



PLANNING COMMISSION
Comprehensive Plan Update Meeting Agenda

Wednesday, June 28, 2017 at 6:30 p.m.

Roseville City Hall Council Chambers, 2660 Civic Center Drive

1. **Call to Order**
2. **Roll Call**
3. **Review of Minutes**
 - a. **May 24, 2017 Comprehensive Plan Update Meeting**
4. **Communications and Recognitions**
 - a. **From the public:** Public comment pertaining to general land use issues not on this agenda
 - b. **From the Commission or staff:** Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process
5. **Project File 0037: 2040 Comprehensive Plan Update**
 - a. **Future Land Use Districts**
Discussion of possible revisions to the names and descriptions of the land use designations
 - b. **Future Land Use Map**
Discussion of the overall future land use map as updated with the new land use designations based on previous discussions, how land use designations affect (and are affected by) certain Metropolitan Council requirements, and potential development/redevelopment areas, in general, as well as deeper discussion of select “special study areas”
6. **Adjourn**

Upcoming Comprehensive Plan Update Meetings:

Planning Commission: July 26 & August 23

Economic Development Authority: July 18

Public Works, Environment, and Transportation Commission: July 25 & August 22

For up to date information on the comprehensive planning process, go to www.cityofroseville.com/CompPlan

Regular Meetings: **Planning Commission & Variance Board:** July 12 & August 2

City Council: July 10, 17, 24 & August 14, 28

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Planning Commission – Comprehensive Plan Update Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, May 24, 2017 – 6:30 p.m.

1
2
3
4 **1. Call to Order**

5 Chair Murphy called to order a Special meeting of the Planning Commission at
6 approximately 6:30 p.m. for the purpose of updating the city’s comprehensive plan for
7 2040.

8
9 **2. Roll Call**

10 At the request of Chair Murphy, Community Development Director Kari Collins
11 called the Roll.

12
13 **Members Present:** Chair Robert Murphy; Vice Chair James Bull; Commissioners
14 James Daire, Julie Kimble, Chuck Gitzen, Pete Sparby, and
15 newly-appointed Commissioner Sharon Brown

16 **Staff / Consultants**

17 **Present:** Community Development Director Kari Collins, and Senior
18 Planner Bryan Lloyd, Consultant Erin Purdu, WSB

19
20 **MOTION**

21 **Member Murphy moved, seconded by Member Bull to amend tonight’s agenda to**
22 **add the swearing in of newly-appointed Commissioner Sharon Brown.**

23
24 **Ayes: 7**

25 **Nays: 0**

26 **Motion carried.**

27
28 Chair Murphy welcomed and introduced Commissioner Brown and swore her in as the
29 newest member of the Planning Commission.

30
31 **3. Review of Minutes**

32
33 **a. April 26, 2017 Special Planning Commission Meeting - Comprehensive**
34 **Plan Update**

35 *Commissioners had an opportunity to review draft minutes and submit their*
36 *comments and corrections to staff prior to tonight’s meeting, for incorporation*
37 *of those revisions into the draft minutes.*

38
39 **MOTION**

40 **Member Bull moved, seconded by Member Daire to approve the April 26,**
41 **2017 meeting minutes as amended.**

42
43 **Corrections**

- 44 **▪ Page 5, Line 164 (Bull)**

45 Typographical correction: Change “Chair Bull” to “Chair Murphy...”

- 46 **▪ Page 5, Line 198 (Collins)**

1 Correct acronym “SEPTED” to “CPTED – Crime Prevention through
2 Environmental Design...”

3
4 **Ayes: 7**

5 **Nays: 0**

6 **Motion carried.**

7
8 **4. Communications and Recognitions**

9
10 **a. From the Public (Public comment pertaining to general land use issues no
11 on this agenda)**

12 *Public comments pertaining to general land use issues not on this agenda.*

13
14 **Dale Howey, 991 Parker Avenue, Roseville**

15 Mr. Howey provided a bench handout, speaking in support of the upcoming
16 “Planning for Resilient Cities” co-sponsored by the Alliance for Sustainability,
17 Anoka, Ramsey and Washington Counties, and others. As a sustainability
18 enthusiast, Mr. Howey encouraged attendance at this meeting, intended for city
19 staff and the community-at-large, with details on the meeting agenda included
20 in the handout. Mr. Howey offered his assistance to the city to implement
21 some of the tools for sustainability (e.g. electric vehicle charging station at
22 City Hall).

23
24 **b. From the Commission or Staff**

25 *Information about assorted business not already on this agenda, including a
26 brief update on the 2040 Comprehensive Plan Update process.*

27
28 Mr. Lloyd provided a brief update of scheduled events and activities for
29 community engagement as part of the comprehensive plan update.

30
31 Mr. Lloyd also noted that staff planned to attend the workshop referenced by
32 Mr. Howey, with the daytime sessions geared more toward staff, and the
33 evening sessions intended for advisory commissioners and community
34 volunteers, but all open to the public and more information available on the
35 city’s website, comprehensive plan web page.

36
37 Chair Murphy advised that he and Member Daire had attended an earlier
38 session sponsored by the Alliance for Sustainability, and thanked staff for
39 promoting this forum in response to their report on the value of information
40 provided.

41
42 Specific to upcoming community engagement walkabouts for the
43 comprehensive plan update, Member Sparby asked staff to elaborate on the
44 meeting locations and logistics for residents wishing to attend.
45

1 Mr. Lloyd again alerted commissioners and the public to the city’s web page
2 for detailed information, but reviewed the general intent of the walkabouts that
3 were area-specific, with notices provided in advance to those neighborhoods
4 and allowing residents to walk through and address opportunities and
5 challenges that may not be as obvious to others outside their immediate area.
6

7 Ms. Purdu reported that, as addressed at the most recent City Council meeting
8 as well, the walkabouts would start at a gathering point for each location,
9 allowing questions of those not wanting or unable to participate in the entire
10 walk. Ms. Purdu advised that discussion questions and maps would be
11 provided at that start intended as topic started to initiate conversations, and
12 then move forward as dictated by those residents of the neighborhoods in
13 attendance.
14

15 **5. Project File 0037: 2040 Comprehensive Plan Update**

16
17 **a. Future Land Use (Map and Districts)**

18 *Assorted land-use topics including a draft future land use map, and the names*
19 *and descriptions of certain land use categories.*
20

21 Ms. Purdu thanked commissioners for providing their homework comments
22 and ideas as a precursor to tonight’s discussion. While several items remained
23 to determine a consensus tonight, Ms. Purdu advised that commission feedback
24 would continue to inform development of the draft land use chapter, with those
25 ideas for redevelopment in target areas further outlined in more detail before
26 the next meeting.
27

28 For the different classifications (e.g. planned unit development PUD – storage
29 area use today), Chair Murphy noted his and Member Kimble’s attendance at
30 one of the focus discussion groups where one developer had proposed that the
31 City of Roseville’s definition for “office” had to be in Industrial or Business
32 areas and the envisioned customer was for Residential storage. Chair Murphy
33 questioned staff as to whether people felt safer in more Office Business Park
34 designated areas; and whether those discussions may result in changing the
35 definition of “office” or “storage” and whether that was germane to this
36 discussion of land uses.
37

38 Mr. Lloyd clarified that part of the comprehensive plan update should look at
39 future land use as a proxy for the general activities envisioned for those
40 properties in the future. Mr. Lloyd further noted that part of the update should
41 include whether current designations and categories were appropriate or could
42 be improved. Mr. Lloyd advised that he had not yet discussed commission
43 feedback with city staff at this point, but noted that he was aware of some
44 districts having current descriptions difficult to pin down or that were
45 problematic to administer.
46

1 Member Daire noted the process at Larpenteur Avenue and Rice Street
2 involving four jurisdictions with little direction available at this point, and
3 questioned how those processes would interface with the comprehensive plan
4 update process.

5
6 Community Development Director Collins advised that some progress was
7 being made with redevelopment in that area, as well as consideration of
8 redevelopment opportunities and an overall plan being discussed for SE
9 Roseville as well as the broader multi-jurisdictional area. Ms. Collins advised
10 that this planning effort would run parallel with the comprehensive plan
11 update, with Member Kimble serving as the Planning Commission
12 representative on that community advisory group, and using visioning efforts
13 to inform the process.

14
15 Chair Murphy noted previous discussions on these parallel tracks, and asked
16 which planning process would be in place first based on their respective
17 deadlines.

18
19 Member Daire noted his rationale in asking what role that neighborhood
20 planning would have in relationship to the comprehensive plan, and which
21 would inform which; and how the work of the multi-jurisdictional output
22 would be handled and whether that visioning effort would become part of the
23 comprehensive plan update or if it would be subject to modification by the
24 Planning Commission and Roseville City Council; and how to address this and
25 future neighborhood plans in the comprehensive plan.

