



REQUEST FOR PLANNING COMMISSION ACTION

Date: Sept. 1, 2021
Item No.: 6A

Department Approval

Agenda Section

Janice Gundlach

Other Business

Item Description: Preliminary discussion regarding section two Zoning Code updates

BACKGROUND

Since the Planning Commission has concluded their work on the section one updates to the Zoning Code, staff wanted to begin discussions on the section two updates. This discussion is considered preliminary in that the City Council has not yet acted on the section one updates and final action by the Council is likely to take several weeks, or a month or more. Depending on what the City Council approves for section one, the priorities for section two may change.

Attachment A is the Scope of Work for the overall Zoning Code Update project. This scope has been shared with the Commission and Council several times, both before it was used to solicit proposals from consultants and after HKGi was brought on to the project. The section two updates begin on page two of the document. Please be advised the Scope of Work and proposal by HKGi did not include a commitment to address every item, rather, this was a list of items that “could” be considered.

In addition to the Scope of Work, during the course of the section one updates a few items were discussed for inclusion in the section two updates. HKGi tracked these and provided a list to staff. Attachment B includes the items from the Scope of Work, as well as any additional items that were added since the project began. Any items that were accomplished in section one have been removed from the list provided as Attachment B.

The purpose of the Commission’s discussion is to begin to build consensus surrounding 3-5 priority topics for the section two phase of the Zoning Code Update project. Once priority topics are selected, the Commission would present these topics to the City Council during a joint meeting (date to be determined). Depending on the time it takes to work through these topics, budget will ultimately drive what is able to be fully completed. This will become more known as the priority topics are selected, at which point staff and HKGi can determine how much budget is needed and if the current available budget is sufficient. Staff would also note there are a few items within the section two list that staff could advance without the expertise of HKGi.

STAFF RECOMMENDATION

Staff recommends the following five priority topics, listed from highest priority to lowest priority, for section two of the Zoning Code Update project. Items 1 and 2 below were used in the scoring process for selection of a consultant, so it seems most reasonable for these items to maintain a high priority.

- 1) **Sustainability** – zoning requirements and/or incentives for zero-net energy buildings, electric charging stations, etc., landscaping requirements (prioritize use of natives) and tree

32 preservation and/or diversity, screening regulations for solar arrays, revise minimum tree
33 requirement for multi-family housing (current = 1/unit)

- 34 2) **Racial equity and inclusion*** – definition of family/household/housekeeping unit, lot area, lot
35 width, housing types, Subdivision Code barriers, expand LMDR (formerly LDR-2) areas
- 36 3) **Chapter 1017** – shoreland, wetland, and storm water management regulations
- 37 4) **Conditional Uses** – create criteria for newly established CU’s for density, building height,
38 ensure general CU criteria are still valid/appropriate
- 39 5) **General housekeeping items**** – revise definitions of fence, bed and breakfast, lodging,
40 assisted living and/or memory care, address institutional housing types (convent, rectory,
41 housing affiliated with religious institutions)

42 *the priority of this topic, or overall scope of topic, may change depending on the City Council’s
43 advancement of several amendments the Commission forwarded for section one updates.

44 **staff could address these following completion of the section two updates as HKGi’s expertise
45 wouldn’t necessarily be needed to accomplish these amendments.

46 Prepared by: Janice Gundlach, Community Development Director, 651-792-7071

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48 Attachments: A. Scope of Work
49 B. Section two list
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SCOPE OF WORK: Zoning Code Update – summary of revisions and/or requested actions

The City of Roseville’s 2040 Comprehensive Plan was authorized by the Metropolitan Council on April 22, 2020 and subsequently adopted by the Roseville City Council on May 4, 2020. In order to ensure consistency between its 2040 Comprehensive Plan and Zoning Code, the City must now undertake certain amendments to its Zoning Code. The purpose of this document is to identify the range of Zoning Code actions that are *required* to ensure consistency with the 2040 Comprehensive Plan, as well as various revisions that *could* be undertaken as part of the larger update, but are not necessarily required.

