

**Commissioners:**

Julie Kimble  
Michelle Kruzal  
Tammy  
McGehee  
Michelle Pribyl  
Karen  
Schaffhausen  
Erik BJORUM  
Emily Leutgeb



**Planning Commission Agenda**

Wednesday, May 5, 2021  
6:30pm

**Address:**  
2660 Civic Center Dr.  
Roseville, MN 55113

**Phone:**  
651-792-7080

**Website:**  
[www.cityofroseville.com/pc](http://www.cityofroseville.com/pc)

Following guidance from state health officials, Planning Commission Members will participate in upcoming meetings electronically pursuant to Minn. Stat. § 13D.021.

Members of the public who wish speak during public comment or an agenda item during this meeting can do so virtually by registering at [www.cityofroseville.com/attendmeeting](http://www.cityofroseville.com/attendmeeting)

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes

Documents:

[APRIL 7, 2021 MINUTES.PDF](#)

5. Communications And Recognitions
  - 5.A. From The Public:  
Public comment pertaining to general land use issues not on this agenda.
  - 5.B. From The Commission Or Staff:  
Information about assorted business not already on this agenda.
6. Other Business
  - 6.A. Review And Provide Feedback On Zoning Code Update

Documents:

[6A REPORT AND ATTACHMENTS.PDF](#)  
[HKGI PRESENTATION.PDF](#)

7. Adjourn



**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, April 7, 2021 – 6:30 p.m.**

*Pursuant to Minn. Stat. 13.D.021, Planning Commission members, City Staff, and members of the public participated in this meeting electronically due to the COVID-19 pandemic.*

1 **1. Call to Order**

2 Vice Chair Kimble called to order the regular meeting of the Planning Commission  
3 meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning  
4 Commission.

5  
6 **2. Roll Call**

7 At the request of Vice Chair Kimble, City Planner Thomas Paschke called the Roll.

8  
9 **Members Present:** Vice Chair Julie Kimble, and Commissioners Michelle Kruzal,  
10 Tammy McGehee, Michelle Pribyl, Karen Schaffhausen, Erik  
11 Bjorum and Emily Leutgeb.

12  
13 **Members Absent:** None.

14  
15 **Staff Present:** City Planner Thomas Paschke, Community Development Director  
16 Janice Gundlach, Senior Planner Bryan Lloyd, and Department  
17 Assistant Staci Johnson

18  
19 **3. Approve Agenda**

20  
21 **MOTION**

22 **Member Kruzal moved, seconded by Member Pribyl, to approve the agenda as**  
23 **presented.**

24  
25 **Ayes: 7**

26 **Nays: 0**

27 **Motion carried.**

28  
29 **4. Organizational Business**

30  
31 **a. Swear-In New Commissioners**

32  
33 **• Erik Bjorum**

34 Vice Chair Kimble read the Oath of Office for Mr. Bjorum to repeat. She  
35 welcomed Commissioner Bjorum to the Planning Commission.

36  
37 **• Emily Leutgeb**

38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84

Vice Chair Kimble read the Oath of Office for Ms. Leutgeb to repeat. She welcomed Commissioner Leutgeb to the Planning Commission.

**b. Elect Planning Commission Chair and Vice-Chair**

Vice Chair Kimble indicated this item to elect a Chair and Vice Chair and currently there is not an active sitting Chair. She asked for nominations for Chair.

Member Pribyl nominated Vice Chair Kimble to be Chair. Member McGehee seconded the nomination.

Vice Chair Kimble asked for other nominations.

**MOTION**

**Member Pribyl moved, seconded by Member McGehee, to elect Member Kimble as Chair of the Planning Commission.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

Chair Kimble asked for nominations for Vice-Chair.

Member Kruzel nominated Member Pribyl to be Vice-Chair. Member McGehee seconded the nomination.

Chair Kimble asked for other nominations.

**MOTION**

**Member Kruzel moved, seconded by Member McGehee, to elect Member Pribyl as Vice Chair of the Planning Commission.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

**c. Appoint Variance Board Members**

Chair Kimble indicated the Board needs to appoint three Commissioners to the Variance Board plus one alternate. She asked the current Variance Board Members if they would like to continue on the Board.

Member Pribyl indicated she would be willing to continue on unless other Commissioners would like to be on the Variance Board.

Chair Kimble asked the Commission who would be interested to be appointed to the Variance Board.

85  
86 Member Schaffhausen explained she would like to stay on the Variance Board if  
87 the Commission is fine with that.  
88

89 Mr. Paschke asked if Member Schaffhausen would like to remain an alternate or  
90 to be a member of the Variance Commission.  
91

92 Member Schaffhausen indicated she would like to be a member.  
93

94 Member Kruzal indicated she has been on the Variance for two years and would  
95 be happy to stay or would be willing to let someone else be on the Board.  
96

97 Ms. Gundlach reviewed what the Variance Board does and the meeting time.  
98

99 Member Leutgeb indicated she would be available as an alternate this year if no  
100 one else is eager to do so.  
101

102 **MOTION**

103 **Member McGehee moved, seconded by Member Kimble, to appoint**  
104 **Members Pribyl, Kruzal and Schaffhausen to the Variance Board with**  
105 **Member Leutgeb as the alternate.**  
106

107 Mr. Paschke indicated a vote is not needed for this and will be passed onto the  
108 City Council.  
109

110 **d. Appoint Ethics Commission Representative**  
111

112 Chair Kimble indicated the Board needs to appoint a representative to the Ethics  
113 Commission.  
114

115 Member Schaffhausen volunteered to take the appointment to the Ethics  
116 Commission.  
117

118 **5. Review of Minutes**  
119

120 **a. March 3, 2021 Planning Commission Regular Meeting**  
121

122 Chair Kimble opened the floor to the Commission for changes to the minutes.  
123

124 Member McGehee indicated she forwarded some changes to staff.  
125

126 **MOTION**

127 **Member McGehee moved, seconded by Member Pribyl, to approve the March 3,**  
128 **2021 meeting minutes as amended.**  
129

130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176

Ayes: 7  
Nays: 0  
Motion carried.

**6. Communications and Recognitions:**

a. **From the Public:** *Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update.*

None.

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.*

None.

**7. Public Hearing**

a. **Request For Preliminary Approval of a Major Plat to Subdivide the Development Site into Eight Lots for Single-Family Detached Homes and Shared Access to Lake Owasso as a Conditional Use (PF21-001)**

Chair Kimble opened the public hearing for PF21-001 at approximately 6:50 p.m. and reported on the purpose and process of a public hearing. She advised this item will be before the City Council on April 26, 2021.

Senior Planner Lloyd summarized the request as detailed in the staff report dated April 7, 2021.

Chair Kimble asked if the Commission had any questions of staff.

Member Schaffhausen indicated she enjoyed reading the comments from the residents that live on Lake Owasso and some questions were raised that she wanted to make sure the City addressed. She asked in regard to the wetlands and if they are actually identified as wetlands, knowing that the land can be developed, what can or cannot the City do when it comes to this and how does that capacity in regard to wetland apply to this project and what can the City do about that, if anything.

Mr. Lloyd explained the City does have regulations regarding this in the Zoning Code as well as some other areas that are maintained by the Public Works Department that pertain to wetlands. There are plans from the developer about how each site might be developed with a driveway and generalized building footprint. All of those, so far, have been designed to conform to the minimum standards in terms of the wetland setbacks and the shoreline that backs from the ordinary high-water level. He noted the shoreland requirements do address the development area reduction or density reduction when wetlands and the shoreline itself might be within some parcel boundaries. Those regulations specifically state any part of a parcel that is below the

177 ordinary high-water level, lakeside of the shoreline, does not count in terms of the lot  
178 area for meeting the lot size requirements, whether it is depth or width or area.  
179 Further from that it says if wetlands cover more than twenty-five percent of a site  
180 there is some further reduction of the countable lot area. The figures that are in the  
181 staff report about the lot sizes all reflect those adjustments. Those lot size figures do  
182 not include any of what could parcel area below the ordinary high-water level, the  
183 shoreline and a couple of the parcels in particular in that block one, lots one through  
184 five, did need to be reduced in size by some amount because of the extent of the  
185 wetland that is on them. The City does have regulations about wetlands.  
186

187 Member Schaffhausen wondered why the City would be ok with taking cash in lieu of  
188 some semblance of land.  
189

190 Mr. Lloyd indicated the questions might be better directed to the Parks Commission  
191 but in general he thought the answer comes down to the City has a Parks and  
192 Recreation System Master Plan which identifies park land the City has and park land  
193 areas where park land is needed. This plan also identifies various improvements that  
194 are planning in the future for different places, different parks around the community  
195 and because in large part there is not a need identified in the Parks and Recreation  
196 System Master Plan for park land here or in this area, the dedication of park land was  
197 less appropriate, according to the judgement of the Parks and Recreation Commission  
198 than a dedication of cash in lieu of land which can be used for acquisition of land  
199 where parks are needed and can be used for improvements nearby where those  
200 improvements are called for in the plan.  
201

202 Member Pribyl knew the footprints shown on the drawings received are not  
203 necessarily the final ones but if these are relatively accurate, it looks like currently the  
204 plat shows that all of the homes would be outside of what is required by the City or  
205 Watershed in terms of wetland protection. These are not encroaching on the wetland  
206 area or even on the setback.  
207

208 Mr. Lloyd indicated that was correct. He showed the drawing and explained where  
209 the homes are to be located and the setback requirements.  
210

211 Member Kruzel indicated there is concern about the boat traffic in that area because  
212 the lake is narrow there. She knew the City cannot do much but for the folks that live  
213 in that area, the wakes may be an issue.  
214

215 Mr. Lloyd indicated the City does not have the ability to regulate what happens on the  
216 public water. The amount of boat traffic has its own ramifications and issues as well  
217 as the kinds of boat traffic. He explained it is the State's role to have regulations  
218 about that and to do enforcement.  
219

220 Chair Kimble explained somewhere in the documents that most of the driveways  
221 would have turn arounds. She noted this is close to where she lives and driving down  
222 Victoria there is a curve and can get busy. She thought this would be preferable if  
223 this moves forward. She also saw that the County was recommending no parking be

224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269

posted on this stretch of Victoria and wondered if that would go before the City Council for action.

Mr. Lloyd did not think that would be a part of the City’s action. It may be something that is incorporated into the public improvement contract since it is within the public roadway. He explained with respect to the turnarounds, that is in fact, a Zoning requirement for Roseville. Any new driveways and homes on County roads like this need to have that turnaround built into the driveway within the property.

Chair Kimble did not think there would be the ability for individual docks at each single-family home parcel and all of the dock access would be on the shared access parcel.

Mr. Lloyd believed that the plan is that the lots in block one would likely have their own docks and the City cannot prevent them from being put in. That would leave the shared facility for the homes across the street.

Member McGehee agreed with Commissioner Schaffhausen’s remarks. She explained after the last McCarrons meeting she was not sure yet, this is another case where the DNR is suggesting the City make some limitations but there is not a contact. She noted she had a call in to both the Public Works person who worked on the watershed as well as the DNR hydrologist for the East Metro and she has not had the time to get a call back to get this information. She found, herself, that she thought in general this packet is complicated and raises a number of environmental issues. This is a large area that has been undisturbed and certainly is part of the filtration system for the lake. She thought reading the comments that are in the next item tonight, she thought the interest on the part of Roseville residents is fairly strong in terms of protecting the environment and protecting the wildlife. She thought to say this change does not have impacts on public safety and public health when it definitely has a significant impact on the water and water quality in Lake Owasso, which is a public water and not just for Roseville residents but for residents of the State. She thought the City had to look at this very carefully overall and not overlook it because it may belong to other Departments and Commissions.

Member McGehee thought while those homes are actually not in a bad position right along Victoria, the problem is that the City does not have any control if those property owners, given the shape of the lots, wish to make their way down to the water.