26
27 Mr. Lloyd responded that if and when something came out of the corridor
28 planning effort that would suggest changes to the comprehensive plan and land
29 use and/or zoning in that area, it could be approached at any time as an
30 amendment to the comprehensive plan if the plan update has already been
31 completed before that information is available. If results are known sooner in
32 the process, Mr. Lloyd advised that they could be incorporated in the
33 comprehensive plan update. Mr. Lloyd opined that he suspected many
34 outcomes from that neighborhood process would be more reflective in the
35 zoning code overlay than general guidance in the comprehensive plan, but
36 either way, the results would be determined and addressed subsequently when
37 they became available.

38
39 Member Daire stated that it was important from his perspective for those
40 residents and business owners in that area to understand the visioning process
41 and potential implementation. While the Roseville City Council has
42 jurisdiction in the Roseville quadrant of that intersection, Member Daire noted
43 that there was an important role for neighborhoods to drive a vision for their
44 respective neighborhoods, even though it may result in conflicts with adjacent
45 jurisdictions and their respective Planning Commissions and City Councils.
46 As a process-oriented person, Member Daire opined that it made sense to have

1 an idea of how area plans related to larger plans. Member Daire further opined
2 that he wasn't confident that this was the correct way to view the process, but
3 if so, it seemed like the cart was driving the horse at this point, and therefore,
4 stated that he was looking for specificity in how to deal with small area plans
5 related to the larger responsibilities of the Planning Commission and City
6 Council.

7
8 Ms. Purdu stated that, while understanding Member Daire's concerns, there
9 were several ways she envisioned small area plans, for this area of Roseville or
10 others, to be incorporated in the comprehensive plan. As staff mentioned, Ms.
11 Purdu noted that the overall future land use guidance shown on the land use
12 map was only one small piece of the comprehensive plan, and served as a
13 starting point for what was on the ground now. As the Rice Street corridor
14 plans evolve, Ms. Purdu stated that she anticipated recommendations on
15 connections, redevelopment, etc. to become incorporated into the
16 comprehensive plan and referenced as small area plans or studies that would be
17 highlighted in the plan. Ms. Purdu also noted that another step would be to
18 ensure underlying land uses were not contradictory but supportive of each
19 other, and depending on other efforts, that implementation information would
20 be incorporated into the plan update. However, Ms. Purdu noted the
21 importance of allowing that visioning process to evolve further and in its own
22 timing.

23
24 Ms. Collins noted that the outcomes of the plan will be very different, with
25 direction intended to apply in a tangible way to short-, middle-, and long-term
26 goals (e.g. streetscaping, redevelopment, revitalization, etc.). Ms. Collins
27 noted that one recommendation may be to work with other jurisdictions to
28 align design standards and zoning to make them more cohesive in the Rice
29 Street/Larpenteur Avenue area, requiring far more visioning efforts and as part
30 of navigating through that process, and eventually as applicable incorporated
31 into respective comprehensive plans for all jurisdictions involved.

32
33 Member Kimble agreed, noting that some may be programmatic rather than
34 bricks and mortar.

35 **Future Land Use Map**

36 Ms. Purdu displayed the 2040 future land use map and those areas currently
37 designated for high density residential (HDR) that may be better served as
38 medium density residential (MDR).

39
40 **Railroad C – County Road C**

41 As noted by Member Kimble, there were several new single-family homes and
42 new development, while all seemed guided for HDR, while she recalled
43 designated some green space included.
44

1 Mr. Lloyd clarified that there were remnant parcels currently outright-owned
2 and designated as part of adjacent parks or appearing passive in their
3 appearance.

4
5 Dale Street and County Road B

6 At the request of Member Kimble, Ms. Purdu advised that the designation had
7 been changed to reflect the current land use.

8
9 NW Quadrant (Corner of Cleveland Avenue and D)

10 Chair Murphy noted this was currently designated Community Business (CB),
11 and recalled that City Planner Paschke had made a comment early on that this
12 was on area needing review even though he wasn't aware of any community
13 concerns.

14
15 On the next street over (Wheeler Street), Mr. Lloyd noted that Mr. Paschke
16 was working with a property owner with a home and adjacent business,
17 prompting his comment.

18
19 Chair Murphy noted that his comments were related to the area to the east,
20 with the gas station, a large house and four driveways.

21
22 Ms. Purdu suggested that she had discussed that area with staff, suggesting it
23 should be part of the residential neighborhood rather than current designation
24 as LDR, even though there were questions as to how it was being used at this
25 time.

26
27 Ms. Collins clarified that there were two structures on the property, and one
28 commercial with a legitimate parking lot and one home; with the commercial
29 structure making it seem out of place compared to the residential feel.

30
31 NE Corner - South to Cleveland Avenue and County Road B

32 Chair Murphy and Member Kimble concurred that a better designation for this
33 would be MDR. Chair Murphy recalled a previous land use application that
34 had come forward and after further examination had been determined as
35 unsuitable for LDR; even though to the east there were condominiums, and to
36 the east and north, it was designated MDR. Chair Murphy suggested further
37 discussion to designate that corner as MDR; with Member Kimble suggesting
38 MDR be at least considered as a starting point; with consensus by the body.

39
40 Member Bull noted that the referenced proposal was for HDR, approved by the
41 Planning Commission even though there wasn't a lot of capacity, but then
42 subsequently not approved by the City Council.

43
44 Ms. Collins reported that at a recent City Council meeting, they had expressed
45 their interest in taking a more detailed look into currently HDR designations,

1 and suggested this was an appropriate time to reconsider those current HDR
2 designations at the Planning Commission as well.

3
4 Just across the street, Chair Murphy noted that the city had recently purchased
5 the land on the corner; with Member Gitzen noting that the designation should
6 be changed to Park/Open Space now.

7
8 Mr. Lloyd advised that there were several areas in the community recently
9 purchased by the city for Park/Open Space land use, and reported that they had
10 not been updated yet on the displayed land use map.

11
12 West of Fairview Avenue/North of Highway 36 (west side)

13 Chair Murphy noted the need to designate the fire station and water tower
14 parcels as Institutional.

15
16 Ms. Collins advised that the City Council would soon be discussing the future
17 guiding of that site (June) and whether to seek requests for proposals (RFP's).

18
19 Mr. Lloyd reminded commissioners that this map was to designate future – not
20 current – land use, and suggested guiding that area should be guided Regional
21 Business (RB) to be more cohesive with surrounding properties.

22
23 Lexington Avenue and County road C (across from City Hall)

24 Chair Murphy noted a small lot designated LDR that wasn't sold with the other
25 part of the development, and immediately south of the bike shop; suggesting
26 that it be considered HDR as future use to blend with the remainder of the area.

27
28 Mr. Lloyd agreed that HDR would comply with overall trend; but reported that
29 the parcel may have actually recently become city-owned and to be used as an
30 access point for Applewood Point.

31
32 Snelling Avenue and County Road B (Har Mar Mall)

33 From a broader discussion, and in looking at future land use in this area, Chair
34 Murphy wondered if Community Mixed Use (CMU) would be a more
35 appropriate use for that whole area, with feedback received from neighbors for
36 that area, as well as those adjacent to Rosedale Center. In his review of CMU-
37 1 definitions, Chair Murphy opined that he felt that was more a more
38 appropriate designation, seeking input from his colleagues.

39
40 Member Gitzen suggested designating it simply as CMU, but not designating
41 CMU-1, 2, 3 or 4 at this point to leave options more open.

42
43 Ms. Purdu confirmed that the comprehensive plan didn't designate beyond
44 simply CMU.

45
46 Member Kimble stated her support for CMU in that area.

1 Especially with future land use, Member Sparby opined that it would serve as a
2 good regional hub area for CMU, and offered his support as well.

3
4 Member Brown concurred, asking if that area of Roseville is or could be
5 considered the city’s “official downtown,” and if so it needed a further look.

6
7 Member Bull concurred, stating that he saw CMU appropriate in many more
8 areas around the current Har Mar Mall (e.g. Rice Street). In reviewing packet
9 materials provided and other community examples, Member Bull noted the use
10 of a downtown square type of atmosphere, with businesses, transportation
11 hubs, pedestrian and bicycle pathways, and area housing amenities, all of
12 which seemed to be of great interest to the Roseville community. With more
13 family businesses sought where people can live in proximity to business,
14 Member Bull opined that there was a lot of value in that, and increasing
15 housing units, noting the 600 suggested by the Metropolitan Council.

16
17 Mr. Lloyd reviewed various land use category descriptions from the current
18 comprehensive plan for business designations and examples of each,
19 suggesting more contemplation of connections rather than parcel by parcel.
20 For the purpose of long-term use, Mr. Lloyd noted CB may serve as more of a
21 district than just a parcel.

22
23 Member Kimble noted the ideas that have been discussed around the Rosedale
24 Center as well as Har Mar Mall, and asked if those ideas indicated more of a
25 mixed use, if RB would allow for that.

26
27 Mr. Lloyd advised that it did not, since residential use was not included in the
28 current RD description.

29
30 Member Kimble suggested that description or definition may need further
31 review to include residential uses.

32
33 Ms. Collins noted that this would be part of the City Council discussion in
34 June, whether to expand RB to include housing; with Mr. Lloyd noting that the
35 Planning Commission discussion would then continue from that point.

