the information and findings provided with the staff report prepared for said public hearing, as well as testimony offered at the public hearing and special meeting.

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, approve the amendment to the Comprehensive Plan from "HR" (High-Density Residential), to "CMU" (Community Mixed-Use) for properties assigned Parcel Identification Numbers 04-29-23-31-0018, 04-29-23-31-0017, 04-29-23-42-0030, and 04-29-23-42-0043, subject to the following subsequent actions:

- a.** Review and comment by the Metropolitan Council; and
- b.** Passage and publication of an ordinance properly and consistently rezoning the subject parcels

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

WHEREUPON said resolution was declared duly passed and adopted.

Resolution re-guiding Twin Lakes land (PROJ0026)

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 26^h day of October 2015 with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 26th day of October 2015.

Patrick Trudgeon, City Manager

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE, AMENDING CERTAIN ZONING TEXT, ELIMINATING THE EXISTING CMU DISTRICT, AND CREATING CMU-1, CMU-2, CMU-3, AND CMU-4 DISTRICTS

The City Council of the City of Roseville does ordain:

Section 1. The Roseville City Code is hereby amended as follows:

§1001.10 Definitions

RETAIL, LARGE FORMAT: Where retail building size is regulated, a large format retail use is a stand-alone, single-tenant retail structure with a gross floor area of 100,000 square feet or more, distributed on one or more stories. This includes interior space that may be leased to third-party financial, clinical, or other service providers accessible to customers within the large format retail store, but does not include typical multi-tenant retail centers or regional malls that may comprise gross floor area of more than 100,000 square feet.

§1003.01 Districts

For the purpose of the Zoning Ordinance, the City is divided into the districts specified in this Section.

B. Commercial and Mixed Use Districts

NB, Neighborhood Business District

CB, Community Business District

RB, Regional Business District

~~CMU, Community Mixed Use District~~

CMU-1, Community Mixed Use District-1

CMU-2, Community Mixed Use District-2

CMU-3, Community Mixed Use District-3

CMU-4, Community Mixed Use District-4

Chapter 1005

SECTION:

1005.01: Statement Of Purpose

1005.02: Design Standards

1005.03: Table of Allowed Uses

1005.04: Neighborhood Business (NB) District

1005.05: Community Business (CB) District

1005.06: Regional Business (RB) Districts

1005.07: Community Mixed-Use (CMU) Districts

§1005.03 Table of Allowed Uses

Table 1005-1 lists all permitted and conditional uses in the commercial and mixed use districts.

- A. Uses marked as “P” are permitted in the districts where designated.
- B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- C. Uses marked as “NP” are not permitted in the districts where designated.
- D. A “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.
- E. Combined Uses: Allowed uses may be combined within a single building, meeting the following standards:
1. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;
 2. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and
 3. Nonresidential uses are not permitted above residential uses.

Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
Office Uses						
Office	P	P	P	P	P	
Clinic, medical, dental or optical	P	P	P	P	P	
Office showroom	NP	P	P	P	P	
Retail, general and personal service*	P	P	P	P	P	
Commercial Uses						
Animal boarding, kennel/day care (indoor)	P	P	P	P	P	Y
Animal boarding, kennel/day care (outdoor)	NP	C	C	C	NP	Y
Animal hospital, veterinary clinic	P	P	P	P	P	Y
Bank, financial institution	P	P	P	P	P	
Club or lodge, private	P	P	P	P	P	
Day care center	P	P	P	P	P	Y
Grocery store	C	P	P	P	P	
Health club, fitness center	C	P	P	P	P	
Learning studio (martial arts, visual/performing arts)	C	P	P	P	P	
Limited production and processing-principal	NP	NP	NP	P	NP	
Limited warehousing and distribution	NP	NP	NP	P/C	NP	Y
Liquor store	C	P	P	P	P	
Lodging: hotel, motel	NP	P	P	P	P	
Mini-storage	NP	P	P	P	NP	
Mortuary, funeral home	P	P	P	P	P	
Motor fuel sales (gas station)	C	P	P	P	C	Y
Motor vehicle repair, auto body shop	NP	C	P	P	C	Y
Motor vehicle rental/leasing	NP	P	P	P	NP	Y

Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
Motor vehicle dealer (new vehicles)	NP	NP	P	P	NP	
Movie theater, cinema	NP	P	P	P	P	
Outdoor display	P	P	P	P	P	Y
Outdoor storage, equipment and goods	NP	NP	C	C	NP	Y
Outdoor storage, fleet vehicles	NP	P	P	P	NP	Y
Outdoor storage, inoperable/out of service vehicles or equipment	NP	C	P	P	C	Y
Outdoor storage, loose materials	NP	NP	NP	NP	NP	
Pawn shop	NP	C	C	C	NP	
Parking	C	C	C	C	C	
Restaurant, Fast Food	NP	P	P	P	P	
Restaurant, Traditional	P	P	P	P	P	
Residential Family Living						
Dwelling, one-family attached (townhome, rowhouse)	NP	NP	NP	NP	P	
Dwelling, multi-family (3-8 units per building)	NP	NP	NP	NP	P	
Dwelling, multi-family (upper stories in mixed-use building)	P	P	NP	NP	P	
Dwelling, multi-family (8 or more units per building)	C	NP	NP	NP	P	
Dwelling unit, accessory	NP	NP	NP	NP	C	Y
Live-work unit	C	NP	NP	NP	P	Y
Residential - Group Living						
Community residential facility, state licensed, serving 7-16 persons	C	NP	NP	NP	C	Y
Student Housing	NP	P	P	P	NP	Y
Nursing home, assisted living facility	C	C	C	C	C	Y
Civic and Institutional Uses						
College, or post-secondary school, campus	NP	NP	P	P	P	Y
College or post-secondary school, office-based	P	P	P	P	P	Y
Community center, library, municipal building	NP	NP	P	P	P	
Place of assembly	P	P	P	P	P	Y
School, elementary or secondary	NP	NP	P	P	P	Y
Theater, performing arts center	NP	NP	P	P	P	Y
Utilities and Transportation						
Essential services	P	P	P	P	P	
Park-and-ride facility	NP	P	P	P	P	

Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
Transit center	NP	P	P	P	P	
Accessory Uses, Buildings, and Structures						
Accessory buildings for storage of business supplies and equipment	P	P	P	P	NP	Y
Accessibility ramp and other accommodations	P	P	P	P	P	
Detached garage and off-street parking spaces	P	P	P	P	P	Y
Drive-through facility	NP	C	C	C	NP	Y
Gazebo, arbor, patio, play equipment	P	P	P	P	P	Y
Home occupation	P	NP	NP	NP	P	Y
Limited production and processing	P	P	P	P	P	
Renewable energy system						
Swimming pool, hot tub, spa						
Telecommunications tower						
Tennis and other recreational courts						
Temporary Uses						
Temporary building for construction						
Sidewalk sales, boutique sales						
Portable storage container						

(Ord. 1405, 2-28-2011) (Ord. 1427, 7-9-2012) (Ord. 1445, 7-8-2013) (Ord. 1469, 06-09-2014)

§1005.07 Community Mixed-Use (CMU) Districts

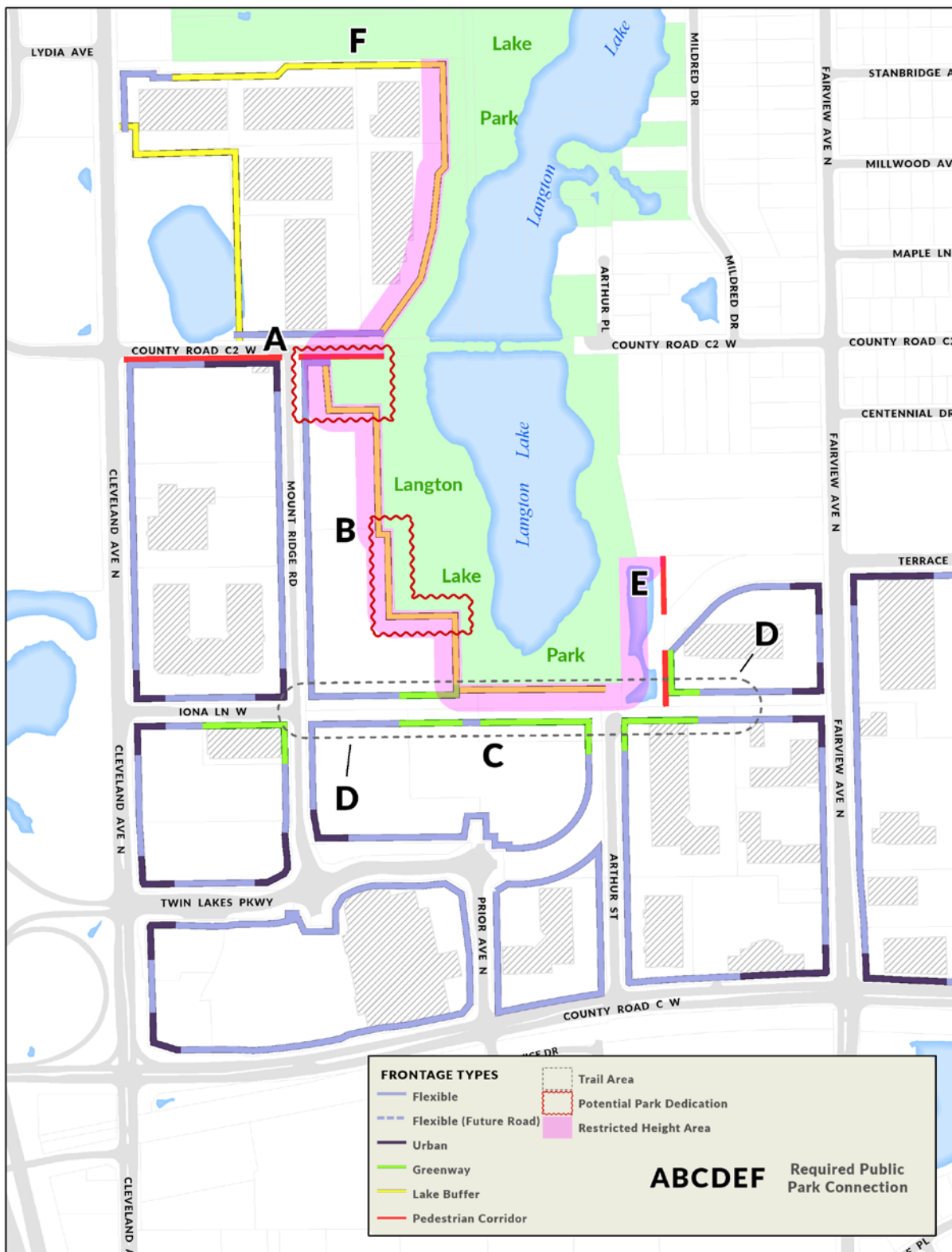
A. Statement of Purpose: The Community Mixed-Use Districts ~~is~~ are designed to encourage the development or redevelopment of mixed-use centers that may include residential, office, commercial, park, civic and institutional, utility and transportation, park, and open space uses. Complementary uses should be organized into cohesive districts in which mixed- or single-use buildings are connected by streets, sidewalks and trails, and open space to create a pedestrian-oriented environment. The CMU ~~District is~~ districts are intended to be applied to areas of the City guided for redevelopment ~~or~~ and may represent varying degrees of intensification with respect to land use, hours of operation, or building height.