Mr. Lloyd indicated that was correct.

Member McGehee thought developing in this area at all is extremely problematic. She would like to see more of these questions answered about how the lake and lakeshore will be protected as long as tree preservation and a conservation easement along the entire project with only one shared access to the lake.

270 Member Bjorum asked if the City required curb and gutter to be built along this  
271 development on either side of Victoria.

272

273 Mr. Lloyd indicated the roadway standards that apply to a County Road like this  
274 would definitely come from Ramsey County. He would have expected to see that as  
275 a requirement if it were one and would have been communicated by the City Engineer  
276 and included in the packet. He thought Victoria Street has been rebuilt fairly  
277 recently.

278

279 Member Bjorum assumed the stormwater management that are shown on the plans is  
280 basically the percentage required when utilizing the whole of the lots together  
281 combined. He wondered if there was any requirement for that management system to  
282 be on each individual lot or is it just a percentage and can be combined at any point.

283

284 Mr. Lloyd thought there was some flexibility in how that is implemented.

285

286 Mr. Dwayne Sikich, applicant, Builders Lot Group, 9531 West 78<sup>th</sup> Street, Eden  
287 Prairie, indicated he was in agreement with the two conditions listed by staff and was  
288 at the meeting to answer questions. He reviewed with the Commission the conditions  
289 that have been imposed on this development.

290

291 Chair Kimble asked if there were any questions for the applicant from the  
292 Commission.

293

294 Member Pribyl asked where the trail will be located on the west side of Victoria.

295

296 Mr. Sikich indicated the trail will be on the east side of Victoria and is proposed to be  
297 one foot inside of the County right-of-way and in this case the potential location of  
298 the street is offset of the right-of-way. He noted the trail will be on the other side of  
299 the power poles. The reason for the trail is for the health and safety of the proposed  
300 homeowners so they will not have to walk on Victoria Street.

301

302 Member McGehee asked if the dead trees on the pad on the site or are they across the  
303 site.

304

305 Mr. Sikich indicated there are a fair number of trees across the site and there is not a  
306 plan to go into the wetland area, only the building areas of the lots. He noted this is  
307 to clean it up and make it look more park like.

308

309 Member McGehee indicated she was going to speak on behalf of residents that wrote  
310 in. The dead trees are nesting sites for varieties of flying squirrels, regular squirrels  
311 and also for a number of woodpeckers. She was hoping that the developer would  
312 contain its dead tree removal to the pad site rather than throughout the entire site.

313

314 Mr. Sikich indicated that is exactly their plan.

315

316 Member McGehee asked when the tree removal is planning to happen.



317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363

Mr. Sikich explained the actual tree removal will not happen until the City Council approval of the preliminary plat.

Member McGehee indicated there was a request from a resident which she would like to share. She explained the resident would like the developer to not take stuff down while there is nesting in the trees.

Mr. Sikich indicated some of the scrub brush is going to come down before that but as far as any tagged trees or trees that are tagged for tree inventory, will not be coming down until after City Council approval of the preliminary plat.

Member Leutgeb wondered if anyone could clarify regarding the proposed boardwalks on the lakeside properties. She wondered if this is a proposal, urging the use of boardwalks over paved or another impervious trail or is that actually going to be a requirement.

Mr. Sikich explained that is actually a requirement because they cannot add any impervious area into a wetland. The boardwalks either sit on some kind of a pad that does not affect infiltration and the wetland continues performing as it normally does with a boardwalk. He noted that is part of the DNR permitting.

Member Bjorum asked Mr. Sikich where the boardwalk will be onsite.

Mr. Sikich explained at this point they have not located those yet exactly. Some exhibits were provided to the City and the developer is not building those, that is the responsibility of the homeowner. When the lots are sold the boardwalks will not be installed.

Member Schaffhausen indicated when the wetland is discussed, in the homeowner's association a plan to make sure that the wetland is not disturbed.

Mr. Sikich explained this will be provided in the HOA and is not allowed in the DNR rules.

Member Schaffhausen wondered what can be done to protect the wetland. She thought the preservation is of value and pretty much every resident that has responded has this as a concern. She wanted to make sure the City is focusing on that concern at a broader level and what else can be done about it if anything.

Mr. Sikich indicated his company can talk with their development attorney and see if there is anything that can be added but the enforcement of wetlands or impacts to wetlands is the DNR.

Mr. Paschke reviewed with the Commission some things that the City can do and what was done in other developments. He noted some type of signage can be used to show the area as wetland along the buffer edge.

364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410

Mr. Sikich indicated he would not be against the City adding the signage as a condition of approval.

Member Schaffhausen asked if it is possible that all of the work Mr. Sikich is going through with regard to the DNR and all of that activity, could affect density in any way shape or form and changing the lots from five to four or anything of that nature.

Mr. Lloyd did not think so. The requirements in the Zoning Code have the unstated purpose of managing the amount of density allowed on a given site based on the presence of public water, such as the lake or wetlands. He thought that impact is already accounted for or rather this proposal is sort of below whatever kind of other limits that might practically impose.

Mr. Sikich indicated this project is a conforming one for the LDR One Zoning. Variances or rezoning is not being asked from them.

**Public Comment**

**Ms. Kristine Simonson, 3061 Rice Street, Roseville**

Ms. Simonson indicated she is a property owner at 2940 West Owasso Blvd. She expressed her concern related to the idea of density reduction and five lots rather than four or three. She noted the odd shape of the lots towards the lake and will have a very different feel when the docks are built.

**Mr. Cory Koger, East side of Lake Owasso**

Mr. Koger explained he had a couple of questions and concerns, specifically regarding the way the design is set up to have a minimum impact. He indicated there is little to no oversight by the DNR and is rarely out on this lake. He noted there are four different habitats on the south end of the lake which will be directly impacted by the docks. There is also seven hundred feet of wetland habitat in front of the proposed development and somehow the property owners will have to get their boats through them to get to their dock. He explained he also had concerns about runoff after the lots are developed. There is no regulation for pesticide application, no regulation for fertilizer application and will run into the lake and cause impacts.

**Ms. Wanda Davies, 767 Hynal Drive**

Ms. Davies expressed her concern with the traffic in the narrow space between the lily pads and cattails. She thought it should be a no-wake zone and would like to see Roseville make some effort to do that. She was also looking at the dimensions of the dock in the shared access for the conditional use permit and the dock is fifty feet long. That is a really long dock that could hold up to six docks. Given that the DNR is allowing cities now to regulate docks and some other regulation on the lake, she thought a decision on this CUP should be deferred until the Council has an opportunity to look at a new Ordinance with respect to regulating dock use and other things that the City is now permitted to do within the lake.

411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457

**Mr. Andrew Walz, 3097 Sandy Hook Drive**

Mr. Walz explained he has a bunch of concerns. He was concerned about the shape and quantity of the lots. The number one thing the City can do to preserve the wetlands is to reject this plan as proposed and reduce the number of lots or at least revisit the judgement call that was made about the irregular shape. He believed that was an exhibit of poor judgement and he did not think the exterior boundaries are so irregular that it warrants creating the hockey stick shaped lots with docks coming out of them. He thought the City, with this plan, will be setting the DNR up for failure in their ability to be able to protect the wetland areas. He would encourage the Council to have conversations with the DNR and watershed on some unanswered questions.

**Mr. Joe Bester, Shoreview**

Mr. Bester explained he has many of the same concerns that previous speakers have. He wanted to emphasize the sensitive nature of Lake Owasso. He reviewed the surrounding watershed around the lake with the Commission. He indicated the Bar Engineering report referenced in a letter he wrote the City the hypothesis going into it is internal excess nutrient loading was from in the lake and after some additional research Bar Engineering was surprised to find that in fact that it came from Central Park. This does underscore the fact that things that are close by really have a major impact on lake. Anything the City can do to help preserve trees and minimize impervious pavement and other things will help Lake Owasso in the long term.

**Mr. Ben Eide, 519 Hynal Drive**

Mr. Eide agreed about the density. He believed it is more than should be allowed in that area. Currently there are three lots, and the development should be allowed those three lots, but the development is going from three access points to the lake and trying to get six access points with their added access point. That will be a lot of docks going through that area. The docks will have to be at least two hundred to two hundred fifty feet each to get through the cattails out to the water and is a lot of dock surface going in and out each season and will cause a lot of wear and tear on that area of the lake.

**Ms. Ashley MacGregor, Little Bay Road**

Ms. MacGregor echoed all of the resident comments. She believed this is a thoughtful developer that is trying to check all of the boxes but what has to be remembered is that this is the chance the Planning Commission has to make a different choice. Once the development is in there is not much anyone can do if there are issues and problems. Now is the chance to decrease capacity on that side of the lake.

**Mr. Josh Kath**

Mr. Kath echoed a lot of the concerns that have been brought up. He wanted to draw attention to the City Code and that there is a deficiency because it is decades outdated. He thought the City is putting the cart before the horse if the City does not first address or consider some of those necessary or conversational points in the Code that should be discussed that these types of projects will have impacts on in regard to subdividing lots. He thought there was already a lot of shared easements on the lake,

458 and he thought the City Code was lacking regulatory authority over those as well and  
459 those easements seem to be growing and expanding.

460

461 **Ms. Heidi Walz**

462

Ms. Walz wondered if the developer would be willing to do another tour before more  
463 of the general public was aware of the area in order for people to better grasp what is  
464 being proposed.

465

466 Chair Kimble closed the public hearing at 8:10 p.m.

467

468 **Commission Deliberation**

469

470 Member Pribyl asked Mr. Lloyd for a follow up on the lots size, shape, and  
471 proportion. She thought some of it was dictated by Victoria and the wetland  
472 boundaries and some of it is to try to get direct water access for the five lots.

473

474 Mr. Lloyd reviewed the zoning requirements of the lots with the Commission.

475

476 Member McGehee asked if the City has an obligation to have anything subdivided.

477

478 Mr. Lloyd indicated the role in the City reviewing a subdivision request falls into  
479 what is called the City's quasi-judicial authority. With that authority, the City  
480 reviews a proposal against existing standards. Whatever State law might obligate of  
481 the City and whatever the City Codes allow or require and generally speaking,  
482 proposals that conform to the applicable requirements ought to be approved. They  
483 can certainly be approved with conditions to mitigate potential impacts that are  
484 identified by the Planning Commission.

485

486 **MOTION**

487

**Member McGehee moved to table pending information on the new 2019  
488 regulatory authority that has been published by the DNR and any other  
489 information from the DNR and Washington County and the hydrologist  
490 regarding the status of the lake that might have an impact on the City's ability to  
491 protect this area.**

492

493 Ms. Gundlach indicated she looked up the DNR's model Ordinance, which was  
494 updated in October 2019. She wanted to be clear that the City is not obligated to  
495 adopt the newly updated model Ordinance. As this relates to controlled accesses, it  
496 states they are permissible as a part of a subdivision and the only requirement in the  
497 new model Ordinance that is not currently in City Code for a conditional use  
498 requirement related to model controlled accesses is "If docking, mooring or other  
499 over water storage of more than six watercraft is to be allowed at a controlled access  
500 lot than the width of the lot must be increased by a percentage of the requirements for  
501 riparian and residential lots for each watercraft beyond six." There is also a table  
502 where it shows what the required increase in lot width is needed in order to go higher  
503 than six watercraft. Based on the lot width of this extra lot the developer would for  
504 sure be allowed six if the City decided to go ahead and adopt the updated DNR model

505 Shoreland Ordinance as it is related to controlled access. She wanted to make sure if  
506 the decision is to table action because the Commission is interested in what the new  
507 model Ordinance from the DNR says, the new model Ordinance would allow six  
508 mooring spaces on that controlled access lot.

509  
510 Chair Kimble asked if the DNR Ordinance was not adopted, what is allowed by the  
511 City.

512  
513 Ms. Gundlach explained the City Ordinance does not specify.

