

# NEIGHBORHOOD OPEN HOUSE INVITATION

## TYPE OF OPEN HOUSE AND ADDRESS

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### OPEN HOUSE MEETING NOTICE



You are cordially invited to attend an Open House hosted by City of Roseville.

#### Open House Information

**Date:** Thursday, December 21, 2017

**Time:** 6:00 pm – 8:00 pm

**Place:** Rosebrook Park Building, 2590 Fry Street

The purpose of the open house is to gather input regarding proposed changes to the future land use guidance of properties near you. For the past year, Roseville has been working to update its comprehensive plan. A comprehensive plan is a tool for, among other things, guiding the long-term growth, redevelopment, and overall improvement of a city by maintaining a land-use plan.

The proposed changes to the future land use plan will affect properties near you, and will ultimately dictate how the properties can be redeveloped in the future. The future land use plan establishes the basic principles for what kind of development is appropriate, but the future land use plan does not contain “requirements” for the future use and development of the properties—that is the role of the zoning code. Once the updated future land use plan is established as part of the broader comprehensive plan update, Roseville will need to update its zoning code (probably beginning in early 2019) to ensure that the City’s zoning requirements support the general guidance contained in the comprehensive plan.

The following pages will identify which properties near you are subject to proposed changes in the future land use plan, and specify how those changes could affect future use and development of those properties.

This open house for nearby property owners and tenants is a required step in the process of amending Roseville’s future land use plan. It is an important source of feedback that will be used by the City in the ongoing comprehensive planning effort, and your participation is encouraged so that any concerns you may have can be addressed as part of the process. And while the open house is scheduled to last for two hours, participants need not attend for the whole time; you may leave as quickly or stay as long as you like!

A summary of the comments and questions made at the open house meeting will become part of the body of community input that is shaping the update of Roseville’s comprehensive plan, and it will be posted for public review on Roseville’s comprehensive plan update webpage: [www.cityofroseville.com/CompPlan](http://www.cityofroseville.com/CompPlan). If you are unable to attend the open house, or if you’re interested to learn about changes affecting properties elsewhere in the city, you will be able to find more information about the proposed changes, ask questions, and provide feedback at that comprehensive plan update webpage.

Additional opportunities will be scheduled in early 2018 to review the draft future land use plan, along with the entire updated comprehensive plan before the City Council takes action on the updated comprehensive plan.

 2560 Fry Street



**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates this property for Neighborhood Business land uses.** The 2030 Comprehensive Plan describes the Neighborhood Business land use category as follows:

Neighborhood Business uses are small-scale business areas located on or at the intersection of minor arterial and collector streets. Business uses in these areas may include retail, service, and office. Residential uses may be located in a mixed-use building in these areas. Residential uses should generally have a density between four and 12 units per acre and are subject to the other limitations for this land use. Buildings shall be scaled appropriately to the surrounding neighborhood. There should be appropriate buffers and pedestrian connections between Neighborhood Business areas and adjacent residential neighborhoods. Neighborhood Business areas should be connected to surrounding neighborhoods by sidewalks or trails.

**The designation for this property is proposed to change to Medium-Density Residential in the updated 2040 Comprehensive Plan.** The current draft of the 2040 Comprehensive Plan describes the Medium-Density Residential land use category as follows:

