



PLANNING COMMISSION
Comprehensive Plan Update Meeting Agenda

Wednesday, July 26, 2017 at 6:30 p.m.

Roseville City Hall Council Chambers, 2660 Civic Center Drive

1. **Call to Order**
2. **Roll Call**
3. **Review of Minutes**
 - a. **June 28, 2017 Comprehensive Plan Update Meeting**
4. **Communications and Recognitions**
 - a. **From the public:** Public comment pertaining to general land use issues not on this agenda
 - b. **From the Commission or staff:** Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process
5. **Project File 0037: 2040 Comprehensive Plan Update**
 - a. **Future Land Use Map**

Review of suggested amendments to the Future Land Use Map based on comments from the July 18, 2017, meeting of the Roseville Economic Development Authority
 - b. **Future Land Use Districts**

Review of suggested amendments to the Future Land Districts based on comments from the July 18, 2017, meeting of the Roseville Economic Development Authority
 - c. **Housing**

Introduction to the topic of housing as the next major content area to address in the comprehensive plan update
 - d. **Community Engagement Summary**

Review the engagement activities to-date, as well as the main themes in the feedback that was offered, as “phase 1” of the engagement plan is wrapped up
6. **Adjourn**

Upcoming Comprehensive Plan Update Meetings:

Planning Commission: August 23 & September 27

Public Works, Environment, and Transportation Commission: August 22 & September 26

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

Regular Meetings: **Planning Commission & Variance Board:** August 2 & September 6

City Council: August 14, 28 & September 11, 18, 25



**Planning Commission – Comprehensive Plan Update Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, June 28, 2017 – 6:30 p.m.**

- 1 **1. Call to Order**
2 Chair Murphy called to order a Special meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. for the purpose of updating the City’s comprehensive plan for
4 2040.
5
- 6 **2. Roll Call**
7 At the request of Chair Murphy, City Planner Paschke called the Roll.
8
- 9 **Members Present:** Chair Robert Murphy; Vice Chair James Bull; and Commissioners
10 Sharon Brown, Chuck Gitzen, Julie Kimble, and Peter Sparby,
11 with Jim Daire arriving at 6:40 p.m.
12
- 13 **Staff/Consultants**
14 **Present:** Community Development Director Kari Collins, City Planner
15 Thomas Paschke, Senior Planner Bryan Lloyd, and Consultant Erin
16 Perdu, WSB
17
- 18 **3. Review of Minutes**
19
- 20 **a. May 24, 2017, Special Planning Commission Meeting – Comprehensive Plan**
21 **Update**
22 *Commissioners had an opportunity to review draft minutes and submit their*
23 *comments and corrections to staff prior to tonight’s meeting, for incorporation of*
24 *those revisions into the draft minutes.*
25
- 26 Chair Murphy advised Erin Perdu’s name is misspelled throughout the minutes
27 and requested it be corrected.
28
- 29 **MOTION**
30 **Member Gitzen moved, seconded by Member Bull to approve the May 24,**
31 **2017 meeting minutes as amended.**
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- 33 **Ayes: 6**
34 **Nays: 0**
35 **Motion carried.**
36
- 37 Chair Murphy reminded Commission members to state their name the first time
38 they speak for the transcription service.
39
- 40 **4. Communications and Recognitions:**
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- 42 a. **From the Public:** *Public comment pertaining to general land use issues not on*
43 *this agenda*
- 44
- 45 b. **From the Commission or Staff:** *Information about assorted business not already*
46 *on this agenda, including a brief update on the 2040 Comprehensive Plan Update*
47 *process*

48
49 Mr. Lloyd provided a brief update and schedule of upcoming meetings as part of
50 the Comprehensive Plan Update.

51
52 Member Bull inquired about the number of people participating in the
53 Walkabouts. He heard from a resident that the questions being asked on the
54 Walkabout were not pertinent to the issues being raised on the neighborhood
55 networks. He encouraged Members to use the neighborhood network Nextdoor
56 often and to talk with some of the leads about issues in neighborhoods.

57
58 Erin Perdu, WSB Consultant, responded there has generally been five or six
59 participants. There are questions that are meant to start the discussion, but they
60 make it clear they are there to talk about whatever things come up.

61
62 Community Development Director Collins requested Commission Members
63 encourage all residents to contact City staff with any feedback or concerns they
64 may have.

65
66 Member Sparby inquired if they knew who will be receiving the stakeholder
67 interviews.

68
69 Ms. Perdu responded they need to talk with staff regarding the interviews, and
70 they will be scheduled later this summer. The list will be made available to the
71 public.

72
73 Member Bull expressed concern they have not made it out to the diverse areas of
74 the City.

75
76 Ms. Perdu agreed there has not been a lot of racial, gender, or economic diversity
77 represented in the Walkabouts. They are hopeful the ECFE events in September
78 will provide some of this, as well as some of the stakeholder interviews.

79
80 Ms. Collins commented on June 10, they were at the Brittany Marion apartments
81 for a community safety get together. Although there was a significant language
82 barrier as she tried to talk with the parents about the Comprehensive Plan, it was
83 clear that adequate play space for their children was important to them.

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85 Member Bull suggested a Comprehensive Plan event similar to the public safety
86 event may be the way to reach a more diverse audience.

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

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a. Future Land Use Districts

Discussion of possible revisions to the names and descriptions of land use designations

Senior Planner Lloyd introduced himself and Erin Perdu, Planning Consultant with WSB.

Ms. Perdu began by reporting on the future land use text revisions. She referred to page 29 of the meeting packet and stated she hopes the new spectrum of districts highlights the mixed use opportunities the City already had.

In response to Member Bull, Ms. Perdu stated they are looking at the future land use classifications in the Comprehensive Plan that correspond to the districts on the map. After it is adopted, they will make sure the zoning districts correspond with the future land use districts.

