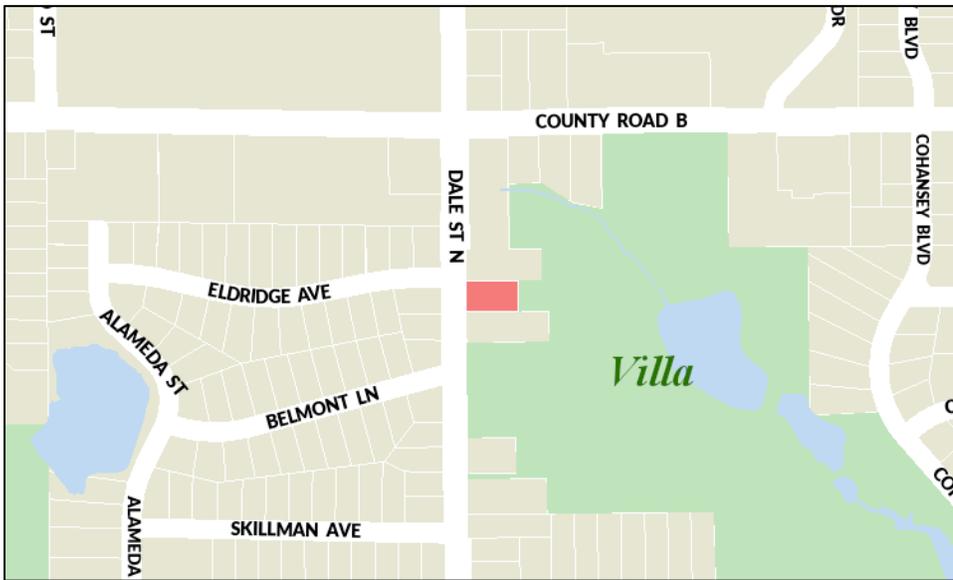


 2112 Dale Street



**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.