

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 01/23/2017
Item No.: 14.b

Department Approval



City Manager Approval



Item Description: Receive Presentation of Feedback Received at 211 N. McCarrons (former Armory) Community Input Sessions and Direct Staff to Initiate a Comprehensive Plan Amendment/Rezoning Process

BACKGROUND

On January 21, 2016, the City of Roseville was notified by the Department of Military Affairs that they were selling the property at 211 N. McCarrons and that the City held the Right of First Refusal. At its August 29, 2016, meeting, the Roseville City Council voted not to acquire the site and directed staff to engage the community in a rezoning process. Before initiating a rezoning process staff checked in with Ramsey County to see if they were interested in redeveloping the site, since they had the next Right of Refusal. In November the County declined to purchase the property.

On November 15, 2016, Community Development Staff held two Community Input Meetings (one at 3:30 pm and the other at 6:30 pm) to inform the community that a rezoning process was about to occur and to gather any feedback about preferred uses on the site. The input sessions were well attended – more than 80 people attended the two sessions – and there was a high level of interest in the future development of the site. After receiving a brief presentation (see Attachment D for a copy of the presentation), attendees were invited to complete a survey that asked which uses they would find most suitable for the site. The survey was made available (in paper form and electronically) following the presentations (see Attachment B for an example of the survey).

Community Development Staff received 87 total survey responses, 56 were submitted electronically and 31 were completed on paper. See Attachment C for a summary of the results. Following are some of the key takeaways from the results:

- The land use that received the greatest number of votes was Single-Family Residential (Detached) with 69 of 87 respondents selecting that as an acceptable use. With regard to other housing uses, the next highest vote-getter was Townhome/Row Home (1-family attached) with 29 votes, followed by Twinhome (2-family-attached) and Duplex (2-family attached) each receiving 26 votes.
 - When considering housing options, respondents were also asked what density they preferred. Of the density options available, 51 respondents selected up to 4 units/acre, 20 selected 5-8 units per acre, 4 selected 12+ units, and 3 selected 9-12 units/acre.

o Five respondents selected, “No Housing is Suitable.”

- The use, or actually “non-use,” with the next highest number of votes was “No Commercial Use is Suitable,” with 53 respondents selecting that choice. When looking at the 34 respondents who found a commercial use acceptable, the highest vote-getter was Daycare Center with 19 votes, followed by Office with 14 votes, and Sit-down Restaurant and Health Club/Fitness Center each receiving 13 votes.
- The next highest use selected was Community Center, which received 44 votes. Interestingly, the next highest Institutional use was, “No Institutional Use is Suitable” with 29 respondents selecting that option.
- Gardens were the 4th highest use selected with 38 respondents identifying that use as acceptable. Of the other Parks & Recreation options available, the next highest vote getter was “No Park & Rec Uses are Suitable” with 29 votes, followed by Athletic Fields, which was selected by 24 respondents.

Survey respondents were also invited to provide comments, which are included as Attachment C.

Community Development Staff is seeking direction on the Council’s desired comprehensive plan designation for the site. Possible Land Use designations and densities can be found in the PowerPoint presentation (Attachment D) provided on November 15, 2016. If a designation is selected that has multiple zoning options, such as Low Density Residential 1 or 2, Staff suggests that the specific zoning not be articulated until an Open House is completed and the Planning Division has had a chance to review and make a recommendation.

CONTINUED OPPORTUNITIES FOR PUBLIC ENGAGEMENT

Following direction from the City Council, Staff will initiate a Comprehensive Plan Amendment/Rezoning process that will include an Open House Meeting, Planning Commission Public Hearing, and City Council Meeting for final consideration. Comprehensive Plan Amendments are included in our Expanded Notification process.

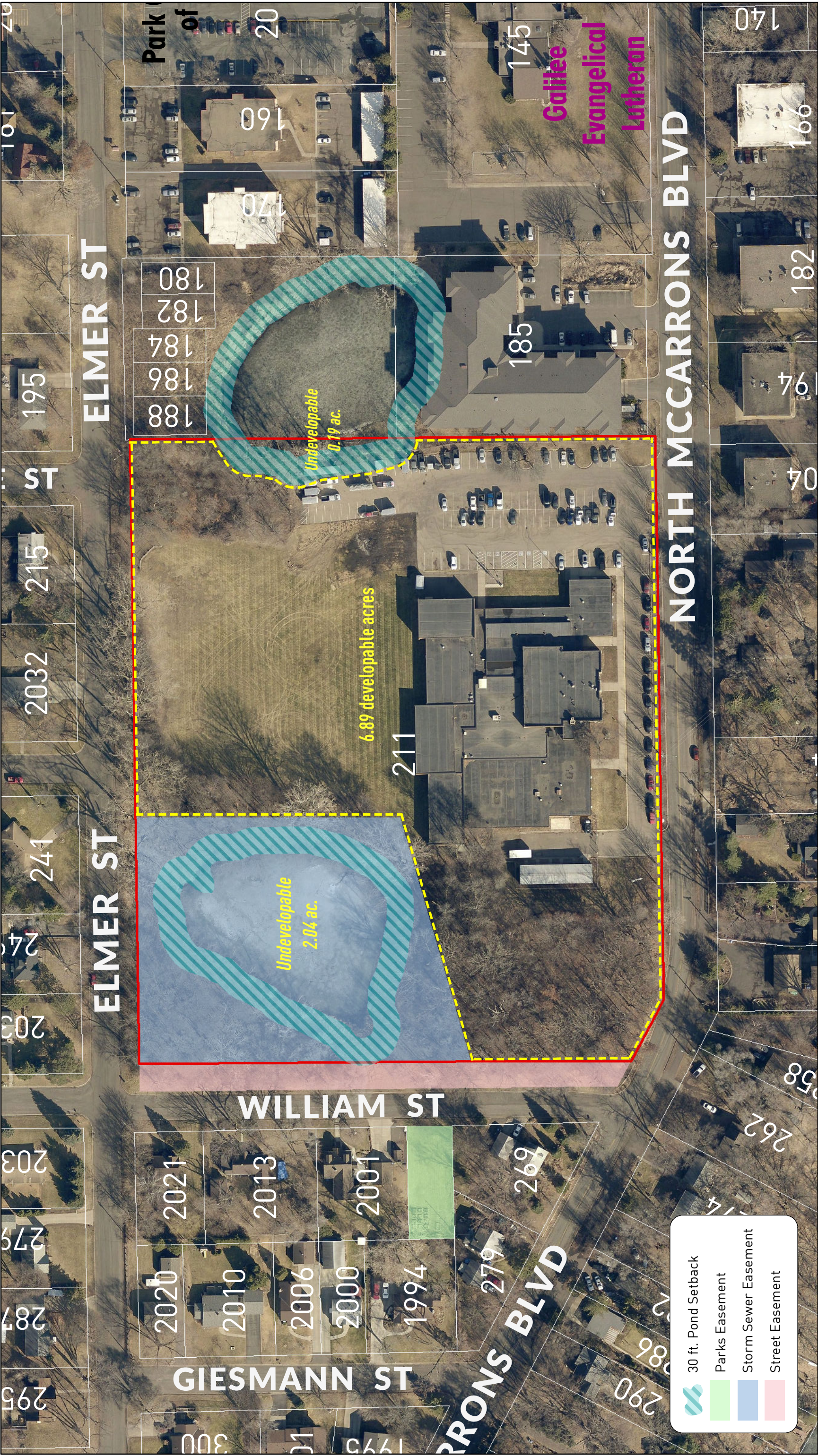
STAFF RECOMMENDATION

Staff recommends that the City Council review the feedback received from the 211 N. McCarrons Community Input Meetings and direct staff to initiate a land use/zoning change process with a specific comprehensive plan designation (e.g., LDR, MDR, HDR).

