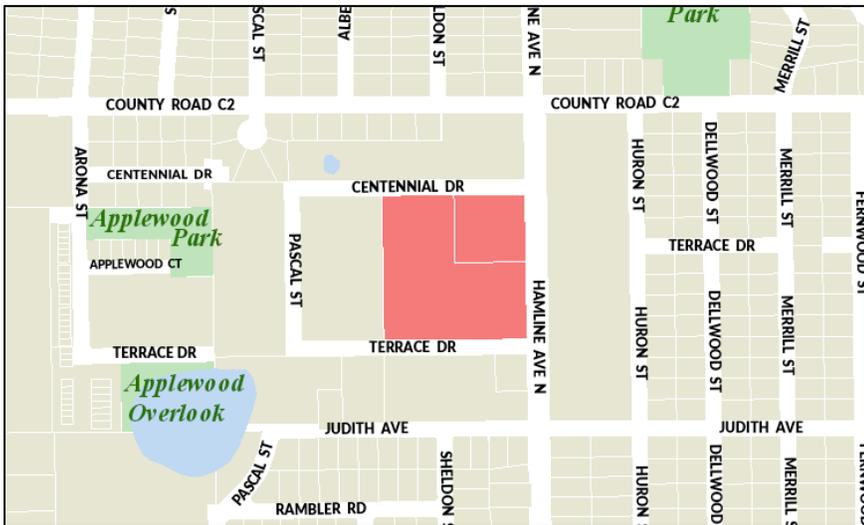


**2797 – 2845 Hamline Avenue**



Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates the western portion of this property for High-Density Residential uses and designates the eastern portion for Neighborhood Business land 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 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 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 Community 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 change from the designations of High-Density Residential and Neighborhood Business to Community Mixed-Use is to eliminate the split designation of the current Hamline Shopping Center property, and to allow for a more creative mix of the multi-family residential and commercial development that has been anticipated on these properties.