**Residential density:** 5-12 dwellings/acre

**Uses:** Condominiums, Townhomes, duplexes, row houses, small lot detached homes

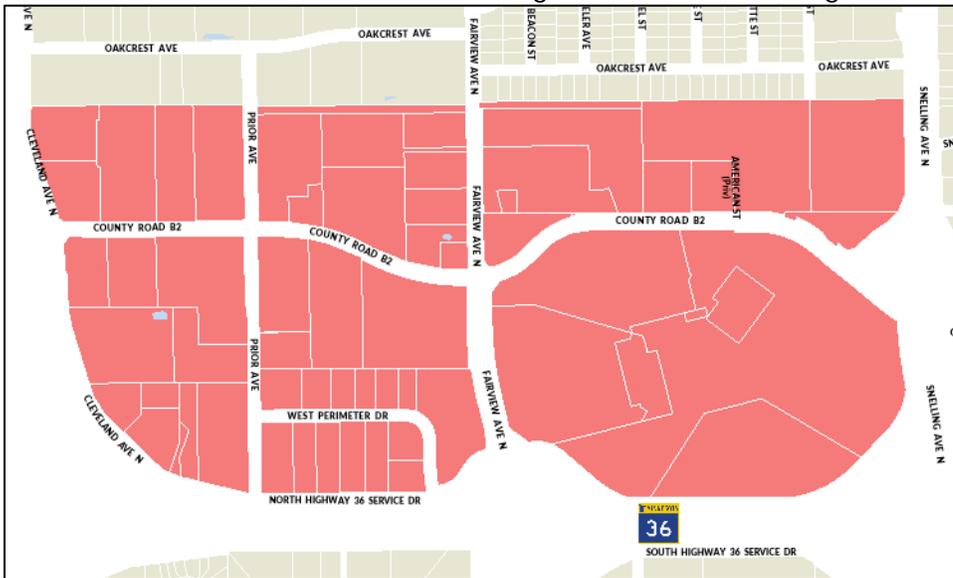
**Scale/intensity:** medium scale and intensity

**Transportation considerations:** sidewalks, trails

Medium-density residential land uses include single-family attached housing types such as triplex, quadruplex, row houses, side-by-side townhouses, back-to-back townhouses, mansion townhouses, and small-lot detached houses, generally with a density greater than five units per acre up to 12 units per acre.

The change from the designation of Neighborhood Business to Medium-Density Residential will facilitate redevelopment of the property in a way that serves as a transition between the high-density, multi-family development to the east, and the single-family neighborhood to the west.

Commercial properties generally between Highway 36 and Oakcrest Avenue and between Cleveland and Snelling Avenues, including Rosedale



**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates these properties for Regional Business land uses.** The 2030 Comprehensive Plan describes the Regional Business land use category as follows:

Regional Business uses are commercial areas with a collection of businesses that provide goods and services to a regional market area. Uses found in Regional Business areas include regional-scale malls, shopping centers of various sizes, freestanding large-format stores, freestanding smaller businesses, multistory office buildings, and groupings of automobile dealerships. Regional Business areas are located in places with visibility and access from the regional highway system (Interstate 35W and State Highway 36).

**The designation for these properties is proposed to change to Core Mixed-Use in the updated 2040 Comprehensive Plan.** The current draft of the 2040 Comprehensive Plan describes the Core Mixed-Use land use category as follows:

**Residential density:** 20-36 dwellings/acre

**Uses:** High density residential, commercial, office, shopping centers

**Residential requirement:** 10% of future development must be residential

**Scale/intensity:** high

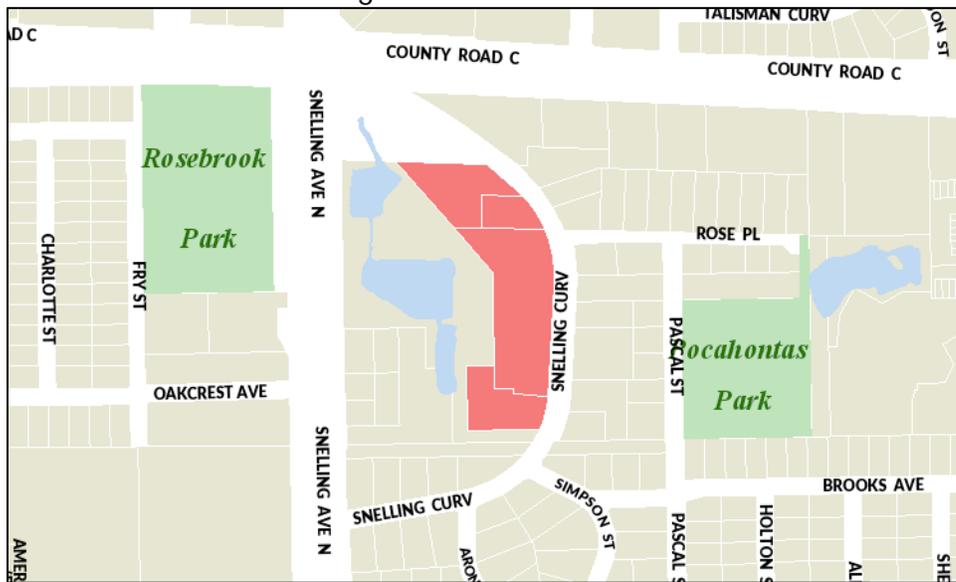
**Transportation considerations:** access to multi-modal (bike, pedestrian, transit and vehicle) facilities and connections, preserved pedestrian and bicycle access in high vehicular traffic areas, access to commercial areas from residential uses and transit hubs

