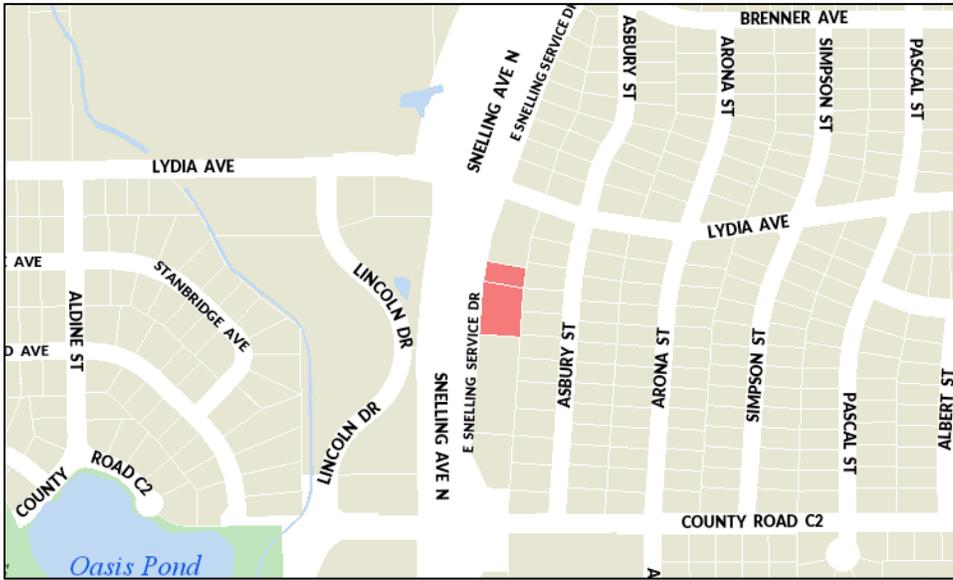


 2940 – 2960 Snelling Avenue



Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates this property for Office uses. The 2030 Comprehensive Plan describes the Office land use category as follows:

Office uses include business, professional, administrative, scientific, technical, research, and development services at higher densities

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 Office land use designation recognizes the long-term use of these properties as office-type uses. The proposed Neighborhood Mixed-Use designation would continue to allow these and other small-scale commercial uses, but would also allow these properties to be redeveloped as small multi-family uses, consistent with the abutting apartment properties to the north and south. The Neighborhood Mixed-Use land use category is intended for areas adjacent to single-family neighborhoods, and the supporting zoning regulations will prioritize screening and other protections for the abutting neighborhood.