Mr. Lloyd commented the zoning district names do correlate with the Comprehensive Plan designations and the content between the two must match up. All the permitted uses are based on the zoning districts.

Member Kimble inquired if the definitions were newly created by the consultants or taken from someone else's definition. Ms. Perdu responded they created the names, but a lot of the description language was taken from the existing district. They have added some things regarding scale and transportation connections and removed references where the traffic and customers were coming from.

Member Gitzen inquired if there are any industry standards for these names.

Ms. Perdu responded the residential terms are generally standard, but there are a variety of names with mixed use and commercial.

Chair Murphy inquired if there is anything to distinguish between land use district when standards overlap.

Ms. Perdu responded they should make distinctions to eliminate overlap.

Ms. Perdu reported they did not make many changes to the residential districts. They did include a minimum density in the low-density category and added some narrative regarding transportation connections and types of uses contemplated. Ms. Perdu stated the density ranges remain the same as what was in the 2030 Comprehensive Plan.

Chair Murphy referred to Low Density Residential, and inquired what a 1.5 dwelling unit per acre would translate to be.

Ms. Perdu stated it translates to about three quarters of an acre.

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Mr. Lloyd advised it is an average and is more helpful when the math is expanded.

Ms. Perdu then directed discussion to mixed use districts. She reported this is a replacement of the business districts with a spectrum of mixed use districts and most were already allowed in the 2030 Comprehensive Plan. The major change is with Core Mixed Use where the possibility of residential was added. She explained the Neighborhood Center is considered Medium Density Residential, but would also allow business uses. The title is based on discussion around how these neighborhoods were located at key intersections with small scale commerce opportunities.

Member Bull suggested they remove the word “predominant”, and replace it with an actual percentage. He also inquired what the percentages represent.

Ms. Perdu explained when a percentage is displayed, it is a percentage of the land mass area. For example, with Neighborhood Center, the percentage range of 50 to 75 percent is intended to look at the entire center and it does not need to occur on the same parcel. They can address how compliance is measured when they discuss the zoning code.

City Planner Paschke commented it would be flushed out more in the zoning code when they determine how they are going to achieve compliance in building specific regulations to get to the specific percentage.

Member Kimble explained it is more challenging to do this in a mixed use district because individual parcels may come up for development by different owners and developers.

Mr. Paschke stated there are some things in the code that prescribe how a given area is to develop over the course of time. It is up to the planners on staff to make sure they are achieving all of the specific requirements of the zoning district in compliance with the Comprehensive Plan. With regard to multi-level buildings, the zoning ordinance would make it a square footage or floor area ratio versus just a footprint to make sure the goals are achieved.

Ms. Perdu advised at this point, the intent is to be general and save the detail questions for the zoning revisions.

Member Gitzen commented a master plan should be included in all mixed use district requirements.

Member Kimble referred to Neighborhood Center and pointed out the description does not show that it “requires” a predominant mix of use. Also, with the subdivision language changes, she remembers they removed the definition of streets, yet she sees them included in Neighborhood Center, and Corridor Mixed

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Use. She inquired if they have any districts that would allow for a walkable stretch of blocks with a mix of residential and commercial, similar to Excelsior and Grand in St. Louis Park or Grand Avenue in St. Paul. She also pointed out in Community Mixed Use, mid-high density should say med-high density, and inquired why Core Mixed Use is so limited with residential. There is a lot of land, they could include residential vertically, and she would support it going up to 50 percent.

Ms. Perdu explained the intent of the Corridor Mixed Use is to allow flexibility in a larger area with both vertical and horizontal mixed use. The Core Mixed Use includes Rosedale and that entire commercial area. They left the density beginning at zero percent and up to 25 percent and would like to hear from other Commissioners if they think it should be increased.

Ms. Collins commented she was at a meeting where they reported Edina is proposing a density of 65 units per acre in an area of development.

Chair Murphy inquired what type of elevation would be required to allow for that amount.

Mr. Paschke responded it would be six stories in height. However, they are on small lots that include commercial on the bottom and residential on top. He inquired if the zero to 25 percent density with the Core Mixed Use would allow for more than that with the zoning code.

Ms. Perdu commented they could allow for more flexibility in these percentages and the code would be more specific.

Mr. Lloyd inquired if this discussion allows them to be less descriptive about the range. He suggested with the Core Mixed Use, they want it to be mostly an intense commercial area. However, a substantial amount of housing is also allowed and that can be defined in the zoning updates.

Member Bull agreed with Mr. Lloyd, and stated if the zoning has the percentages, a person could request a variance.

Ms. Perdu suggested they keep percentages in with the Neighborhood Center and Community Mixed Use where a minimum residential is required.

The Commission agreed with Ms. Perdu and supports removing the use percentages in the remaining summaries.

Member Kimble pointed out parks and open space is mentioned in all the mixed uses except for Core Mixed Use, and she suggested they at least include green connectors with that use.

229 Member Sparby pointed out except for Neighborhood Center, all the titles include
230 the words “mixed use”. He suggested it be called Neighborhood Mixed Use.

231
232 Ms. Perdu moved the discussion to the four types of employment districts. She
233 reported the Low-Intensity Employment district includes single office buildings,
234 the Employment Center includes business parks, and aside for some changes to
235 transportation descriptions, there were no changes to Industrial and Institutional.

236
237 Member Kimble commented she struggles with the term Low-Intensity
238 Employment since there can be quite a few employees in a single office.

239
240 Ms. Perdu commented they will work on a new name.

241
242 Chair Murphy referred to Industrial, inquired what type of laboratory would be
243 included in that use, and questioned the term “freight connections” under
244 transportation considerations. He suggested they use the term “rail connections.”