Core Mixed Use areas are located in places with visibility and access from the regional highway system (Interstate 35W and State Highway 36). Core Mixed Use areas include large-footprint commercial development, shopping centers, large-scale institutions, office buildings, high density residential uses, and other uses that generate more traffic, noise, and intensity than other mixed use districts. Public plazas and green infrastructure connections should be designed into the Core Mixed Use District. High density residential land uses of at least twenty units per acre are highly encouraged in these areas. Residential development should be well-connected to and accessible from the surrounding commercial uses by those travelling without a car.

Structures found in Core Mixed Use areas are higher in bulk than other mixed use districts and are at a scale appropriate to their proximity to highways and major thoroughfares. Core Mixed Use areas should be well-served by existing or planned transit, and pedestrian and bicycle access both to and between areas in this district is strongly encouraged. The scale of this district requires inter-district connectivity and multi-modal access. Limits to surface parking are encouraged.

The primary difference between the current Regional Business designation and the proposed Core Mixed Use designation is that the Regional Business designation is being modified to *allow* multi-family residential development, and a small amount of multi-family residential development is *required* in the Community Mixed-Use designation.

**2599 – 2609 Snelling Curve**



**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates these properties Medium-Density Residential land uses.** The 2030 Comprehensive Plan describes the Medium-Density Residential land use category as follows:

Medium-density residential land uses include single-family attached housing types such as triplex, quadruplex, row houses, side-by-side townhouses, back-to-back townhouses, mansion townhouses, and small-lot detached houses, generally with a density greater than four units per acre up to 12 units per acre.

**The designation for these properties is proposed to change to Low-Density Residential in the updated 2040 Comprehensive Plan.** The current draft of the 2040 Comprehensive Plan describes the Low-Density Residential land use category as follows:

**Residential density:** 1.5-8 dwellings/acre

**Uses:** Single and Two-Family Residential

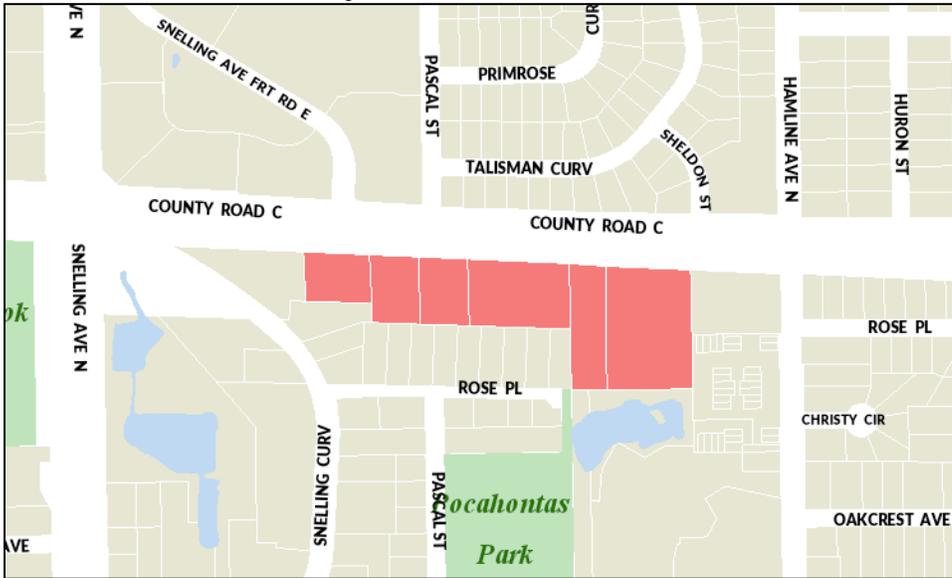
**Scale/intensity:** small scale, low intensity

**Transportation considerations:** sidewalks, trails

Low-density residential land uses include single-family detached houses generally with a density between 1.5 and four units per acre and two-family attached houses generally with a density of no more than eight units per acre.

