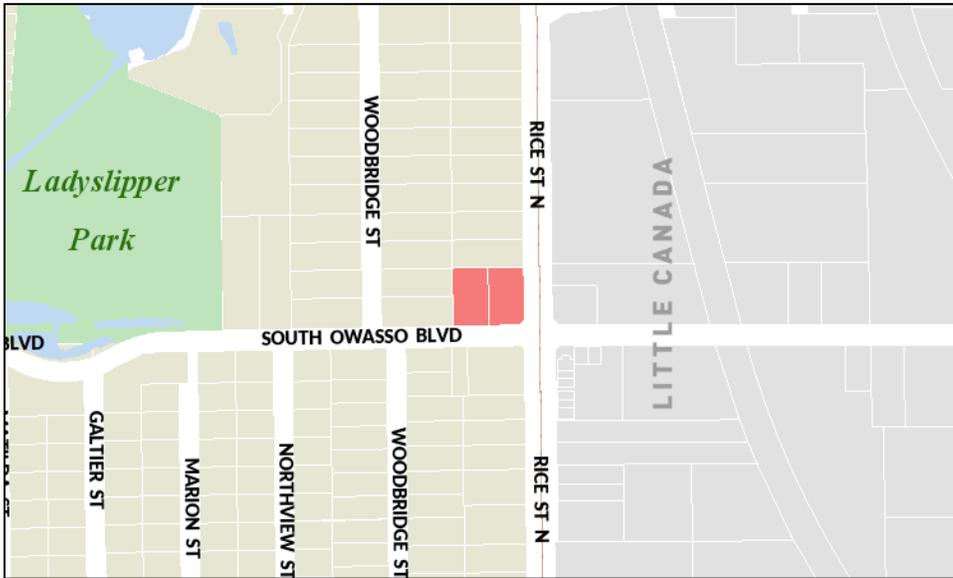


 146 South Owasso Blvd



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

**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 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.