REQUESTED COUNCIL ACTION

Make a motion to direct Staff to initiate a comprehensive plan amendment/rezoning process for a suggested designation at 211 N. McCarrons.

Prepared by: Kari Collins, Community Development Director
Attachments: A: Site Map for 211 N. McCarrons
B: Example of Survey Completed
C: Feedback Graphs
D: November Input Session Presentation

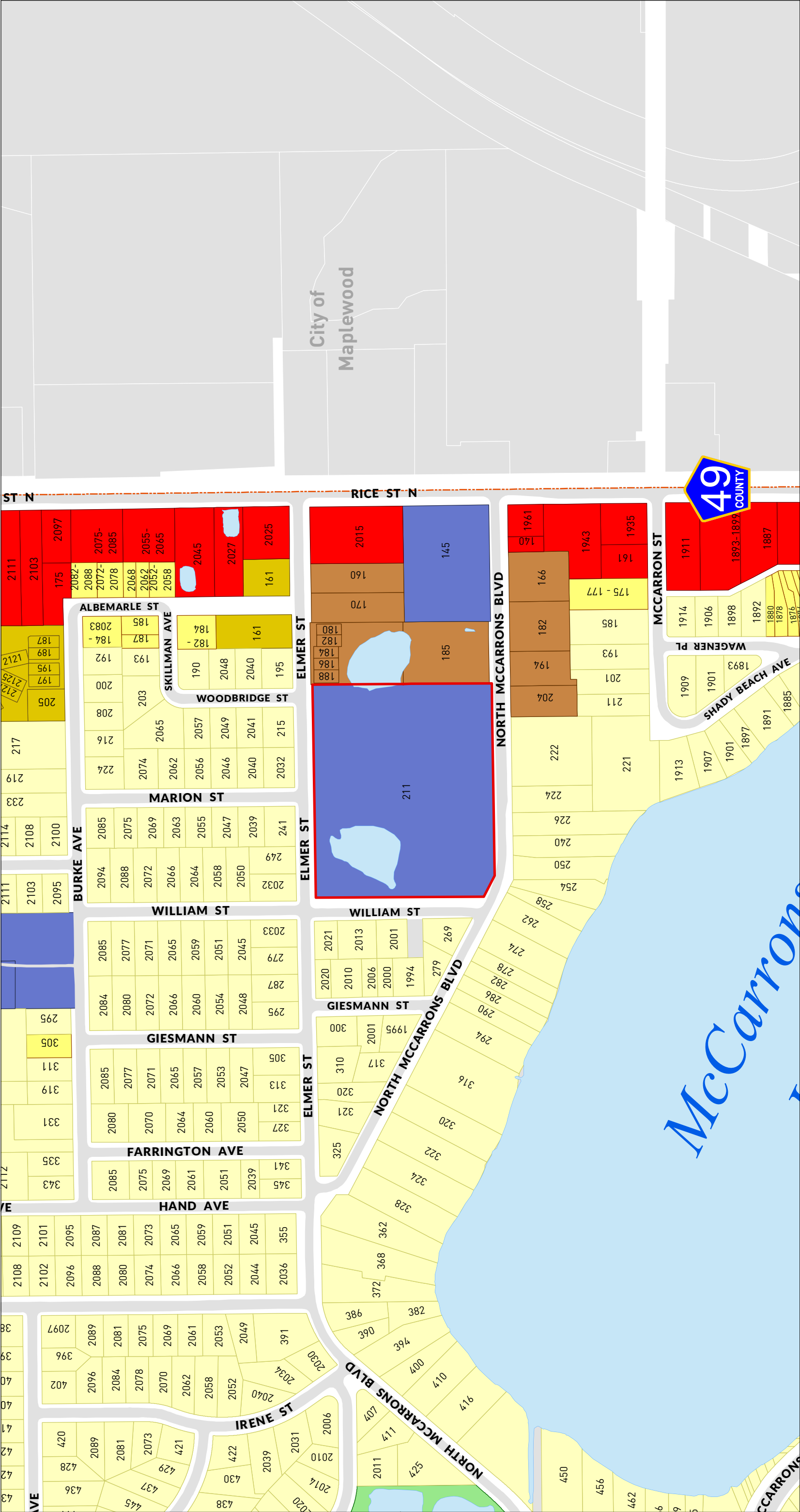


Armory Site: 211 North McCarrons Blvd

Date: November 9, 2016

Sources:
Ramsey County (11/1/2016)
National Wetlands Inventory (10/2015)
Roseville Engineering Dept.





Zoning Map

The Official Zoning Map adopted by the City Council on December 13, 2010 in Ordinance 1402 is the final authority with regard to the zoning status of any property. It is on file in the Community Development Department at City Hall.

The zoning designations shown on this map must be interpreted by the Community Development Department. See Water Management Overlay District Map for additional boundaries.

Prepared by:
ROSEVILLE
Community Development Department
Printed: November 2016

Zoning Designations

Residential

- LDR-1 - Low Density Residential-1
- LDR-2 - Low Density Residential-2
- MDR - Medium Density Residential
- HDR-1 - High Density Residential-1
- HDR-2 - High Density Residential-2

Commercial

- NB - Neighborhood Business
- CB - Community Business
- RB - Regional Business
- RB-2 - Regional Business-2

Employment

- I - Industrial
- O/BP - Office/Business Park

Mixed Use

- CMU-1 - Community Mixed Use-1
- CMU-2 - Community Mixed Use-2
- CMU-3 - Community Mixed Use-3
- CMU-4 - Community Mixed Use-4

Public / Institutional

- INST - Institutional
- PR - Park and Recreation

Data Sources

- * Ramsey County GIS Base Map (7/15/2016)
- * City of Roseville Community Development

211 N. McCarrons – Community Input Survey

Thanks for participating in the 211 N. McCarrons Boulevard Community Input Process. Before proposing a recommendation to the Planning Commission and the City Council, the Community Development Department would like to gather feedback from the community. ***Return your completed survey to the Community Development Department by the end of the day on Mon., Nov. 28.***

- Want to review the presentation given at the November 15 community meeting? Please visit www.cityofroseville.com/southeast.
- Have questions? Contact kari.collins@cityofroseville.com; 651-792-7071

Housing – Check ALL the uses you find acceptable for the site:

☐ Affordable Apartments	☐ Affordable Workforce Apartments
☐ Luxury Apartments	☐ Market-rate Apartments
☐ Assisted Living	☐ Senior Living Apartments
☐ Single Family Detached	☐ Condominiums
☐ Duplex (two-family detached)	☐ Twinhome (two-family attached)
☐ Townhome/Row Home (one-family attached)	☐ I don't think any housing options are suitable for this site

If used for housing, how many units per acre would work well in the neighborhood?

