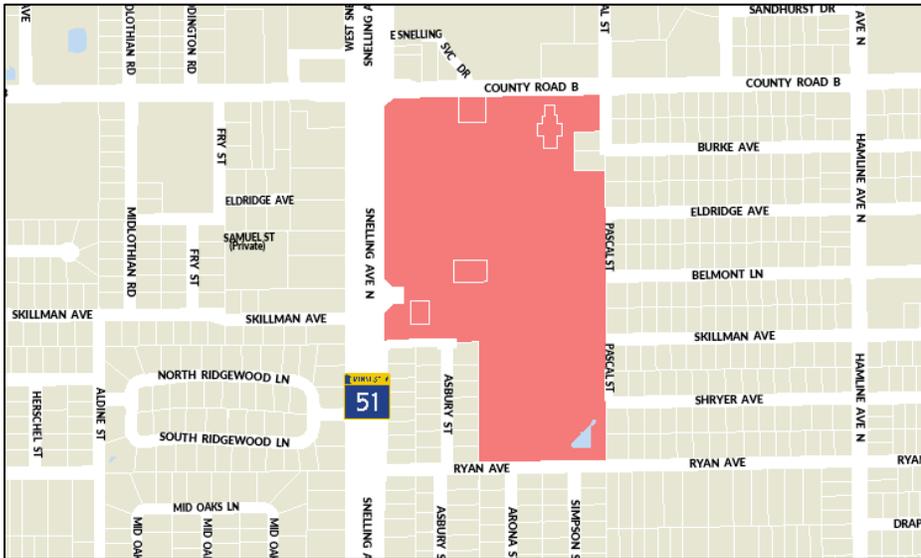


Commercial properties in the southeast corner of Snelling Avenue and County Road B, including HarMar



Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates these properties for **Community Business land uses**. 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 these properties is proposed to change to **Community 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: 10-36 dwellings/acre

Uses: Medium to high density residential, commercial, office, civic, parks and open space

Residential requirement: 10% of future development must be residential

Scale/intensity: medium scale and intensity

Transportation considerations: sidewalks, trails, multi-modal (bike, pedestrian, transit and vehicle) facilities, connections between uses, connections to transit stops

Community Mixed Use areas are intended to contain a mix of complementary uses that may include housing, office, civic, commercial, park, and open space uses. Community Mixed Use areas organize uses into a cohesive district, neighborhood, or corridor, connecting uses in common structures and with sidewalks and trails, and using density, structured parking, shared parking, and other approaches to create green space and public places within the areas. The mix of land uses may include Medium- and High-Density Residential, Office, Community Business, Institutional, and Parks and Open Space uses. Residential land uses will account for at least 25% of the overall mixed-use area.

The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to surrounding land-use patterns. To ensure that the desired mix of uses and connections are achieved, a more detailed small-area plan, master plan, and/or area-specific design principles is required to guide individual developments within the overall mixed-use area.

The primary difference between the current Community Business designation and the proposed Community Mixed Use designation is that multi-family residential development is *allowed* in the Community Business designation, and a small amount of multi-family residential development is *required* in the Community Mixed-Use designation. The supporting zoning regulations are anticipated to focus multi-family development near the Snelling Avenue Bus Rapid Transit stop, and prioritize screening and other protections for the abutting single-family neighborhoods to the east and south.