36
37 With RB and CB designations, Member Kimble asked if they would also
38 include elements of CMU (e.g. green space); with Mr. Lloyd advising that it
39 would be a richer variation for CMU that the other designations didn’t have,
40 and in that case be more parcel by parcel. Member Kimble opined that it was
41 important, as a development became larger, that more connective green space
42 was available.

43
44 Ms. Purdu expressed appreciation for how this discussion has developed; and
45 asked the commission where on the land use map they envisioned that mixed
46 use. Ms. Purdu noted that it was embedded in some business districts, but not

1 currently a primary purpose; but as districts were further clarified, it would
2 help to have an idea of where commissioners saw that mixed use so the map
3 and district language could be updated accordingly, with her preference to
4 make that distinction more clear. Ms. Purdu noted that the only CMU
5 designation at this time was the Twin Lakes area, requiring a small area plan or
6 master plan before mixed use is developed. However, in other categories, Ms.
7 Purdu noted that those were intended to be more informal or ad hoc; and that
8 was a question she had in what the thinking had been behind the land use map,
9 and whether there was a preference to encourage mixed use in certain areas of
10 the city (e.g. Har Mar Mall and along Rice Street) or if it would be a deterrent
11 to mixed use if a small plan or master plan was required in CMU-designated
12 areas.

13
14 Member Kimble asked if part of the complexity was in the land control.

15
16 Ms. Purdu asked if the commission wanted to encourage height mixed use or
17 broader footage without a master plan or small plan.

18
19 Member Gitzen stated that the city could envision a 2040 use, but couldn't
20 actually control what happened in the process.

21
22 Ms. Purdu admitted that it was complicated, in that it did and didn't, but if
23 official controls are required (e.g. zoning and land use map) they needed to
24 agree with the comprehensive plan guidance; and while future land use may
25 not reflect current land uses, the comprehensive plan served as a guide land use
26 goals where the city ultimately wanted them to be. Therefore, Ms. Purdu noted
27 that rezoning requests must be consistent with the comprehensive plan.

28
29 Member Bull stated that he considered the comprehensive plan as a guiding
30 document for future land use, subject to change.

31
32 Member Gitzen stated that his question was if zoning followed the
33 comprehensive plan, did the Har Mar Mall fit into CMU designation now.

34
35 Mr. Lloyd advised that further review would be required to see if the footprint
36 fit into CMU parameters.

37
38 Ms. Collins advised that to leave the structure as it, and if ownership and/or
39 tenants turned over, Har Mar Mall would become a non-conforming use in that
40 sense if it didn't fit into the CMU designation, but it could continue to operate
41 as a mall, but when it redeveloped, it would trigger the CMU designation
42 unless a developer requested a zoning change at that time.

43
44 Member Sparby stated that he understood it was still zoned CMU until
45 rezoned, but may not conform to the comprehensive plan even though zoned
46 CMU; and while not de facto zoning, it would guide it.

1
2 Member Kimble noted that the trigger was redevelopment.
3

4 Mr. Lloyd clarified that legal advice to-date had been that the zoning map and
5 its parameters were the official control, and therefore, has to be made to
6 support the guiding document (comprehensive plan). Mr. Lloyd noted that the
7 next step after adoption of the comprehensive plan update would be to make
8 necessary zoning changes soon after. While this didn't compel property
9 owners to change anything at that time, Mr. Lloyd noted that if the size or
10 scope of a development triggered that the property was no longer a conforming
11 use due to a zoning change, they would need to seek special approval or begin
12 redevelopment in a way that did conform. At this point, those parcels would
13 be considered as grandfathered as legal, nonconforming sites and activities
14 could continue as such, and can be rebuilt, improved and maintained as long as
15 the property owner desires, with redevelopment serving as the trigger to the
16 new zoning designation.
17

18 Ms. Collins noted that it was clear that a comprehensive plan map would
19 follow through this process and changes would be made consistent with the
20 zoning map and then rezoned no matter their current status. As an example, if
21 Har Mar Mall redeveloped in the future for mixed use, Ms. Collins advised that
22 the CMU designation would equip and guide the land use appropriately for that
23 vision, provided the goal was to not continue the current use as is. With the
24 goal to closely align the comprehensive plan and zoning maps, Ms. Collins
25 noted that, as Mr. Lloyd indicated, a bulk zoning change would be done post-
26 comprehensive plan update as applicable, similar to that done in 2010.
27

28 With that said, Ms. Purdu encouraged commissioners to look at the future land
29 use map for their vision for the community in the future, not necessarily
30 reflecting the current land use, but to consider rezoning those areas to support
31 the comprehensive plan. Ms. Purdu advised that the idea was to equip property
32 owners to redevelop in the way the city and its residents wanted in the future.
33 When writing that land use and other comprehensive plan sections, Ms. Purdu
34 advised that it may suggest updates to zoning ordinance language and
35 description of districts, without necessarily using existing zoning districts.
36

37 Member Bull noted that if the Har Mar Mall was designated CMU and
38 identified as CMU-1, 2, 3 or 4, redevelopment may actually split the parcels
39 into different sections with different densities; therefore making him question
40 if it was feasible.
41

42 Mr. Lloyd opined that it was appropriate to consider and approach such
43 designation as if it was a hypothetical change for the parcel to CMU and four
44 different zoning designations from low to high density. As an example, Mr.
45 Lloyd referenced the former National Guard Armory site that the
46 comprehensive plan previously discussed and ultimately resulted in recent

1 approval for LDR (single-family residential). While MDR was discussed on a
2 part of the site, Mr. Lloyd advised that any developer wishing to exceed that
3 MDR density could request to do so; and similarly additional density could be
4 proposed for the Har Mar Mall site as well.

5
6 Specific to Har Mar Mall, Member Bull opined that redevelopment may
7 include using some of the current structure, and may or may not conform to
8 other designations or be appropriate at the same time.

9
10 Considering what could happen at Har Mar Mall, Member Daire noted the
11 Target Superstore located in the same area, and designation of the Rosedale
12 Center as RB, with the highway interchange located between. Therefore,
13 Member Daire noted that the proposed center of the city was actually an
14 interchange, and while that may or may not be a bad thing, opined that in some
15 respects he viewed that as an obstruction, considering Snelling Avenue and
16 Highway 36.

17
18 Member Daire noted discussions with the Future Cities students talking about
19 a Main Street for Roseville, and they suggested Snelling Avenue, while he
20 opined that County Road B-2 may be more in line with that goal and
21 communication threads at Snelling Avenue and Highway 36 being more
22 extraneous to the current use with the exception that it served as a feeder. If
23 consideration was given to those land uses with the idea that they must be fed,
24 since Roseville is part of a constellation of communities in the metropolitan
25 area, Member Daire opined that there was a need to consider the City of
26 Roseville as a “neighborhood” to the broader region. Member Daire noted that
27 the land use map involved only the city, but not any land uses or designations
28 outside the city limit boundaries, even though they connected across those
29 jurisdictional boundaries. Member Daire opined that in considering this
30 interchange as the center of Roseville, from a transportation plan, it seemed
31 necessary to consider that broader area in context and as micro changes versus
32 their context within Roseville that may seem major. Member Daire suggested
33 the need to lay out the public transportation network, with one of the dominant
34 attractions of Roseville being its proximity to both Downtown St. Paul and
35 Minneapolis, therefore needing to fit into that larger overall context. Even
36 though Roseville has RB (commercial) nodes, Member Daire opined that there
37 was a need to consider how they’re connected from Roseville and to the
38 regional context and how to address both.

39
40 Member Bull agreed with the comments of Member Daire, noting five
41 municipalities that bordered Roseville; and the need to know what land uses
42 were adjacent to Roseville and how we wanted to areas to develop. However,
43 Member Bull noted that the way property and land uses were classified may be
44 different, and possibly not consistent with that broader picture.

45

1 Member Daire clarified that he wasn't an advocate for the Metropolitan
2 Council's appointed body making decisions on how much housing each
3 community should have; but on the other hand, he noted that their viewpoint
4 was significant and one that he'd personally like to explore.

5
6 Chair Murphy noted that part of tonight's discussion was specific, while part
7 was leaning toward the philosophical.

8
9 Specific to Rosedale Center and Har Mar Mall, Member Kimble referenced her
10 off-line notes to Ms. Purdu suggesting her interest in considering mixed use in
11 both of those areas and applicable densities. Member Kimble asked Ms. Purdu
12 to provide approaches taken by the City of Edina for the Southdale Center, and
13 recent changes for outlots for housing or through small area plans as it started
14 to redevelop, including their infrastructure changes.

15
16 Ms. Purdu referenced research in the packet from the City of Edina's mixed
17 use guidance; but agreed to take a closer look at their approach as requested.

18
19 As part of this mixed use discussion, Ms. Purdu stated that she would like to
20 vet ideas to rework future mixed use descriptions; and expressed her interest in
21 hearing from commissioners other areas in Roseville they considered
22 appropriate for mixed use.

23
24 Chair Murphy asked that staff include that discussion -- individual parcels -- for
25 commission comment at a future meeting.

26
27 In consideration of timing, Member Sparby sought confirmation from his
28 colleagues that there was a consensus for CMU for Har Mar Mall; allowing
29 feedback from the public and City Council accordingly.

