

# NEIGHBORHOOD OPEN HOUSE INVITATION

## Comprehensive Plan Update: Future Land Use Map Change

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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:** Tuesday, December 19, 2017

**Time:** 6:00 pm – 8:00 pm

**Place:** Villa Park Building, 2055 Cohansey Boulevard

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.

## Commercial properties along Rice Street, between Larpenteur 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

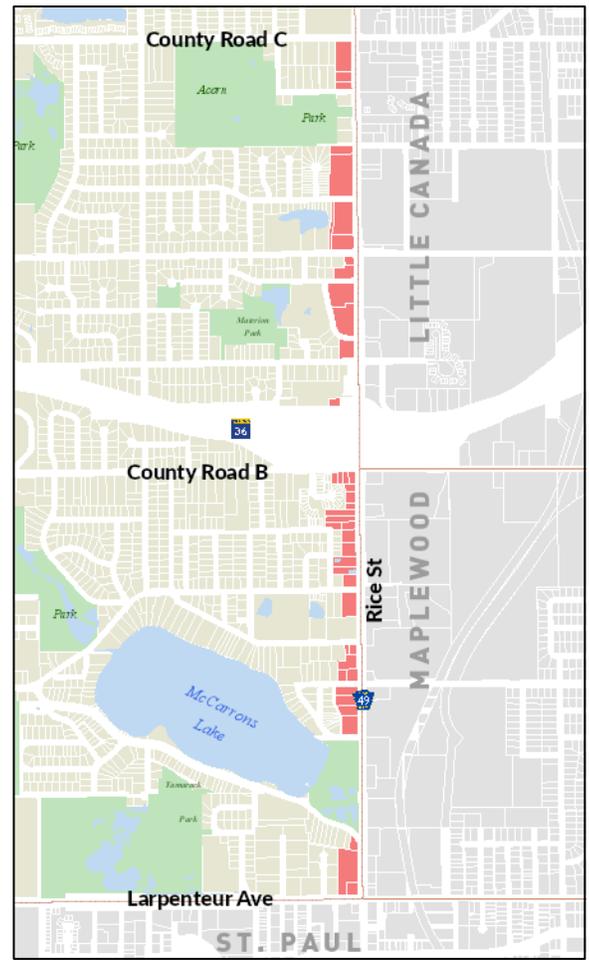
**Transportation considerations:** strong emphasis on pedestrian, transit and bicycle access and connections between uses

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.

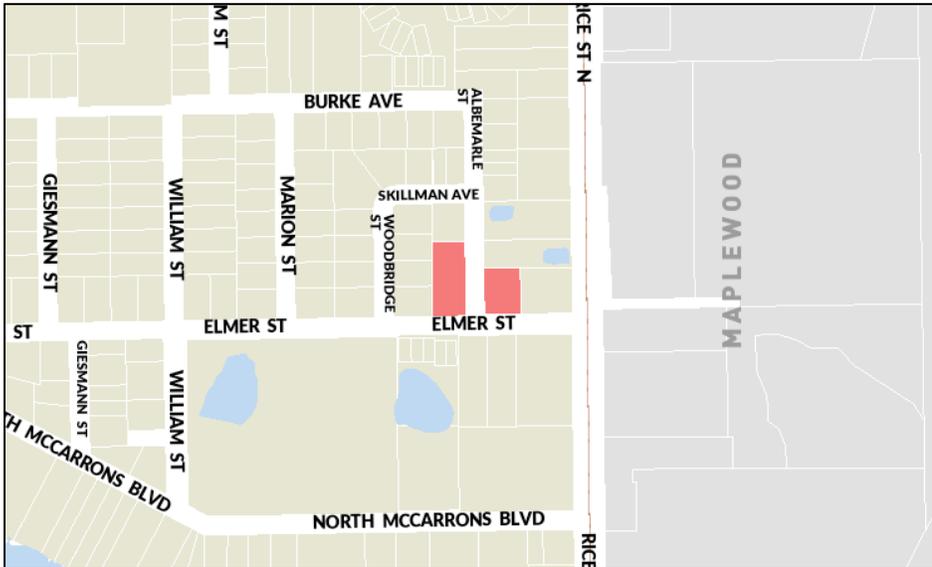
Corridor Mixed Use areas promote the redevelopment of aging strip centers and underutilized commercial sites in a manner that integrates shopping, employment, services, places to live and/or public gathering spaces.

