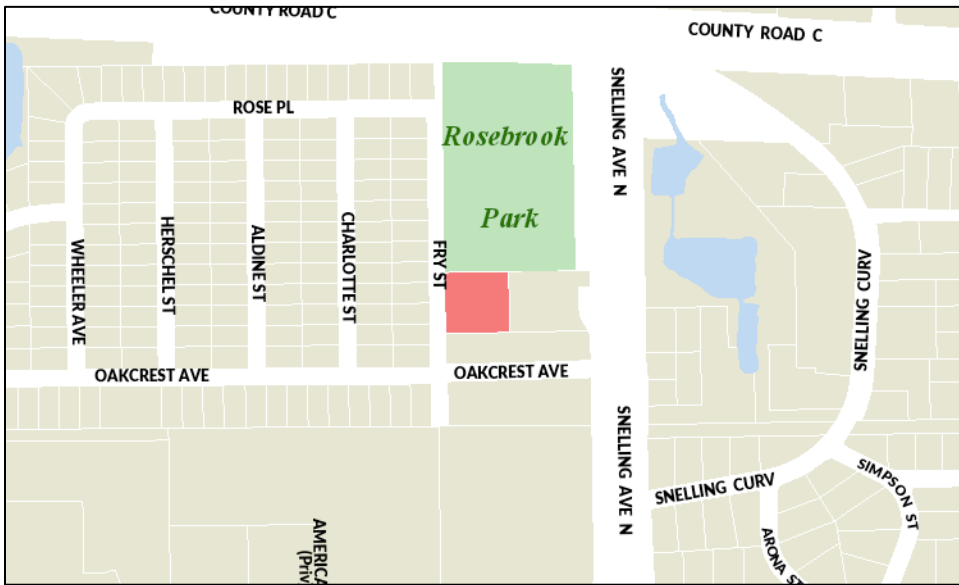


 2560 Fry Street



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

Neighborhood Business uses are small-scale business areas located on or at the intersection of minor arterial and collector streets. Business uses in these areas may include retail, service, and office. Residential uses may be located in a mixed-use building in these areas. Residential uses should generally have a density between four and 12 units per acre and are subject to the other limitations for this land use. Buildings shall be scaled appropriately to the surrounding neighborhood. There should be appropriate buffers and pedestrian connections between Neighborhood Business areas and adjacent residential neighborhoods. Neighborhood Business areas should be connected to surrounding neighborhoods by sidewalks or trails.

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 Neighborhood Business 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 east, and the single-family neighborhood to the west.