The proposed lower-density designation has been prompted by concern over the amount of residential traffic that would be introduced to the local, neighborhood streets, given that the subject property does not have direct connections to larger, collector streets.

**1380 – 1480 County Road C**



**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates these properties for High-Density Residential uses.** The 2030 Comprehensive Plan describes the High-Density Residential land use category as follows:

High-density residential land uses include multifamily housing types including apartments, lofts, flats, and stacked townhouses, generally with a density greater than 12 units per acre.

**The designation for these properties is proposed to change to Employment in the updated 2040 Comprehensive Plan.**

The current draft of the 2040 Comprehensive Plan describes the Employment land use category as follows:

**Uses:** office, business, research

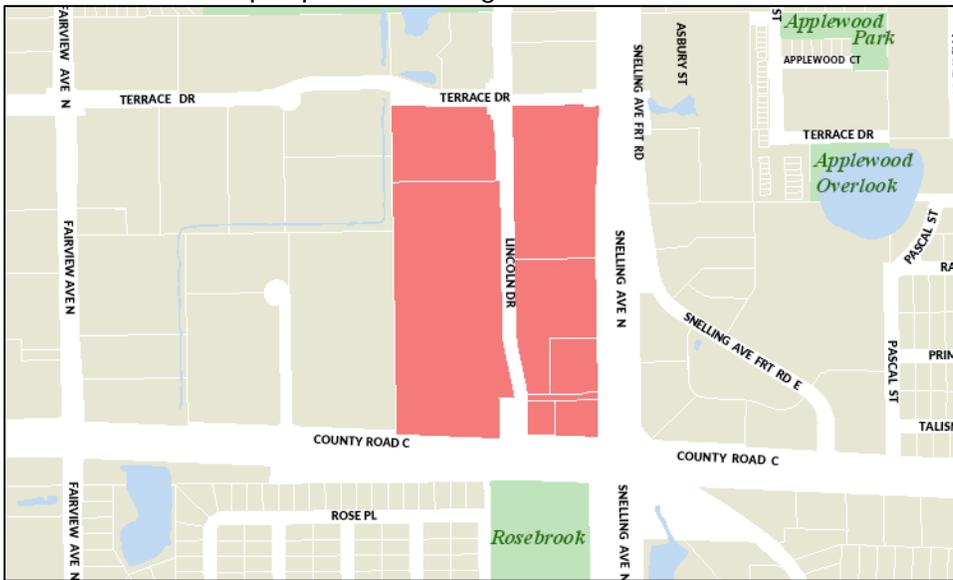
Employment areas include a variety of smaller-scale office uses such as business, professional, administrative, scientific, technical, research, and development services.

**Scale/intensity:** small-medium scale and intensity

**Transportation considerations:** multi-modal (bike, pedestrian, transit and vehicle) facilities and connections to transit stops

The High-Density Residential designation of the 2030 Comprehensive Plan anticipated the future conversion of the commercial freight rail line into a rail transit corridor, in which case apartments and other multi-family developments could have taken advantage of the transit facility. Such a transit corridor no longer seems like a viable possibility, so the proposed change to the Employment land use category is intended to facilitate private investment in these properties and improve the City’s ability to enforce and enhance buffers and screening from the abutting residential neighborhood to the south.