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.



 161 Elmer Street



Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates the western portion of this property for Medium Density Residential uses and designates the eastern portion for Community Business 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 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 the western portion of this property is proposed to remain to Medium-Density Residential, and **the designation for the eastern portion of 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 Community Business to Medium-Density Residential on the eastern portion of this property will constrain the potential development to the same kinds residential uses that have been allowed on the western portion of the property, contributing to the transition from commercial uses along Rice Street to the low-density residential neighborhood to the west.

 2237 – 2245 Dale Street



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

Institutional land uses include civic, school, library, church, cemetery, and correctional facilities.

**The designation for these properties 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 Institutional designation reflects former plans of the Roseville School District to acquire these properties for incorporation into the broader, abutting Parkview School property. Because the district’s plans have changed, and because the Institutional designation is overly constraining for the owners of these properties, the proposed change to Medium-Density Residential would allow reasonable use of these properties and potential redevelopment that is compatible with the diverse land uses found in the area surrounding these properties.

 2360 Lexington Avenue



**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates this property 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 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

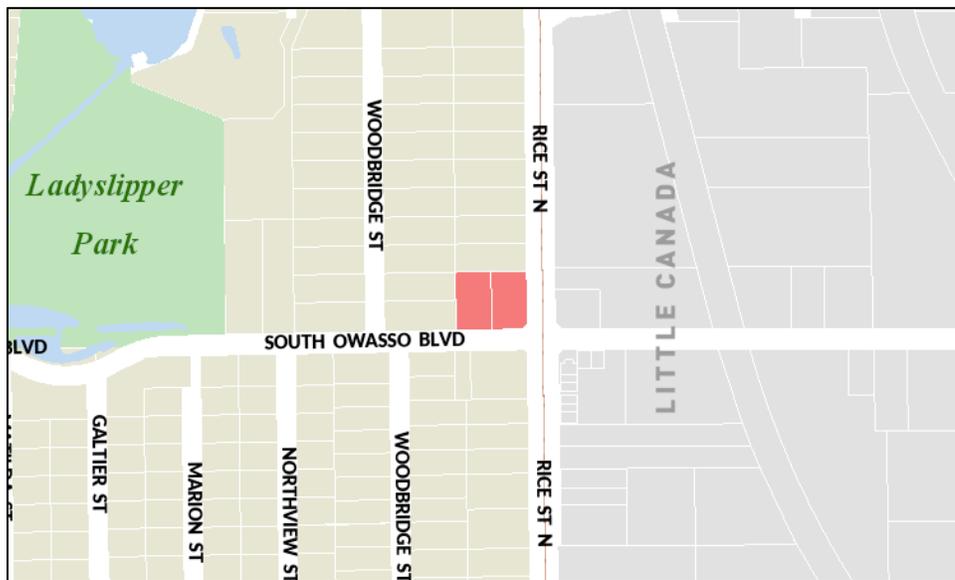
**Transportation considerations:** sidewalks, trails connections between neighborhoods and businesses, connections to transit stops

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 High-Density Residential designation was associated with the larger townhome development to the east of this property. Since the actual development of this property has been a small commercial use, the proposed designation of Neighborhood Mixed-Use would be consistent with the multi-tenant office building to the south and would promote the continuation of the existing daycare, or other small commercial use in this location.

 146 South Owasso Blvd



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

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

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 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 the western portion of this property is proposed to remain Low-Density Residential, **and the designation for the eastern portion of this property 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

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.