245
246 Ms. Perdu stated that word “laboratory” was carried over from the previous plan
247 and she did not have any specific intent for it. She agreed it could be located in
248 other areas, and will delete it. Regarding freight connections, this description will
249 be linked with the City’s Transportation Plan that includes a freight element. Ms.
250 Perdu requested the Commission give her additional changes in wording after the
251 meeting, or email them to Mr. Lloyd.

252
253 Member Gitzen inquired if self-driving cars are incorporated into this plan. It has
254 been reported that in 10 to 20 years, parking lots and garages will be obsolete.

255
256 Member Kimble inquired if something should be included acknowledging this
257 possibility.

258
259 Mr. Lloyd stated there are petroleum storage facilities are in town that may not be
260 needed, but could still be used for industrial purposes. He inquired if they should
261 consider a policy that if gas stations start to close, the City will step in to help
262 develop that site so there are not gas stations sitting empty on corners.

263
264 Member Bull agreed they will see a movement to smaller and self-driving
265 vehicles, but not the obsolescence of gas stations in this timeframe. The roadway
266 structure and infrastructure will begin to change dramatically with these
267 forecasted changes.

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269 **b. Future Land Use Map**

270 *Discussion of overall future land use map as updated with new land use*
271 *designations based on previous discussion, how land use designations affect (and*
272 *are affected by) certain Metropolitan Council requirements, and potential*
273 *development/redevelopment areas, in general, as well as deeper discussion of*
274 *select “special study areas”*

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Ms. Perdu displayed the 2040 Future Land Use map.

Dale Street and the south side of Highway 36 (near the Parkview School site)

Mr. Lloyd highlighted property in the northeastern corner of Parkview School site and the intersection of Dale Street and Highway 36. The properties have traditionally been single family and the Institutional zoning regulation has been limiting efforts to redevelop it. He suggested it be guided Low Density Residential or Medium Density Residential to allow that property to be something more than single family homes.

Mr. Lloyd displayed a sketch from one of the property owners that showed an outline of the southern property and five townhouse units. The property owner has indicated that the neighboring property owner is interested in the same kind of idea. The County has indicated if the properties were both developed in this way, they would prefer a single access to both locations as well as to the ball fields to the south.

Alex McKinney, property owner, commented he purchased the property in 2013 or 2014, and it was previously residential. It is located on the east side of Parkview School with ballfields adjacent to the property. The two properties combined are about one acre and they are both located on the south side of Highway 36. After speaking with the other property owner, they decided to look into having a larger area of townhouses. They are requesting higher density zoning on both properties to allow for this.

Chair Murphy inquired what future tenants would think about being next to the middle school.

Mr. McKinney responded there is a park on the northern third of the site. The school is next door to his property, but it is about a quarter mile walk to it. He is not concerned with Highway 36 being on the other side because on the north side of the highway, townhomes were built and are selling. Mr. McKinney commented he is open to feedback from the City on whether the units should be rented or owned.

Member Kimble stated having a school nearby can be a good selling point and likes the idea of townhouses in this area. She commented it would also be nice to have some green area in front as well.

Member Bull agreed and likes the idea of a medium residential because of the traffic pattern in the area, and drainage will have to be considered.

Member Gitzen suggested they figure out the access with the County and see if their requirements fit with the plan.

Mr. McKinney stated there is already a dual curb cut and water and electricity to the property.

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Chair Murphy advised the Commission is generally receptive to this idea.

Mr. Lloyd advised they will update the future versions of the plan.

Ms. Perdu referred back to the 2040 Future Land Use map and stated the districts represent the proposed land use districts and not the titles from before. She then displayed the 2040 Future Land Use map with the Special Study Areas and stated they will include more detail on how those areas can be redeveloped.

Rice/Larpenteur area

Chair Murphy referred to the Rice/Larpenteur area and inquired if the intent was for the Special Study Area to go up further north.

Ms. Perdu advised they will make the map consistent with the scope of the study.

Presbyterian Homes office building – Hamline Avenue

Mr. Lloyd highlighted this area as one that Member Gitzen had suggested. It includes the Presbyterian Homes office building on Hamline Avenue, the Hamline Shopping Center, and the gas station.

Member Gitzen advised this area is owned by Presbyterian Homes and they plan to redevelop it.

Ms. Perdu advised they will highlight it as a redevelopment area.

West side of Snelling – across from HarMar and Target

This area was also highlighted for redevelopment by Member Gitzen. He stated there is a line of fast food restaurants and this whole area seems logical for redevelopment.

Member Sparby agreed this area needs to be targeted for development/redevelopment.

South of County Road C and East of Snelling Avenue

Mr. Lloyd reported this area is guided as medium density and residential.

Chair Murphy stated the usability of this site was always a question because of a marshy area east of Snelling.

Ms. Perdu stated they had discussion on this site and had changed the use to single family.

Member Gitzen commented it is underutilized and fits under development/redevelopment.

Snelling and County Road C – Byerly’s Center area

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Member Gitzen stated part of this area had already been discussed, but more of it needs to be included in development/redevelopment.

Mr. Paschke pointed out part of the site that is included in the Twin Lakes development area.

Member Gitzen commented the old Ford business is no longer there and the retail mix is changing. The area to the west is prime to be redone.

The Commission agreed they would like to include the areas suggested by Member Gitzen.

As requested by the Commission at a previous meeting, Ms. Perdu provided information on what is going on in Edina with Southdale Center. She reported Edina designated this as their community activity center in their 2008 Comprehensive Plan. The current zoning is mostly a land commercial district, and general objectives include details about mixed use, increased density and intensity of use, life-cycle housing, and a safe pedestrian environment. There is a mixture of zoning districts around the perimeter of Southdale, and there is not one cohesive district for the area. They did have a small area plan where they provided a framework vision with specific uses with an emphasis on human-scale, reducing surface parking, creating a better street grid, and buffering pedestrians.

