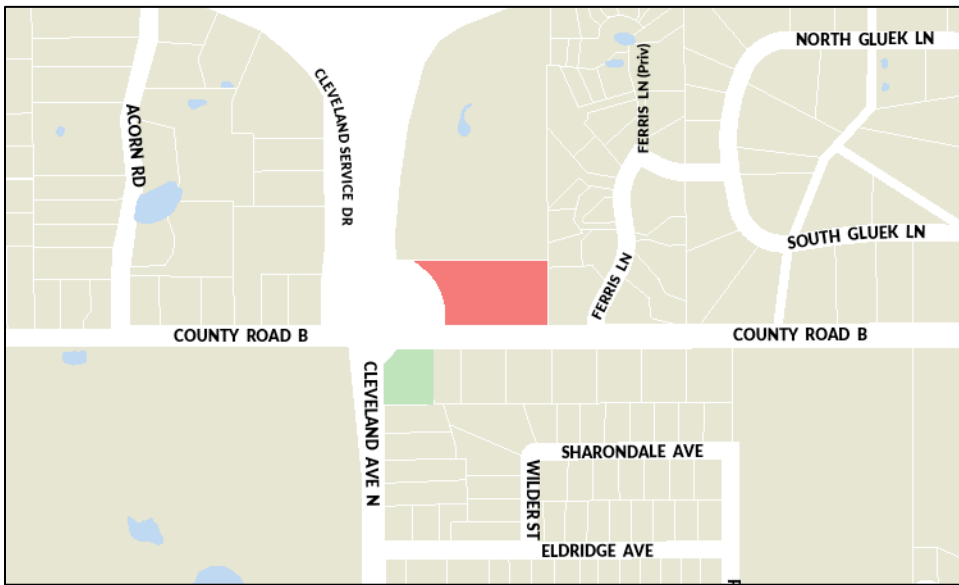


 2025 County Road B



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 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 Low-Density Residential to Medium-Density Residential will facilitate redevelopment of the property in a way that serves as a transition between the high-density, multi-family development to the north, and the single-family neighborhood across County Road B to the south.