(The site has roughly 6 acres of buildable land):

☐ Up to 4 units per acre	☐ 5 - 8 units per acre
☐ 9 -12 units per acre	☐ More than 12 units per acre

Commercial – Check ALL the uses you find acceptable for the site:

☐ Office	☐ Medical, dental or optical clinic
☐ General and personal service retail	☐ Big-box Retail
☐ Animal boarding (indoor)	☐ Animal hospital/vet clinic
☐ Daycare Center	☐ Health Club/Fitness Center
☐ Mortuary/Funeral Home	☐ Restaurant (traditional/sit-down)
☐ Hotel	☐ Multi-family dwelling (upper stories in mixed use)
☐ Live-work unit	☐ I don't think any commercial uses are suitable for the site

Public/Institutional – Check ALL the uses you find acceptable for the site:

☐ Cemetery	☐ School
☐ Library	☐ Museum
☐ Community Center	☐ Place of Assembly
☐ Government Center	☐ Off-site Parking
☐ I don't think any Institutional uses are suitable for this site	

Park & Recreation – Check ALL the uses you find acceptable for the site:

☐ Amphitheater	☐ Athletic Fields
☐ Dog Park	☐ Gardens
☐ Golf Course	☐ Health Club/Fitness Center
☐ Sports Courts with Lights	☐ Waterpark
☐ I don't think any Park & Rec uses are suitable for this site	

Please use the reverse side of this page to offer any additional comments.

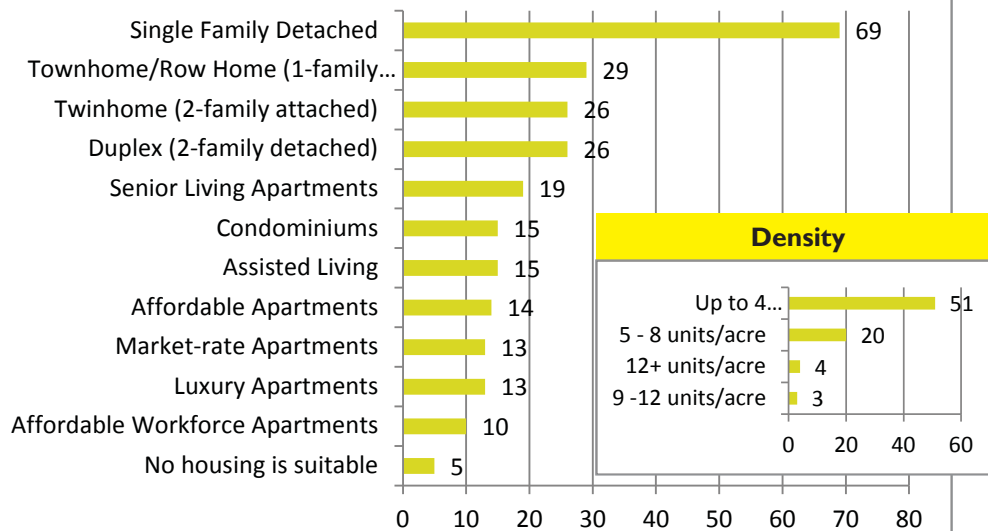
Comments:

Thank You for your Input!