Member Kimble pointed out this was in the 2008 plan, but it did not materialize until now. She stated the City has made the streets more user friendly and broken down, and they have been doing a really nice job in changing the character of the area.

Ms. Perdu commented they could potentially incorporate these types of ideas into their narrative about Rosedale and the Comprehensive Plan.

Ms. Perdu continued her report on the calculations associated with the Metropolitan Council requirements.

Affordable Housing

The Metropolitan Council requires there to be enough residential density and available land for development and redevelopment. This creates opportunities for affordable housing and it is important the City guides at least eight units per acre to meet the 120-unit required. They use the minimums of the City's density range to calculate how many units it will get and the City's affordable housing allocation is 142 units. Currently, the City's high density residential meets this minimum at 238 residential units. At this point, Community Mixed Use does not count toward the affordable housing allocation.

In response to Member Kimble, Ms. Perdu explained they take the developable acres (19.8) and multiply it by the minimum density (12 units per acre) to get 238

415 minimum units. The yield factor shows that it is important to have a minimum
416 residential requirement in districts so that it can be included in the calculations.

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418 Chair Murphy inquired what the current numbers are for affordable housing
419 compared to the Metropolitan Council requirement.

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421 Ms. Collins responded the City is required to identify housing programs and tools
422 they offer to the Metropolitan Council, and they provide a score of how the City is
423 doing with affordable housing opportunities. This has been between 90 and 100
424 percent for the last couple of years. Roseville has very limited vacant land and
425 that is why they are looking at redevelopment in areas that may accommodate
426 multifamily housing.

427
428 Ms. Perdu reported Roseville is classified as Urban. The eight units per acre is the
429 minimum density requirement throughout the metro area.

430
431 Member Bull clarified the numbers show they should provide an additional 72
432 units of affordable housing for people that are making less than \$24,000 in
433 income.

434
435 Ms. Perdu responded the portion below 50 percent area median income (AMI) has
436 to be at a higher density than 8 units per acre. It is required to be 12 units per acre,
437 but the City's high-density category already meets the minimum.

438
439 Meeting Forecasts
440 Roseville's population is projected to gain about 840 people and 1,477 households
441 through 2040. The household sizes will be going down, and the new housing that
442 is going to be developed will be multi-family, which means less people per
443 household. This is very common in the urban and inner ring suburbs of the
444 Metropolitan Council.

445
446 Member Gitzen stated he recalled the projected number of households to be
447 around 600. Ms. Perdu stated she will look into it.

448
449 Ms. Perdu explained the Plan Yield is how many households and how much
450 population the City could yield from development and redevelopment. It includes
451 the available acres, programmed density, and projected persons per household.

452
453 Ms. Perdu reported the City meets the population projection and is slightly under
454 the forecast for the number of households. One way to increase the number of
455 developable households would be to increase the areas designated as
456 redevelopment. The City has more housing projected than people projected, and
457 the Metropolitan Council assumes that new development is going to be for
458 smaller households.

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460 Member Daire commented the 2010 census figures for population and household
461 shows there are 2.3 persons per household. The 2040 plan shows there to be 2.14

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persons per household. The ageing section of the population will not be around in 2040, and then the population density per household drops. The Metropolitan Council may have missed this with its recommendations and they should look more closely at it.

Ms. Perdu responded she can talk with their Metropolitan Council representative to get more information about what was behind the recommendation.

Community Designation: Urban

Ms. Perdu read the description of what an urban community is and explained if they can meet the criteria for the Urban designation, the rest of it will fall into place. Urban communities are expected to plan for forecasted population and household growth at average densities of at least 10 units per acre for new development and redevelopment. Roseville has the same designation as Golden Valley, Edina, and Bloomington, among others.

Chair Murphy inquired what Arden Hills was designated as.

Ms. Perdu responded they are designated as suburban which requires a density of five units per acre. There is a total of nine designations for communities in the metro area. The intent is to have more growth towards the center of communities.

Mr. Paschke stated it better utilizes systems already in place, such as public transit and infrastructure, versus stretching the systems and expanding outward.

Ms. Perdu highlighted the table found on page 27 of the meeting packet, and commented to make the calculation, they use any land use category with future residential development programmed, but not low density residential. She explained Roseville's Community Designation Density is 7.04 and it needs to be 10. This is found by dividing the minimum units (367) and dividing it by the guided total (52.07).

Ms. Perdu reported there are several ways the future land use maps can be modified to meet the forecast and Community Designation requirement. These include:

- Increase redevelopment areas
- Increase percentage of residential in mixed use districts
- Increase the minimum density ranges for Medium and High Density Residential and mixed use categories

Member Kimble suggested they add in the new areas to see how the number is impacted.

Ms. Perdu highlighted the different new areas on the map and commented only High Density Residential would help.

508 Member Kimble referred to the redevelopment site located south of County Road
509 C and east of Snelling, and inquired if that site could be Medium Density instead
510 of Low Density.

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512 Mr. Paschke responded it potentially could, but the wetland area is fairly large
513 and there would be an issue with access.

514
515 Ms. Perdu provided a scenario where they could increase the minimum Medium
516 Density to six, the minimum High Density to 18, and the minimum Neighborhood
517 Center and Community Mixed Use minimums to six to achieve the required
518 density of 10 units per acre.

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520 Member Daire suggested they keep Medium Density and Neighborhood at four,
521 High Density at 12, and change the Community Mixed Use to 10.

522
523 Ms. Perdu suggested they put Medium Density at five, High Density at 13,
524 Neighborhood Center at four, and Community Mixed Use at 10.

525
526 Member Kimble commented she likes this scenario better based on the
527 description of Community Mixed Use.

