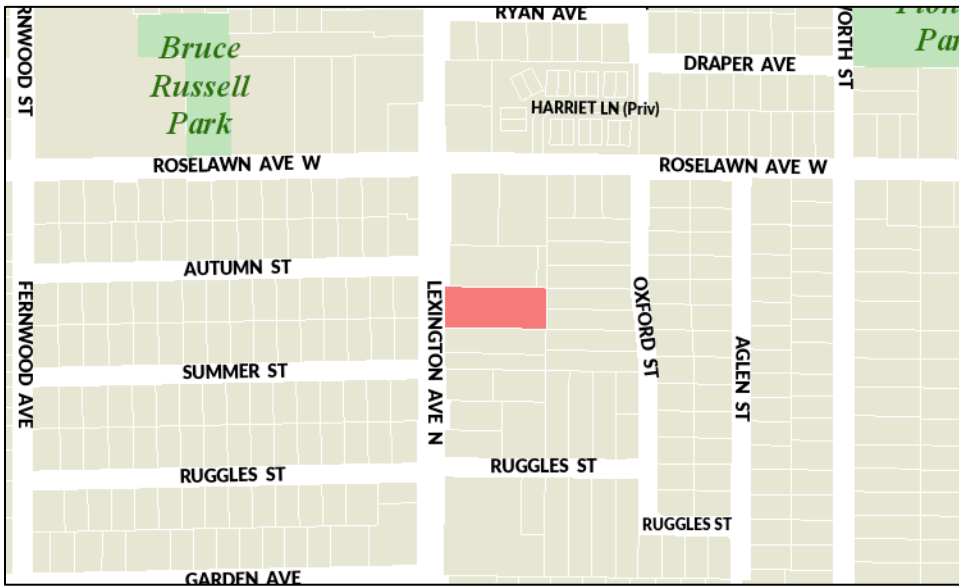


 1880 Lexington Avenue



**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates this property 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 this property is proposed to change to Low-Density Residential in the updated 2040 Comprehensive Plan.** The current draft of the 2040 Comprehensive Plan describes the Low Density Residential land use category as follows:

**Residential density:** 1.5-8 dwellings/acre

**Uses:** Single and Two-Family Residential

**Scale/intensity:** small scale, low intensity

**Transportation considerations:** sidewalks, trails

Low-density residential land uses include single-family detached houses generally with a density between 1.5 and four units per acre and two-family attached houses generally with a density of no more than eight units per acre.

The current High-Density Residential designation was associated with the larger apartment development to the north of this property. Although the property has been guided for high-density development for since at least 1997, no high-density residential development has been proposed for this property, and the current high-density residential regulations of the property make the existing home a nonconforming use. The proposed change to Low-Density Residential designation will restore a conforming status to the use of the property as a single-family home.