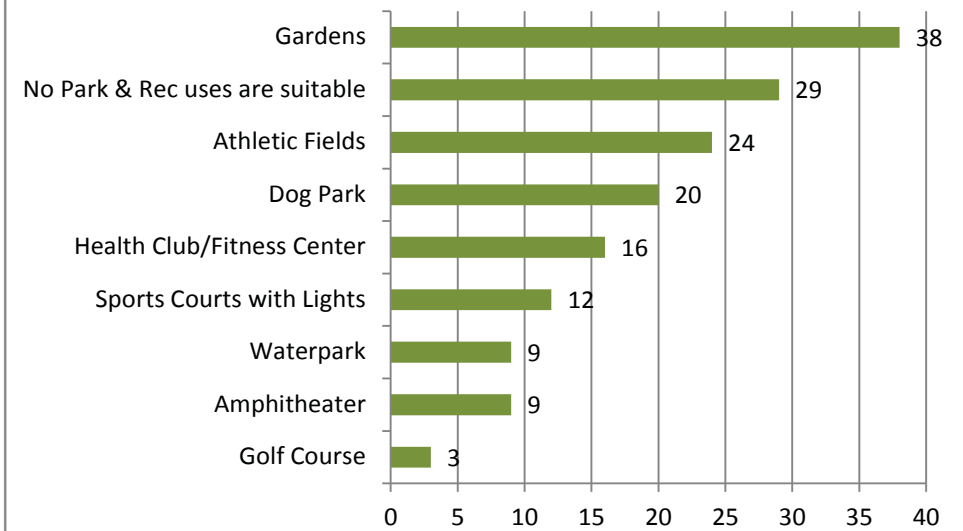
211 N. McCarrons Final Survey Results

87 Total Responses • 56 Online • 31 Paper

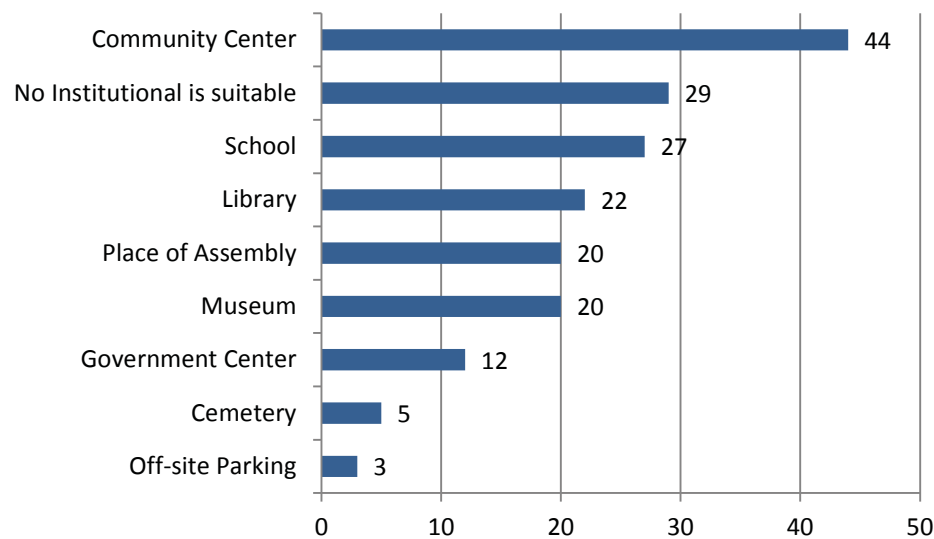
Housing Uses



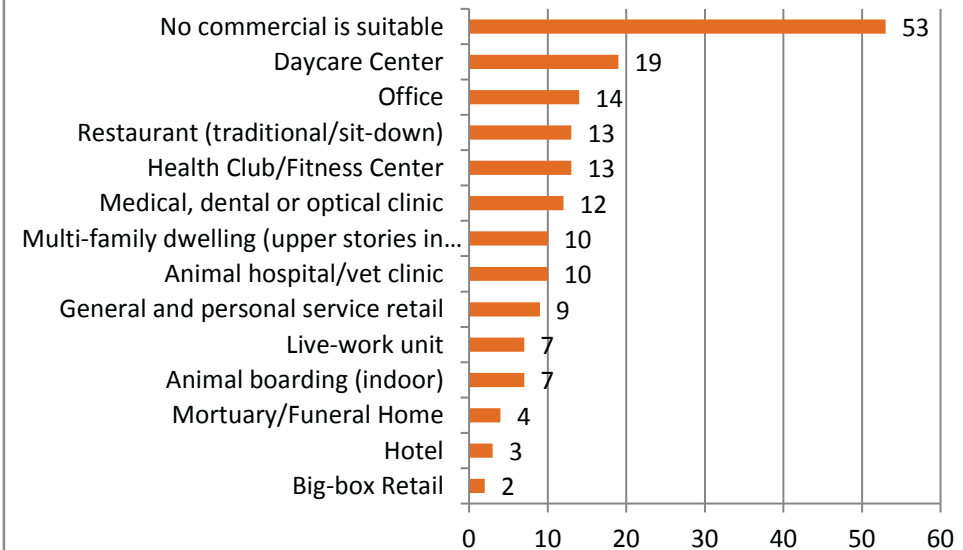
Park & Rec Uses



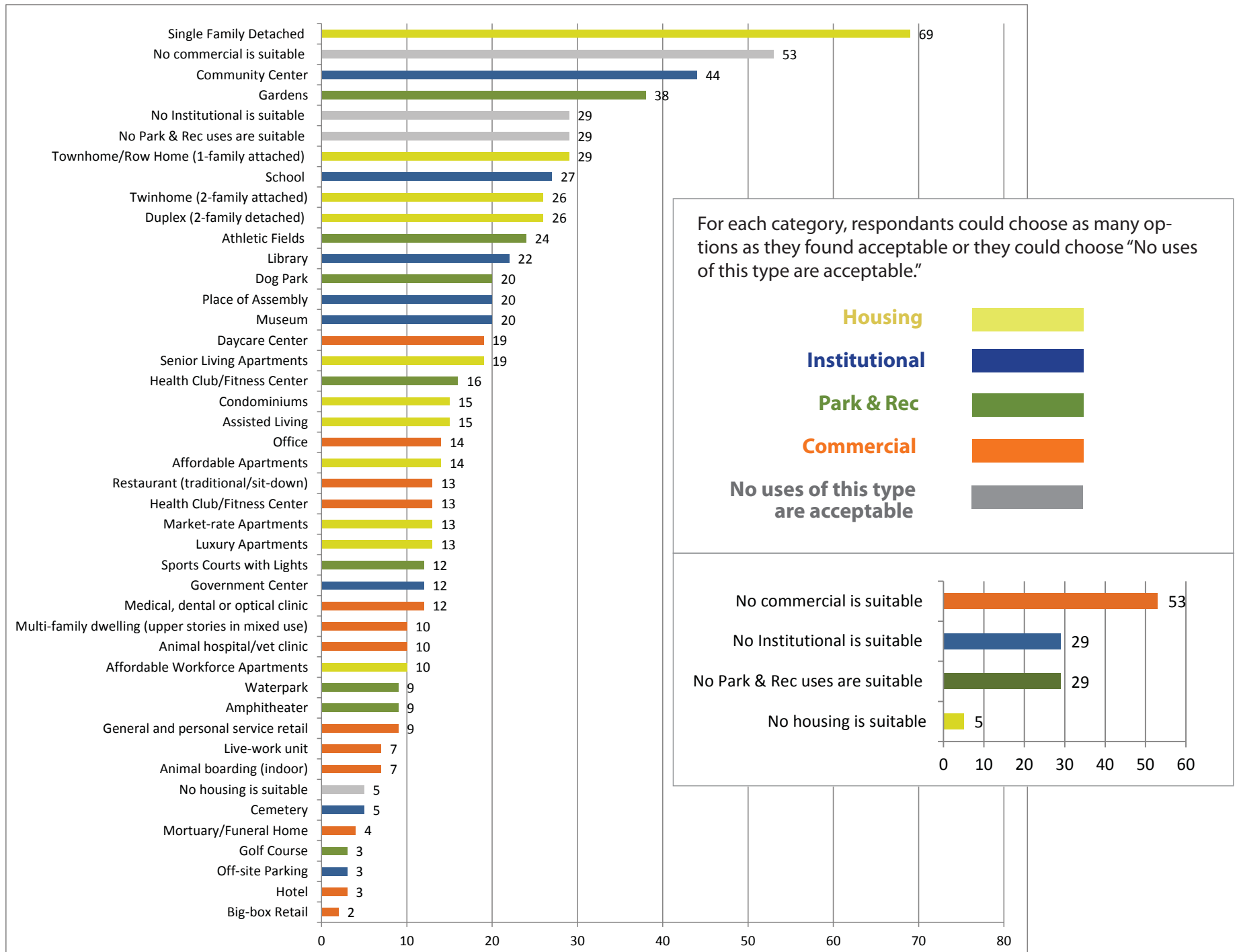
Institutional Uses



Commercial Uses



211 N. McCarrons • Uses in Ranked Order



211 N. McCarrons Survey Results - Comments

- Would like to see positive, progressive movement. Something that brings economic development to this corner of Roseville and north Rice Street. Dwellings for families with income to bring to this area and businesses to attract, that could work. Community work is nice but doesn't develop. (Ex. Com. Garden)
- This site is probably best suited for housing. I know some neighbors are proposing saving the armory building and using as a community center, but I don't agree. It doesn't make sense to keep the building. I would like to see nice housing, possibly with some retail mixed in.
- The National Guard additions to the historic school building should be demolished, leaving only the 1936 school structure for future "public/institutional" type use. The open land should be rezoned for single family dwellings to match the three sides of the entire property, so to act as a buffer between the existing apartments and multistory condominiums on the eastern edge. Open space should be provided utilizing the pond and the undeveloped woodland on the William street border. Any other permitted uses of the property should be consistent with the existing single family neighborhood on the north, south, and western sides of the property.
- Please keep the green space and line of trees along the north side of the lot along Elmer. The green space is used by many residents as-is for a variety of activities. Also, I don't want the amount of traffic on Elmer (and northward) to increase, so I don't want a new road/access point from the zoning area onto Elmer. There is enough speeding traffic coming through without adding to it w/the zoning area. The area is already generally quiet, so would prefer to keep the area quiet with Low Density housing.
- I propose keeping the green area and tree line on the north side (maybe including a walking path) and low density housing on the south side along McCarrons where the Armory is.
- I hope there is a way to consider the proposal put forward by community members which looked at mixed use: housing, open space and, community center. I think the city should be taking more of a lead in energy efficient, smart design. We have enough big houses with garages in front. If the apts on N McCarron are upgraded and the people forced to move out, I would be highly in favor of HDR in part of the site. Whatever the plan, it's important to consider the environmental question of the lake's capacity to handle greater and greater levels of use. City should also be proactive on building heights, before the tear down phenomenon takes over.
- The west side of the site should be retained as a natural area as it currently exists and is used by the neighborhood. The original school site holds many memories for all and would be a good location for a mini community center with the gym, stage, and kitchen--a park building with associated natural area. It could have programming for all in the city, including senior programs. The remainder could be community gardens and/or some limited housing of a small type of upscale, down sizing housing--1200 sf or so and 4-6 per acre--on small lots. Nice site for a PUD for a creative plan. Thank you for the opportunity to weigh in on the project. Hope you listen.
- It would be great if you could get some soils information, perhaps from old school construction documents. It could help evaluate the economics of various alternatives. I am neutral on the old school building but would not like to see "forced demand" that can be handled better in other ways.
- I also like the plan developed by architect that was presented to McCarrons group
- Minimal housing for the area. 12 new houses at most. No commercial unless it be for pet boarding.
- Would like to see the southwest corner of the property remain open space wooded area. Combination of low density housing and community center (multiple zoning) would be acceptable on the site.
- I'd love for the land to remain idle. I realize that that may not be practical. Low to mid-level density housing would be fine. I'd prefer no high density, high rise, housing or commercial uses.
- I would love the area to become more child-friendly - whether that be through a neighborhood use, through a school, daycare, park, or museum, etc.
- FYI - I hesitantly signed a petition going around asking if I preferred something similar to the architectural drawing shown with the petition (facilitated by Sherry Sanders/ Jim Moncur). It showed 12 houses, wooded buffer on west, community center utilizing core of old grade school and a parking lot. I signed it, BUT in the margin I wrote that I was NOT IN FAVOR OF THE CITY PURCHASING THE PROPERTY. I believe that would not be a good use of my tax dollars. There was NO reference on the petition I signed about requesting that the City buy the property, so if the petition comes to you differently, then please remove my name from the petition. I agree with the city decision to pass on the purchase of 211 N McCarrons. The most important thing to me would be a large wooded buffer zone on the west side of property. Thanks for putting together a great presentation for our neighborhood meeting.