528
529 Member Daire inquired if this meets the 1,477 required households. Ms. Perdu
530 stated that number will also include Low Density Residential, and with the
531 additional area they are close.

532
533 Member Kimble and Chair Murphy stated they like Member Daire's suggestion.

534
535 Mr. Lloyd pointed out that Low Density Residential could have up to eight
536 dwelling units per acre, as stated in its description, which helps in the calculation.

537
538 Chair Murphy requested comments from staff regarding the new numbers they
539 proposed.

540
541 Mr. Lloyd responded adjusting the minimum is immaterial because developers
542 generally want to do as much as possible.

543
544 Ms. Paschke agreed they are typically at or near maximums, not minimums.

545
546 The Commission agreed they were comfortable with the following minimums:
547 Medium Density Residential at five, High Density Residential at 13,
548 Neighborhood Center at five, and Community Mixed Use at 10.

549
550 Ms. Perdu advised she will redo the maps and update the numbers based on
551 discussion and provide an update at the next meeting. There will be a HarMar
552 Walkabout on July 20, and an EDA work session on July 18. At their next
553 meeting on July 26, they will have final concepts for land use, ideas for the
554 special study areas, and begin discussion on housing.

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Member Bull requested an update on Meeting in a Box and inquired who they have reached out to. He suggested providing a one-hour training session to familiarize people on how Meeting in a Box works. He also inquired about surveys.

Mr. Lloyd reported another Meeting in a Box was done since the last meeting, and a couple more people have indicated interest. It was also brought to the Human Rights, Inclusion, and Engagement Commission meeting last week, but he is unsure if it will produce any more Meeting in a Box events. He will also look at what contact information he has for people who attended the kickoff event and consider how to reach out to them. They hope to have a short video tutorial on how it works and plan to reach out to the Nextdoor community with information. Regarding surveys, he has not heard of recent survey numbers, but will look into it.

Member Bull inquired how they are going to set a baseline and measure goals. They should consider ways they can group the measurement of goals to make it easier to gather results.

Ms. Perdu advised this will be covered in the implementation chapter of the plan, but it can also be discussed along the way.

Mr. Paschke responded there will be some goals, such as code modifications, that are not measurable because they are not associated with a number.

Member Kimble commented she has an article available from the *National Real Estate Investor* publication on the topic of Self Storage.

Member Bull inquired if they should be doing anything to prepare for their joint meeting with the City Council on July 24.

Mr. Paschke suggested they come up with topics for discussion and they can go over them at the next meeting. He will email out the agenda from the previous joint City Council meeting along with the article from Member Kimble.

6. Adjourn

MOTION

Member Kimble moved, seconded by Member Gitzen adjournment of the meeting at approximately 8:50 p.m.

Ayes: 7

Nays: 0

Motion carried.



Memorandum

To: City of Roseville Planning Commissioners

CC: Bryan Lloyd, Senior Planner

From: Erin Perdu, Planning Consultant

Date: July 20, 2017

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

The goal of this month's meeting will be to finalize the future land use map as well as revisions to the future land use districts. I will also be providing some food-for-thought as we begin the housing chapter.

The Economic Development Authority received an update on our draft Future Land Use Map and proposed district revisions at their meeting on July 18th and had several questions and comments for the Planning Commission's consideration. I will address comments regarding both the districts and the map below:

Future Land Use Map:

- Inclusion of redevelopment sites near the Lunds/Byerly's shopping center at County Road C and Snelling. The Council questioned whether it was realistic to expect that entire area to redevelop before 2040 and to redevelop as a cohesive whole (as the Community Mixed Use District envisions). Their comment was that it may be more feasible for that area to redevelop parcel-by-parcel. My suggestion would be to include clarification on what we mean by "redevelopment" in the text of the chapter, to make clear that it is possible for the site to redevelop without completely removing the businesses that are there.
- Inclusion of parcels (largely restaurants) north of 36 to the west of Rosedale/36 as redevelopment sites. The Council once again questioned whether redevelopment in these areas was realistic within our planning horizon.
- Question on whether HarMar should be classified as Community Mixed Use (which requires a residential component) or Corridor Mixed Use to correspond with what is programmed across the street. It may be appropriate to rethink that designation, along with the designation of the Target development to the north of HarMar. Because Snelling is a major transportation corridor, we may want to designate both the Target development and all or a portion of HarMar as Corridor Mixed Use. It may be desirable to keep the southern-most portion of HarMar as Community Mixed use to require some residential development in the area without frontage on Snelling (south of the existing Cub Foods).

Note that changing HarMar to Corridor Mixed Use (rather than Community Mixed Use) will remove that land area from our density calculations and affordable housing calculations, as no residential will be *required* there.

Future Land Use Districts:

- The suggestion was made to eliminate the requirement of residential development in the Neighborhood Mixed Use category. The reason for that would be that we are only including corner parcels (with existing small businesses) in that category. The emphasis of that area is really small businesses that can serve as a "node" for the neighborhood and are compatible in

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scale with surrounding residences. So, I believe that making this change makes sense, along with potentially renaming the district to Neighborhood Node.

- There was some discussion about the distinctions between the mixed-use districts, and making sure that it was clear what sorts of businesses/developments should fit into each category.

Once the map and districts are finalized, we will prepare a complete draft of the chapter for your review prior to the next meeting.

Housing:

Our next step in the Comprehensive Plan process is to build on the affordable housing analysis done as part of the land use chapter. The Housing Chapter is our chance to delve deeper into the issues of how the City will support the development of affordable housing, in addition to making sure that there is land programmed at appropriate densities.

To get your thinking started on this issue, I have attached a sample matrix that will become part of our Housing Chapter. The matrix will link your housing goals to specific tools that the City is willing to use. Your housing goals have been placed into the matrix, along with the recommended tools for consideration by the Met Council. We are able to add more (and remove tools we will not be using), but this is a starting point.