514  
515 Mr. Lloyd explained in recent conversation with the hydrologist he gathered that  
516 number is not actually different. The thing that may be changing or has changed in  
517 the new model Ordinance is that the cities would be responsible or be able to  
518 administer that calculation rather than the State being solely responsible for it. He did  
519 not think the numbers were really changing, it would be allowing the City to regulate  
520 it.

521  
522 Member McGehee thanked staff for the clarification and indicated she would change  
523 her motion from a motion to table to a motion to deny.

524  
525 **Member McGehee moved, seconded by Member Schaffhausen, to deny based on**  
526 **the fragility of the lake, the impairment of the water already, the narrowness of**  
527 **the straight, with the lily pads. The ability of all of these lots together to be able**  
528 **to irradicate fifteen feet of weeds in order to get the boats out seems beyond**  
529 **anything acceptable to protect not only the quality of the lake but the health,**  
530 **safety, and welfare of the investment of the people who already have homes on**  
531 **the lake and for the people of Minnesota who use and value this lake. This is an**  
532 **excessive burden on this particularly fragile end of the lake with a particular**  
533 **depth of wetland as well as shallow, vegetative area as fish breeding ground.**

534  
535 Member Pribyl thought it seemed like a lot of the concern in this motion is around the  
536 number of individual lake access. She thought Mr. Lloyd stated if each lot is  
537 connected to the lake then the City cannot control their access. She wondered if there  
538 was any way there could be some kind of compromise where two adjacent lots share  
539 a boardwalk and a dock or would the City not have any control over that at all. She  
540 thought the homes themselves along Victoria seemed to make sense and the  
541 protection of the wetland seemed to make sense. She thought the hang up was where  
542 the docks and boardwalks will go so she wondered if there could be any kind of  
543 compromise.

544  
545 Mr. Lloyd did not believe the Shoreland Code has any provisions regulating docks,  
546 particularly when in the water. He thought that there are provisions for when docks  
547 are stored on the land. He reviewed the Shoreland Section of the Zoning Code related  
548 to this with the Commission.

549  
550 The Commission further discussed the option of tabling versus denying this item.

551

552 Member Schaffhausen wondered if there was a way to create that park space as that  
553 easement instead of cash in lieu of land. She understood the Parks and Recreation  
554 Commission requested cash.

555

556 Mr. Lloyd indicated it is not the Parks and Recreation Commission role to  
557 conclusively determine what the park dedication, it is a recommendation and the  
558 purview of the City Council to make a decision about that. It is certainly clear that  
559 there is some concern and maybe some possibility of having park land be the  
560 dedication somewhere along the wetland, but it may not be the jurisdiction and  
561 purview of the Planning Commission to recommend specifically formally something  
562 like that.

563

564 Chair Kimble reviewed where in the deliberation the Commission was at in the  
565 motion process. She asked Member McGehee if her original motion still stood.

566

567 Member McGehee indicated she would like the original motion to still stand and  
568 possibly then for the developer to work with staff to see if something could come  
569 forward that reflected the discussion of the community and Planning Commission.

570

571 Chair Kimble ask Member Schaffhausen if her second still stood to that motion.

572

573 Member Schaffhausen signaled her intention was yes.

574

575 Chair Kimble indicated this is a recommending body so the Commission's motion to  
576 deny, if it were to pass would be a recommendation to the Council along with the  
577 comments made. She thought the Commission should vote on this motion if there  
578 were no other comments.

579

580 Member Bjorum thought that based on everything that was presented and everything  
581 that has been laid out by staff and the developer. Everything presented meets or  
582 exceeds the City's requirements for the subdivision for the plot restructure. The issue  
583 the Commission has is the lake access points for each property that the City does not  
584 have legal standing to dictate. He noted it does not seem like if that is the case then  
585 the Commission does not have any legal standing to deny the motion to proceed  
586 because the Commission is denying something it does not have any control over. He  
587 wondered if that is the correct way to understand this. He personally thought the  
588 developer has done an excellent job in developing this subdivision and breaking the  
589 parcels up and really showing the understanding of the wetlands implications and he  
590 fully hear the residents who are concerned about the access points and the weed and  
591 shoreline degradation, but he wondered if that something that needs to be left to the  
592 next stage of the development to control. It does not sound like their legal standing;  
593 the Commission can deny something it does not have control over.

594

595 Chair Kimble thanked Member Bjorum for the comments and looked to staff to help  
596 answer the question because she wondered if the Commission is confusing its  
597 deliberation on the plat with the deliberation on the conditions of the Conditional Use  
598 Permit.

599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645

Ms. Gundlach asked what the denial motion was for. She asked if the denial was for the plat, is it for the Conditional Use or is it for both because she did have some legal concerns about the Commission's role to interpret and apply the Zoning Code as it exists today based upon an application in front of the Commission. She did not see the Commission having a legal reason to deny this plat. There may be some opportunity to get into the details with the Conditional Use in terms of mooring spaces and who gets to use the outlot because there are some conditions in the Conditional Use section that relates to that. She indicated she was very uncomfortable about the City's ability to deny this plat.

Chair Kimble indicated the call was on the motion for the Preliminary Plat. She asked if staff's suggestion was the Commission had to withdraw and reconsider the motions or just go ahead and take a roll call vote on the motion.

Ms. Gundlach indicated the Commission is a recommending body to the City Council. Member McGehee made a motion, and it was seconded so she believed the Commission is required to take a vote on it. If that motion fails the Commission can try again and if it passes then the Commission needs to move onto the Conditional Use.

Member McGehee explained as a recommending body, the Commission's recommendation goes to the Council and is ultimately the legal authority of the Council to decide what to do with it. As a recommending body the Commission is probably legal but not efficiently legal and there are findings that could be put together to justify the denial. She indicated she still stood behind the denial motion to go forward to the Council, who will make the final decision.

**Ayes: 2 (McGehee, Schaffhausen)**

**Nays: 5**

**Motion failed.**

Chair Kimble indicated the motion failed and wondered if a new motion should be considered or should the Commission move one.

Mr. Paschke suggested the Commission make another motion if there is one to be made to support.

**Member Pribyl moved, seconded by Member Kruzel, to recommend to the City Council approval of the proposed Victoria Shores Preliminary Plat, based on the content of this RCA, public input, and Planning Commission deliberation, with the conditions listed in the RCA. (PF17-020).**

**Ayes: 5**

**Nays: 2 (McGehee, Schaffhausen)**

**Motion carried.**

646 Member McGehee explained she could make a motion to deny the Conditional Use,  
647 but she did not know on what basis because staff seems to think that all the boxes  
648 have been checked and she did not think it has anything to do with the health, safety,  
649 and welfare of either the lake or the residents or the people using the lake or the  
650 ability of the people on the lake and property owners to use the property. She  
651 indicated as she read this application she was surprised to move it forward. It is a  
652 problem and she thought it was evident. She did not think that staff's findings are  
653 accurate, that there is no implication here for health, safety, and welfare. She  
654 wondered if the Commission could put a limit on how many boats and how long the  
655 docks can be.

656  
657 Member Bjorum thought the issue was that the dock is considered to be on the public  
658 land because it is in the water so the City does not have the control to dictate the dock  
659 or number of docks or long the docks can be. That is all to a different regulatory  
660 body and the City does not have control over that.

661  
662 Member McGehee asked if the Commission had any control and can the Commission  
663 not grant a Conditional Use.

664  
665 Mr. Lloyd explained yes a Conditional Use can be denied if there is a public health,  
666 safety, welfare issue. He noted there is ten different criteria and four extra  
667 requirements that are discussed in the staff report providing for the framework of the  
668 review. The question of the shared access is not strictly speaking the dock and how  
669 many people might share it, the question would be, is there a public health, safety,  
670 welfare argument to be made against the residential use of the lakeshore land that is  
671 proposed to be shared. If it were a single homeowner with that land there would be  
672 zoning requirements pertaining what could be built on the land and where and how  
673 close to the shoreline, etc. Those same requirements apply to this if it is shared  
674 among them. The City absolutely has a role in regulating how that land is used but  
675 not how the public water adjacent to the land is used.

676  
677 Member McGehee asked if the City could regulate that there would be no boathouse  
678 and also that nothing could be stored on that land during the winter.

679  
680 Mr. Lloyd agreed, not because he thought it is an untenable position or something,  
681 but the qualification is the Commission can make those requirements or those  
682 conditions of approval, particularly if the Commission is making some findings about  
683 the health, safety and welfare/other provisions that relate to it.

684  
685 Member Kruzel explained if the Commission is doing its role, it would be to make a  
686 motion to accept this, if that is what is decided, and it goes to the City Council do not  
687 the homeowners and association and the DNR have some type of entity where they  
688 can work together to make these enforcement or changes.

689  
690 Member Pribyl indicated the Conditional Use is really just a shared access for the  
691 three homes on the west side of Victoria. What seemed to have been most of the  
692 concern and discussion what that the five other homes have their own access. This is



693 already shared by three households. She was not sure that, for her personally,  
694 denying this is going to help the other issue.

695

696 **MOTION**

697 **Member Pribyl moved, seconded by Member Bjorum, to recommend to the City**  
698 **Council approval of the proposed controlled access as a Conditional Use, based**  
699 **on the content of this RCA, public input, and Planning Commission deliberation.**  
700 **(PF17-020).**

701

702 **Ayes: 5**

703 **Nays: 2 (McGehee, Schaffhausen)**

704 **Motion carried.**

705

706 **8. Other Business**

707

708 **a. Review and Provide Feedback on Zoning Code Update**

709 Community Development Director Gundlach introduced Ms. Rita Trapp and Mr. Jeff  
710 Miller from HKGI who presented the Zoning Code update materials. She first  
711 presented the Roseville Sustainability and Resilience section and asked for feedback.

712

713 Member Pribyl thought it was a good idea to incentivize development to be more  
714 sustainable and thought there were things that the City could incorporate into the  
715 Zoning Code to encourage sustainability and push it in ways that are not currently  
716 addressed in the Zoning Code without putting requirements on some of the things that  
717 are more costly but incentivizing them would be fantastic.

718

719 Ms. Trapp asked if there were specific areas Member Pribyl was thinking about.

720

721 Member Pribyl explained she was thinking of things where there are costs involved.  
722 For example reducing the surface parking by putting parking underground. It is much  
723 more expensive putting parking underground, but it obviously has environmental  
724 benefits so if there are incentives that can encourage that without requiring it then she  
725 thought it would be a good move to reduce impervious surface and provide more  
726 space for trees and greenspace that everyone likes.

727

728 Chair Kimble asked if there might be some tradeoffs as well to get some relief  
729 elsewhere in the project.

730

731 Member Pribyl agreed.

732

733 Member McGehee thought TIF and the Sack Credits and various things that the City  
734 does offer, at least historically, the City has not asked for much in return for granting  
735 these things and she thought the City could and should. She also was very interested  
736 in some of the suggestions that were in the small pinups, such as rent to own on  
737 apartments that are being built. Affordable complexes. Most of the City's existing  
738 condos started as apartments and were converted later. She did not know if the City  
739 could do that, but it would be an equity path that the City could maybe think about.

740 She was not sure how it could be done. She noted that Edina’s efforts that was in the  
741 paper where they are setting up their own land trust so that some of the City’s houses,  
742 where in the past the City had a program where the City would buy them and tear  
743 them down and have something more expensive be built on the lot. Instead of doing  
744 that maybe possibly buying some of the homes that the City would have an  
745 opportunity to buy but keep them in the land trust so that the City could manage to  
746 keep them permanently affordable but yet pass on some equity to people who live  
747 there for a period of time and then were able to move on.

748  
749 Member McGehee indicated another thing in speaking of the trees and the diversity  
750 of upgrading the parking lots policy to meet the standards the communities like St.  
751 Louis Park has, which has a lot greener and pathway in the parking lots so that they  
752 are more permeable and more hospitable to pedestrians.