SECTION ONE: The following outlines revisions that are *required* in order to ensure consistency with 2040 Comprehensive Plan:

- Develop a BRT (bus rapid transit) overlay zoning district to allow density increases within one (1) mile of Roseville’s two BRT stations (Rosedale Center & Har Mar Mall).
- Ensure the density ranges (minimum/maximum densities) within residential zoning districts is consistent with the Comprehensive Plan.
- Convert and/or rename several existing zoning districts to 1) comply with the mixed use allowances outlined in the Comprehensive Plan, and 2) to re-describe uses focusing on scale and intensity within employment areas, including:
 - Regional Business 1 & 2 (RB) zoning designation to “Core Mixed Use 1 & 2”.
 - Neighborhood Business (NB) zoning designation to “Neighborhood Mixed Use”.
 - Community Business (CB) zoning designation to “Corridor Mixed Use”.
 - Office/Business Park (O/BP) zoning designation to “Employment”.
 - Office/Business Park – 1 (O/BP) zoning designation to “Employment Center”.
 - Formally rezone all affected parcels to the new Zoning District*

<i>Parcel</i>	<i>Existing Zoning District</i>	<i>Proposed Converted Zoning District</i>
Many	Regional Business (RB 1)	Core Mixed Use 1
Many	Regional Business (RB 2)	Core Mixed Use 2
Many	Community Business (CB)	Corridor Mixed Use
Many	Neighborhood Business (NB)	Neighborhood Mixed Use
Many	Office/Business Park	Employment
Many	Office/Business Park -1	Employment Center

- Beyond the rezonings identified in the preceding table, initiate individual parcel rezonings (identified herein as an Attachment) to ensure consistency between the 2040 Comprehensive Plan and the City’s official Zoning Map.*

* It shall be recognized open house discussions on these rezonings occurred during the comprehensive planning process and will not occur again as part of the rezoning actions identified in this Scope of Work as the City is now obligated to proceed. The customary Planning Commission public hearing will be necessary, including mailed public hearing notifications/invitations.

SECTION TWO: The following outlines revisions that *could* be considered as part of the Zoning Code update but are not necessarily needed to ensure consistency with the 2040 Comprehensive Plan:

- Identify incentives for incorporating sustainability measures
- Identify items related to racial equity and inclusion issues
- Address pronoun use throughout Title 10
- Allow increased MDR density by conditional use, like what is allowed in the HDR districts
- Require covered parking for multi-family housing (For example: .5-1 stall / dwelling unit)
- Landscaping & Screening in All Districts (1011.03) – reduce tree requirements for multi-family residential (one tree/dwelling unit too many – multiple variances granted)
- Chapter 1017 (shoreland, wetland and storm water management)
 - Revise wetland setbacks to align with Rice Creek Watershed District regulations
 - Update shoreland ordinance to comply with state/DNR model ordinance – at a minimum we need to add language concerning Shoreland Alteration & Vegetation Alterations in Shoreland Areas, which was inadvertently deleted some time ago
- Definitions – what’s missing/needs revision? Refer to use tables of all zoning districts. Example: “Bed and Breakfast Establishment” definition needs revision so as not to be confused/conflicted with a rental home and/or rental bedroom that is otherwise governed under Title 9 of the City Code. May also need to add a lodging use and/or revise the lodging definition to address home rentals, including prohibition on commercial events within home rentals.
- Consider revising the Conditional Use requirement in the Community Mixed Use Districts regarding multi-family uses of 3 units/building or greater to a higher density threshold
- From the Council’s list of “Items for Future Scheduling”:
 - Consider increased green space requirements for MDR and HDR (caution: must consider balance between the need for green space, its impact on lower overall densities, density commitments made within the Comprehensive Plan, and the demand and affordability of housing units)
 - Are the current minimum residential lot sizes appropriate in all districts?
 - Screening requirements for solar arrays
 - Institutional zoning district amendments to address existing and potential range of housing types (i.e. convent, rectory, day care/Montessori schools, affordable housing)

PROCESS: The City of Roseville’s Community Development Department seeks interested consultants to work collaboratively with City staff to accomplish the above list of Zoning Code Amendments.

The intent under this Scope of Work is for the consultant to research and prepare the necessary code amendment language, with input and feedback provided by City staff, and for City staff to manage/oversee the process and advance such code amendments through the Planning Commission and City Council approval processes. Responses to this Scope of Work should include coordination with City staff for public engagement efforts, including online engagement should in-person meetings not be practical due to the ongoing pandemic. The estimated cost to complete the work outlined herein should be provided in two parts: 1) Section One, and 2) Section Two. The items outlined in Section One are to

ATTACHMENT A

be completed first, recognizing there may be some overlap between the amendments in both sections. The timeframe for completion of Section One is May 31, 2021 and Section Two is December 31, 2021.