Some food-for-thought questions prior to the meeting:

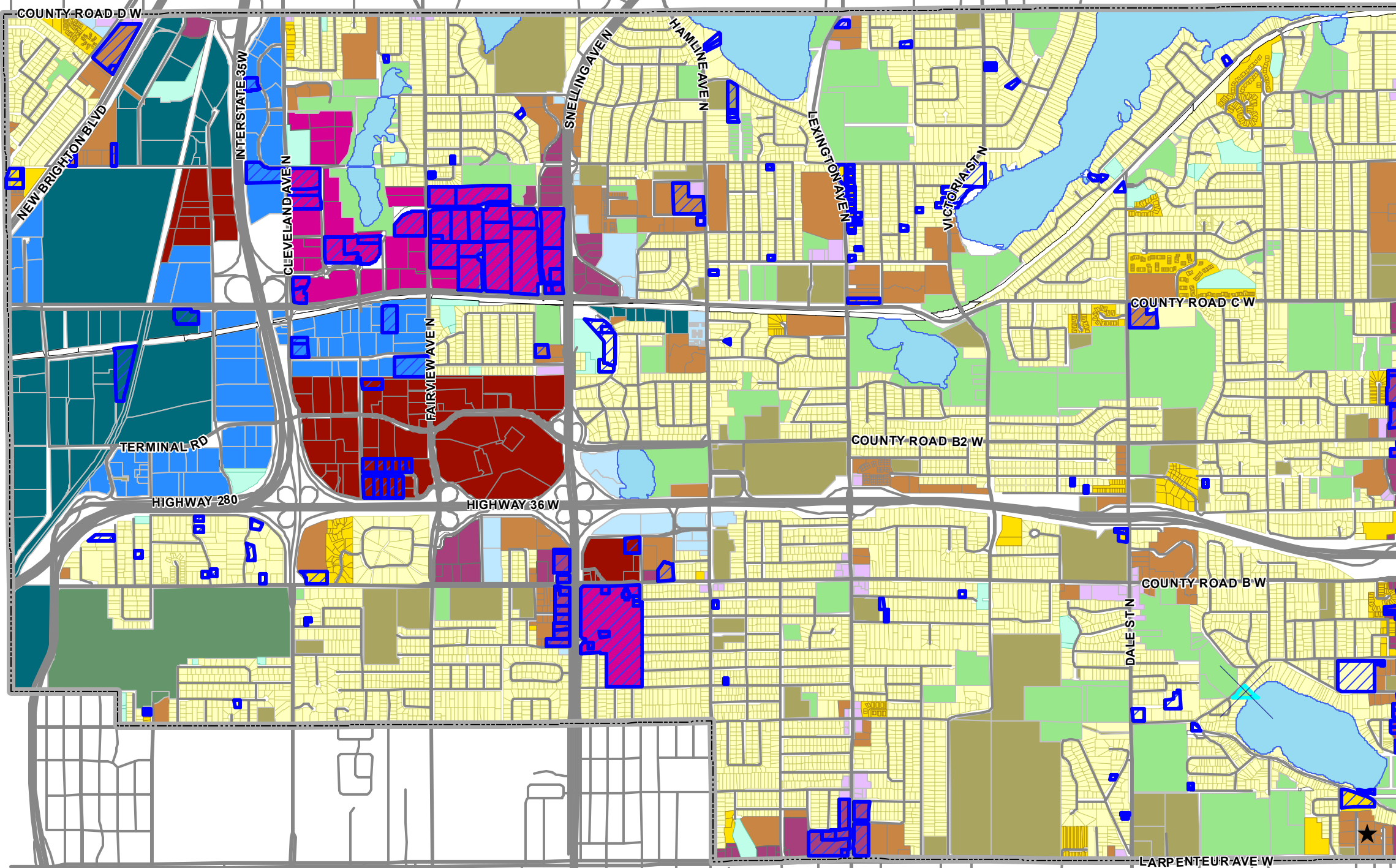
- 1) How can Roseville demonstrate or highlight its capacity to provide successful affordable housing options in the City?
- 2) What are the top housing goals that Roseville should endorse and codify in the comprehensive plan? Remember that this is an aspirational plan for the next 20-25 years into the future.
 - a.
 - b.
 - c.
- 3) What are the affordable housing "tools" that have already been successful in Roseville (i.e., have achieved good affordable housing results)?
- 4) What affordable housing tools might be feasible for Roseville in the future, and would therefore be appropriate to mention in a comprehensive plan?

As always, if you have questions, comments or concerns prior to the meeting feel free to contact me (eperdu@wsbeng.com or 763-287-8316) or Bryan Lloyd. I look forward to seeing you next week!