 Commercial properties along Lincoln Drive, south of Terrace Drive



**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates these properties for Community Business land uses.** The 2030 Comprehensive Plan describes the Community Business land use category as follows:

Community Business uses are commercial areas oriented toward businesses involved with the sale of goods and services to a local market area. Community business areas include shopping centers and freestanding businesses that promote community orientation and scale. To provide access and manage traffic, community business areas are located on streets designated as A Minor Augmentor or A Minor Reliever in the Transportation Plan. Community Business areas should have a strong orientation to pedestrian and bicycle access to the area and movement within the area. Residential uses, generally with a density greater than 12 units per acre, may be located in Community Business areas only as part of mixed-use buildings with allowable business uses on the ground floor.

**The designation for these properties is proposed to change to Community Mixed-Use in the updated 2040 Comprehensive Plan.** The current draft of the 2040 Comprehensive Plan describes the Community Mixed-Use land use category as follows:

**Residential density:** 10-36 dwellings/acre

**Uses:** Medium to high density residential, commercial, office, civic, parks and open space

**Residential requirement:** 10% of future development must be residential

**Scale/intensity:** medium scale and intensity

**Transportation considerations:** sidewalks, trails, multi-modal (bike, pedestrian, transit and vehicle) facilities, connections between uses, connections to transit stops

Community Mixed Use areas are intended to contain a mix of complementary uses that may include housing, office, civic, commercial, park, and open space uses. Community Mixed Use areas organize uses into a cohesive district, neighborhood, or corridor, connecting uses in common structures and with sidewalks and trails, and using density, structured parking, shared parking, and other approaches to create green space and public places within the areas. The mix of land uses may include Medium- and High-Density Residential, Office, Community Business, Institutional, and Parks and Open Space uses. Residential land uses will account for at least 25% of the overall mixed-use area.

The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to surrounding land-use patterns. To ensure that the desired mix of uses and connections are achieved, a more detailed small-area plan, master plan, and/or area-specific design principles is required to guide individual developments within the overall mixed-use area.

The primary difference between the current Community Business designation and the proposed Community Mixed Use designation is that multi-family residential development is *allowed* in the Community Business designation, and a small amount of multi-family residential development is *required* in the Community Mixed-Use designation.

Commercial properties along Lincoln Drive, north of Terrace Drive, and Commercial properties in the northeast corner of Snelling Avenue and County Road C 

**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates these properties for Community Business land uses.** The 2030 Comprehensive Plan describes the Community Business land use category as follows:

Community Business uses are commercial areas oriented toward businesses involved with the sale of goods and services to a local market area. Community business areas include shopping centers and freestanding businesses that promote community orientation and scale. To provide access and manage traffic, community business areas are located on streets designated as A Minor Augmentor or A Minor Reliever in the Transportation Plan. Community Business areas should have a strong orientation to pedestrian and bicycle access to the area and movement within the area. Residential uses, generally with a density greater than 12 units per acre, may be located in Community Business areas only as part of mixed-use buildings with allowable business uses on the ground floor.

**The designation for these properties is proposed to change to Corridor Mixed-Use in the updated 2040 Comprehensive Plan.** The current draft of the 2040 Comprehensive Plan describes the Corridor Mixed-Use land use category as follows:

