

 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.