753  
754 Member Leutgeb asked Ms. Trapp how the consultants are reaching out with outreach  
755 efforts to specifically target and engage bipoc communities and socio-economic  
756 diverse communities in the engagement process.

757  
758 Ms. Trapp explained her company had prepared a few months ago a community  
759 engagement plan where they identified different groups that they could outreach to  
760 and this effort was really targeted at stakeholders or groups or individuals that would  
761 directly connect to the diversity, equity, sustainability, and resilience areas.

762  
763 Mr. Miller continued on with the presentation on Residential Districts, and Non-  
764 Residential Districts, including aligning residential districts with LU categories and  
765 housing types and uses.

766  
767 The Commission discussed with the consultants aligning residential districts with LU  
768 categories.

769  
770 Member McGehee asked regarding impervious surfaces and having a little greener  
771 around, what is the disadvantage of changing the medium to high from eighty-five to  
772 seventy-five being the highest that the City has for improved area.

773  
774 Chair Kimble thought that was the point of the CUP. The Conditional Use allows  
775 you to get up to the eighty-five, otherwise there is no CUP.

776  
777 Mr. Miller indicated that was correct.

778  
779 Chair Kimble asked if there is going to be some unique instance with existing  
780 properties and new properties where the changes create some kind of a conflict or  
781 unusual situation.

782  
783 Mr. Miller indicated this will be looked at before a final recommendation is made to  
784 try to minimize any non-conformities that are created.

785

786 Mr. Miller continued his presentation regarding the non-residential and mixed-use  
787 districts including development intensity/improvement area.

788  
789 Member Pribyl asked what the next steps will be for this item.

790  
791 Ms. Trapp reviewed the remaining steps that need to be taken at upcoming meetings.

792  
793 Ms. Gundlach indicated staff plans on scheduling an extra meeting in May and June.  
794 She suggested May 12<sup>th</sup> and June 9<sup>th</sup> to meet in order to discuss this item further. She  
795 explained the Commission needs more opportunities to talk about this item.

796  
797 Chair Kimble thanked Ms. Trapp and Mr. Miller for the presentation.

798  
799 **9. Adjourn**

800  
801 **MOTION**  
802 **Member Kruzel, seconded by Member Leutgeb, to adjourn the meeting at 10:18**  
803 **p.m.**

804  
805 **Ayes: 7**  
806 **Nays: 0**  
807 **Motion carried.**

808



# REQUEST FOR PLANNING COMMISSION ACTION

Date: 05-05-2021  
Item No.: 6a

Department Approval

Agenda Section

*Janice Gundlach*

**Other Business**

Item Description: Review and provide feedback on Zoning Code Update materials prepared by HKGi

1 **BACKGROUND**

2 The Planning Commission has been working with the City’s planning consultant, HKGi, since January  
3 regarding required and optional updates to the City’s Zoning Code. The required updates aim to ensure  
4 compliance and consistency with the City’s 2040 Comprehensive Plan. The optional updates aim to  
5 address a variety of issues that have been identified by staff and the City Council, technical revisions,  
6 and items that could create a more equitable, inclusive, resilient, and sustainable built environment.  
7 The required updates are scheduled to occur first, with the optional updates scheduled later in 2021.  
8 While required and optional updates are on a different timeline, the community engagement that has  
9 occurred thus far in the process covered all topics.

10 Like previous Planning Commission packets, HKGi has provided a packet of information for the  
11 Planning Commission’s review and feedback (see Attachment A). The tasks for the Planning  
12 Commission, during this discussion, is to review HKGi’s recommendations surrounding residential  
13 changes to the Zoning Code to ensure consistency with the City’s 2040 Comprehensive Plan. The  
14 recommendations that result in changes have been highlighted in red text.

15 No formal action is required at this time. HKGi is looking to engage in a discussion and receive  
16 feedback before drafting these changes into text amendments for consideration at a future meeting  
17 where a public hearing would be scheduled.

18 **STAFF RECOMMENDATION**

19 Receive presentation from HKGi and engage in a discussion, and offer feedback, in regards to the  
20 contact attached to this RPCA.

Prepared by: Janice Gundlach, Community Development Director

Attachments: A. Materials from HKGi



## MEMORANDUM

**TO:** Roseville Planning Commission  
**FROM:** Jeff Miller and Rita Trapp, HKGi  
**DATE:** April 29, 2021  
**SUBJECT:** Update on Zoning Code Project

---

### Overview of Meeting Update

At the May 5 meeting HKGi will present to the Planning Commission our progress on the Zoning Code Update project. We have completed the community outreach effort as part of Task 2 Diagnosis of Zoning Code Update Needs, including the six stakeholder meetings. We will provide an updated summary of community input received thus far. The focus of our presentation will be our recommendations for updates to the residential districts. In addition, we will be presenting the remaining topics that have not been presented yet to the Planning Commission for discussion at this Wednesday's meeting. Our recommendations for the non-residential districts will be the focus of the extra May meeting that is scheduled for May 13. We will also be presenting the draft rezoning map at this meeting.

### Community Engagement Input

In April the City held three virtual meetings and participated in the Roseville Business Council meeting. The three virtual meetings were focused on the geographic neighborhoods of BRT/Snelling Ave Corridor, Lexington and Larpenteur, and the Rice Street Corridor. After a brief presentation about the Zoning Code Update project, attendees were invited to ask questions, provide feedback about what is being explored for their neighborhood, and share ideas of additional zoning requirements that should be considered as part of the project. Staff was able to summarize attendee thoughts on a whiteboard that all attendees were able to view as part of the meeting. A PDF of each of the boards has been attached to the packet for your review. The City has also received a few comments on these topics on the virtual engagement website. Planning Commissioners are invited to visit the [website](#) to review those comments.

### Section One Zoning Code Update Recommendations

Building off the findings from the analysis and our discussion at the previous Planning Commission meetings, HKGi will present our recommendations for updates to the residential districts. These recommendations include updates to allowed uses/housing types, densities, lot sizes, building heights, as well as renaming and consolidating of some residential districts. For the discussion about LDR lot sizes we have included a map that shows existing lot areas in the LDR-1 and LDR-2 districts. As a reminder, these recommended updates have been deemed to be required to be addressed as part of Section One of the Zoning Code Update.

**Section One Remaining Discussion Topics**

The discussion topics that will also be presented are:

- Consider allowing increased density in the MDR district as a CUP, similar to the way it works in the HDR district today
- Consider increased green space requirements in the MDR and HDR districts
- Consider increasing the CUP threshold in the CMU districts to something higher than 3 units per building
- Establish a BRT overlay district
- Implementation of the 10% minimum residential requirement in the MU-2, MU-3, and MU-4 districts

We are looking forward to discussing the recommended updates, answering your questions, and receiving your input at Wednesday's meeting. Thanks!

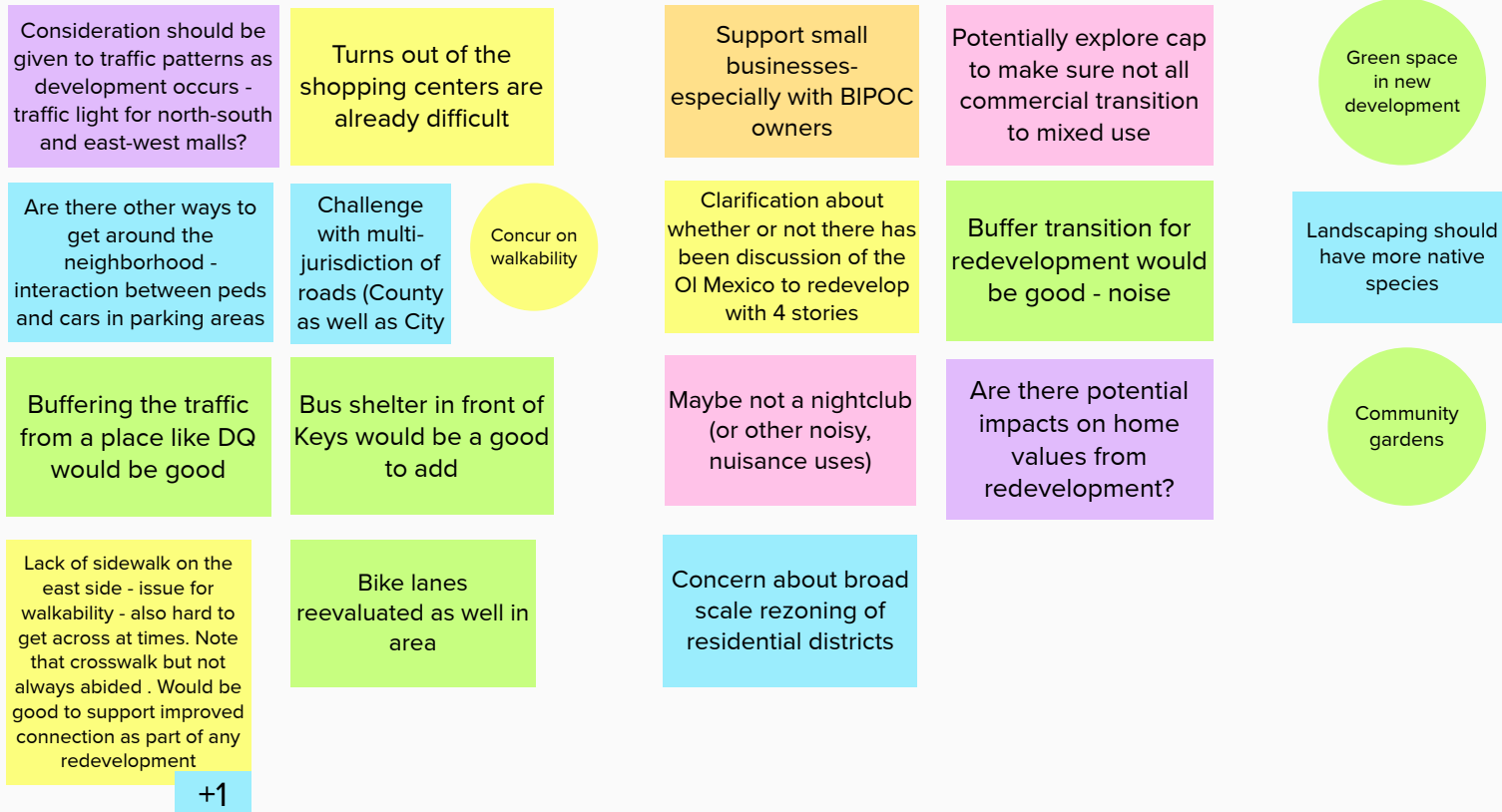
April 8, 2021 - 6 to 7 p.m.

# BUS RAPID TRANSIT (BRT) ROSEDALE AND HAR MAR MALL AREA



April 8, 2021 - 7:30 to 8:30 p.m.

# Lexington and Larpenteur Area





April 14, 2021 - 6:00 to 7:00 p.m.

## Rice Street Corridor

Building height  
adjacent to residential

Zoning incentives for  
affordable housing?

Support small business,  
existing and new ones

Concern about safety  
and crime in this area

# Roseville Zoning Code Update

## Section One Recommendations

### Residential Districts' Recommendations

This memo outlines the recommended updates to the Residential Districts in order to align them with the adopted 2040 Comprehensive Plan, particularly the land use categories. As a basis for these updates, the following is a brief summary of the relevant guidance from the 2040 Comprehensive Plan.

### 2040 Comprehensive Plan Guidance

#### City-wide Goals & Objectives

- Develop a wide range of housing that meets standards for affordability.
- Ensure life-cycle housing throughout the City to attract and retain a diverse mix of people.
- Employ flexible zoning for property redevelopment to meet broader housing goals such as density, open space, and lot size.
- Develop design guidelines to support new or renovated housing.