1. The CMU-1 District is the most restrictive mixed-use district, limiting building height and excluding the most intensive land uses, and is intended for application to redevelopment areas adjacent to low-density residential neighborhoods.
2. The CMU-2 District is less restrictive, being open to a wider variety of land uses and building height, and is intended to provide transition from higher-intensity development to parks and other natural areas.
3. The CMU-3 District is intended for moderate intensity development, suitable for transitions between higher and lower intensity districts.
4. The CMU-4 District is a more intensive mixed-use district, intended for areas close to high-traffic roadways and large-scale commercial developments.

- 74 | B. Regulating Plan: ~~The~~CMU ~~District~~districts must be guided by a regulating plan for each
75 location where it is applied. A regulating plan uses graphics and text to establish
76 requirements pertaining to the following kinds of parameters. Where the requirements for
77 an area governed by a regulating plan are in conflict with the design standards
78 established in Section 1005.02 of this Title, the requirements of the regulating plan shall
79 supersede, and where the requirements for an area governed by a regulating plan are
80 silent, Section 1005.02 shall control.
- 81 1. Street and Block Layout: The regulating plan defines blocks and streets based on existing
82 and proposed street alignments. New street alignments, where indicated, are intended to
83 identify general locations and required connections but not to constitute preliminary or
84 final engineering.
- 85 2. Street Type: The regulating plan may include specific street design standards to illustrate
86 typical configurations for streets within the district, or it may use existing City street
87 standards. Private streets may be utilized within ~~the~~CMU ~~District~~districts where
88 defined as an element of a regulating plan.
- 89 3. Parking
- 90 a. Locations: Locations where surface parking may be located are specified by block
91 or block face. Structured parking is treated as a building type.
- 92 b. Shared Parking or District Parking: A district-wide approach to off-street parking
93 for nonresidential or mixed uses is preferred within the CMU ~~districts~~s. Off-street
94 surface parking for these uses may be located up to 300 feet away from the use.
95 Off-street structured parking may be located up to 500 feet away from the use.
- 96 c. Parking Reduction and Cap: Minimum off-street parking requirement for uses
97 within the CMU ~~districts~~s may be reduced to 75% of the parking requirements
98 in Chapter 1019 of this Title. Maximum off-street parking shall not exceed the
99 minimum requirement unless the additional parking above the cap is structured
100 parking.
- 101 4. Building and Frontage Types: Building and frontage types are designated by block or
102 block face. Some blocks are coded for several potential building types; others for one
103 building type on one or more block faces.
- 104 5. Build to Areas: Build to Areas indicate the placement of buildings in relation to the
105 street.
- 106 6. Uses: Permitted and conditional uses may occur within each building type as specified in
107 Table 1005-~~01-5~~5, but the vertical arrangement of uses in a mixed-use building may be
108 further regulated in a regulating plan.
- 109 (Ord. 1415, 9-12-2011) (Ord. 1467, 04-21-2014)

110 E. Twin Lakes ~~Sub-Area 1~~ Regulating Plan Map:

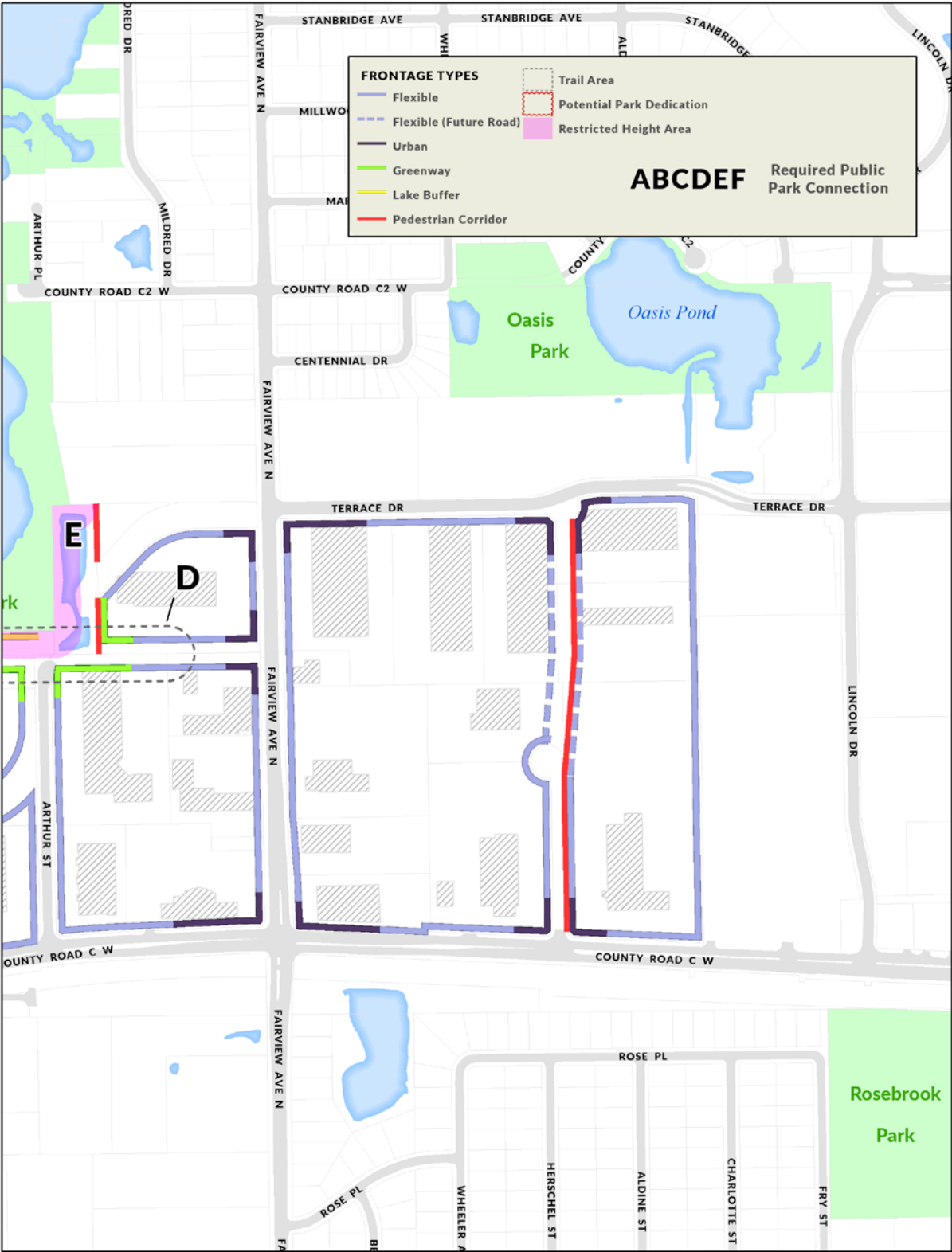
111 Figure 1005-1: Twin Lakes Regulating Plan Map, west of Fairview Avenue



