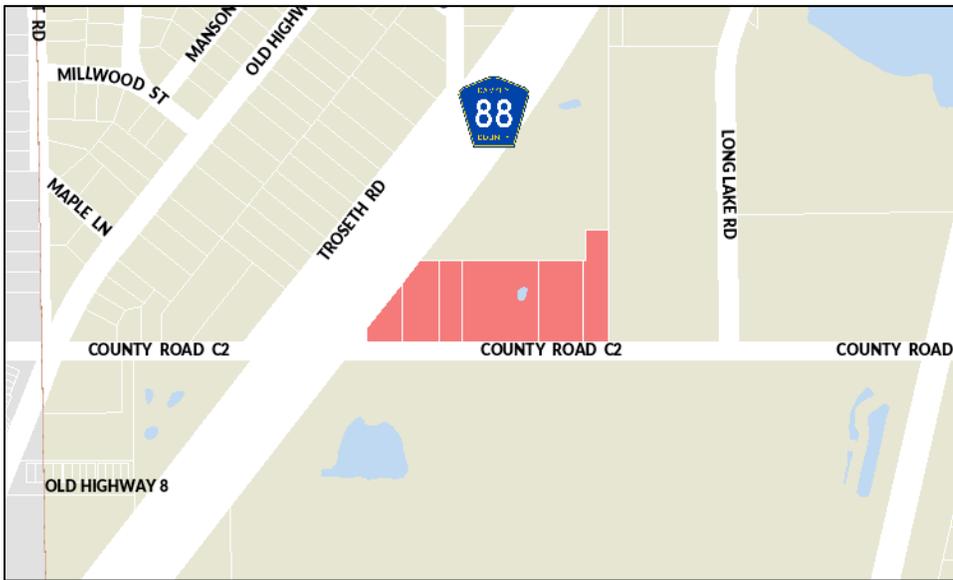


**2373 – 2417 County Road C2, and the abutting vacant parcels along County Road C2**



**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates these properties 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 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 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 since at least 1980, no high-density residential development has been proposed for this property. The proposed Corridor Mixed-Use designation would continue to facilitate multi-family residential development, but it would also allow a broader range of commercial uses in recognition of the other commercial uses surrounding these properties.