Questions should be directed to Community Development Director Janice Gundlach at 651-792-7071 or via email to Janice.Gundlach@CityofRoseville.com. Responses to this Scope of Work should be submitted to the City of Roseville, Community Development Department, Attn: Janice Gundlach, 2660 Civic Center Drive, Roseville, MN 55113, **by 4:30pm on Friday, November 6, 2020.**

ATTACHMENTS: Individual Parcel Rezoning
City Code, Title 10, [Zoning](#)
2040 Comprehensive, [Land Use Chapter](#)

ATTACHMENT A

Individual Parcel Rezoning (that are not rezonings solely due to a converted Zoning District)

<i>Parcel</i>	<i>Existing Zoning</i>	<i>Proposed Rezoning</i>
2025 County RD B West	LDR-1	MDR
2533, 2599 & 2609 Snelling Curve	MDR	LDR-1 or LDR-2
1880 Lexington AVE	HDR-1	LDR-1
3040 Old Highway 8	HDR-1	LDR-1
2134 Cleveland AVE N (Midland Gardens Park)	LDR-1	PR
2560 Fry ST	NB	MDR
1380, 1480, 1454, 1450, 1430, 1408 County RD C West	HDR-1	Employment (E-1)
2940 & 2960 East Snelling Service DR	Office	Neighborhood Mixed Use (MU-1)
2797 & 2845 Hamline AVE	HDR-1 & NB	Community Mixed Use (CMU-2)
2959 Hamline AVE & PID 13-29-23-24-0025 (unaddressed parcel off N McCarrons)	LDR-1	PR
3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223 Old 8 NW	HDR-1	MDR
2417, 2405, 2395, 2373, and unaddressed parcel ID's #'s 05-29-23-23-0064 & 05-29-23-24-0015 County RD C2 West	HDR-1	Corridor Mixed Use (CMU-3)
161 Elmer ST (only that part E of undeveloped Albemarle ROW)	CB	MDR
2237 & 2245 Dale ST	Institutional	MDR
2360 Lexington AVE N	HDR-1	Neighborhood Mixed Use (MU-1)
2112 Dale ST N	LDR-1	Neighborhood Mixed Use (MU-1)
1700 Hamline AVE N	LDR-1	Neighborhood Mixed Use (MU-1)
1716 Marion ST	HDR-1	PR

Topic #	Topic Description
1	Identify incentives for incorporating sustainability measures
1.1	Landscaping and screening in All Districts (1011.03) – reduce tree requirements for multi-family residential (one tree/dwelling unit too many – multiple variances
1.2	<i>Council’s List</i> – Screening requirements for solar arrays
1.3	Consider allowing tiny houses
1.4	Rezone additional areas to LMDR district
1.5	Trees – should there be a different ratio between the greenway, urban and flexible frontages in MU-2 districts?
1.6	Trees – need for tree diversity standards
1.7	Evaluate improvement area/impervious surface coverage standards from a sustainability perspective
2	Identify items related to racial equity and inclusion issues
2.1	<i>Council’s List</i> – Are the current minimum residential lot sizes appropriate in all districts?
2.2	Identify Subdivision Code barriers to development/Allow for a minor subdivision process in Subdivision Code
2.3	Allow for flag lots or some other way to access excess lot area behind existing homes
2.4	Reduce lot width minimums/Reduce minimum lot sizes – could there be incentives added to zoning districts?
2.5	Remove things like "protect property value" and "neighborhood character"
3	Definitions – what’s missing/needs revision? Refer to use tables of all zoning districts.
3.1	Address “family” terminology in dwelling definitions – consider “household” or “housekeeping unit”
3.2	Per recent City Council direction, “fence” might need to be revised like “...erected for decoration or to enclose, screen, or separate areas.”
4	Consider increased green space requirements for MDR and HDR (caution: must consider balance between the need for green space, its impact on lower overall densities, density commitments made within the Comprehensive Plan, and the demand and affordability of housing units)
4.1	Consider establishing usable open space or designed outdoor recreation area standards for medium and high density residential
	Assorted
5	Address pronoun use throughout Title 10
6	Require covered parking for multi-family housing (for example: 0.5-1 stall/dwelling unit
7	Chapter 1017 (shoreland, wetland, and storm water management)
8	<i>Council’s List</i> – Institutional zoning district amendments to address existing and potential range of housing types (i.e. convent, rectory, day care/Montessori schools, affordable housing)
9	Establish an alternative density calculation for Assisted Living in MDR/HDR
10	Accessory buildings standards – impacts from adding housing types, reducing lot sizes?
11	General review of CU use for higher intensity development in various districts, including a review of criteria (general and use specific)
12	MU-2 regulating plans evaluation?
13	Address PUD inconsistencies for E-1 and E-2 districts
14	Evaluate need for buffer/transition standards between new higher density residential and existing lower density residential development