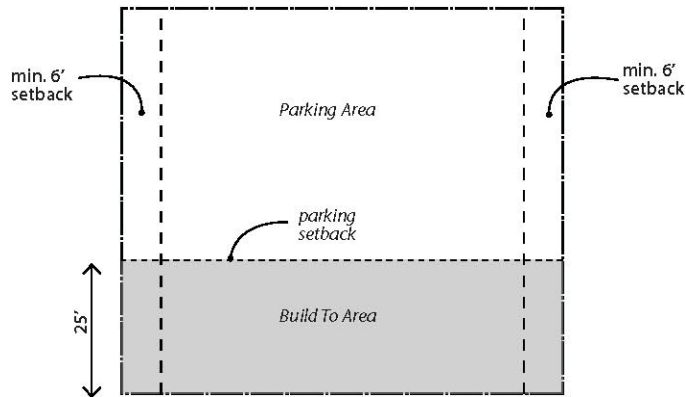
112

113

Figure 1005-2: Twin Lakes Regulating Plan Map, east of Fairview Avenue



1. Greenway
Frontage a.
Siting



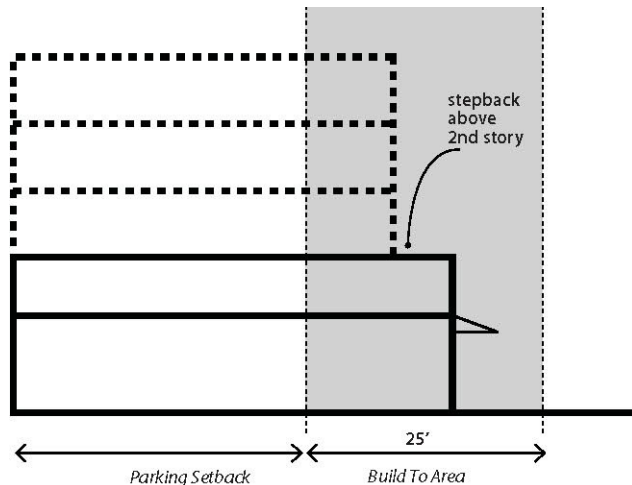
i. Build To Area

- A) Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the Build to Area.
- B) At least 90% of the lineal Build To Area shall be occupied by the front facade of the building.
- C) Within 30 feet of a block corner, the ground story facade shall be built within 10 feet of the corner.

b. Undeveloped and Open Space

- i. Lot coverage shall not exceed 85%.
- ii. Undeveloped and open space created in front of a building shall be designed as a semi- public space, used as a forecourt, outdoor seating, or other semi-public uses.

c. Building Height and Elements



- i. Ground Floor: Finished floor height shall be a maximum of 18" above sidewalk.

ii. Height is ~~not~~ limited to 35 feet in the CMU-1 district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.

iii. Facade

A) The primary facade (facades fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.

B) Blank lengths of wall fronting a public street or pedestrian Connection shall not exceed 20 feet.

C) Building facades facing a pedestrian or public space shall include at least 30% windows and/or entries.

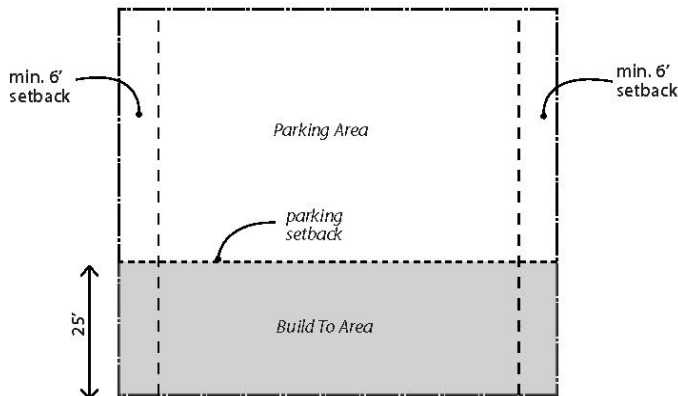
D) All floors above the second story shall be stepped back a minimum of 8 feet from the ground floor facade.

iv. Entries: Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged at least every 50 feet along the Greenway Frontage.