30
31 Chair Murphy clarified that the process was still in the early stages as far as
32 recommendations went, with land uses being addressed again during this
33 process. While seeking consensus of the body, Chair Murphy stated that his
34 goal was that all commissioners be heard and achieved some form of
35 agreement where possible, while recognizing that they may or may not be final
36 at this point.

37
38 Ms. Collins stated that any unanimous feedback from the commission would
39 be helpful in the context of providing the City Council with that information
40 on specific parcels and discussion around those peripheries.

41
42 Chair Murphy confirmed that in concept, the commission's consensus for
43 CMU or a similar designation for future land use at Har Mar Mall.

44
45 With confirmation by Ms. Purdu, Member Kimble clarified that the
46 commission was interested in mixed uses, whether through CMU designation

1 or some adapted community business description yet to be developed beyond
2 the current CMU description.

3
4 Personally, Member Daire stated his awareness over the last few months of
5 dramatic changes in the commercial environment, mostly due to online
6 purchases and the need for bricks and mortar buildings to be adapted
7 accordingly. Member Daire stated his interest in having better direction on
8 what could or could not succeed at Har Mar Mall.

9
10 With concurrence by Mr. Lloyd, Member Kimble clarified that CMU allowed
11 mixed uses without defining a percentage of what was involved until a specific
12 development comes forward.

13
14 Member Daire specifically noted the current interest in thrift or recycling shops
15 and asked if that would be a permitted use in CMU districts; and if so, if there
16 was likelihood that such a use may find its way into the Har Mar Mall area.

17
18 Chair Murphy noted that the commission didn't have the ability to answer that
19 within the 2040 comprehensive plan.

20
21 Member Bull referenced many recent articles about the changing face of
22 business, and what future bricks and mortar stores may look like, and what
23 may or may not succeed in the short- and long-term. Member Bull noted there
24 were some products that did better on site versus online purchases (e.g. fitness
25 stores) depending on the contact type needed for that business (e.g. showroom
26 businesses). Member Bull opined that the changing world of transportation
27 and what people and/or product movement looked like was also part of the
28 equation.

29
30 Ms. Purdu stated that she would make sure the mix of uses for CB would be
31 viable into the future as the retail environment continued to change; and
32 therefore would revise text for districts accordingly.

33
34 Dale Street and County Road C (SE Corner)

35 Chair Murphy noted that there was nothing there now and it was proposed
36 HDR, but in looking to the east, there was single-family residential, to the
37 south was the compost site, and to the west was MDR; and kitty corner was
38 LDR and HDR. Chair Murphy questioned if HDR was the best use for that
39 corner.

40
41 Mr. Lloyd clarified that the designation was not something that had been
42 considered much yet this time around, but it did receive quite a bit of focus at
43 the last update ten years ago, but agreed that HDR may not remain the best
44 idea.

45
46 Chair Murphy and Member Kimble stated their preference for MDR.

1
2 Member Bull noted that, if it remained HDR, it was a good area to do so given
3 the County Road C thoroughfare and HDR right across the street.
4

5 Chair Murphy noted that traffic congestion was already difficult at County
6 Road C and Dale Street.
7

8 With no consensus, Chair Murphy suggested leaving the designation as is at
9 this time.
10

11 Snelling Avenue at Byerly's location (CB area)

12 Member Sparby opined that he saw this as another potential CMU designation;
13 noting the future potential for affordable housing, mixed use and green space,
14 similar to the discussion about the Har Mar Mall; with Member Kimble
15 concurring,
16

17 At the request of Chair Murphy as to a caution from staff about current
18 descriptions, Mr. Lloyd agreed that allowing mixed uses and evaluating various
19 districts accordingly to facilitate it was prudent.
20

21 Member Gitzen concurred, noting that language needed tweaking to allow
22 other uses, especially right at this busy intersection; opining that modified
23 CMU seemed logical to him; and depending on how the descriptions were
24 revised, at that time it would indicate whether mixed use was appropriate.
25

26 Ms. Collins clarified that the current CMU allowed for some residential.
27

28 Ms. Kimble stated that she envisioned mixed use at a lower density than the
29 Har Mar Mall or on a smaller scale; noting the need to look at infrastructure
30 including how traffic issues are addressed, as part of any mixed use area and
31 density consideration.
32

33 Ms. Purdu asked for a consensus of whether or not it be called "Community
34 Business," "CMU," or a hybrid if there was a desire to allow mixed use if it
35 happens as a community district as written or as revised.
36

37 Member Kimble stated that her vision for mixed use was to intentionality of
38 zoning as opposed to CMU and then looking hard if housing could be added.
39 If the vision if mixed use, Member Kimble stated her preference to for that
40 designation accordingly.
41

42 Member Sparby noted additional CMU in that area, creating a CMU corridor,
43 with the addition of green space and conscious ability to mix uses to create
44 parks and specific areas shifting away to guide the process and make better
45 decisions.
46

1 Today, Chair Murphy stated that he was more comfortable with the ambiguity
2 for mixed use given that immediately to the north of this area there was a
3 reasonable amount of foot traffic from the University of Northwestern students
4 to Byerly's, Cartridge World, etc. and therefore, he would wait to see the
5 revised wording developed by staff and the consultant team.
6

7 Member Bull stated his agreement with mixed use and part of the reasoning to
8 make Snelling Avenue more of a community street rather than just a
9 thoroughfare that it currently was, but creating reasons for people to get be
10 able to access the area more easily than current and somehow address
11 congestion on those area streets.
12

13 While tonight's discussion seemed to focus on the Har Mar Mall and Rosedale
14 Center, Member Brown also noted other areas (e.g. Lexington and Larpenteur
15 Avenues) with considerable aging commercial uses, and lots of empty
16 storefronts in that area. Therefore, Member Brown suggested a further look at
17 that area as well, noting the considerable and important area between Garden
18 and Across Hamline.
19

20 Member Daire referenced Member Sparby's comments on County Road C and
21 Snelling, and agreed it seemed a logical node for CMU, even those areas not in
22 Roseville's jurisdiction, but including Snelling Avenue at Larpenteur Avenue,
23 County Roads B and B-2 and C. Member Daire opined that north of those
24 nodes seemed appropriate to him, but wondered how to configure it and
25 encourage a node that wasn't just involving one corner of an intersection and
26 supporting infrastructure. Member Daire questioned if the intent was to bring
27 guidance to HDR around commercial nodes, when at this time focus was on
28 quadrants of intersections as opposed to the intersections themselves. Member
29 Daire opined that a vision was needed for what could happen at those nodes
30 and then take appropriate action after that. For instance, Member Daire noted
31 if Har Mar Mall is appropriate on the corner and Target on that northwest
32 quadrant, what about the other two quadrants, that to him seemed appropriate
33 for convenience food stores or similar uses. From his perspective, Member
34 Daire reiterated the need to consider all four quadrants of an intersection and
35 how they related to RB nodes where transportation strategies were to surround
36 those nodes with arterials. However, at the County Road B and Snelling
37 Avenue node, Member Daire opined that it penetrated the commercial; and if
38 the vision was for a sub-regional business concentration, he also wanted to
39 have an idea of what did or did not work.
40

41 Member Kimble recognized the good thinking being done by Member Daire
42 and the complexities involved; however, she noted the difficulties in anyone
43 attempting to read future markets and trends. Member Kimble noted that the
44 goal was to do your best, and recognize that all of the visions may not be
45 achieved over time, with market forces coming back that may change the

1 comprehensive plan and/or rezoning and possibly negating some of those
2 efforts at visioning.
3

4 Mr. Lloyd agreed with the challenges in visioning, using examples from the
5 past that guided areas to HDR as a regional commuter line was anticipated
6 through Roseville, making HDR a sensible approach. However, without
7 realizing that goal, Mr. Lloyd noted the trend now to guide some of those areas
8 away from HDR since it was found to constrain zoning changed from
9 historical Industrial designation and what those properties could do as they
10 interfaced with residential properties to the south, that were unlikely to
11 redevelop as HDR in the foreseeable future. To change those parcels into
12 conforming uses once again, Mr. Lloyd noted would allow the city to better
13 regulate them. While attempting overall to address future uses, Mr. Lloyd
14 noted that those zoning decisions could be amended as needed. Therefore, Mr.
15 Lloyd stated that he didn't want to undermine the importance of this update
16 process, but also didn't want to see the commission be paralyzed by it either.
17

18 Member Kimble again thanked Member Daire for his thoughts, but given the
19 many unknowns, suggested looking to what was driving Roseville now as a
20 first-tier suburb and its level of densification, with interest both from housing
21 and retail continuing in Roseville. Member Kimble noted future trends that
22 may drive development with generational home ownership that would support
23 the thinking around mixed use at different nodes as opposed to singular use
24 and strip malls as seen in Roseville and in the broader regional area.
25

26 Member Daire stated that he was trying to avoid the trap of trying to know
27 what was going to happen, but rather to stand back and recognize that there
28 wasn't a clean slate to work with, and allowing for continuity with the past in
29 relationship with the vision while helping to look at it from a creative process
30 versus from his professional career perspective.
31

32 Member Kimble noted Ms. Purdu's leadership in providing good examples to
33 help that visioning process.
34

35 Ms. Purdu noted the other part of the land use chapter that looked beyond
36 concepts for redevelopment areas, and as part of the homework packet, noted
37 the key areas to address (e.g. Lexington and Larpenteur Avenues, Har Mar
38 Mall, Rosedale Center) and in addition to the current land use map, the
39 additional work needed in the text for districts to further clarify the
40 commission's feedback tonight and what may occur for mixed use districts.
41 Ms. Purdu assured commissioners that it would differ from the current text;
42 and thanked commissioners for the feedback that would assist her in conveying
43 that revised text for their review before the next meeting and specific for key
44 area development.
45

1 Member Brown noted that from a broader scope, it would be interested to see
2 how use and demographics played into it, with millennials coming into the
3 process and what to include in this plan for their future use and shopping
4 trends and how they would live or commute and how that played into this plan
5 update. Member Brown noted the considerably wide demographic the
6 community had to consider.

