

NEIGHBORHOOD OPEN HOUSE INVITATION

Comprehensive Plan Update: Future Land Use Map Change

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: Lexington Park Building, 2131 Lexington Avenue

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.

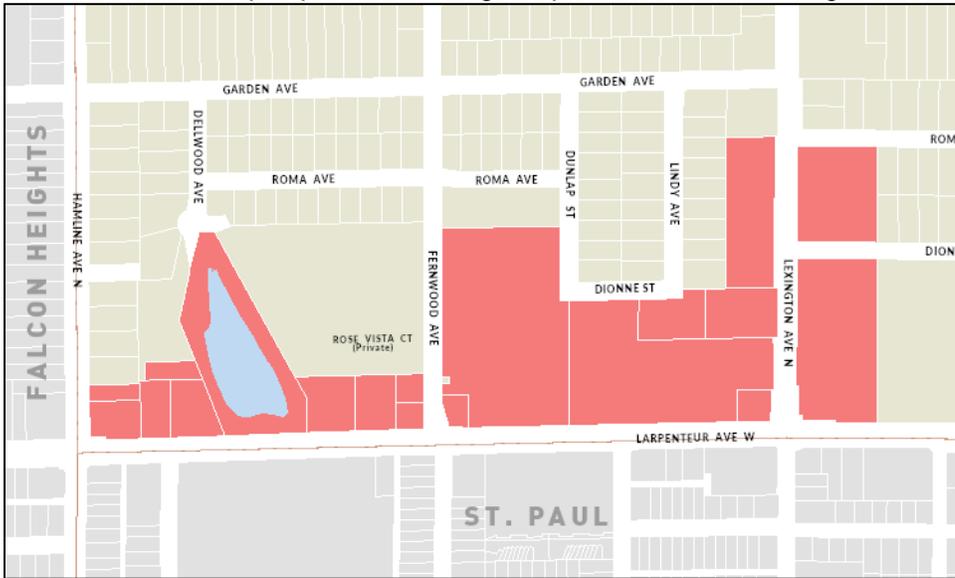
The following pages will identify which properties near you are subject to proposed changes in the future land use plan, and specify how those changes could affect future use and development of those properties.

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. 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 Larpenteur and Lexington Avenues



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

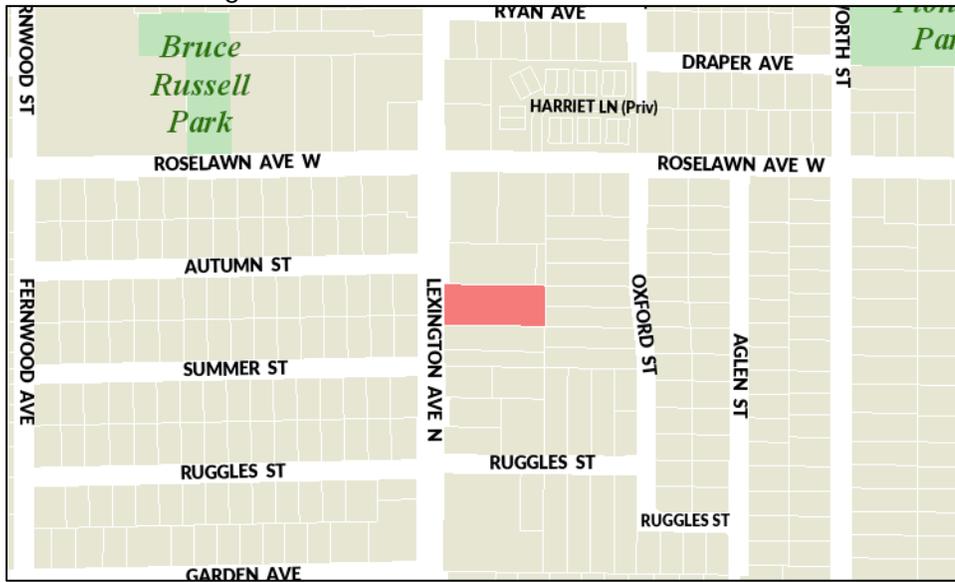
Corridor Mixed Use areas are located along major transportation corridors in the City. Corridor Mixed Use areas may include a wide range of uses from shopping centers, to freestanding businesses and institutions, to high-density residential developments. High-density residential uses are encouraged in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

 1880 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 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 current High-Density Residential designation was associated with the larger apartment development to the north of this property. Although the property has been guided for high-density development for since at least 1997, no high-density residential development has been proposed for this property, and the current high-density residential regulations of the property make the existing home a nonconforming use. The proposed change to Low-Density Residential designation will restore a conforming status to the use of the property as a single-family home.