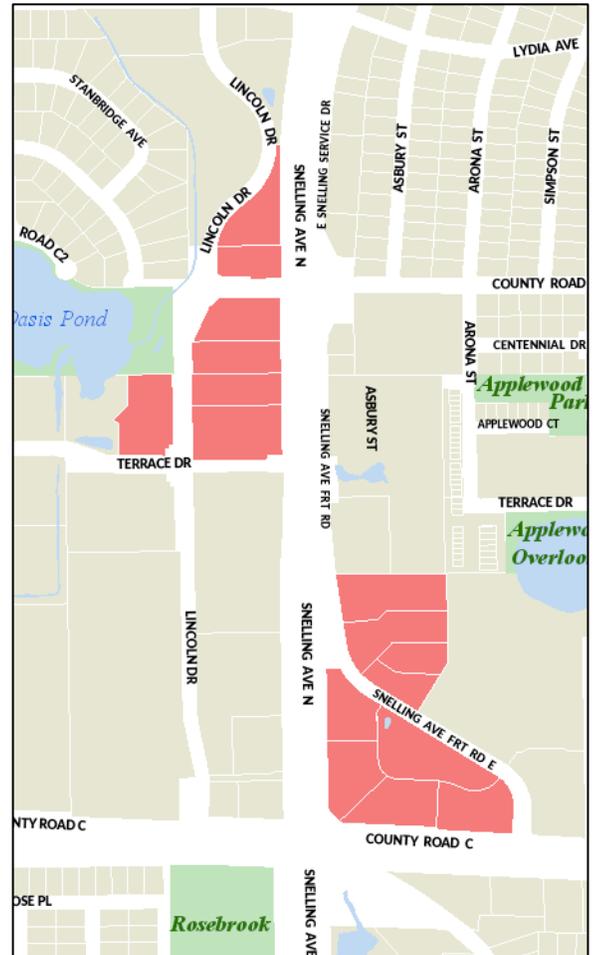
- Residential density:** 13-36 dwellings/acre
- Uses:** High density residential, commercial, office, civic, parks and open space
- Residential requirement:** 10% of future development must be residential
- Scale/intensity:** medium to large scale and medium to high intensity
- Transportation considerations:** strong emphasis on pedestrian, transit and bicycle access and connections between uses

Corridor Mixed Use areas are located along major transportation corridors in the City. Corridor Mixed Use areas may include a wide range of uses from shopping centers, to freestanding businesses and institutions, to high-density residential developments. High-density residential uses are encouraged in these areas.

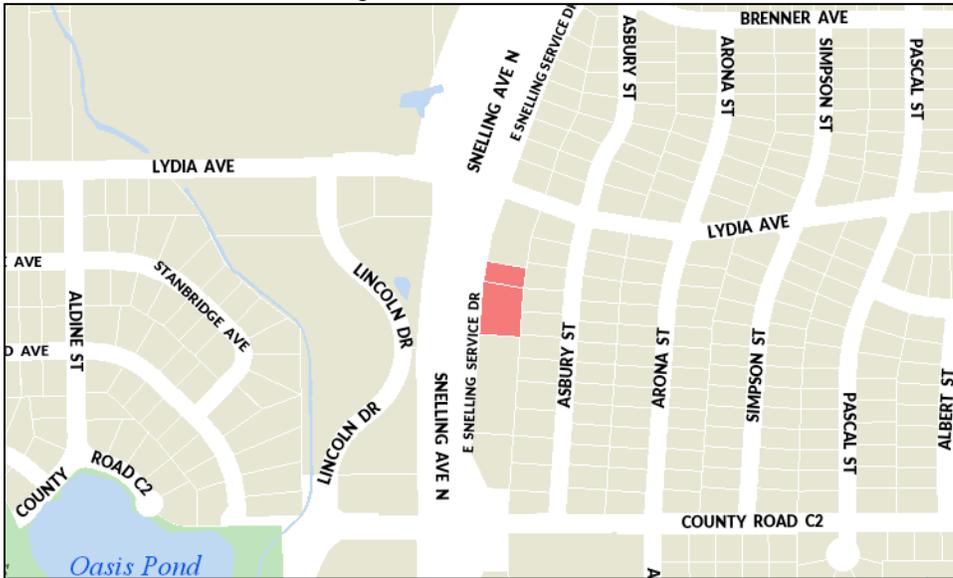
Corridor Mixed Use areas promote the redevelopment of aging strip centers and underutilized commercial sites in a manner that integrates shopping, employment, services, places to live and/or public gathering spaces.

Corridor Mixed Use areas should have a strong orientation to pedestrian, transit and bicycle access to the area and movement within the area. Residential uses, generally with a density greater than 13 units per acre, may be located in Corridor Mixed Use areas as part of mixed-use buildings with allowable business uses on the ground floor or as standalone buildings with well-designed infrastructure connecting them to the surrounding area.

The primary difference between the current Community Business designation and the proposed Corridor Mixed Use designation is that multi-family residential development is *allowed* in the Community Business designation, and a small amount of multi-family residential development is *required* in the Corridor Mixed-Use designation.