7
8 At the request of Chair Murphy, Member Brown confirmed her interest in
9 mixed use at the Hamline, Larpenteur and Lexington areas; even recognizing
10 that some of the developments were across the street in the City of St. Paul
11 jurisdiction.

12
13 With Ms. Collins pointing out that mixed use area south of Larpenteur (St.
14 Paul) as an example, Member Kimble noted the lack of green space and her
15 lack of interest in seeing mixed use at Lexington and Larpenteur, while
16 envisioning it more for MDR or single-family residential in back. However,
17 seeing the street infrastructure at that location and visibility issues, Member
18 Kimble stated her struggle in considering mixed use there.

19
20 Member Brown noted the proximity of that urban development area to the
21 Como area.

22
23 Member Gitzen, in looking at CB designation and ways to make it more mixed
24 use, stated that his perception of comments from his colleagues, was that in
25 addition to the areas of focus tonight, there were others that could also be
26 considered.

27
28 Ms. Purdu concurred, noting that she was also hearing the need for
29 revitalization of existing commercial uses and even if it remained commercial,
30 some overlapping with areas of redevelopment interest.

31
32 Member Kimble stated that Ms. Purdu hit on the key, with Roseville's draw as
33 one of the top three retail centers in the metropolitan area, and used other retail
34 developments as an example of having recently undergone a newer, refreshing
35 and more vibrant revitalization. Member Kimble stated that was the vision she
36 saw in allowing that to happen through more mixed use that other communities
37 used as opposed to a strict business use.

38
39 Member Brown referenced the examples provided by Ms. Purdu for the Cities
40 of Woodbury and Maple Grove that included gathering spaces in those mixed
41 use areas (e.g. coffee shops or drive-up stores) that were different than a
42 typical strip mall, including considerations given to green space.

43
44 Member Bull referenced recent surveys indicating the desire to move away
45 from existing larger retail areas toward neighborhood businesses as
46 redevelopment occurs, such as a neighborhood center with smaller stores,

1 meeting spaces, and livable units included, as well as providing bicycle and
2 walking paths for transportation and located throughout the community as
3 parcels become available to develop. However, Member Bull stated that he
4 wasn't sure how to communicate to developers the city's willingness to look at
5 those possibilities; but didn't think it was by designating a certain number of
6 parcels but by developing a mechanism to communicate through the
7 comprehensive plan and zoning code areas available for redevelopment.

8
9 Ms. Purdu suggested one approach may be to see how districts (e.g. CMU, RB,
10 CB) are currently segregated and how they draw their customers, which may
11 have created some difficulties as developers looked to see what uses were
12 permitted.

13
14 Mr. Lloyd agreed, noting how that drew into the comments of Member Bill in
15 a mechanism to indicate the city's encouragement of and desire for small
16 service retail and how it should be regulated. Mr. Lloyd noted that a challenge
17 found in the CB district and current language related to local market areas,
18 were how some defined those districts. For example, Mr. Lloyd noted that
19 some considered Target as a community-scaled facility with residents as well
20 as those passing through Roseville able to stop in to pick something up.
21 However, Mr. Lloyd noted that addressing that broader market area leads some
22 to the conclusion that Target is a regional business versus community business.

23
24 Therefore, Mr. Lloyd noted that the challenge was in defining the business
25 category by who was trying to be served as opposed to the current language
26 that may be intended to encourage certain things. Mr. Lloyd advised that staff
27 would like to address that, and noted that there was currently considerable
28 overlap in CMU and CB, while Neighborhood Business (NB) also allowed for
29 residential over retail and at nodes like at Lexington Avenue and County Road
30 B where NB was designated on three of the four corners, that location could be
31 conducive to a local retail provider and limited residential. However, Mr.
32 Lloyd noted that determining how to phrase those things to encourage what
33 was being sought was as important as not preventing someone from having a
34 perfectly sized (e.g. Source Game Store) in a CB district and a specific size,
35 even though that particular business drew from a regional area.

36
37 In addition to looking at districts in terms of mixed uses and tonight's
38 discussion, Ms. Purdu advised that she would rewrite the text to try to get at
39 what was being sought in specific categories, rather than where customers
40 were coming from (e.g. size and bulk of buildings, impacts from use, hours of
41 operation, traffic patterns, and parking requirements) to get away from how far
42 the draw is and restricting business accordingly.

43
44 With Member Bull noting that most of that would be addressed in the zoning
45 code rather than the comprehensive plan, Ms. Purdu noted that the general
46 impact was what she was seeking, by changing titles of some districts to not be

1 based on where customers were coming from whether regionally or
2 neighborhood.

3
4 Ms. Collins clarified that may be comparable to the CMU-1, 2, 3 and 4
5 districts.

6
7 Member Gitzen suggested it may be more of a general business district and
8 description such as provided in the City of Bloomington description.

9
10 In speaking about community and regional districts, Member Daire noted the
11 need to address access patterns as well; arguing for the need to consider where
12 people are coming from to know the type of infrastructure needed to support it.

13
14 Member Bull noted that infrastructure and needs could change dramatically
15 over the next twenty years depending on future technologies.

16
17 Member Daire agreed, but referenced the comments of Member Kimble, when
18 making investments in infrastructure, it was comparable to the Metropolitan
19 Council's statement that you couldn't build your way out of congestion.
20 Member Daire noted the ever-increasing capacity on Highway 36 as an
21 example of the need to address that infrastructure to not distract from or turn
22 people way form regional destination points.

23
24 Member Bull noted the irregularity of traffic patterns on Highway 36; with
25 Member Kimble agreeing that it not only varied, but also noted peak times also
26 varied, sometimes starting earlier in the day, but not with any regularity.

27
28 At the request of Chair Murphy, Mr. Lloyd and Ms. Purdu reviewed "next
29 steps" with Chair Murphy requesting that staff provide the commission with
30 City Council meeting minutes as they related to these discussions, particularly
31 the upcoming HDR discussion in June.

32
33 **b. Goals and Decision-Making Rubric**

34 *Review an updated draft of the Decision-Making Rubric, which will become a*
35 *simple and intuitive tool for elected, appointed, and hired city officials to*
36 *evaluate their actions in terms of the comprehensive plan goals.*

37
38 Ms. Purdu referenced the updated decision-making rubric based on previous
39 commission feedback, seeking their input on this draft to achieve a consensus
40 prior to presenting it to the City Council.

41
42 Member Bull opined that a lot of items discussed in the notes didn't seem to
43 make it into this update; with Ms. Purdu advising that they should have, and
44 asked for specific examples of any omissions from commissioners outside
45 tonight's meeting.

1 Member Bull noted his review of meeting minutes and his review of the update
2 and observation of a number of things omitted, one in particular was the goal
3 “desirable place to live/work” and those things unique to Roseville; and also a
4 lack of specifics beyond gathering statistics for age, race, gender, etc. that
5 appeared like an EEOC item.

6
7 Ms. Purdu advised that she would go back for another review of meeting
8 minutes.

9
10 As another example in the Roseville as a safe community goal, Member Bull
11 noted that discussions indicated that “natural surveillance” needed to move
12 from planning technicality language to a more public-friendly descriptor. Mr.
13 Lloyd agreed that term was a development term rather than a public knowledge
14 term.

15
16 Member Bull referenced the measurable on page two with most including
17 numbers, but the Roseville as a safe community goal listing trends. Member
18 Bull stated his preference for numbers from which those trends could be
19 compiled over time.

20
21 Ms. Purdu reiterated her intent to spend more time reviewing past meeting
22 minutes and to correct the update accordingly.

23
24 In the goal that Roseville had world-renowned parks, Member Brown opined
25 that given the global world, that was a lofty goal.

26
27 Chair Murphy noted that he had mentioned this at a previous meeting, and
28 while not intending to be anti-park, referenced an article about great parks, and
29 stated that he didn’t recall the commission accepting that as a goal.

30
31 Member Bull concurred, noting last month’s commission discussion on that
32 goal, seeking that the parks didn’t even have to be Minnesota-renowned, but
33 simply met but didn’t need to exceed the level for Roseville residents.

