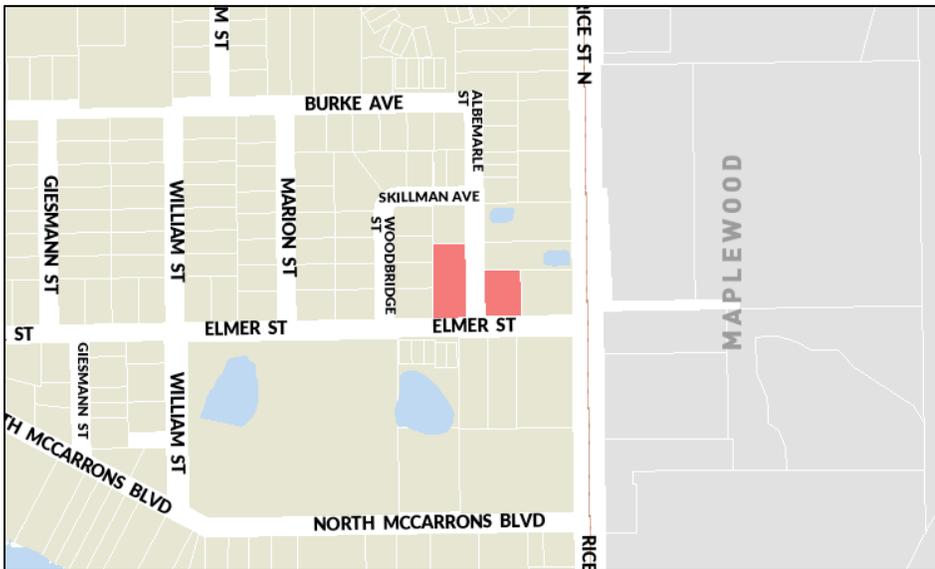


**161 Elmer Street**



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.