#### Land Use Chapter Goals & Strategies

- Create flexible development standards for new residential developments that allow innovative development patterns and more efficient densities.
- Develop zoning regulations and policies to provide for a variety of housing types and densities to support a wide range of housing alternatives.
- Recognize that the most likely opportunity sites for creating additional housing choices are near existing commercial areas and adjust zoning regulations to allow such development.

#### Housing Chapter Goals & Strategies

- Explore opportunities to encourage smaller housing units, “non-traditional” housing development (which could include culturally-appropriate housing to reflect the population demographics of the City), and opportunities to address the lack of housing in the “missing middle” styles.
- Meet increased demand for senior housing.
- Update ordinances as necessary to maintain optimal housing functionality and livability, and to address new technologies, market trends, and resident needs.

#### Residential Land Use Categories

The Land Use Chapter establishes three residential land use categories that include guidance on density (minimum and maximum) and allowed uses/housing types.

Land Use Categories	Density	Scale	Intensity	Uses
Low Density Residential (LR)	1.5 – 8	Small	Low	<ul style="list-style-type: none"> <li>• single-family detached houses generally with a density between 1.5 and 4 units per acre</li> <li>• two-family attached or small lot single-family detached houses generally with a density of no more than 8 units per acre</li> </ul>

## Roseville Zoning Code Update

### Section One Recommendations

Land Use Categories	Density	Scale	Intensity	Uses
Medium Density Residential (MR)	5 – 12	Medium	Medium	<ul style="list-style-type: none"> <li>• single-family attached housing types such as triplex, quadruplex, row houses, side-by-side townhouses, back-to-back townhouses, mansion townhouses</li> <li>• small lot detached houses</li> </ul>
High Density Residential (HR)	12 - 36	Medium to large	Medium to high	<ul style="list-style-type: none"> <li>• multifamily housing types like apartments, lofts, flats, and stacked townhouses</li> </ul>

### Analysis of Current Residential Districts

#### LDR-1

- LDR-1 district does not fully align with the LR LU category.
  - The LR LU category in the Comprehensive Plan allows single-family detached houses, two-family attached, small lot single-family detached houses; whereas, the LDR-1 zoning district only allows single-family detached houses on larger lots.
  - The density limit for the LR LU category is 8 du/ac however the LDR-1 district is 4 du/ac.

#### LDR-2

- In terms of allowed uses and density, the LDR-2 district aligns with the MR LU category.

#### MDR

- The MDR district aligns with the MR LU category.

#### HDR-1 and HDR-2

- The HDR districts align with the HR LU category.
- A comparison of the HDR-1 and HDR-2 districts found that there is no difference in the uses allowed between the two districts. There are some differences in dimensional standards, such as density, setbacks, building heights, and improvement area. These two districts could be consolidated. The conditional use permit (CUP) process is a more appropriate tool to address these differences as it can specifically link the increased intensity that was identified in the HDR-2 district to any needed conditions.

### Recommended Updates

#### 1. Recommendation to rename and consolidate the residential districts.

It is recommended that the LDR-2 district be renamed LMDR (Low to Medium Density Residential) to reflect its current allowed uses and density. It is also recommended that the HDR-1 and HDR-2 districts be consolidated.

## Roseville Zoning Code Update Section One Recommendations

Residential Districts	
Current	Recommended
LDR-1, Low Density Residential (One-Family) District - 1	LDR, Low Density Residential District
LDR-2, Low Density Residential District - 2	LMDR, Low to Medium Density Residential District
MDR, Medium Density Residential District	MDR, Medium Density Residential District
HDR-1, High Density Residential District - 1	HDR, High Density Residential District
HDR-2, High Density Residential District - 2	

### 2. Recommendation to update allowed uses/housing types in the LDR and LMDR districts.

In order to align with the Comprehensive Plan's guidance for uses/housing types in the LR and MR land use categories, the following uses/housing types should be added to the LDR and LMDR districts. Note that these added uses will need to align with the districts' maximum density standards as well.

**LDR:** Add two-family attached (twinhome), two-family detached (duplex), and courtyard cottages.

**LMDR:** Add accessory dwelling unit, triplex and quadruplex.

**MDR:** No updates.

**HDR:** No updates.

### 3. Recommendation to update density standards including reduction of some minimum lot areas.

#### ***Adding Density Minimum and Maximums***

A comparison of the densities identified in the 2040 Comprehensive Plan and the current residential zoning districts finds that some changes are needed for consistency. These recommended updates are summarized in the table below in the highlighted columns.

#### ***Reducing Minimum Lot Size***

The existing lot sizes of all LDR-1 and LDR-2 properties have been mapped and analyzed. See attached map. Lots that are smaller than the current LDR-1 minimum lot area standard of 11,000 sf are located throughout the city. This map indicates that the current LDR-1 minimum lot area standard does not fit the character of many of Roseville's existing neighborhoods. The current lot size standard would not allow many property owners to build what they have today. Reducing the minimum lot area standard in LDR-1 to reflect Roseville's existing neighborhood lots and patterns would confirm that these lots and neighborhoods should be seen as fitting the character of Roseville and eliminate many non-conforming lots.

## Roseville Zoning Code Update Section One Recommendations

Zoning District	Current Zoning Density	Recommended Zoning Density Update	Current Zoning Minimum Lot Size	Recommended Minimum Lot Size
<b>COMP PLAN – LR 1.5 – 8.0 units per acre</b>				
<b>LDR</b>	No maximum No minimum	<ul style="list-style-type: none"> <li>• Add minimum of 1.5</li> <li>• Add maximum of 8.0</li> </ul>	<ul style="list-style-type: none"> <li>• 11,000 sf, one-family, interior lot = 3.96 density</li> <li>• 12,500 sf, one-family, corner lot = 3.48 density</li> </ul>	<ul style="list-style-type: none"> <li>• For two-family dwellings and courtyard cottage dwellings, set minimum lot area of 5,500 sf per unit</li> <li>• For one-family dwellings, reduce minimum lot size to 9,350 sf</li> </ul>
<b>COMP PLAN - MR 5.0 – 12.0 units per acre</b>				
<b>LMDR</b>	Maximum of 8* No minimum	<ul style="list-style-type: none"> <li>• Add minimum of 5.0</li> </ul>	<ul style="list-style-type: none"> <li>• 6,000 sf, one-family = 7.26 density</li> <li>• 4,800 sf, two-family = 9.08 density</li> <li>• 3,000 sf, attached = 14.52 density</li> </ul>	<ul style="list-style-type: none"> <li>• Increase minimum lot area for attached dwellings to 3,600 sf to align with the maximum density of 12</li> </ul>
<b>MDR</b>	5 – 12*	No recommended updates	<ul style="list-style-type: none"> <li>• 4,800 sf, one-family = 9.08 density</li> <li>• 3,600 sf, two-family = 12.10 density</li> <li>• 3,600 sf, attached = 12.10 density</li> <li>• 3,600 sf, multifamily = 12.10 density</li> </ul>	No recommended updates
<b>COMP PLAN - HR 12.0 – 36.0 units per acre</b>				
<b>HDR</b>	12 – 24** 24 – 36***	<ul style="list-style-type: none"> <li>• Allow densities higher than 24 by CUP</li> </ul>	None	No recommended updates

\* Averaged across development site

\*\* Density in the HDR-1 district may be increased to 36 units/net acre with approved conditional use

\*\*\* Density in the HDR-2 district may be increased to more than 36 units/net acre with approved conditional use

## Roseville Zoning Code Update Section One Recommendations

### 4. Recommendation to update scale and intensity related standards.

The final set of recommendations is related to scale and intensity. During the analysis it was determined that the appropriate measure for scale between zoning districts is building height. As can be seen in the table below, currently building height differs not only between zoning districts but also between individual uses/housing types within each district. It is recommended that the zoning code be modified so that differences between building heights are by zoning district rather than uses/housing types as it allows for a similar scale amongst all the uses within the district.

Zoning District	Scale Based on 2040 Comp Plan Land Use Categories	Current Zoning Building Height Maximum	Recommended Building Height Maximum
LDR	Small	1-family 30'	30'
LMDR	Small	1-family detached 30' 2-family 30' 1-family attached 35'	35'
MDR	Medium	1-family detached 30' 2-family 30' 1-family attached 35' Multi-family 40'	40'
HDR	Medium to large	1-family attached 35' Multi-family 45' Multi-family 65' (CUP)	45' More than 45' (CUP)

In addition to scale, the 204 Comprehensive Plan differentiates between land use categories by intensity. In Roseville's zoning districts, intensity is generally reflected by the percent of the site that is covered by improvements (structures and paved surfaces) and, relatedly, how much of the site is covered by impervious surface. In the residential districts, changes are not being proposed relative to improvement area or impervious surface coverage.

District	Intensity Based on 2040 Comp Plan Land Use Categories	Current Zoning Improvement Area/ Impervious Surfaces Maximum	Recommended Improvement Area/ Impervious Surfaces Maximum
LDR	Low	50% / 30%	50% / 30%
LMDR	Low	60% / 35%	60% / 35%
MDR	Medium	65%	65%
HDR	Medium to high	75% Up to 85% (CUP)	75% Up to 85% (CUP)