211 N. McCarrons Survey Results - Comments • (continued)

- I have lived several blocks from this area since 1987 and have spent many days and hours in the open spaces with family, children and pets.
- The need for affordable housing is great and continues to grow rapidly. I would prioritize the use of this site towards meeting those needs.
- I would like to see a mixed use space and would like to see some of the parking lot get transitioned to green area.
- A community center would be my preference on this site. The area is already 'housing dense'.
- This space should not be used for housing.
- I would like to preserve the quiet nature of the neighborhood. That sector already has high density housing and low income housing. The natural areas (pond on one side and woods with wetland on the other) also already have enormous pressure on them from existing development. In my opinion there has been too much new development. Traffic levels have increased markedly - it is noisy at night due to traffic, and driving to work takes longer. Because of the increased numbers of people on the roads, the quality of living is not as high as it used to be. I value our open spaces, natural areas, wetlands, and Lake McCarron. I like quiet residential communities with families in single family homes. I am an environmentalist and think the entire world is too focused on large-scale development. Green space has been proven to have positive health effects in so many different ways, and yet we continue to remove it. From a re-development standpoint (which this site could be focused on), I think any lower impact alternatives would be fine. Single family housing, a small day care, one story offices, a small meeting site. I'm not too keen on the large alternatives.
- I feel a community center that can grow with the city is the best use. A safe place with a pool, after school programs, and possibly a decent theatre or entertainment venue would be wonderful. I would be more than happy to spend my money at such a place where the money is going back into the community.
- From a hospitality point of view you could look at that area for a hotel/housing/nightlife entertainment district potential if armory is torn down.
- There are plenty of residential/recreational opportunities nearby. Keep it commercial.
- This site is a historical community resource and it's future use should be as a community resource taking into account ongoing planning for the future of SE Roseville and proposed collaborative (Ramsey County, Cities of St Paul, Roseville and Maplewood) improvements in Rice & Larpenteur area which is very nearby. The City Council too quickly and without the input of area residents and any investigation or research judged this resource (The Armory property) not worthy of consideration or any collaborations with the School District and other community resources. The former Armory property holds the potential for far more useful and community based usage than the recent efforts of extensive research, community input and consideration at the Roseville golf course. Effort in this regard should be considered mandatory by the Roseville City Council and due to time constraints of the highest priority. Simply relegating the former Armory property to housing zoning of any kind is to ignore the property's potential benefits to the Roseville community at large as well as nearby neighbors and businesses.
- I see three areas for the 9 acre site. -Row/town houses for the southwest corner to be used as a medium density transition from the higher density of the condominiums and apartments to the West. -As many single family detached homes as the site can manage with a street running through for access. -The area around the wetlands to be open for public use, along with some adjoining land. Hopefully this area could be dedicated to a trail and playground. I am not opposed to the rendering that Sherry Sanders shared; preserving the gym/meeting space. (But would like to see more homes.) The neighbors in that area (especially those from the high density housing) deserve to have an accessible playground, for which the site has served for many decades. Getting an easy access neighborhood playground for that corner of SE Roseville would be my top priority. Anything less would be taking resources away.
- I believe it's too far off Rice, for Commercial / Retail traffic needs. Therefore, the best potential use could be residential or public/institutional use.
- I don't think it's necessary to preserve the old building on the site. I'm not comfortable that some people are trying to ram the idea to save the building down our throats. Why is there a separate meeting with surveys being handed out to push keeping this building?
- Given that much of the parcel's NW corner is both wetland and borders lower density zoning, I think it makes sense to earmark the entire western slice (NW corner and corresponding SW area) for a park or other open space to buffer between different zoning densities.