2. Urban

Frontage

a. Siting



i. Build To Area

A) Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the Build to Area.

B) At least 50% of the lineal Build To Area shall be occupied by the front facade of the building.

C) Within 30 feet of a block corner, the ground story facade shall be built within 10 feet of the corner.

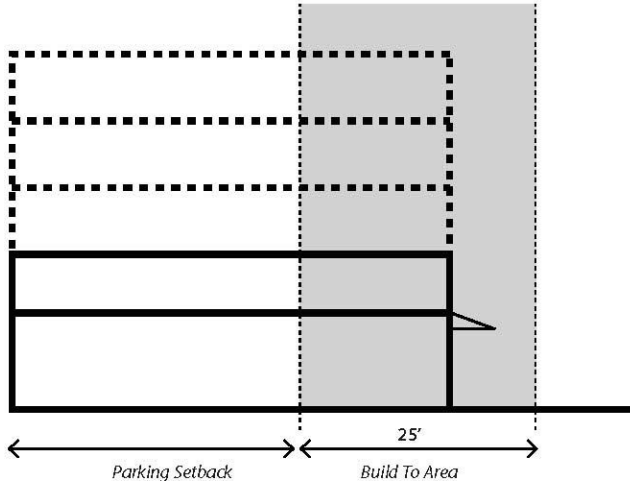
D) If a building does not occupy the Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.

ii. Undeveloped and Open Space

A) Lot coverage shall not exceed 85%.

B) Undeveloped and open space created in front of a building shall be designed as a semi-public space, outdoor seating, or other semi-public uses.

b. Building Height and Elements



i. Height is ~~not~~ limited to 35 feet in the CMU-1 district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.

ii. Facade

A) The primary facade (facade fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.

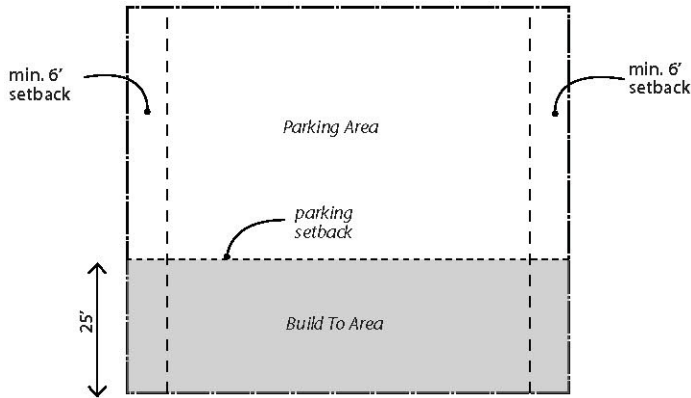
B) Blank lengths of wall fronting a public street or pedestrian connection shall not exceed 30 feet.

iii. Entries: Entries shall be clearly marked and visible from the sidewalk. Entries are encouraged at least every 100 feet along the Urban Frontage.

3. Flexible

Frontage

a. Siting



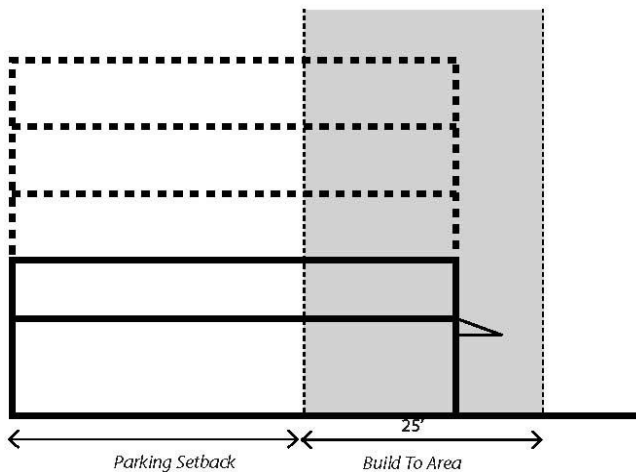
i. Build To Area

- A) Refer to Regulating Plan Map (Figure 1005-1) for location of the Build To Area. Building may be placed anywhere within the parcel, but building placement is preferred in the Build To Area.
- B) Building placement is preferred in the Build To Area. If a building does not occupy a Build To Area, the parking setback must include a required landscape treatment consistent with Sections 4 and 5 below.
- C) On Flexible Frontage sites located at or near pedestrian corridors or roadway intersections, where building placement is not to be in the build-to area, the City will require additional public amenities or enhancements including, but not limited to, seating areas, fountains or other water features, art, or other items, to be placed in the build-to area, as approved by the Community Development Department.

ii. Undeveloped and Open Space

- A) Lot coverage shall not exceed 85%.
- B) Undeveloped and open space created in front of a building shall be designed as a semi- public space, outdoor seating, or other semi-public uses.

b. Building Height and Elements



i. Height is ~~not~~ limited to 35 feet in the CMU-1 district and within the Restricted Height Area surrounding Langton Lake Park; elsewhere, building height is limited to 65 feet.