 2940 – 2960 Snelling Avenue



**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates this property for Office uses.** The 2030 Comprehensive Plan describes the Office land use category as follows:

Office uses include business, professional, administrative, scientific, technical, research, and development services at higher densities

**The designation for this property is proposed to change to Neighborhood Mixed-Use in the updated 2040 Comprehensive Plan.** The current draft of the 2040 Comprehensive Plan describes the Neighborhood Mixed-Use land use category as follows:

**Residential density:** 5-12 dwellings/acre

**Uses:** Medium-density residential, commercial, office, civic, parks and open space

**Residential requirement:** no residential development is required

**Scale/intensity:** small and medium scale, low intensity

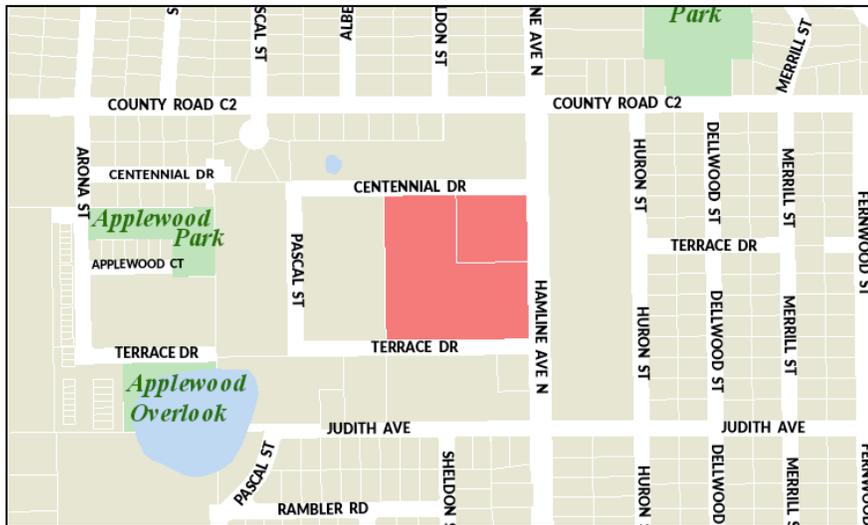
**Transportation considerations:** sidewalks, trails connections between neighborhoods and businesses, connections to transit stops

Neighborhood Mixed Use areas are located at important neighborhood crossroads where uses will be organized into a cohesive neighborhood “node”. These areas may incorporate a mixture of commercial and residential uses, with commercial uses preferable at block corners. Residential uses should generally have a density between five and 12 units per acre.

Buildings shall be scaled appropriately to the surrounding neighborhood, reflecting a low-to-mid-rise profile. Commercial uses should be oriented toward pedestrians and the sidewalk. Commercial uses should be designed to minimize negative impacts adjacent residential neighborhoods while maintaining connections with sidewalks or trails. This is the most restrictive mixed use area in terms of intensity and is intended for application in areas adjacent to low-density residential areas. Development will be limited in height to correspond to the surrounding neighborhood character.

The current Office land use designation recognizes the long-term use of these properties as office-type uses. The proposed Neighborhood Mixed-Use designation would continue to allow these and other small-scale commercial uses, but would also allow these properties to be redeveloped as small multi-family uses, consistent with the abutting apartment properties to the north and south. The Neighborhood Mixed-Use land use category is intended for areas adjacent to single-family neighborhoods, and the supporting zoning regulations will prioritize screening and other protections for the abutting neighborhood.

 2797 – 2845 Hamline Avenue



Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates the western portion of this property for High-Density Residential uses and designates the eastern portion for Neighborhood Business land uses.

The 2030 Comprehensive Plan describes the High-Density Residential land use category as follows:

High-density residential land uses include multifamily housing types including apartments, lofts, flats, and stacked townhouses, generally with a density greater than 12 units per acre.

The 2030 Comprehensive Plan describes the Neighborhood Business land use category as follows:

Neighborhood Business uses are small-scale business areas located on or at the intersection of minor arterial and collector streets. Business uses in these areas may include retail, service, and office. Residential uses may be located in a mixed-use building in these areas. Residential uses should generally have a density between four and 12 units per acre and are subject to the other limitations for this land use. Buildings shall be scaled appropriately to the surrounding neighborhood. There should be appropriate buffers and pedestrian connections between Neighborhood Business areas and adjacent residential neighborhoods. Neighborhood Business areas should be connected to surrounding neighborhoods by sidewalks or trails.