211 N. McCarrons Survey Results - Comments • (continued)

- When I moved here in 1997, I read somewhere that 75% of the houses in Roseville did not have anyone under age 18 living there. We have kids now, going to Roseville Public Schools, and we see the aging of our neighbors. There has been a lot of replacing businesses with senior living buildings. There is now plenty of senior living in Roseville. We know that Roseville is a much-desired place to live. It is one of two cities that touch St. Paul and Minneapolis - we can get to either downtown in ten minutes. There are 29 parks in Roseville, plenty of retail, plenty of churches, a lot of great reasons to live here. People that want to live in Roseville frequently buy existing houses and tear them to the ground and re-build. Not everyone can afford that. What we have a shortage of is affordable single family housing. Please consider zoning this site LDR 1 or LDR 2. My second choice is to zone it Park and put in some soccer or baseball fields, but I know that is a long shot, and all about me. LDR1/2 is about the future. Thank you.
- I prefer this area to stay as quiet and natural as possible, to have no deleterious impact on the quality of life of anyone in our neighborhood. We already have steadily increasing issues with undesirable persons and activities, and crime infiltrating this area of Roseville. It is crucial to me that whatever happens with this site work toward a SAFER neighborhood.
- The need for move-up housing is needed in this area. There is more than enough apartments and starter homes. Too often I see neighbors moving out of Roseville as their families grow, too many small homes, not enough modern larger homes.
- It would be nice to have this part of the neighborhood for families.
- My family and I bought our house in 2014 which is directly across the street from the armory. If this site is used for multi unit housing I'm putting my house up for sale. There are too many apartments and condos in the area. Our area is beautiful. Please don't ruin it with ugly buildings.
- I believe that the historic WPA school should be kept as the historical society, playhouse, community gathering place, and possible coffee shop.
- Thanks
- Given that there is going to be building on this site in some form, think it would be good if the existing wooded area to the west of the current buildings and to the south of the 2.04Acre / undevelopable space would be retained / protected. Three reasons for this 1) it would provide a good buffer between the new properties and the existing single home families to the west, 2) it would also allow a walk around path to be created around the small lake thus giving something back to the community that does not exist today and 3) it would mean that other than the 'drive by impact' it would mean that only the 6 immediately adjacent properties would directly see / be impacted by the new development and for them it would actually be an improvement vs the existing eye sore of the armory. If building goes to the full west edge then another 14-20 properties had direct line of sight impact and the impact for them is only negative. Also, make sure that the parking on any development is central, vs off to one side.
- This link was posted on Nextdoor web site so how does it prevent people who do not live in Roseville from voting? I would not like to see high density housing on this site.
- I would not like any high density. I would be ok with a wildlife area.
- I think this area of Roseville is already saturated with apartments and many of the single family houses in the area would be considered affordable. For this reason, I feel larger single family or even luxury townhomes would be the best fit. The area around the pond should be park like land, with a walking trail, benches. This area could also use a small playground, maybe a small dog park. I also saw a suggestion with a wading pool which would be nice on this side of Roseville.
- I would like the highest-value development possible on the site, to help reduce the property taxes of other Roseville properties. a corporate headquarters or high density housing would be great! i believe if the treeline was preserved on the north, west, and southwest portions of the property, there would be plenty of shielding of the single family homes, that they would not notice what was on the property. To the east and south are high density properties, who should not object to any type of development on this site. I believe the vast majority of traffic from the 211 site would move east to rice st, and would not impact the houses to the west. there is already a great deal of high density housing in the area, and still, whenever i drive on north mc carron's boulevard, which i do quite often, it is very rare to see another vehicle on the roadway at the same time. if the treeline was kept, i see no negative impacts for the single family homes in the area.

211 N. McCarrons Survey Results - Comments • (continued)

- The neighborhood at 2032 Marion Street just across from Elmer Street (on the north side of the proposed development) is mostly a neighborhood of the 1950's style single family homes with large 1/3 to 1/2 acre yards. The neighborhood has attracted many new residents recently including many with young families. The homes are well maintained. We enjoy the close proximity to Lake McCarrons. Some of us walk around Lake McCarrons every day. I would hope that the new development at 211 North McCarrons Blvd would be compatible with the look and the vibe of the rest of the neighborhood. With the kind of housing density proposed (even the low density of 4 houses per 1 acre), I am concerned about the possibility of too many drive-ways on the short space on Elmer Street between Woodbridge and Marion Street. There are just 2 driveways and houses on this block on the north side of Elmer Street. In contrast, the approved development of 5 townhouses on the south side of Elmer Street adjacent to the proposed development has 5 driveways in a shorter space along Elmer Street. I am also concerned about possible problems with surface water control with the proposed new development. As the property is now, the baseball field on the property is filled with pooling water in the spring. Ducks come and go to the large pond on the field for at least a couple of weeks. The field is also flooded with heavier rains during the summer and fall. My house on the north side of Elmer Street is protected from flooding by the boulevard on the south side of Elmer Street which is at street level. The boulevard then drops about 4 feet onto the 211 North McCarrons property keeping water from pooling on Elmer Street. The drop in elevation from the boulevard on the Elmer Street side of the 211 North McCarrons Blvd property also keeps the street drains on Elmer Street from being over-whelmed by the storm water rushing down the block from Woodbridge and Marion Street. If the new owner would be allowed to raise the elevation on the Elmer side of the development we would experience new flooding issues on the north side of Elmer Street.
- I would like to see the west side of the property turned into a park. The SW portion is elevated so it would take a lot of ground work to develop that. Having that west side be a park with walking paths would be wonderful. I do not want any businesses to build here nor more apartments. Our corner of Roseville has plenty already. Thanks for taking our thoughts into consideration for rezoning.
- In very general terms what I would like to see here is a space that is safe and fosters community. A single zoning designation may not best serve those ends. I loved the concept drawn up by Tom (the architect at Galilee Lutheran). We have an opportunity here to create something fantastic for our community, or we can succumb to bottom line market forces and end up with who knows what.
- Landscape around ponds (swamps)
- Appreciate any consideration that would be good for our now stable community! Bob Erdman, 240 N McCarrons Blvd
- I have lived in my home at 226 N McCarrons Blvd for 63 years. I and my two children all attended the school that is just across the street. My husband taught at the school for 21 years when it finally closed. I have always enjoyed this location because it is so close to St. Paul & Mpls. and yet has a quiet feel of the north woods. We have enough apartments and have no need for more or any commercial uses. Since Roseville's population is getting more children, it would be nice to have an area where they can play, go on walking paths and watch environmental growth near the pond. I do not wish to have more traffic on N. McCarrons Blvd. It is difficult now to go north on Rice St. I would like to see a few homes where children can grow up and enjoy the area safety. Sincerely, Sharon Hill
- Condo-Coop -- Applewood Community; walking trail in NW corner (undevelopable area)
- Some green space should remain (walking, gardens, strips of native vegetation, etc.)
- I feel that we need to keep as much open green space at this address. Keep the original school as a meeting place would be an added plus.
- Please do what you can to help protect the neighborhood. There's more than enough high density housing in the neighborhood. We could make the property on west side (south of the pond) into an open green space with dirt paths like at Reservoir Woods. Tear down the behemoth of additions and preserve McCarron's Lake School. It could house the Roseville Historical Society, Rosetown Playhouse, provide meals for seniors in kitchen, the Police Athletic League could sponsor sports league activities for youth. The gym could be rented out for events. the classrooms could hold classes similar to Fairview Community Center for adults.
- No high density
- Half the property green space; half the property housing; Currently the woods & pond provide Green space -- keep natural
- LDR-2 Permitted Uses - Two-family (twinhome); No HDR - This section of Roseville - overloaded, now! Use old school for community center
- I think this area should be low density housing in keeping with the neighborhood.