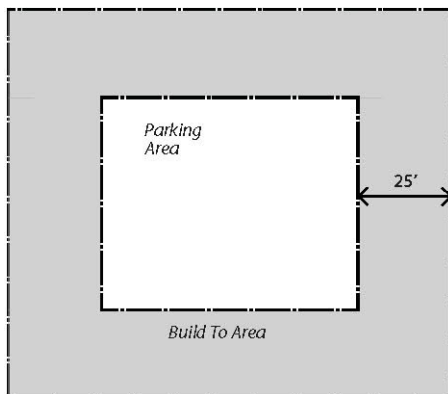
ii. Facade

A) Blank lengths of wall fronting a public street or pedestrian connection shall not exceed 30 feet.

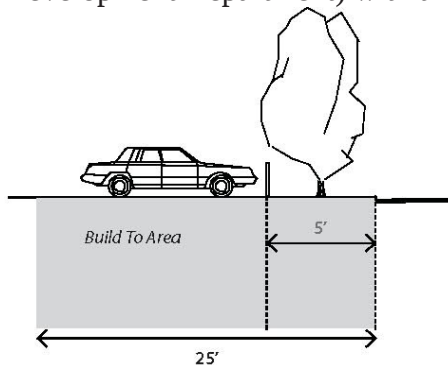
B) The primary facade (facade fronting the Build To Areas, a Pedestrian Corridor, park or public street) of all buildings shall be articulated into distinct increments such as stepping back or extending forward, use of storefronts with separate windows and entrances; arcade awnings, bays and balconies; variation in roof lines; use of different but compatible materials and textures.

iii. Entries: Entries shall be clearly marked and visible from the sidewalk.

4. Parking



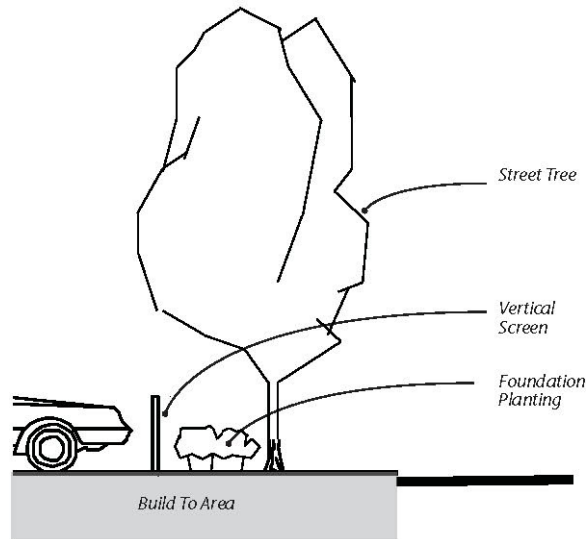
- Parking shall be located behind the Build To Area/parking setback line.
- Driveways and/or curb cuts are not allowed along the Greenway Frontage.
- Parking Within the Build To Area: Where parking is allowed within the Build To Area, parking shall be set back a minimum of 5 feet from the property line, and shall be screened by a vertical screen at least 36" in height (as approved by the Community Development Department) with the required landscape treatment.



- Parking Contiguous to Langton Lake Park: Parking on property contiguous to Langton Lake Park shall be set back a minimum of 15 feet from the property line. The setback

area shall be landscaped consistent with the requirements of Section 1011.03 of this Title.

5. Landscaping



a. Greenway Frontage: 1 tree is required per every 30 linear feet of Greenway

Frontage b. Urban and Flexible Frontage

i. 1 tree is required per every 30 linear feet of Urban and/or Flexible Frontage.

ii. Parking Within the Build To Area: If parking is located within the Build To Area, the required vertical screen in the setback area shall be treated with foundation plantings, planted at the base of the vertical screen in a regular, consistent pattern.

6. Public Park Connections

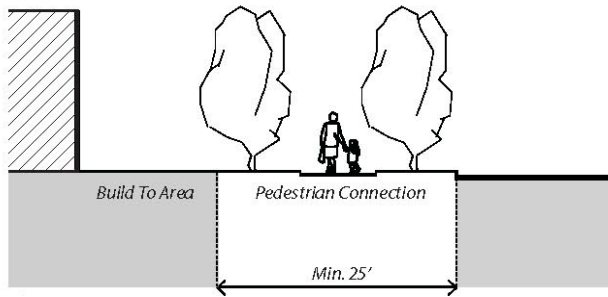
Each pedestrian corridor identified below shall be a minimum of 25 feet wide and include a paved, multi-use path constructed to specifications per the City of Roseville. Each pedestrian connection shall also contain the following minimum landscaping:

x 1 3-caliper-inch tree for every 20 lineal feet of the length of the pedestrian corridor. Such trees shall be hardy and urban tolerant, and may include such varieties as red buckeye, green hawthorn, eastern red cedar, amur maackia, Japanese tree lilac, or other variety approved by the Community Development Department.

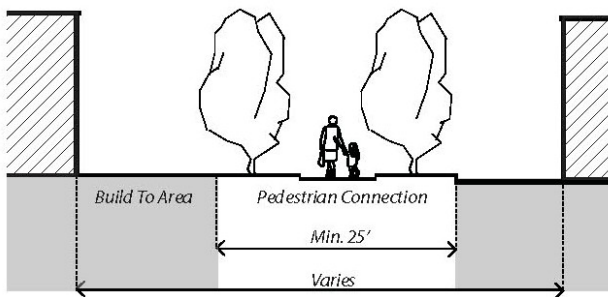
x 12 5-gallon shrubs, ornamental grasses, and/or perennials for every 30 lineal feet of the pedestrian corridor. Such plantings may include varieties like hydrangea, mockorange, ninebark, spirea, sumac, coneflower, daylily, Russian sage, rudbeckia, sedum, or other variety approved by the Community Development Department.

All plant materials shall be within planting beds with wood mulch.