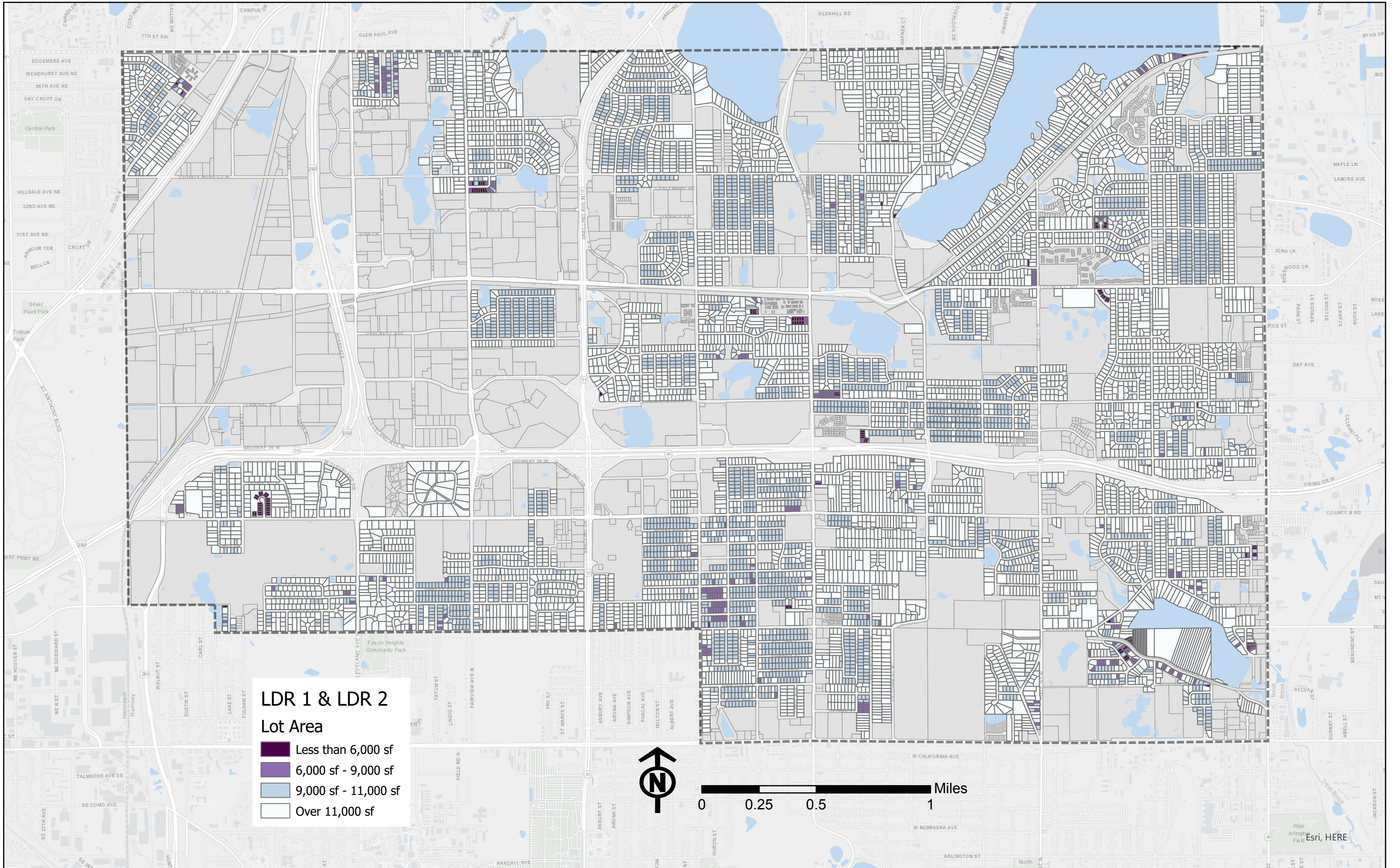
# Roseville Zoning Code Update

## Section One Recommendations

### Non-Residential Districts' Structure Recommendations

The 2040 Comprehensive Plan recommends that the business districts be renamed mixed use districts to better communicate that residential is one of the intended uses in these districts. In addition, the 2040 Comprehensive Plan renamed the current Office/Business Park land use categories to Employment to be more descriptive of the intended mix of office and industrial uses. As part of the renaming, and the process of aligning of the Comprehensive Plan's land use categories with the zoning districts, it is recommended that some zoning districts also be consolidated. Consolidation is recommended in those areas where differences between districts are slight, where future development/redevelopment is limited, and/or where differences can be addressed through a conditional use permit rather than a separate district. In addition, simplification will make implementation of the zoning code much easier for property owners, developers, staff, and elected/appointed officials. The following is the recommended new non-residential zoning district structure:

Existing Zoning District	2040 Comprehensive Plan	Recommended Zoning District
NB Neighborhood Business	MU-1 Neighborhood Mixed Use	MU-1 Neighborhood Mixed Use
CMU-1 Community Mixed Use-1	MU-2 Community Mixed Use	MU-2A Community Mixed Use-A
CMU-2 Community Mixed Use-2		MU-2B Community Mixed Use-B
CMU-3 Community Mixed Use-3		
CMU-4 Community Mixed Use-4		
CB Community Business	MU-3 Corridor Mixed Use	MU-3 Corridor Mixed Use
RB Regional Business	MU-4 Core Mixed Use	MU-4 Core Mixed Use
RB-2 Regional Business-2		
I Industrial	Industrial	I Industrial
O/BP Office Business Park	Employment	E-1 Employment
O/BP-1 Office/Business Park - 1	Employment Center	E-2 Employment Center





## Roseville Zoning Code Update

### Section One Remaining Discussion Topics

This memo outlines remaining Section One update topics for Planning Commission discussion. For each topic, some background and considerations have been identified through previous analysis and discussion by the consultant/staff project team. As these topics are not requirements of the 2040 Comprehensive Plan, it still needs to be determined whether these topics will be part of Section One or Section Two Updates. The Planning Commission discussion and ability to reach consensus around these topics will be considered as part of the determination of when updates to the Zoning Code for these topics may occur.

#### A. Consider allowing increased density in the MDR district as a CUP, similar to the way it works in the HDR district today

##### **Current HDR District Approach**

Density in the HDR-1 district may be increased above 24 units/acre up to 36 units/net acre with an approved conditional use. Likewise, density in the HDR-2 district may be increased to more than 36 units/net acre with an approved conditional use.

##### **Staff's Interest**

Consider allowing increased densities in MDR with a CUP.

##### **MDR District**

The MDR District permits a range of uses/housing types, including small lot detached houses, courtyard cottage houses, two-family dwellings, triplex, quadruplex, one-family attached (rowhouse/townhouse), and small multi-family dwellings. The maximum density permitted in MDR is 12 units/acre. Densities can range significantly based on the design of these housing types. Similar to the HDR district, densities that exceed the MDR's maximum density of 12 may be appropriate and compatible with other MDR development and could be allowed with conditions. Currently, MDR has the same minimum lot size per unit for two-family, attached, and multi-family dwellings – 3,600 sf per unit. Minimum lot sizes smaller than 3,600 sf per unit exceed the maximum density of 12 units/acre. Since the permitted maximum density for HDR-1 is 24 units/acre, we recommend that the maximum density in the MDR district with a CUP should not exceed 24 units/acre.

##### **Options to Consider**

1. CUP for density above 12 units/acre
2. CUP for density up to 18 units/acre (2,400 sf per unit), allowing smaller townhouses
3. CUP for density up to 24 units/acre (1,815 sf per unit), allowing smaller apartments

#### B. Consider increased green space requirements in the MDR and HDR districts

##### **Current MDR and HDR Green Space Requirements**

Current green space requirements for the MDR and HDR districts are based on the maximum improvement area permitted, which is 65% for MDR and 75% for HDR. Therefore, the minimum green space requirements are the inverse, 35% for MDR and 25% for HDR.

## Roseville Zoning Code Update

### Section One Remaining Discussion Topics

#### City Council's Interest

The City Council has identified its interest in considering an increase in the green space requirements for the MDR and HDR districts. Such an increase must consider balancing between the need for more green space, its impact on lowering overall densities, density commitments made with the Comprehensive Plan, and the demand and affordability of housing units.

#### Options to Consider

1. Reduce the Improvement Area maximums to increase the green space minimums.
2. Add a usable green/outdoor space requirement which could be defined as a minimum percentage of the lot or a square footage per dwelling unit. Usable green/outdoor space would need to be defined in the zoning code, e.g. the area shall be functional and aesthetic, designed with clear edges, relate to the principal building or buildings, shall not include driveways, parking areas, steep slopes, or ponds designed solely for stormwater retention. Usable open space could include both individual outdoor space (patio, balcony, etc.) and shared outdoor space (courtyard, rooftop deck, etc.) With this option, potentially no changes would be needed to the Improvement Area maximums.

## C. Consider increasing the CUP threshold in the CMU districts to something higher than 3 units per building

#### Current CMU Requirement

Multi-family dwellings with 3 or more units/building are allowed in CMU districts as a conditional use.

#### Staff's Interest

Consider revising the CUP requirement for multi-family dwellings of 3 or more units/building in the CMU districts to a higher density threshold.

#### Context

Here are the multi-family dwelling requirements in the residential and business/mixed use districts:

1. MDR district – 3 to 8 units permitted; CUP required for more than 8 units
2. HDR district – 3 to 8 units permitted; more than 8 units permitted
3. NB and RB districts – 3 to 8 units NOT permitted; CUP required for more than 8 units
4. CB district - 3 to 8 units NOT permitted; more than 8 units permitted in mixed use building only

#### Options to Consider

1. Since multi-family dwellings are currently defined as either 3-8 units vs. more than 8 units in the uses table, one option is to increase the threshold to 9 units (more than 8 units).
2. Consider a threshold higher than 9 units/building, potentially based on the typical units of buildings proposed in the CMU districts.
3. Eliminate the CUP for multi-family dwellings, similar to the CB and HDR districts.

## Roseville Zoning Code Update Section One Remaining Discussion Topics

### D. Establish a BRT overlay district

#### Requirement to Align with 2040 Comprehensive Plan

The Comprehensive Plan established a new land use category for the Snelling Ave BRT corridor – BRT Overlay.

#### Background

The Metropolitan Council provides guidance on planning for transit corridors. For Arterial BRT corridors, the Metro Council has set an average minimum residential density requirement of 15 units/acre. In addition, the Metro Council recommends a target residential density of 20 – 60+ units/acre for Arterial BRT corridor development.

#### Potential Approach

In order to align with the Comprehensive Plan, the following overlay district is proposed:

1. Establish boundaries of the overlay district as the ½ mile walkable area but apply standards to specific base zoning districts – NB, CB, RB, CMU, and HDR.
2. Establish as a density overlay district – minimum density of 15 du/ac, which is the average minimum residential density requirement recommended by the Metro Council. A target residential density range of 20 – 60+ du/ac is also recommended by the Metro Council.
3. Consider adding other standards, e.g. provision of an enhanced pedestrian plan for site, smaller street setback or build-to zone, reduced parking spaces required, transit-oriented building design.

### E. Implementation of the 10% minimum residential requirement in the CMU, CB, and RB districts

#### Requirement to Align with 2040 Comprehensive Plan

The Comprehensive Plan includes a requirement in the CMU, CB, and RB land use categories that residential land uses will account for at least 10% of the overall mixed-use area.

#### Current CMU, CB, and RB Districts

Residential uses are currently allowed in all of these districts. Residential uses are only allowed as part of a mixed use building in the CB district.

#### Considerations

1. The requirement in the Comprehensive Plan is 10% of the overall mixed-use area. How would this area be defined?
2. How would the 10% be applied, e.g. 10% of a parcel's acres/sq. ft., 10% of the potential residential units that could be built on a parcel, etc.?
3. Since the requirement does not need to be applicable to every parcel in these districts, should the requirement only be applied to parcels of a sufficiently large size?
4. Should the requirement only be applicable to redevelopment, change of use, major expansions?
5. Could the requirement simply be referenced in the zoning districts?

# Roseville

# Zoning Code Update



## Planning Commission Meeting May 5, 2021

## **Overview**

- 01 Recap of Community Engagement Input**
- 02 Context for Residential Districts' Standards**
- 03 Residential Districts' Recommendations**
- 04 Non-Residential Districts' Structure  
Recommendations**
- 05 Section One Remaining Discussion Topics**
- 06 Next Steps**



## **Recap of Community Engagement Input**

## Community Outreach

- March - April
- Web-based engagement
  - Idea Wall
  - Interactive Map
- Six virtual meetings

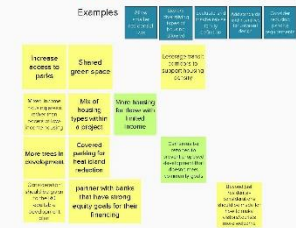
Racial Equity & Inclusion and Sustainability and Resilience  
March 25th - 12 p.m. Meeting Input

### RACIAL EQUITY & INCLUSION

2a) WHAT HAVE BEEN BARRIERS TO RACIAL EQUITY & INCLUSION?



2b) WHAT ARE IDEAS THAT SHOULD BE EXPLORED TO SUPPORT RACIAL EQUITY & INCLUSION?



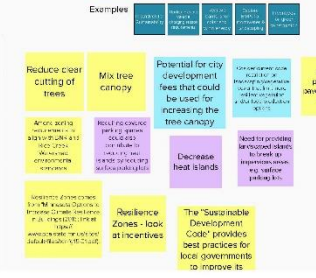
Racial Equity & Inclusion and Sustainability and Resilience  
March 25th - 12 p.m. Meeting Input

### SUSTAINABILITY & RESILIENCE

3a) WHAT HAVE BEEN BARRIERS TO SUSTAINABILITY & RESILIENCE?



3b) WHAT ARE IDEAS THAT SHOULD BE EXPLORED TO SUPPORT SUSTAINABILITY & RESILIENCE?



## Stakeholder Meetings

- Racial Equity & Inclusion
- Sustainability & Resilience
- Bus Rapid Transit (BRT) Station Areas – Snelling Ave in the Rosedale and HarMar Mall Areas
- Lexington – Larpenteur Area
- Rice Street Corridor
- Roseville Business Council

6 to 7 a.m.