**The designation for these properties is proposed to change to Community Mixed-Use in the updated 2040 Comprehensive Plan.** The current draft of the 2040 Comprehensive Plan describes the Community Mixed-Use land use category as follows:

**Residential density:** 10-36 dwellings/acre

**Uses:** Medium to high density residential, commercial, office, civic, parks and open space

**Residential requirement:** 10% of future development must be residential

**Scale/intensity:** medium scale and intensity

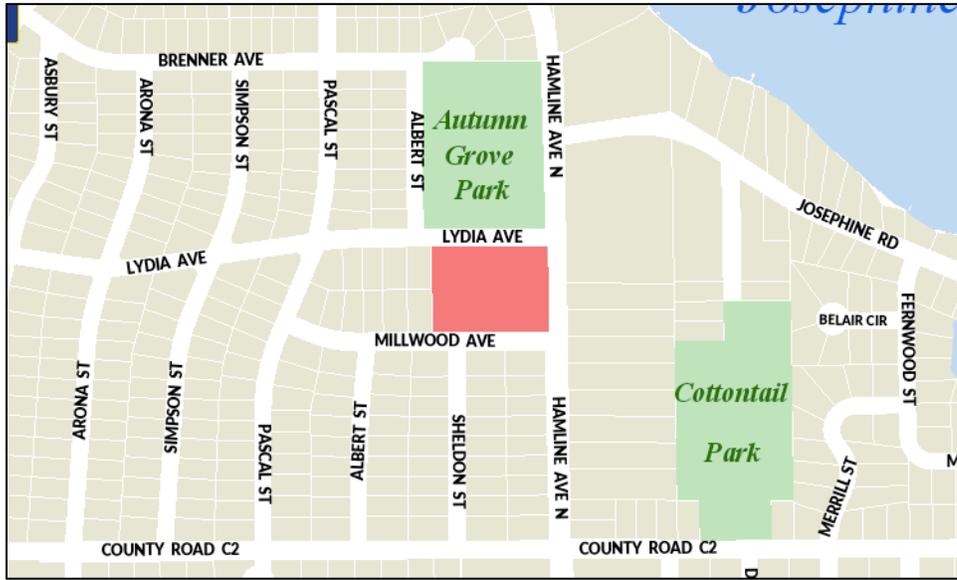
**Transportation considerations:** sidewalks, trails, multi-modal (bike, pedestrian, transit and vehicle) facilities, connections between uses, connections to transit stops

Community Mixed Use areas are intended to contain a mix of complementary uses that may include housing, office, civic, commercial, park, and open space uses. Community Mixed Use areas organize uses into a cohesive district, neighborhood, or corridor, connecting uses in common structures and with sidewalks and trails, and using density, structured parking, shared parking, and other approaches to create green space and public places within the areas. The mix of land uses may include Medium- and High-Density Residential, Office, Community Business, Institutional, and Parks and Open Space uses. Residential land uses will account for at least 25% of the overall mixed-use area.

The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to surrounding land-use patterns. To ensure that the desired mix of uses and connections are achieved, a more detailed small-area plan, master plan, and/or area-specific design principles is required to guide individual developments within the overall mixed-use area.

The change from the designations of High-Density Residential and Neighborhood Business to Community Mixed-Use is to eliminate the split designation of the current Hamline Shopping Center property, and to allow for a more creative mix of the multi-family residential and commercial development that has been anticipated on these properties.

2959 Hamline Avenue



Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates this property for residential uses. Because it was acquired several years ago for incorporation into Roseville’s system of parks and open spaces, **the designation for this property is proposed to change to Parks & Open Space**. The current draft of the 2040 Comprehensive Plan describes the Parks & Open Space land use category as follows:

Park and open space land uses include public active and passive recreation areas such as parks, playfields, playgrounds, nature areas, and golf courses.