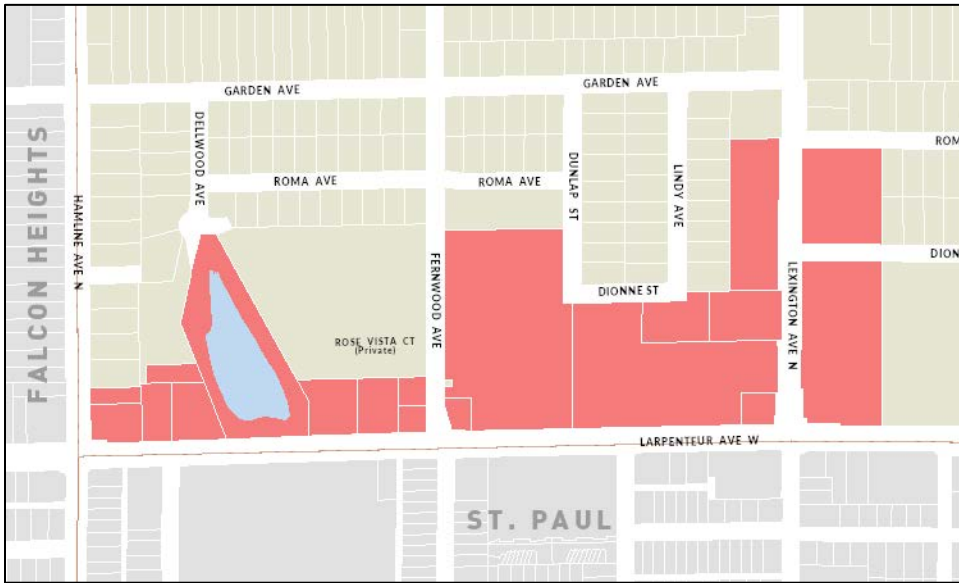


Commercial properties along Larpenteur and Lexington Avenues



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

Community Business uses are commercial areas oriented toward businesses involved with the sale of goods and services to a local market area. Community business areas include shopping centers and freestanding businesses that promote community orientation and scale. To provide access and manage traffic, community business areas are located on streets designated as A Minor Augmentor or A Minor Reliever in the Transportation Plan. Community Business areas should have a strong orientation to pedestrian and bicycle access to the area and movement within the area. Residential uses, generally with a density greater than 12 units per acre, may be located in Community Business areas only as part of mixed-use buildings with allowable business uses on the ground floor.

The designation for these properties is proposed to change to Corridor Mixed-Use in the updated 2040 Comprehensive Plan. The current draft of the 2040 Comprehensive Plan describes the Corridor Mixed-Use land use category as follows:

- Residential density:** 13-36 dwellings/acre
- Uses:** High density residential, commercial, office, civic, parks and open space
- Residential requirement:** 10% of future development must be residential
- Scale/intensity:** medium to large scale and medium to high intensity
- Transportation considerations:** strong emphasis on pedestrian, transit and bicycle access and connections between uses

Corridor Mixed Use areas are located along major transportation corridors in the City. Corridor Mixed Use areas may include a wide range of uses from shopping centers, to freestanding businesses and institutions, to high-density residential developments. High-density residential uses are encouraged in these areas.

Corridor Mixed Use areas promote the redevelopment of aging strip centers and underutilized commercial sites in a manner that integrates shopping, employment, services, places to live and/or public gathering spaces.

Corridor Mixed Use areas should have a strong orientation to pedestrian, transit and bicycle access to the area and movement within the area. Residential uses, generally with a density greater than 13 units per acre, may be located in Corridor Mixed Use areas as part of mixed-use buildings with allowable business uses on the ground floor or as standalone buildings with well-designed infrastructure connecting them to the surrounding area.

The primary difference between the current Community Business designation and the proposed Corridor Mixed Use designation is that multi-family residential development is *allowed* in the Community Business designation, and a small amount of multi-family residential development is *required* in the Corridor Mixed-Use designation.