34
35 Member Brown concurred that Roseville residents should be pleased and want
36 to move here because of that, but didn’t think the whole world needed to be
37 pleased.

38
39 Members Daire and Sparby had no additional feedback at this time.

40
41 Chair Murphy pointed out the first goal, fifth measurable asking for
42 clarification, with Ms. Purdu noting the need to reword that to indicate that the
43 measurement was intended that public art would be representative of the
44 community.

45

1 Chair Murphy also noted that the Roseville as a safe community goal and its
2 first two bullet points questioned if the number of vacant structures was a
3 measurable, and if that included a unit or building, or tenants in a multi-tenant
4 building (e.g. strip mall) and suggested Police Chief Mathwig may want to
5 provide some input on appropriate measurables for that goal.
6

7 Ms. Collins clarified that it was a proven fact that vacancies attracted nuisance
8 behavior, and this was intended to address nuisance activity of long-vacant
9 buildings, not units or multi-unit buildings.
10

11 Ms. Purdu stated that language would be revised for more clarify.
12

13 Specific to sight lines, Ms. Collins advised that the attempt was to move
14 toward Crime Prevention through Environmental Design (CPTED), which the
15 city currently did little of.
16

17 Member Gitzen suggested rewording that section as well.
18

19 Specific to the parks goal, Member Kimble noted that Roseville was known for
20 quality and a high percentage of green space, and along with the Cities of
21 Minneapolis and St. Paul, was known for a great park system. Member
22 Kimble suggested some type of descriptor in that section.
23

24 Specific to the measurables, Member Kimble questioned what it meant, with
25 the first draft of this document not having as much, but feedback provided at
26 previous meetings, but a need still there to determine what was going be
27 measured and how.
28

29 In the goal that Roseville scores high for quality lifelong learning, Member
30 Gitzen suggested including something about the library and education
31 opportunities, while he remained unsure how to measure them,
32

33 In the Roseville transportation goal, Member Gitzen suggested a bike-friendly
34 designation for the community, perhaps from a bike transportation agency, or
35 complete streets initiative to look at the whole right-of way and design for all
36 modes of transportation at least showing up as a goal for consideration.
37

38 For the wellness goal, Chair Murphy questioned what the measurable was for
39 "equitable access."
40

41 Ms. Purdu responded that the idea was to look at the goal through transit stops
42 as they relate to healthcare facilities for those without vehicles, as well as
43 access to healthy foods and produce.
44

45 Chair Murphy suggested including that in the action column as a sub-goal.
46

1 Mr. Lloyd noted that it would be appropriate as a measurable along the lines of
2 healthcare facilities within a certain distance of transportation.

3
4 Member Bull stated that the idea about healthcare facilities, as discussed last
5 month, was to address not only the considerable number of goals, but the intent
6 to document who was tasked with performing the goals and at what level they
7 were going to be measured, especially based on available staff resources.
8 Member Bull advised that Ms. Major was going to discuss that with Ms. Purdu
9 and add that to this chart in future drafts.

10
11 Ms. Purdu agreed to add that to this chart, noting that it belonged in the
12 implementation element of the comprehensive plan, including the responsible
13 parties and timelines.

14
15 At the request of Chair Murphy, Ms. Purdu reviewed “next steps” at the June
16 meeting to wrap up the land use and category discussion and then transition
17 into the housing descriptions.

18
19 Chair Murphy noted the commission’s request before that next meeting for
20 City Council meeting minutes in their draft form related to their land use
21 discussion and Member Kimble’s request for additional information on
22 redevelopment of the Southdale Center area.

23
24 Mr. Lloyd suggested emailing that information to commissioners; with Chair
25 Murphy requesting the information sooner rather than later.

26
27 At the request of Member Bull related to when the online survey would close,
28 Ms. Purdu advised that the City Council at their update earlier this week, had
29 directed another advertising push and extension for the time being to
30 encourage more participation.

31
32 Mr. Lloyd reported that approximately 250 responses had been submitted to-
33 date, and advised that staff would be using standard channels to re-
34 communicate the survey. However, Mr. Lloyd encouraged commissioners to
35 personally encourage participation by word of mouth.

36
37 At the request of Member Bull, Ms. Purdu and Mr. Lloyd reviewed the plans
38 for upcoming walkabouts to ensure diversity; as well as other focus groups to
39 pull in those hard-to-reach population groups.

40
41 Ms. Collins reported on the upcoming media push for the Rice
42 Street/Larpenteur Avenue initiative and large-scale workshops scheduled on
43 June 14th and June 20 and their location, both open to the public.

44
45 **6. Adjourn**
46

1
2
3
4
5
6
7
8

MOTION

Member Sparby moved, seconded by Member Kimble to adjourn the meeting at approximately 8:48 p.m.

Ayes: 7

Nays: 0

Motion carried.

DRAFT



Memorandum

To: City of Roseville Planning Commissioners

CC: Bryan Lloyd, Senior Planner

From: Erin Perdu, Planning Consultant

Date: June 20, 2017

Re: Comprehensive Plan Work Session – Land Use
WSB Project No. 1797-100

The goal of this month’s meeting will be to gain consensus on the future land use map as well as revisions to the future land use districts. To facilitate that discussion there are two attachments in your packet:

First, a framework for revised future land use districts: The revisions are based on feedback from our last meeting as well as in-depth discussions with staff on how these districts are implemented on a day-to-day basis. You will notice that rather than distinct commercial districts, there is now a spectrum of mixed-use districts. These districts vary in the breakdown (percentage) of residential use, the density of residential use, and the intensity of development in each district. Note that not all of the mixed use districts *require* residential development, but they all allow some degree of residential use. The following is a summary of the old (2030) districts and what they have been revised to (2040):

Old District	New District	Changes
NB	MU-1 – Neighborhood Center	Requires a mix of uses, with the predominant use being residential; description of the areas as essentially nodes within various neighborhoods
CMU	MU-2 – Community Mixed Use	No significant changes
CB	MU-3 Corridor Mixed Use	Allows up to 50% residential use; removes references to customer base; more emphasis on the scale and intensity of the use
RB – Regional Business	MU-4 Core Mixed Use	Allows up to 25% residential use; removes references to customer base; more emphasis on the scale and intensity of the use
O – Office	E-1 Low Intensity Employment	More general description of allowed uses, scale and intensity also includes transportation considerations
BP – Business Park	E-2 Employment Center	Largely the same description, but also includes transportation considerations
I – Industrial	I – Industrial	Unchanged, except for transportation considerations.

Next, the revised future land use map: The future land use map has been updated with the new district titles and descriptions. None of the *areas* have changed since your last review (meaning, all of the areas previously shown as Community Business are now shown as Corridor Mixed Use with no changes, etc.). There have been changes to the development/redevelopment areas based on our last discussion and feedback from staff.

One site for discussion at the meeting: The two small parcels at the southwest corner of Dale St. and the Hwy. 36 exit ramp are circled on the map. This site is highlighted as a “development-redevelopment area” and staff has received concept plans for medium density residential. The site is currently shown as Institutional (and is currently used as single-family), but we would like to discuss this site in more detail at the meeting.

Metropolitan Council Requirements:

As you know, the Metropolitan Council places several parameters on the future land use planning for all communities in the region. We will now spend some time crunching the numbers and ensuring that Roseville meets the requirements. Those include: meeting your forecasts for population, households, and employment; meeting a minimum density for future development/redevelopment that matches your Community Designation; and meeting requirements for density that supports the city’s affordable housing allocation. We will discuss each individually.

First, all calculations are based on **areas planned for new development or redevelopment**. So that includes both vacant areas and sites we think are likely to redevelop (or are planned for redevelopment) within the planning horizon). That means we are looking at future land use programmed on those sites that we have preliminarily indicated on the map in blue outline/crosshatch.

Second, the calculations are based on the density ranges (for residential development) that are prescribed in the description of the districts.

Land Use Category	Current (2030) Density Range (du/acre)		Proposed (2040) Density Range (du/acre)	
Low Density Residential	1.5	4	1.5	4
Medium Density Residential	4	12	4	12
High Density Residential	12	36	12	36
Community Mixed Use	4	36	4	36
Neighborhood Center	n/a		4	12

Forecasts: We are required to demonstrate that the planned land use results in development that meets the Met Council forecasts for population, households and employment. That calculation takes the acreage in each future land use category within the development/redevelopment area and multiplies it by the **midpoint** of the density range for residential categories. We have some additional calculations that we run for employment (based on lot coverage and avg. square footage per employee), but we will address those at a later date. Below is a table showing the forecasts for population and households, along with the projections based on the 2040 future land use map and the densities for each category.

	2010 Census	2040 Forecast	2010-2040 Net Gain	2040 Plan Yield
Population	33,660	34,500	840	2,387
Households	14,623	16,100	1,477	1,114

Future Land Use and Density

June 20, 2017

Page 3

	Land Use Type	Dev. Acres	Density Range			Yield %	Midpoint Units
			Min	Mid	Max		
2040 Future Land Use Guidance	Low Density Res	31.64	1.5	2.75	4	100%	87
	Medium Density Res	7.34	4	8	12	100%	59
	High Density Res	19.80	12	24	36	100%	475
	Neighborhood Center	0.89	4	8	12	50%	4
	Community Mixed Use	97.92	4	20	36	25%	490
Guided Total		83.71					1,114

As you can see, we are shy of our yield of households (housing units) by approximately 350 units. Note that the table above does *not* include any changes to existing density ranges, which would bring the housing unit yield up. However we are meeting our population forecast without any difficulty.