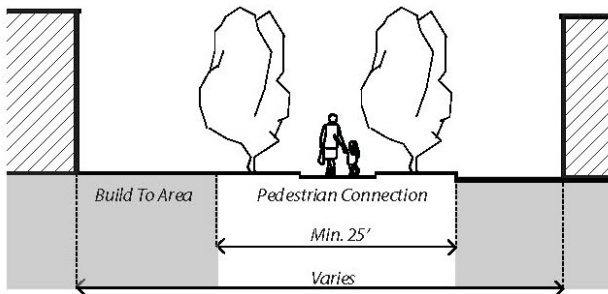
- a. County Road C2 Connection: A pedestrian corridor shall be built that connects adjacent properties to the Langton Lake Park path.



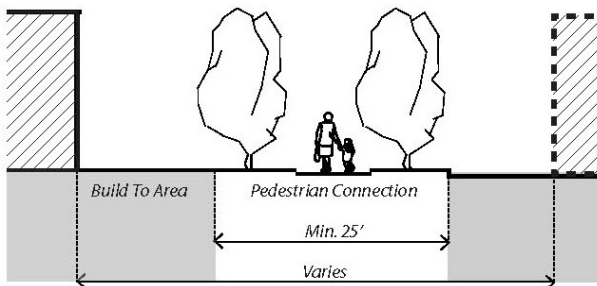
- b. Langton Lake Park/Mount Ridge Road Connection: A pedestrian corridor shall be built that connects Mount Ridge Road to the Langton Lake Park path.



- c. Langton Lake Park/Prior Avenue Connection: A pedestrian corridor shall be built that connects Prior Avenue to the Langton Lake Park path.



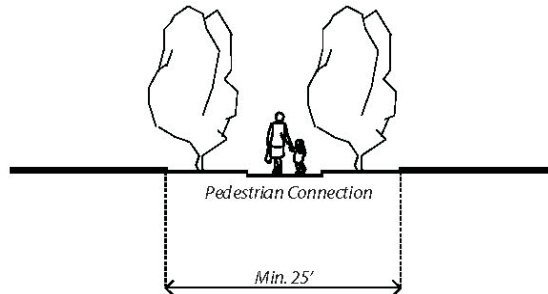
- d. Iona Connection



- i. A pedestrian corridor shall be built that connects Mount Ridge Road to Fairview Avenue, intersecting with Langton Lake Park and Twin Lakes Parkway.

ii. The pedestrian corridor shall take precedent over the Build To Area. In any event, the relationship of buildings to the pedestrian corridor shall be consistent with the required frontage.

e. Langton Lake Connection: A pedestrian corridor shall be built that connects the adjacent properties to Langton Lake Park path.



(Ord. 1403, 12-13-2010) (Ord. 1415, 9-12-2011) (Ord. 1467, 4-21-2014)

F TABLE OF ALLOWED USES

Table 1005-5 lists all permitted and conditional uses in the CMU-Twin Lakes Districts.

1. Uses marked as "P" are permitted in the districts where designated.
2. Uses marked with a "C" are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
3. Uses marked as "NP" are not permitted in the districts where designated.
4. A "Y" in the "Standards" column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.
5. Combined Uses: Allowed uses may be combined within a single building, meeting the following standards:
 - a. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;
 - b. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and
 - c. Nonresidential uses are not permitted above residential uses.
6. Limited Business Hours
 - a. In the CMU-1 District, business delivery traffic and on-site retail, service, and/or restaurant customer traffic is not permitted between 12:00 a.m. and 6:00 a.m.
 - b. In the CMU-2 District, on-site retail, service, and/or restaurant customer traffic is not permitted between 2:00 a.m. and 6:00 a.m.

c. In the CMU-3 and CMU-4 Districts, on-site retail, service, and/or restaurant customer traffic between 2:00 a.m. and 6:00 a.m. is allowed as a conditional use.

d. Exception: Uses such as animal boarding, medical services, bed and breakfast, lodging, and similar, which are permitted or conditional in their respective districts, shall be exempt from the business hours limitations in this Section.

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
Office Uses					
<u>Clinic, medical, dental, or optical</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>General</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Office showroom</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Commercial Uses					
<u>Animal boarding (exclusively indoors)</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Animal boarding (outdoors)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Animal hospital/veterinary clinic</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Bank/financial institution</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Club or lodge, private</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Daycare center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Grocery store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Health club/fitness center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Learning studio (martial arts, visual or performing arts)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Liquor store</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Lodging (hotel)</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>P</u>	
<u>Mini-storage</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Mortuary/funeral home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Motor fuel sales (gas station)</u>	<u>NP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Motor vehicle rental/leasing</u>	<u>NP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Motor vehicle repair, auto body shop</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Motor vehicle dealer (new vehicles)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Movie theater</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Outdoor display</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Outdoor storage, equipment and goods</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Outdoor storage, fleet vehicles</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Outdoor storage, inoperable vehicles/equipment</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Outdoor storage, loose materials</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Parking</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Pawn shop</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Restaurants, fast food</u>	<u>NP</u>	<u>C</u>	<u>P</u>	<u>P</u>	
<u>Restaurants, fast food w/ drive-through</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Restaurants, traditional</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Retail , general and personal service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Retail, large format</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>C</u>	
<u>Vertical mixed use</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	
Industrial Uses					
<u>Laboratory for research, development and/or testing</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Light industrial</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
<u>Limited production/processing</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Limited warehousing/distribution</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Manufacturing</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Warehouse</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Residential Family Living</u>					
<u>Accessory dwelling unit</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Live-work unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Manufactured home park</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Multi-family (≥3 units/building)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>One-family attached (duplex or twinhome)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>One-family attached (townhome or row house)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>One-family detached</u>	<u>C</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
<u>Residential - Group Living</u>					
<u>Assisted living</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Nursing home</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>State licensed facility for 1 - 6 persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>State licensed facility for 7 - 16 persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Student housing</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Civic and Institutional Uses</u>					
<u>College, campus setting</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>College, office setting</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Community center, library, municipal building</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Elementary/secondary school</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Hospital</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Place of assembly</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Theater/performing arts center</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Accessory Uses, Buildings, and Structures</u>					
<u>Accessibility ramp/other accommodations</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Bed & breakfast establishment</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Communications equipment (TV, shortwave radio)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Day care family/group family</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Detached garage/off-street parking</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Drive-throughs</u>	<u>NP</u>	<u>NP</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Gazebo, arbor, patio, play equipment</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Home occupation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Renewable energy system</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Roomer/boarder</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Storage building</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>Y</u>
<u>Swimming pool, hot tub, spa</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Telecommunication tower</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>
<u>Tennis/other recreational court</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Temporary Uses</u>					
<u>Temporary building for construction purposes</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Sidewalk sales, boutique sales</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>

