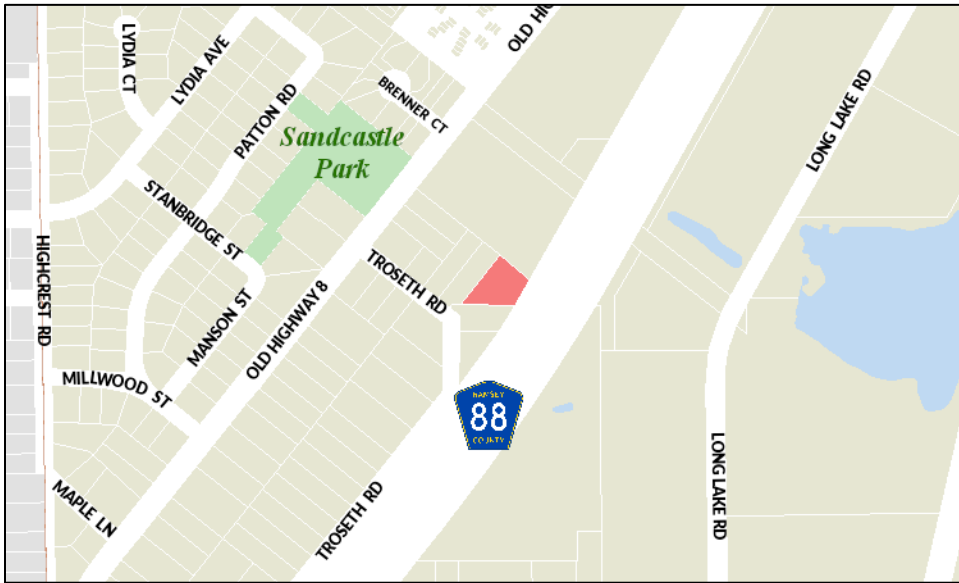


3040 Old Highway 8



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 since at least 1980, no high-density residential development has been proposed for this property. The proposed change to Low-Density Residential designation reflects the determination that the most appropriate future use of the property, situated between two single-family homes, is as a single-family home.