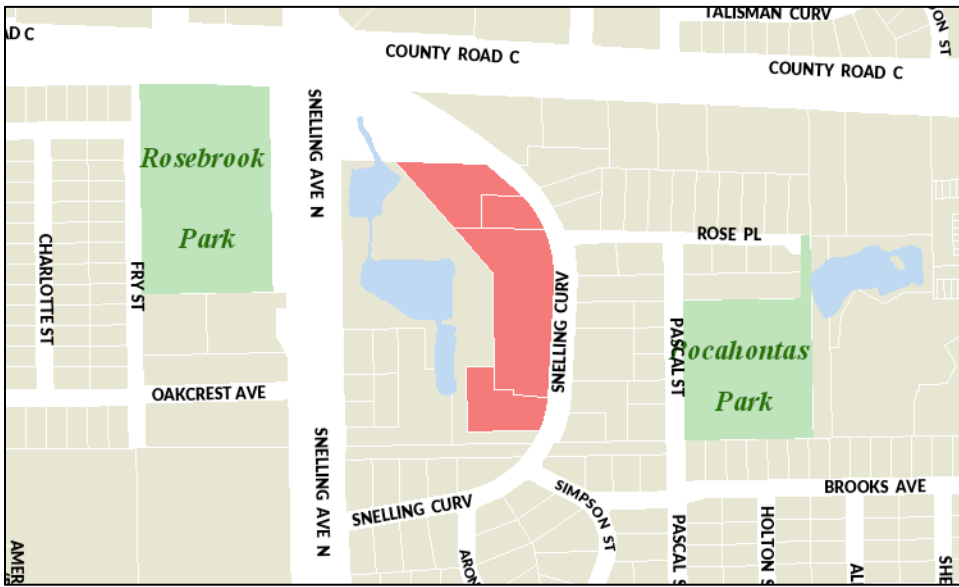


**2599 – 2609 Snelling Curve**



**Roseville’s current comprehensive plan, the 2030 Comprehensive Plan, designates these properties Medium-Density Residential land uses.** The 2030 Comprehensive Plan describes the Medium-Density Residential land use category as follows:

Medium-density residential land uses include single-family attached housing types such as triplex, quadruplex, row houses, side-by-side townhouses, back-to-back townhouses, mansion townhouses, and small-lot detached houses, generally with a density greater than four units per acre up to 12 units per acre.

**The designation for these properties 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 proposed lower-density designation has been prompted by concern over the amount of residential traffic that would be introduced to the local, neighborhood streets, given that the subject property does not have direct connections to larger, collector streets.