<u>Table 1005-5</u>	<u>CMU-1</u>	<u>CMU-2</u>	<u>CMU-3</u>	<u>CMU-4</u>	<u>Standards</u>
<u>Portable storage container</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
<u>Utilities/Transportation Uses</u>					
<u>Essential services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Park-and-ride facility</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Transit center</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	

Section 2. Effective Date. This ordinance amendment to the City Code shall take effect upon the passage and publication of this ordinance.

Passed this 26th day of October, 2015.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE, CHANGING
ZONING DESIGNATIONS OF CERTAIN REAL PROPERTY CURRENTLY
COMPRISING THE COMMUNITY MIXED-USE DISTRICT**

The City Council of the City of Roseville does ordain:

Section 1. Real Property Rezoned. Pursuant to Section 1009.06 (Zoning Changes) of the Zoning Code of the City of Roseville, and after the City Council consideration of PROJ0026 the following parcels are rezoned from Community Mixed-Use (CMU) District to CMU-2 District:

PIN: 04-29-23-23-0006	PIN: 04-29-23-23-0016	PIN: 04-29-23-32-0015
PIN: 04-29-23-23-0007	PIN: 04-29-23-23-0017	PIN: 04-29-23-33-0032
PIN: 04-29-23-23-0008	PIN: 04-29-23-31-0015	PIN: 04-29-23-34-0001
PIN: 04-29-23-23-0010	PIN: 04-29-23-32-0014	PIN: 04-29-23-34-0002

Section 2. Real Property Rezoned. Pursuant to Section 1009.06 (Zoning Changes) of the Zoning Code of the City of Roseville, and after the City Council consideration of PROJ0026 the following parcels are rezoned from Community Mixed-Use (CMU) District to CMU-3 District:

PIN: 04-29-23-31-0023	PIN: 04-29-23-34-0009	PIN: 04-29-23-42-0045
PIN: 04-29-23-34-0027	PIN: 04-29-23-42-0034	PIN: 04-29-23-42-0046
PIN: 04-29-23-34-0004	PIN: 04-29-23-42-0036	PIN: 04-29-23-43-0001
PIN: 04-29-23-34-0005	PIN: 04-29-23-42-0042	PIN: 04-29-23-43-0002

Section 3. Real Property Rezoned. Pursuant to Section 1009.06 (Zoning Changes) of the Zoning Code of the City of Roseville, and after the City Council consideration of PROJ0026 the following parcels are rezoned from Community Mixed-Use (CMU) District to CMU-4 District:

PIN: 04-29-23-32-0001	PIN: 04-29-23-33-0028	PIN: 04-29-23-34-0034
PIN: 04-29-23-32-0002	PIN: 04-29-23-33-0029	PIN: 04-29-23-43-0003
PIN: 04-29-23-32-0003	PIN: 04-29-23-33-0031	PIN: 04-29-23-43-0004
PIN: 04-29-23-32-0013	PIN: 04-29-23-33-0033	PIN: 04-29-23-43-0005
PIN: 04-29-23-33-0014	PIN: 04-29-23-34-0031	PIN: 04-29-23-43-0013
PIN: 04-29-23-33-0027	PIN: 04-29-23-34-0032	PIN: 04-29-23-43-0014

Section 4. Effective Date. This ordinance amendment to the City Code and Zoning Map shall take effect upon the passage and publication of this ordinance.

Passed this 26th day of October, 2015.

City of Roseville

ORDINANCE SUMMARY NO. ____

**AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE, AMENDING CERTAIN
ZONING TEXT, ELIMINATING THE EXISTING CMU DISTRICT, AND CREATING CMU-1,
CMU-2, CMU-3, AND CMU-4 DISTRICTS**

The following is the official summary of Ordinance No. ____ approved by the City Council of the City of Roseville on October 26, 2015:

The Roseville City Code, Title 10, Zoning Code, has been amended to replace the CMU District with four graduated CMU districts and to amend certain other zoning code text in support of the new districts.

A printed copy of the ordinance is available for inspection by any person during regular office hours in the office of the City Manager at the Roseville City Hall, 2660 Civic Center Drive, Roseville, Minnesota 55113. A copy of the ordinance and summary shall also be posted at the Reference Desk of the Roseville Branch of the Ramsey County Library, 2180 Hamline Avenue North, and on the Internet web page of the City of Roseville (www.ci.roseville.mn.us).

Attest: _____
Patrick Trudgeon, City Manager