Community Designation: For this, we use the **minimum** of the density range for all future land use categories (except for Low Density Residential) to ensure that the density of future development/redevelopment meets the required minimum density for Roseville’s Community Designation, which is Urban. The Urban designation requires an average density of 10 units per acre for new development and redevelopment. To calculate this density, we take the acreage in each future land use category within the development/redevelopment area and multiply it by the **minimum** of the density range for residential categories. That density must be at least 10 units per acre.

	Land Use Type	Dev. Acres	Density Range			Yield %	Minimum Units
			Min	Mid	Max		
2040 Future Land Use	Medium Density Res	7.34	4	8	12	100%	29
	High Density Res	19.80	12	24	36	100%	238
	Neighborhood Center	0.89	4	8	12	50%	2
	Community Mixed Use	97.92	4	20	36	25%	98
Guided Total		52.07					367

Community Designation Density	7.04
----------------------------------	------

Again, you can see from the above table that our density is shy of where it should be to meet the Community Designation requirements if we use the same density assumptions as the 2030 Future Land Use categories.

There are several ways the future land use map/districts can be modified to meet the forecast and Community Designation Requirements:

- Increase the minimum residential densities in one or more districts
- Require some percentage of residential development more of the mixed use districts
- Change the map to include more acreage for higher density categories
- Some combination of the above.

I will bring an interactive spreadsheet with some scenarios to the meeting so that we can discuss those options in more detail.

Affordable Housing: Finally, the Met Council requires that sufficient land be guided at minimum residential densities of 8 units per acre to support the city's total allocation of affordable housing need. (120 units). In Roseville, if we assume the same density ranges as the 2030 Plan, we can use both your High Density Residential and Community Mixed Use future land use categories to meet the need. Therefore, to calculate this, we take the acreage of High Density Residential and 25% of the acreage of the Mixed Use (the required minimum percent residential) within the development/redevelopment area and multiply it by the **minimum** of the density range for those residential categories. That number must meet or exceed 142 total units.

Affordable Housing Need Allocation

At or Below 30 % AMI	72
From 31 to 50 % AMI	50
From 51 to 80 % AMI	20
Total Units	142

AMI = Area Median Income, which in 2016 was about \$85,000 for a household of four

Land Use Type		Dev. Acres	Density Range			Yield %	Minimum Units
			Min	Mid	Max		
Guided in 2040 Plan	High Density Residential	19.8	12	24	36	100%	238
	Community Mixed Use	97.92	4	20	36	25%	98
Guided Total		44.3					336

So, even without any changes to assumed density ranges, the City is meeting it's affordable housing allocation. That includes the allocation specifically targeted at below 50% AMI which requires a minimum density of 12 units per acre (and so would only include the High Density Residential Area).

I will review the basis for these calculations as well as options for meeting the forecast and community designation densities at the meeting. In the meantime, if you have any questions or comments as you review these materials before the meeting please feel free to contact me.

Future Land Use Framework

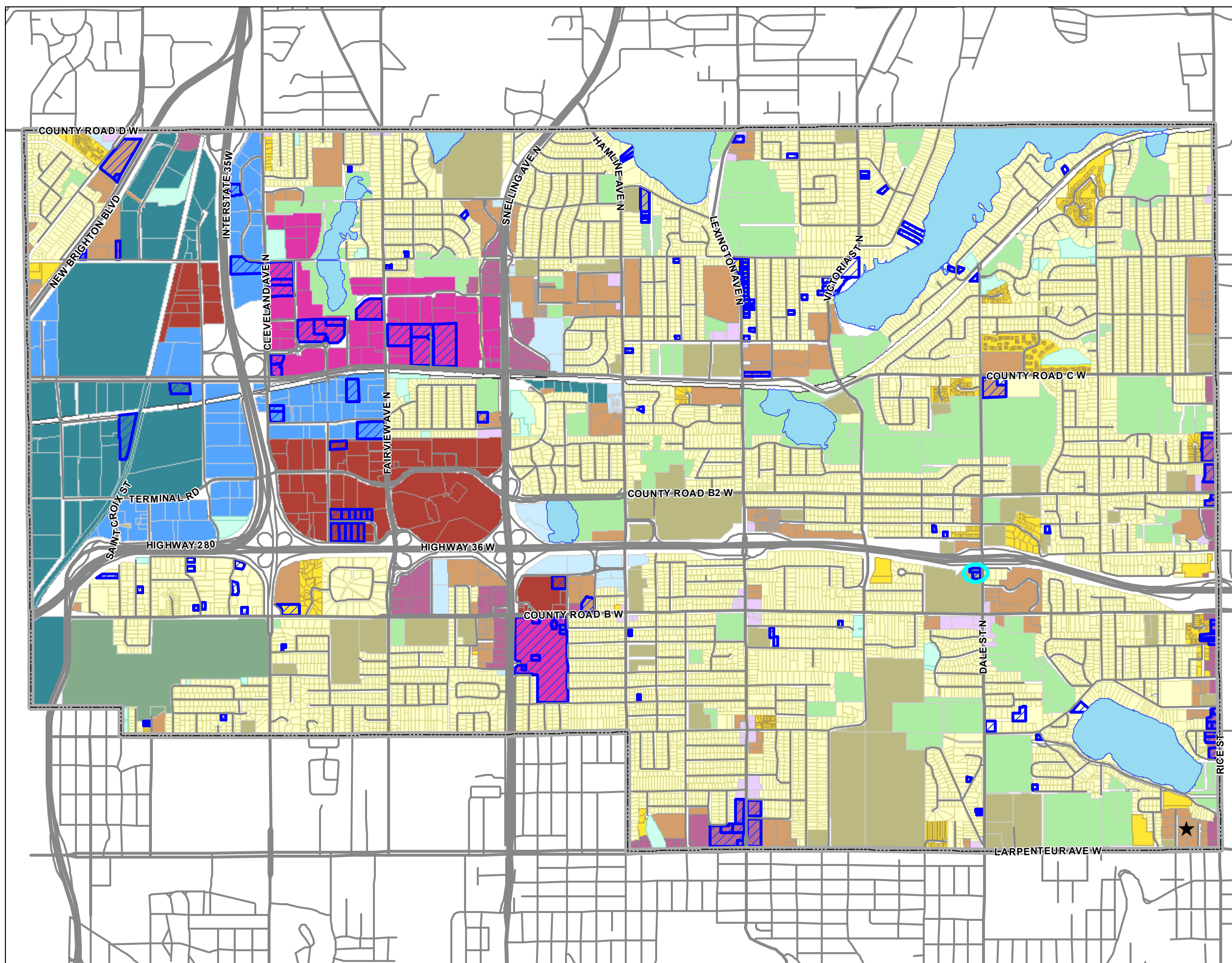
	Full Name	Summary	Description
LR	Low Density Residential	Density: 1.5-4 du/acre Uses: Single-Family Residential Scale/intensity: small Transportation considerations: sidewalks	Low-density residential land uses include single-family detached houses generally with a density between 1.5 and four units per acre and two-family attached houses generally with a density of no more than eight units per acre. Institutional uses such as schools and places of worship are also permitted here.
MR	Medium Density Residential	Density: 4-12 du/acre Uses: Condominiums, Townhomes, duplexes, row houses, small lot detached homes Scale/intensity: small-medium Transportation considerations: sidewalks, trails	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. Institutional uses such as schools and places of worship are also permitted here.
HR	High Density Residential	Density: 12-36 du/acre Uses: Apartments, lofts, stacked townhomes Scale/intensity: medium-high Transportation considerations: sidewalks, connections to transit, multi-modal facilities	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. Institutional uses such as schools and places of worship are also permitted here.
MU-1	Neighborhood Center	Density: 4-12 du/acre Uses: Medium density residential (50-75%), commercial, office, civic, parks and open space Scale/intensity: low-medium Transportation considerations: sidewalks, connections between neighborhoods and businesses, connections to transit stops	Neighborhood Centers are located on minor arterial and collector streets with uses will be organized into a cohesive neighborhood “node”. These areas may incorporate a mixture of commercial and residential uses, with commercial uses preferable at block corners. Residential uses should generally have a density between four and 12 units per acre and should account for approximately 50-75% of the overall mixed-use area. Buildings shall be scaled appropriately to the surrounding neighborhood, reflecting a low-to-mid-rise profile. Commercial uses should be oriented toward pedestrians and the sidewalk. Commercial uses should be designed to minimize negative impacts adjacent residential neighborhoods while maintaining connections with sidewalks or trails. This is the most restrictive mixed use area in terms of intensity and is intended for application in areas adjacent to low-density residential areas. Development will be limited in height to correspond to the surrounding neighborhood character.
MU-2	Community Mixed Use	Density: 4-36 du/acre Uses: Mid-high density residential (25-50%), commercial, office, civic, parks and open space Scale/intensity: medium Transportation considerations: sidewalks, multi-modal facilities, connections between uses, connections to transit stops	Community Mixed Use areas are intended to contain a mix of complementary uses that may include housing, office, civic, commercial, park, and open space uses. Community Mixed Use areas organize uses into a cohesive district, neighborhood, or corridor, connecting uses in common structures and with sidewalks and trails, and using density, structured parking, shared parking, and other approaches to create green space and public places within the areas. The mix of land uses may include Medium- and High-Density Residential, Office, Community Business, Institutional, and Parks and Open Space uses. Residential land uses will account for between 25% and 50% of the overall mixed-use area. The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to surrounding land-use patterns. To ensure that the desired mix of uses and connections are achieved, a more detailed small-area plan, master plan, and/or area-specific design principles is required to guide individual developments within the overall mixed-use area.
MU-3	Corridor Mixed Use	Density: 12-36 du/acre Uses: High density residential (0-50%, commercial, office, civic, parks and open space Scale/intensity: medium-high Transportation considerations: strong emphasis on pedestrian, transit and bicycle access and connections between uses.	Corridor Mixed Use areas are located on streets designated as A Minor Augmentor or A Minor Reliever in the Transportation Plan. Corridor Mixed Use areas may include a wide range of uses from shopping centers to freestanding businesses and institutions to high-density residential developments. Residential land uses will account for up to 50% of the overall mixed-use area. 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 12 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.
MU-4	Core Mixed Use	Density: 20-36 du/acre Uses: High density residential (0-25%), commercial, office, shopping centers. Scale/intensity: high Transportation considerations: access to transit, multi-modal facilities and connections, preserved pedestrian and bicycle access in high vehicular traffic areas, access to commercial areas from residential uses and transit hubs.	Core Mixed Use areas are located in places with visibility and access from the regional highway system (Interstate 35W and State Highway 36). Core Mixed Use areas include large-footprint commercial development, shopping centers, large-scale institutions, office buildings, high density residential uses, and other uses that generate more traffic, noise, and intensity than other mixed use districts. Residential land uses will account for up to 25% of the overall mixed-use area. Structures found in Core Mixed Use areas are higher in bulk than other mixed use districts and are at a scale appropriate to their proximity to highways and major thoroughfares. Core Mixed Use areas should be well-served by existing or planned transit, and pedestrian and bicycle access both to and between areas in this district is strongly encouraged. The scale of this district requires inter-district connectivity and multi-modal access. Limits to surface parking are encouraged. Residential development at 20 units/acre or greater is allowed in Core Mixed Use. Residential development should be well-connected to and accessible from the surrounding commercial uses by those travelling without a car.