ROSEVILLE 2040

our future together

2040 Future Land Use



Development-Redevelopment Areas

Development-Redevelopment Areas

Residential

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

Mixed Use

- Core Mixed Use
- Corridor Mixed Use
- Community Mixed Use
- Neighborhood Node

Employment

- Industrial
- Low-Intensity Employment
- Employment Center

Public / Institutional

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

Special Study being conducted by others



0 2,000 Feet
1 inch = 2,216 feet



Future Land Use Framework

	Full Name	Summary	Description
LR	Low Density Residential	Density: 1.5-8 du/acre Uses: Single and Two-Family Residential Scale/intensity: small Transportation considerations: sidewalks	Low-density residential land uses include single-family detached houses generally with a density between 1.5 and four units per acre and two-family attached houses generally with a density of no more than eight units per acre. Institutional uses such as schools and places of worship are also permitted here.
MR	Medium Density Residential	Density: 5-12 du/acre Uses: Condominiums, Townhomes, duplexes, row houses, small lot detached homes Scale/intensity: medium Transportation considerations: sidewalks, trails	Medium-density residential land uses include single-family attached housing types such as triplex, quadruplex, row houses, side-by-side townhouses, back-to-back townhouses, mansion townhouses, and small-lot detached houses, generally with a density greater than five units per acre up to 12 units per acre. Institutional uses such as schools and places of worship are also permitted here.
HR	High Density Residential	Density: 13-36 du/acre Uses: Apartments, lofts, stacked townhomes Scale/intensity: medium-high Transportation considerations: sidewalks, connections to transit, multi-modal facilities	High-density residential land uses include multifamily housing types including apartments, lofts, flats, and stacked townhouses, generally with a density greater than 12 units per acre. Institutional uses such as schools and places of worship are also permitted here.
MU-1	Neighborhood Node	Density: 5-12 du/acre Uses: Medium density residential, commercial, office, civic, parks and open space Scale/intensity: small-medium Transportation considerations: sidewalks, connections between neighborhoods and businesses, connections to transit stops	Neighborhood Centers are located on important neighborhood thoroughfares with uses will be organized into a cohesive neighborhood “node”. These areas will incorporate a mixture of commercial and residential uses, with commercial uses preferable at block corners. Residential uses should generally have a density between five and 12 units per acre. Buildings shall be scaled appropriately to the surrounding neighborhood, reflecting a low-to-mid-rise profile. Commercial uses should be oriented toward pedestrians and the sidewalk. Commercial uses should be designed to minimize negative impacts adjacent residential neighborhoods while maintaining connections with sidewalks or trails. This is the most restrictive mixed use area in terms of intensity and is intended for application in areas adjacent to low-density residential areas. Development will be limited in height to correspond to the surrounding neighborhood character.
MU-2	Community Mixed Use	Density: 10-36 du/acre Uses: Medium-high density residential, commercial, office, civic, parks and open space Scale/intensity: medium Transportation considerations: sidewalks, multi-modal facilities, connections between uses, connections to transit stops	Community Mixed Use areas are intended to contain a mix of complementary uses that may include housing, office, civic, commercial, park, and open space uses. Community Mixed Use areas organize uses into a cohesive district, neighborhood, or corridor, connecting uses in common structures and with sidewalks and trails, and using density, structured parking, shared parking, and other approaches to create green space and public places within the areas. The mix of land uses may include Medium- and High-Density Residential, Office, Community Business, Institutional, and Parks and Open Space uses. Residential land uses will account for at least 25% of the overall mixed-use area. The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to surrounding land-use patterns. To ensure that the desired mix of uses and connections are achieved, a more detailed small-area plan, master plan, and/or area-specific design principles is required to guide individual developments within the overall mixed-use area.
MU-3	Corridor Mixed Use	Density: 13-36 du/acre Uses: High density residential, commercial, office, civic, parks and open space Scale/intensity: medium-high Transportation considerations: strong emphasis on pedestrian, transit and bicycle access and connections between uses.	Corridor Mixed Use areas are located along major transportation corridors in the City. Corridor Mixed Use areas may include a wide range of uses from shopping centers to freestanding businesses and institutions to high-density residential developments. High density residential uses are encouraged in these areas. Corridor Mixed Use areas promote the redevelopment of aging strip centers and underutilized commercial sites in a manner that integrates shopping, employment, services, places to live and/or public gathering spaces. Corridor Mixed Use areas should have a strong orientation to pedestrian, transit and bicycle access to the area and movement within the area. Residential uses, generally with a density greater than 13 units per acre, may be located in Corridor Mixed Use areas as part of mixed-use buildings with allowable business uses on the ground floor or as standalone buildings with well-designed infrastructure connecting them to the surrounding area.
MU-4	Core Mixed Use	Density: 20-36 du/acre Uses: High density residential, commercial, office, shopping centers. Scale/intensity: high Transportation considerations: access to transit, multi-modal facilities and connections, preserved pedestrian and bicycle access in high vehicular traffic areas, access to commercial areas from residential uses and transit hubs.	Core Mixed Use areas are located in places with visibility and access from the regional highway system (Interstate 35W and State Highway 36). Core Mixed Use areas include large-footprint commercial development, shopping centers, large-scale institutions, office buildings, high density residential uses, and other uses that generate more traffic, noise, and intensity than other mixed use districts. Public plazas and green infrastructure connections should be designed into the Core Mixed Use District. High density residential land uses of at least twenty units per acre are highly encouraged in these areas. Residential development should be well-connected to and accessible from the surrounding commercial uses by those travelling without a car. Structures found in Core Mixed Use areas are higher in bulk than other mixed use districts and are at a scale appropriate to their proximity to highways and major thoroughfares. Core Mixed Use areas should be well-served by existing or planned transit, and pedestrian and bicycle access both to and between areas in this district is strongly encouraged. The scale of this district requires inter-district connectivity and multi-modal access. Limits to surface parking are encouraged.

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



Memorandum

DATE: July 17, 2017

TO: Bryan Lloyd and Kari Collins, City of Roseville

FROM: Lydia Major and Erin Perdu

RE: Community Engagement Summary – Phase 1 Conclusion milestone

Dear Bryan and Kari,

A summary of our community engagement efforts to date follows. We are wrapping up the final stages of the Phase 1 (Visioning) engagement process. A few wrap-up events have been planned, but not conducted at this time, including several stakeholder interviews with groups from whom we don't believe we have heard enough through other means, a walkabout in the HarMar Mall area, a Meeting in a Box with the Rotary, and the final closing of the survey (planned to close July 21). You will receive updates on those events at the Planning Commission meeting or as they occur and a final version of this Phase 1 Conclusion milestone summary will be provided at the end of that process.