### BUS RAPID TRANSIT (BRT) ROSEDALE AND HAR MAR MALL AREA

Concern about traffic during on west side - getting worse. All in front of 100 ft. in front south to east stoppage.	We historically discuss on for the "HarMar" road to provide of A, so, possible discussion to "reapportion" intersection.	Snelling is not safe to cross. If more development is going into the Har Mar Area, then walkability needs to be considered.	Design pathways for existing residents as well as new residents.	East of HarMar - appreciate mixed use/walkability - concern about SF home feel of neighborhood opportunities to improve lack of green space.	Row house development could be a good part of the transition to adjacent neighborhoods.	How can important elements be maintained? Green, but serving communities of color?	Transition - buffer - green space well maintained, available for neighbors/tenants.
All intersections between Rosedale and City B access snelling seem to walk during busy times.	BRT - E of Snelling is station - middle of block but on W is on north end. Middle one is encouraging people to cross midblock, even though not what was intended.	Concern about potential curb cuts for sidewalks to the bus platform.	See walkability issues addressed before more density added.	Would prefer 2 story or less on east side of the trail.	Expanding zoning transitional areas between neighborhoods and more intense uses.	(Re)Development should avoid retail vacancies like at Larp/ Snelling.	Green spaces/buffers must be well maintained to truly be buffers.
Yield of curb cut growth in west side.	What happened to discussion about walkway "reapportioning"?	Walkability is important to maintain.	Traffic control within parking areas don't work.	Additional residential development has to fit well into an existing high level of traffic congestion.	consider decreasing height/density/intensity near the edges of redevelopment areas.	How to get more low brown housing to jobs, if it's important "housing"?	Green space helped to make the neighborhood feel less like it was retail based.
Challenging with multiple uses/densities of roadway - also different goals for roadway.	Parking needs have to be balanced along with transit-oriented improvements.	Interns study survey pertains on that we figure out where people actually walk (where development occurs).	Drive-throughs should not be encouraged because climate change, air quality, etc.	Is there outside money to support "age-friendly communities" (walkable/ healthy).	Concern about 8 story HDR project.	Don't forget about community gardens.	Need for a park/parklet in around this area.
Concerns called out by skyline - would like to see more green space.				Consider the impacts.			

### Lexington and Larpenteur Area

Consideration should be given to traffic patterns as development occurs - traffic light for north-south and east-west malls?	Turns out of the shopping centers are already difficult.	Support small businesses - especially with BIPOC owners.	Potentially explore cap to make sure not all commercial transition to mixed use.	Green space in new development.
Are there other ways to get around the neighborhood - interaction between peds and cars in parking areas.	Challenge with multi-jurisdiction of roads (County as well as City). <i>Concur on walkability</i>	Clarification about whether or not there has been discussion of the OI Mexico to redevelop with 4 stories.	Buffer transition for redevelopment would be good - noise.	Landscaping should have more native species.
Buffering the traffic from a place like DQ would be good.	Bus shelter in front of Keys would be a good to add.	Maybe not a nightclub (or other noisy, nuisance uses).	Are there potential impacts on home values from redevelopment?	Community gardens.
Lack of sidewalk on the east side - issue for walkability - also hard to	Bike lanes reevaluated as well in	Concern about broad scale rezoning of districts.		

### Rice Street Corridor

Building height adjacent to residential	Zoning incentives for affordable housing?
Support small business, existing and new ones	Concern about safety and crime in this area



## Focus Areas – What We Heard

### Snelling Ave / BRT Station Areas, Lex-Larpenteur, Rice Street

- Concerns about scale of new development, esp. building height
- Provide a buffer or transition between new development and existing neighborhoods
- Minimize impacts of signs, drive-thru facilities, parking, traffic
- Incorporate green space in new development
- Improve facilities and general environment for walking, biking, and riding transit
- Improve vehicle traffic management, circulation, network
- Support small businesses that meet local needs



## **Context for Residential Districts' Standards**

## 2040 Comprehensive Plan Goals, Objectives, and Strategies

- Provide for a variety of housing types and densities to support a wide range of housing alternatives
- Develop a wide range of affordable housing
- Ensure life-cycle housing throughout the city
- Employ flexible zoning for property redevelopment to meet broader housing goals such as density, open space, and lot size
- Encourage smaller housing units, “non-traditional” housing development
- Address the lack of housing in the “missing middle” styles
- Allow innovative development patterns and more efficient densities

## 2040 Comprehensive Plan

## Residential Land Use Categories Adopted

Land Use Categories	Density	Scale	Intensity	Uses
Low Density Residential (LR)	1.5 – 8	Small	Low	<ul style="list-style-type: none"><li>• single-family detached houses generally with a density between 1.5 and 4 units per acre</li><li>• two-family attached or small lot single-family detached houses generally with a density of no more than 8 units per acre</li></ul>
Medium Density Residential (MR)	5 – 12	Medium	Medium	<ul style="list-style-type: none"><li>• single-family attached housing types such as triplex, quadruplex, row houses, side-by-side townhouses, back-to-back townhouses, mansion townhouses</li><li>• small lot detached houses</li></ul>
High Density Residential (HR)	12 - 36	Medium to large	Medium to high	<ul style="list-style-type: none"><li>• multifamily housing types like apartments, lofts, flats, and stacked townhouses</li></ul>

## Align zoning districts with land use categories in 2040 Comprehensive Plan

- **LDR-1 district does not align with the LDR LU category**
  - LDR-1 zoning district only allows single-family detached dwellings on larger lots; does not allow two-family dwellings
  - The density limit for the LDR-1 district is 4 du/ac whereas the LR LU category is 8 du/ac
- **LDR-2 district aligns with the MDR LU category**
  - Allows a range of medium/middle density housing types up to 12 du/ac

## Missing Middle Housing Types

- Two-unit dwellings
- Triplex and quadruplex dwellings
- Courtyard cottages (detached dwellings)
- Townhouses
- Live-work units

***Current LDR-2 district allows many types of missing middle housing***

## Missing Middle Housing Examples

- Two-unit dwellings
  - Duplex
  - Twinhome



## Missing Middle Housing Examples

- Triplex and quadruplex



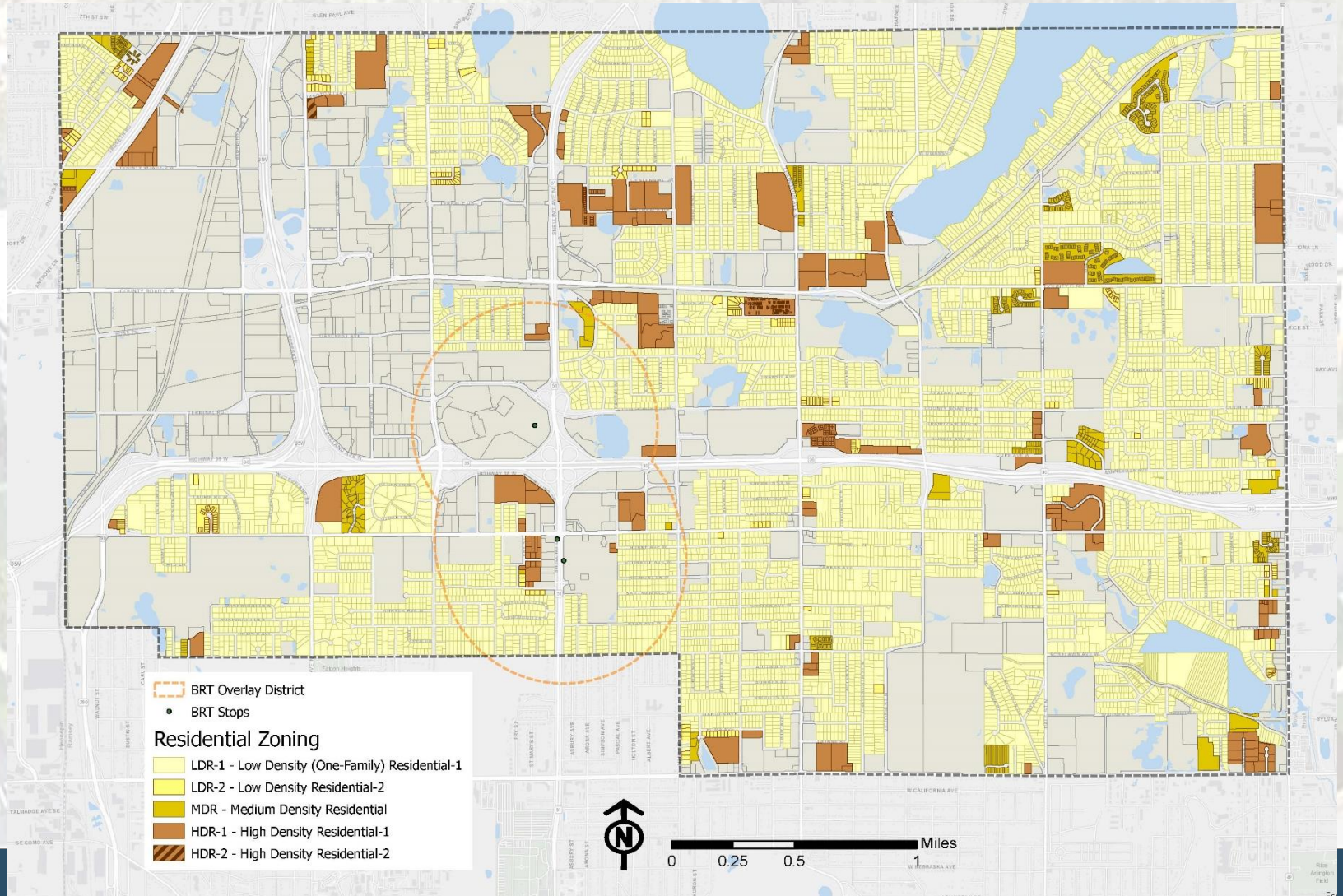


## Missing Middle Housing Examples

- Courtyard cottages



## Residential Zoning Districts



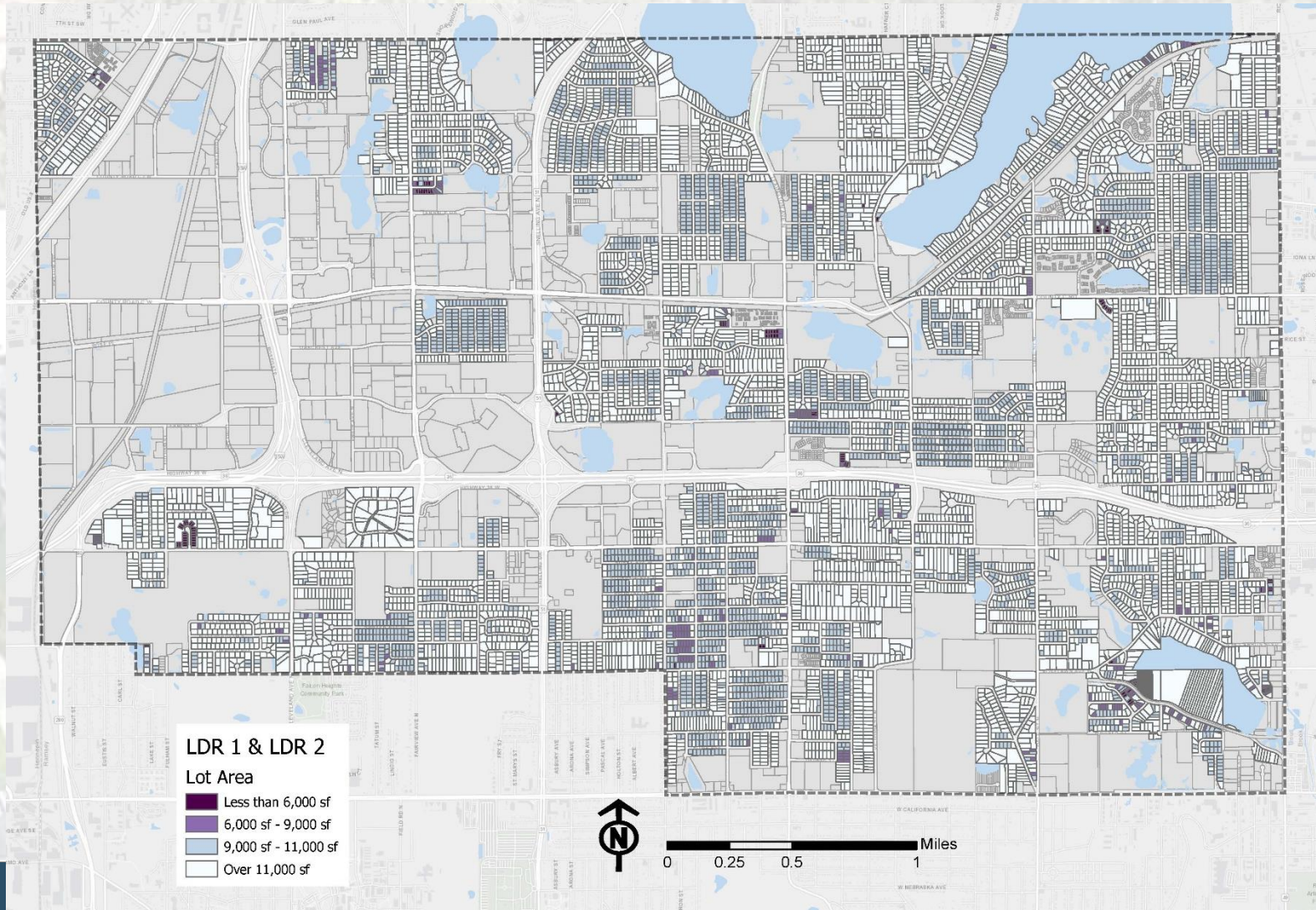
## Residential Zoning Districts

Current distribution of residential zoning districts:

- **LDR-1:** 83%
- **LDR-2:** 2%
- **MDR:** 4%
- **HDR-1:** 11%
- **HDR-2:** 0.05% (1 property)

Since a large portion of land is currently zoned low density residential, allowing more housing types and reducing the minimum lot size in this district could have significant impacts.

## Current Lot Sizes in LDR-1 and LDR-2 Districts



## Current LDR-1 Lot Size Standards

- LDR-1 current minimum lot size requirements
  - Lot area = 11,000 sq. ft.
  - Lot width = 85 ft.
  - Lot depth = 110 ft.
  - $85' \times 110' = 9,350$  sq. ft.



## Current LDR-1 Lot Sizes

Previous analysis by Staff found the following:

- Only 2/3 of non-shoreland parcels meet or exceed the 11,000 sq. ft. minimum lot area requirement
- 98% of these lots are at least 9,000 sq. ft.
- Only 1/2 of non-shoreland parcels meet or exceed the 85 ft. minimum lot width requirement
- 93% of these lots are at least 75 ft. wide
- 96% of non-shoreland parcels meet or exceed the 110 ft. depth requirement
- 98% of these lots are at least 100 ft. deep

## Current Buildable Lot Standard

### Sec. 1011.05C. Lots of Record:

1. A lot of record shall be deemed a buildable lot provided it has frontage on a public right-of-way and meets the setback and size requirements for the district in which it is located.
2. Exception: An LDR-zoned lot of record as of January 1, 2011, which does not meet the requirements of this Title as to area or width, may be utilized for one-family detached dwelling purposes provided the measurements of such lot meets 100% of the front yard, side yard and rear yard setback requirements for the district in which it is located and at least 60% of the minimum lot area and lot width requirements for the district in which it is located.



**Recommended Updates for Residential Districts**



## Recommendation: Renaming and Consolidating of Districts

Residential Districts	
Current	Recommended
LDR-1, Low Density Residential (One-Family) District - 1	<b>LDR, Low Density Residential District</b>
LDR-2, Low Density Residential District - 2	<b>LMDR, Low to Medium Density Residential District</b>
MDR, Medium Density Residential District	MDR, Medium Density Residential District
HDR-1, High Density Residential District - 1	<b>HDR, High Density Residential District</b>
HDR-2, High Density Residential District - 2	<b>HDR, High Density Residential District</b>

## Recommendation: Update Allowed Housing Types

**LDR:** • Add two-family attached (twinhome)

• Add two-family detached (duplex)

• Add courtyard cottages

**LMDR:** • Add accessory dwelling unit

• Add triplex and quadruplex

**MDR:** No updates

**HDR:** No updates

## Recommendation: Update Minimum Lot Sizes

- **LDR:** Reduce minimum lot size for one-family detached from 11,000 sq. ft. to reflect current lot sizes in the city, in the range of **9,000 sq. ft.**
- **LDR:** For two-family dwellings, set minimum area per unit of **5,500 sq. ft.** = LDR maximum density of 8 du/ac
- **LDR:** For courtyard cottages development, set minimum area per unit of **5,500 sq. ft.**

## Recommendation: Update Residential Densities

Zoning District	Current Zoning Density	Recommended Zoning Density Update	Current Zoning Minimum Lot Size	Recommended Minimum Lot Size
<b>COMP PLAN – LR 1.5 – 8.0 units per acre</b>				
LDR	No maximum No minimum	<ul style="list-style-type: none"> <li>• <b>Add minimum of 1.5</b></li> <li>• <b>Add maximum of 8.0</b></li> </ul>	<ul style="list-style-type: none"> <li>• 11,000 sf, one-family, interior lot = 3.96 density</li> <li>• 12,500 sf, one-family, corner lot = 3.48 density</li> </ul>	<ul style="list-style-type: none"> <li>• <b>For two-family dwellings and courtyard cottage dwellings, set minimum lot area of 5,500 sf per unit</b></li> <li>• <b>For one-family dwellings, reduce minimum lot size to 9,350 sf</b></li> </ul>

## Recommendation: Update Residential Densities

Zoning District	Current Zoning Density	Recommended Zoning Density Update	Current Zoning Minimum Lot Size	Recommended Minimum Lot Size
<b>COMP PLAN - MR 5.0 – 12.0 units per acre</b>				
<b>LMDR</b>	Maximum of 8* No minimum	<ul style="list-style-type: none"> <li><b>Add minimum of 5.0</b></li> </ul>	<ul style="list-style-type: none"> <li>6,000 sf, one-family = 7.26 density</li> <li>4,800 sf, two-family = 9.08 density</li> <li>3,000 sf, attached = 14.52 density</li> </ul>	<ul style="list-style-type: none"> <li><b>Increase minimum lot area for attached dwellings to 3,600 sf to align with the maximum density of 12</b></li> </ul>
<b>MDR</b>	5 – 12*	No recommended updates	<ul style="list-style-type: none"> <li>4,800 sf, one-family = 9.08 density</li> <li>3,600 sf, two-family = 12.10 density</li> <li>3,600 sf, attached = 12.10 density</li> <li>3,600 sf, multifamily = 12.10 density</li> </ul>	No recommended updates

## Recommendation: Update Residential Densities

Zoning District	Current Zoning Density	Recommended Zoning Density Update	Current Zoning Minimum Lot Size	Recommended Minimum Lot Size
<b>COMP PLAN - HR 12.0 – 36.0 units per acre</b>				
HDR	12 – 24** 24 – 36***	<ul style="list-style-type: none"><li>• <b>Allow densities higher than 24 by CUP</b></li></ul>	None	No recommended updates

## Development Scale / Building Heights

Zoning Districts	Scale Based on 2040 Comp Plan Land Use Categories	Current Zoning Building Height Maximum	Recommended Building Height Maximum
LDR	Small	1-family 30'	30'
LMDR	Small	1-family detached 30' 2-family 30' 1-family attached 35'	<b>35'</b>
MDR	Medium	1-family detached 30' 2-family 30' 1-family attached 35' Multi-family 40'	<b>40'</b>
HDR	Medium to large	1-family attached 35' Multi-family 45' Multi-family 65' (CUP)	<b>45'</b> <b>Higher than 45'</b> <b>(CUP)</b>

## Development Intensity / Improvement Area

**No changes recommended.**

Zoning Districts	Intensity Based on 2040 Comp Plan Land Use Categories	Current Zoning Improvement Area / Impervious Surfaces Maximum	Current Zoning Improvement Area / Impervious Surfaces Maximum
LDR	Low	50% / 30%	50% / 30%
LMDR	Low	50% / 35%	50% / 35%
MDR	Medium	65%	65%
HDR	Medium to high	75% 85% (CUP)	75% 85% (CUP)





**Non-Residential Districts' Recommendations:  
Structure and Naming**

## Non-Residential Districts' Structure Recommendations

- Business districts renamed to mixed use
- Office / business park districts renamed to employment
- Consolidation of some districts will make implementation of the zoning code much easier for property owners, developers, staff, and elected/appointed officials
  - Differences between districts are slight
  - Districts where future development/redevelopment is limited
  - Differences can be more easily addressed through a conditional use permit rather than a separate district

## Non-Residential Districts' Structure Recommendations

Existing Zoning District	2040 Comprehensive Plan	Recommended Zoning District
NB Neighborhood Business	MU-1 Neighborhood Mixed Use	MU-1 Neighborhood Mixed Use
CMU-1 Community Mixed Use-1	MU-2 Community Mixed Use	MU-2A Community Mixed Use-A
CMU-2 Community Mixed Use-2		MU-2B Community Mixed Use-B
CMU-3 Community Mixed Use-3		
CMU-4 Community Mixed Use-4		
CB Community Business	MU-3 Corridor Mixed Use	MU-3 Corridor Mixed Use
RB Regional Business	MU-4 Core Mixed Use	MU-4 Core Mixed Use
RB-2 Regional Business-2		
I Industrial	Industrial	I Industrial
O/BP Office Business Park	Employment	E-1 Employment
O/BP-1 Office/Business Park - 1	Employment Center	E-2 Employment Center



## Section One Remaining Discussion Topics

## Discussion:

## Consider Allowing Increased Density in MDR with CUP

### Phase 1 or Phase 2 update. Options to consider:

1. CUP for density above 12 units/acre
2. CUP for density up to 18 units/acre (2,400 sf per unit), allowing smaller townhouses
3. CUP for density up to 24 units/acre (1,815 sf per unit), allowing smaller apartments

## **Discussion:**

## **Consider Increasing the Minimum Green Space Requirement in MDR and HDR**

### **Phase 1 or Phase 2 update. Options to consider:**

1. Reduce the current Improvement Area maximums (MDR – 65%, HDR – 75%) to increase the green space minimums.
2. Add a usable green/outdoor space requirement which could be defined as a minimum percentage of the lot (5% – 15%) or a minimum square footage per dwelling unit (200 – 400 sf).

## **Discussion:**

## **Consider Increasing the CUP Threshold in the CMU Districts**

### **Phase 2 update. Options to consider:**

1. Increase the threshold to 9 units (more than 8 units).
2. Consider a threshold higher than 9 units/building, potentially based on the typical units of buildings proposed in the CMU districts.
3. Eliminate the CUP for multi-family dwellings, similar to the CB and HDR districts.

## **Discussion:**

## **Establish a BRT Overlay District**

### **Phase 1 update. Potential approach:**

1. Establish boundaries of the overlay district as the ½ mile walkable area but apply standards to specific base zoning districts – NB, CB, RB, CMU, and HDR.
2. Establish as a density overlay district – minimum density of 15 du/ac
3. Consider adding other standards, e.g. provision of an enhanced pedestrian plan for site, smaller street setback or build-to zone, reduced parking spaces required, transit-oriented building design.



## **Discussion:**

## **Implementation of the 10% Minimum Residential Requirement in the MU-2, MU-3, and MU-4 Districts**

### **Phase 1 update**

- Intent is to ensure additional residential constructed in city
- Requirement is 10% of the overall mixed-use area rather than individual parcels
- Consider including it as part of purpose statement(s) for mixed use districts

## Next Steps

- May 13 PC Meeting
  - Non-Residential Districts' Recommendations
  - Rezoning Map
- Community outreach to property owners affected by rezoning
- June PC Meetings
  - Draft Text Amendments
  - Draft Rezoning Map