	Full Name	Summary	Description
E-1	Low-Intensity Employment	Uses: office, business, research Scale/intensity: low-medium Transportation considerations: multi-modal facilities and connections to transit	Low-Intensity Employment areas include a variety of office uses such as business, professional, administrative, scientific, technical, research, and development services at high densities.
E-2	Employment Center	Uses: office, business, R&D, business parks Scale/intensity: medium-high Transportation considerations: multi-modal facilities and connections to transit	Employment centers are largely single-use areas that have a consistent architectural style with a mix of employment-oriented use types. These uses may include office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging with business-park-supporting retail and services such as healthcare, fitness, child daycare, dry-cleaning, bank, coffee shop, restaurant, and convenience store. The scale of development in these areas is commensurate with their proximity to highways and major transportation corridors. Appropriate connections to transit should be included in Employment Center developments.
I	Industrial	Uses: manufacturing, light industrial, warehousing, distribution Scale/intensity: medium-high Transportation considerations: connections to transit, freight connections to highways and major corridors	Industrial uses include manufacturing, assembly, processing, warehousing, laboratory, distribution, related office uses, and truck/transportation terminals.
IN	Institutional	Uses: civic, school, places of worship Scale/intensity: medium-high Transportation considerations: : sidewalks, connections to transit, multi-modal facilities	Institutional land uses include civic, school, library, church, cemetery, and correctional facilities on a larger scale than those normally incorporated into the low-density residential area.

ROSEVILLE 2040

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2040 Future Land Use



Development-Redevelopment Areas

Development-Redevelopment Areas

Residential

- LR - Low Density Residential
- MR - Medium Density Residential
- HR - High Density Residential

Mixed Use

- Core Mixed Use
- Corridor Mixed Use
- Community Mixed Use
- Neighborhood Center

Employment

- Industrial
- Low-Intensity Employment
- Employment Center

Public / Institutional

- IN - Institutional
- POS - Park/Open Space
- GC - Golf Course
- ROW - Right of Way
- RR - Railroad
- W - Water Ponding
- Lake



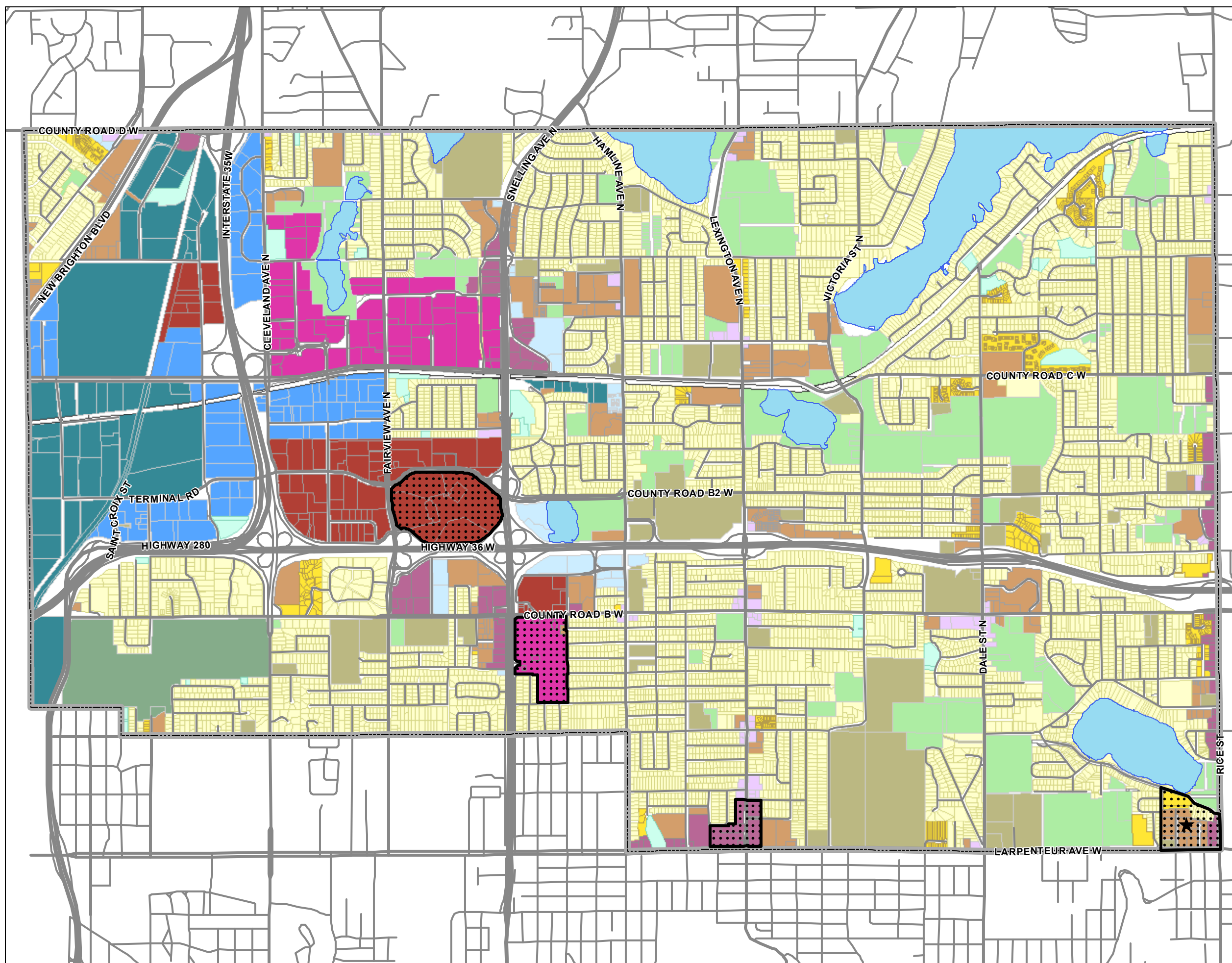
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


ROSEVILLE 2040




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2040 Future Land Use







 Special Study Areas




Residential

-  LR - Low Density Residential
-  MR - Medium Density Residential
-  HR - High Density Residential








Mixed Use


-  Core Mixed Use
-  Corridor Mixed Use
-  Community Mixed Use
-  Neighborhood Center

Employment

-  Industrial
-  Low-Intensity Employment
-  Employment Center

Public / Institutional

-  IN - Institutional
-  POS - Park/Open Space
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-  ROW - Right of Way
-  RR - Railroad
-  W - Water Ponding
-  Lake

 Special Study being conducted by others