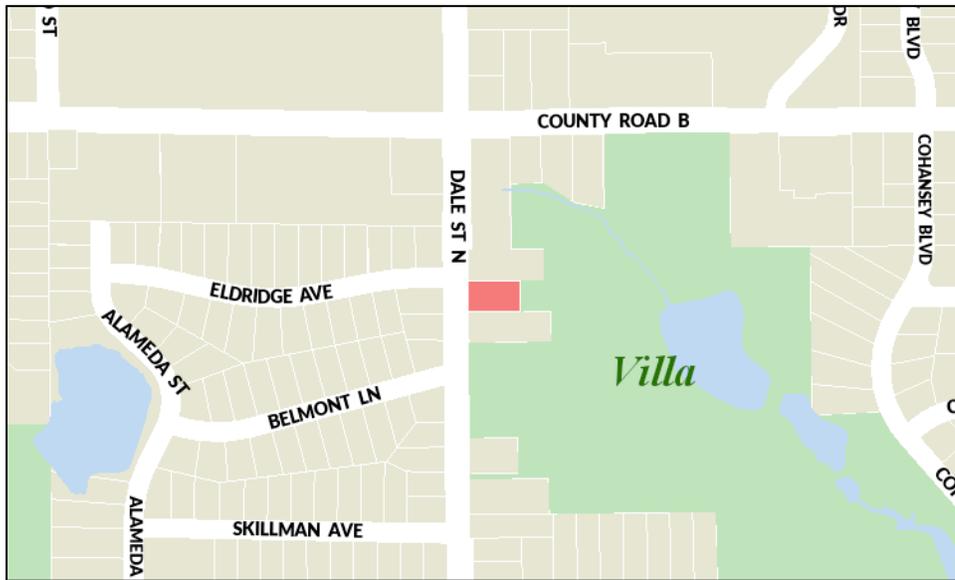
**Uses:** Single and Two-Family Residential

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

**Transportation considerations:** sidewalks, trails

The change from the designation of Neighborhood Business to Low-Density Residential on the eastern portion of this property will constrain the potential development to the same kinds residential uses and home-based occupations that have been allowed on the western portion of the property. This change will support the transition from commercial uses along Rice Street to the low-density residential neighborhood to the west.

 2112 Dale Street



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

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 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 Low-Density Residential 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

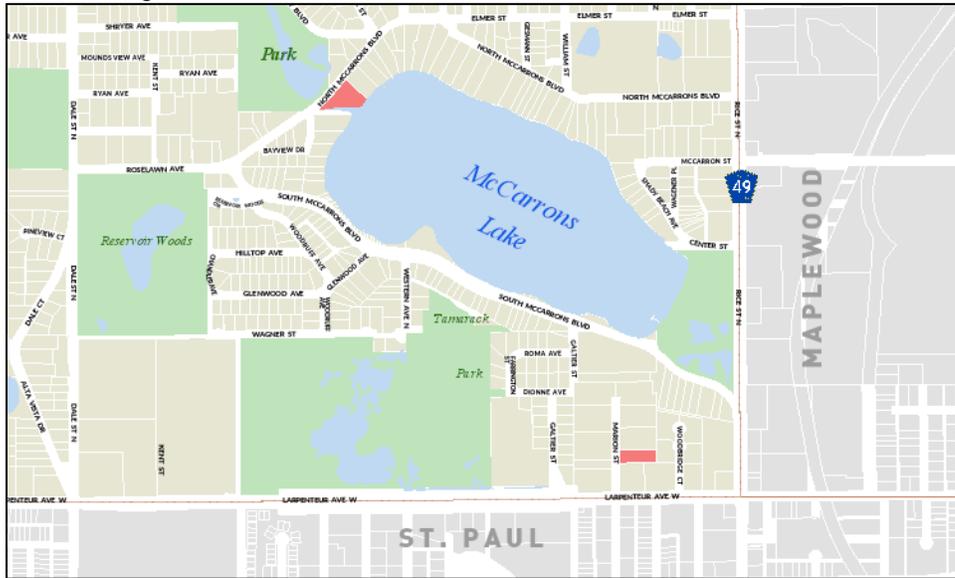
**Transportation considerations:** sidewalks, trails connections between neighborhoods and businesses, connections to transit stops

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 change from the designation of Low-Density Residential to Neighborhood Business for this property stems from the fact that the existing single-family home stands between two commercial uses. Current and future property owners will be able to use this property as a single-family home for as long as they wish, and when an owner of the property is ready to redevelop it, the property will have the regulatory framework in place to accommodate the creation of another small commercial use or an expansion of one of the adjacent commercial uses.

 Change to Parks



Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates these properties for residential uses. Because they were acquired in 2017 for incorporation into Roseville’s system of parks and open spaces, **the designation for both of these properties 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.