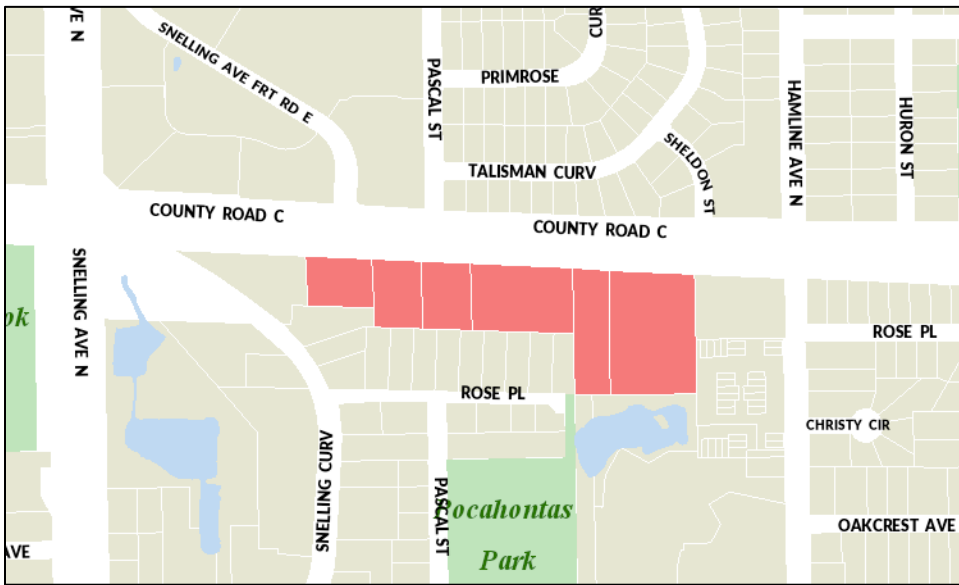


**1380 – 1480 County Road C**



**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 Employment in the updated 2040 Comprehensive Plan.**

The current draft of the 2040 Comprehensive Plan describes the Employment land use category as follows:

**Uses:** office, business, research

**Scale/intensity:** small-medium scale and intensity

**Transportation considerations:** multi-modal (bike, pedestrian, transit and vehicle) facilities and connections to transit stops

Employment areas include a variety of smaller-scale office uses such as business, professional, administrative, scientific, technical, research, and development services.

The High-Density Residential designation of the 2030 Comprehensive Plan anticipated the future conversion of the commercial freight rail line into a rail transit corridor, in which case apartments and other multi-family developments could have taken advantage of the transit facility. Such a transit corridor no longer seems like a viable possibility, so the proposed change to the Employment land use category is intended to facilitate private investment in these properties and improve the City’s ability to enforce and enhance buffers and screening from the abutting residential neighborhood to the south.