211 N. McCarrons Survey Results - Comments • (continued)

- Would like to see closer connections between this and the SE Roseville project. It was mentioned, but it did not feel like there was a cohesive vision for what happens in this part of the city. It does not feel productive to have isolated meetings; this property is part of a neighborhood. And while we as residents may have a specific opinion on this space, we have not all had a chance to think critically/strategically about where things are going. That being said, with what I know and understand, I most strongly have things I do not want to see: big-box retail - self-explanatory; hotel/boardings; land should serve the community, not visitors; lowest density housing - unsustainable for the City's growth. Thank you for the opportunity to understand this process and provide feedback.
- The site is surrounded by single family houses. There is no reason to put anything else in this area.
- I live directly across the street from the site, across N. McCarrons Blvd, so what happens here greatly affects me. The neighborhood is single family homes, except for closer to Rice St, and I think we should maintain that on this site. I'd like to see large areas of green space along the north side of N McCarrons Blvd, especially keeping the beautiful row of maple trees there with a park like buffer. The houses could be on the side of the present armory building plus to the north of that, while making the treed area south of the pond into a park, incorporating walking paths in and around pond area. Hopefully once the building is down and parking lot is broken up, even with 12-18 homes, there would still be more green than we have now. Keep as many of the current trees as possible. Apart from a church or library, school or community center, there are no other uses that fit in with the neighborhood. Leave commercial and high density (not even LDR-2 or Medium Density) on or along Rice Street. Many of the homes across the street on N. McCarrons have 1 house on almost an acre of land. Don't make small lots! I'd like to see the entrance to this community via an access on Elmer St., not N. McCarrons which has a lot of pedestrians along the bike path. I drew this out on the map you gave us. Some of the photos on the light density demonstration board at the meeting looked very much like where I lived in St. Paul MAC Groveland neighborhood. Nice for city living but after 27 years we moved here to be away from all that: Enjoy the lake, walk the bike path, spot the occasional deer or bald eagle . . . that's what makes this neighborhood special. Nor more apts or rental units or condos. Thanks!
- Single family homes preferred on most of the six (6) acres but I would be okay with some small amount of medium density/townhomes as a buffer between new properties and 185 N. McCarrons.
- Respondent selected 5-8 units per acre and added this note: "under 25' total height please."
- Respondent added the following annotation to the Parks & Rec uses: "with the exception of small parks"



Community Input Meeting

211 N. McCarrons – Former Armory Site

COMMUNITY DEVELOPMENT STAFF

NOVEMBER 15, 2016

Meeting Outline

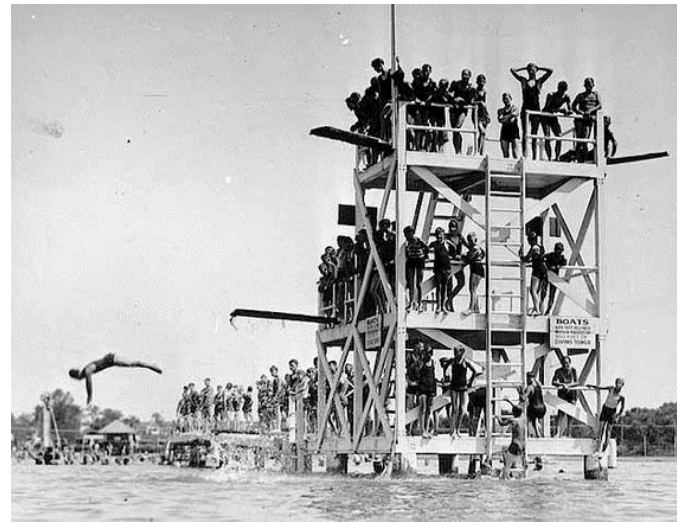
1. Receive Presentation From Staff - Handouts
2. Questions and Comment Period About the Zoning Process
3. Complete Checklist Outlining Development Options

➤ Feedback will be summarized and presented to the City Council.

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211 N. McCarrons – Site History

➤ Previously a dairy farm, McCarrons School was built in 1936.



Site History Continued...

1940



1953



The buildings were sold to the National Guard in 1981

The Site Today



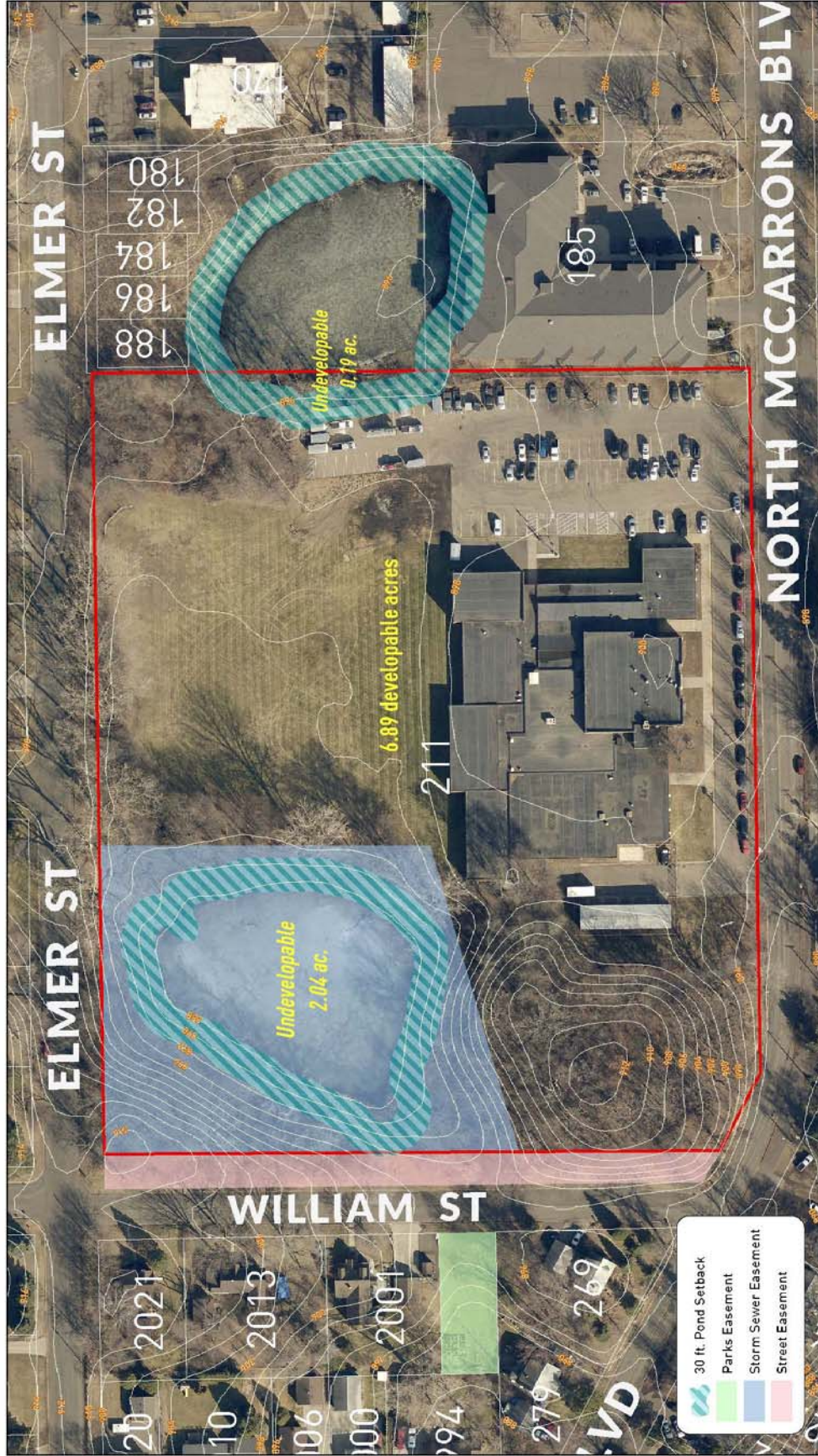
Site History Continued...

- On January 21, 2016, the City of Roseville was notified of its Right of First Refusal for consideration to acquire 211 N. McCarrons from the Department of Military Affairs.
- Both the Roseville City Council and Ramsey County decided against acquiring the property.
- The City Council directed staff to engage the community in a rezoning process.
- The site will now be placed on the market for sale.
- At this time the current zoning is: ***Institutional***.

Benefits of Local Zoning Control

ZONING CAN....

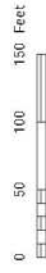
- Protect and enhance property values.
- Help to implement the community goals and objectives of the comprehensive plan.
- Conserve existing neighborhoods.
- Allow potential nuisance uses to be located away from residential neighborhoods
- Provide for better lot arrangement.
- Protect recreational areas and open space.
- Conserve environmentally sensitive areas.
- Most importantly, zoning gives the community some control over its land uses, appearance, and quality of life in the future.



Date: June 9, 2016

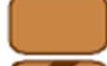
Sources:
 Ramsey County 6/2/2016
 National Wetlands Inventory (10/2015)
 Roseville Engineering Dept.

Armory Site: 211 North McCarrons Blvd



Zoning Designations

Residential

-  LDR-1 - Low Density Residential-1
-  LDR-2 - Low Density Residential-2
-  MDR - Medium Density Residential
-  HDR-1 - High Density Residential-1
-  HDR-2 - High Density Residential-2

Commercial

-  NB - Neighborhood Business
-  CB - Community Business
-  RB - Regional Business
-  RB-2 - Regional Business-2

Employment

-  I - Industrial
-  O/BP - Office/Business Park

Mixed Use

-  CMU - Community Mixed Use
-  CMU-2 - Community Mixed Use-2
-  CMU-3 - Community Mixed Use-3
-  CMU-4 - Community Mixed Use-4

Public / Institutional

-  INST - Institutional
-  PR - Park and Recreation



What to think about when thinking about zoning....

- Density
 - Possibility of more than one use on site
 - Long Term Vision
 - Not specific businesses
 - Access
 - Site Features
 - Impact to Roads and Traffic
 - The Market
- 

Low Density Residential (LDR)

4-8 Units Per Acre

LDR-1 Permitted Uses

Single-family detached
Accessory dwelling unit
Community residential facility (state
licensed 1-6 persons)

LDR-2 Permitted Uses

Two-family detached home (duplex)
Two-family attached home (twinhome)
One-family attached home
(townhome/rowhouse)

Medium Density Residential (MDR)

5-12 Units Per Acre

MDR Uses Include:

Single-family detached home

Two-family detached home (duplex)

Two-family attached home (twinhome)

One-family attached home
(townhome/rowhouse)

Multi-family (3-8 units per building)

Multi-family (8 units or more per building)

State licensed group home (1-6 persons)

State licensed group home (7-16 persons)

Assisted living facility

Nursing home

High Density Residential (HDR) 12-24 units per acre

High Density Residential-1 & 2 Permitted Uses

Single-family attached home (townhome/rowhouse)

Multi-family (3-8 units per building)

Multi-family (8 units or more per building)

Manufactured home park

Live-work unit

State licensed group home (1-6 persons)

State licensed group home (7-16 persons)

Assisted living facility

Nursing home



Commercial Uses

(Neighborhood Business, Community Business, Regional Business, and Community Mixed Use)

Permitted Uses in Neighborhood Business

Office

Medical, dental, or optical clinic

General and personal service retail

Animal hospital/vet clinic

Bank or financial institution

Day care center

Permitted Uses in Other Commercial Districts

Big Box Retail

Restaurant

Mixed Use (commercial street level/residential on top)

General and Personal Service Retail

Hotel

Public/Institutional Uses

Permitted Uses in Institutional Districts

Cemetery

School

Community Center

Government Center

Library

Museum

Place of Assembly

Off-Site Parking

Park and Recreation District

Park & Recreation Uses Include:

Ampitheater

Athletic Fields

Golf Course

Dog Park

Gardens

Waterparks

Sport Court with lights

We Want Your Input – Complete the Online Survey

www.cityofroseville.com/ArmorySurvey

Housing

Housing

Please check all the housing types you would consider acceptable for this site: *

☐ Affordable Apartments

☐ Affordable Workforce Apartments

☐ Luxury Apartments

☐ Market-rate Apartments

☐ Assisted Living

☐ Senior Living Apartments

☐ Single Family Detached Homes

☐ Condominiums

☐ Duplex

☐ Townhome/Row Home

☐ I don't think any housing options are suitable for this site

If the site is used for housing, how many units per acre do you think would work well in the neighborhood (the site has roughly 6 acres of buildable land): *

☐ Up to 4 units per acre

☐ 5 - 8 units per acre

☐ 9 - 12 units per acre

☐ More than 12 units per acre

Commercial Uses

Commercial

Which Commercial uses would you find acceptable for the site? *

☐ Big-box Retail

☐ Small-scale Retail

☐ Corporate Headquarters

☐ Daycare Center

☐ Hotel

☐ Medical Clinic/Office

☐ Office

☐ Office Showroom

☐ Restaurant (fast food)

☐ Restaurant (not fast food)

☐ Vertical Mixed-use

☐ I don't think any commercial uses are suitable for this site

Institutional Uses

Institutional Uses

Please check the Institutional Uses you would find acceptable on this site: *

☐ Church

☐ Government Building

☐ Hospital

☐ Park

☐ Public Use Facility

☐ School

☐ I don't think any Institutional uses are suitable for this site

Industrial Uses

Industrial Uses

Please check the Industrial Uses you would find acceptable on this site: *

☐ Light Industrial

☐ Limited Production/Processing

☐ Limited Warehousing/Distribution

☐ Manufacturing

☐ Warehouse

☐ I don't think any Industrial uses are suitable for this site

Comments

Please provide any other feedback you'd like the Council to consider when thinking about the rezoning for this site.

Limit: 200 words

0/200 words

Submit

Community Development Staff Contact Information

Kari Egerstrom Collins
Community Development Director
kari.collins@cityofroseville.com
651.792.7071

Thomas Paschke
City Planner
thomas.paschke@cityofroseville.com
651.792.7074

Bryan Lloyd
Senior Planner
bryan.lloyd@cityofroseville.com
651.792.7073

Jeanne Kelsey
Housing & Economic Development
jeanne.kelsey@cityofroseville.com
651.792.7086

Joel Koepp
GIS & Economic Development
joel.koepp@cityofroseville.com
651.792.7085

Jane Reilly - Form Questions
Senior Office Assistant
jane.reilly@cityofroseville.com
651.792.7078

Questions & Comment