Overall Summary

Participants in our various engagement activities have told us a variety of important and impactful things about how they perceive Roseville today, and how they see it changing in the future. The most common themes across all participants have been:

- Roseville offers a wonderful combination of high-quality neighborhoods, parks, shopping, and schools that keep people here for decades.
- Roseville's geographic location and access to highways has made it a convenient place to live for commuters.
- There is a need to consider new housing options that will reflect the needs of the changing population, including affordable and workforce housing, senior housing, and similar resources.

- Many residents hope to see more varied and local restaurant and shopping options that will revitalize local retail areas.
- Sustainable approaches to energy and natural resources are very desirable.
- New residents should be welcomed and connected to high-quality public and private resources as quickly as possible.

Metrics

The Roseville 2040 engagement process has used a wide variety of tools to reach as many people as possible. We have been tracking the following metrics:

1. Grow the contact list to the degree appropriate to each phase of the project.
 - a. We have 384 subscribers, but there's no way to tell when they subscribed as the system does not provide that information.
2. Achieve at least one dialogue regarding the Comprehensive Plan process on the My Sidewalk or Facebook pages each month.
 - a. City staff has initiated the following conversations:
 - i. Nextdoor – 6 posts, 3 of which generated comments
 - ii. b. Facebook – 7 posts, 3 of which generated comments
 - iii. c. Twitter – 7 tweets
3. Attract meaningful participation in each of the engagement target groups.
 - a. We have faced many of the challenges we expected, especially in hearing from traditionally underrepresented community members, and are continuing to work on that issue. We will be planning very targeted stakeholder interviews with several key groups, especially where the needs of those groups are likely to substantially impact the planning of certain aspects of the Comprehensive Plan. We also are continuing to coordinate with other ongoing processes where those synergies may allow us to improve awareness and input for the Comprehensive Plan.
4. Achieve 3,500 unique visits (approximately 10% of population) to www.cityofroseville.com/CompPlan over the course of the process.
 - a. The Comp Plan Update webpage (www.cityofroseville.com/3005/2040-Comprehensive-Plan-Update) has had 1,399 unique page views since January 1. The average amount of time visitors have spent on that page is 1 minute, 40 seconds.

Kick-off Meeting Summary

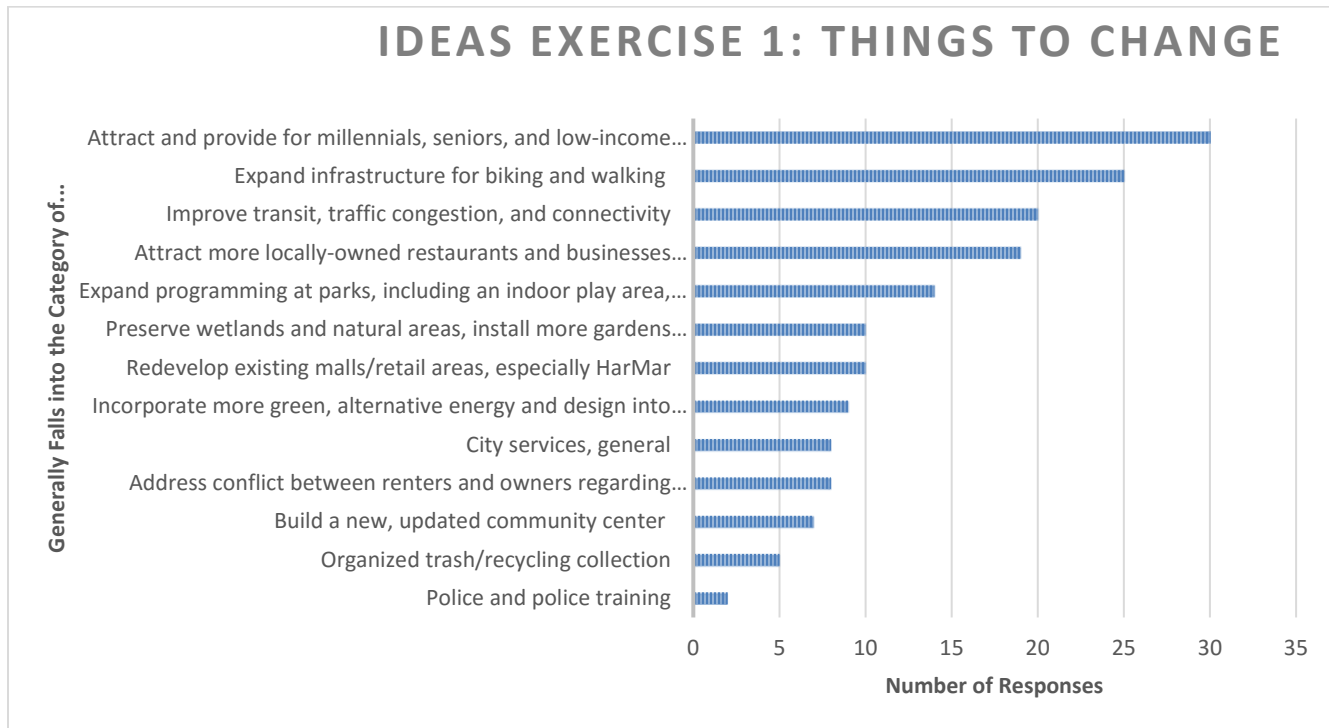
The Roseville Comprehensive Plan Kick-Off Meeting served as an introduction to the project and to begin to collect feedback from the community. It began a community engagement process that will include public open houses, charrettes and workshops, panel discussions, focus groups, stakeholder interviews, listening sessions, intercepts, meetings in a box, online surveys and written questionnaires. Sixty-seven attendees signed in to the meeting, most of whom appeared

Memorandum
Date: July 17, 2017

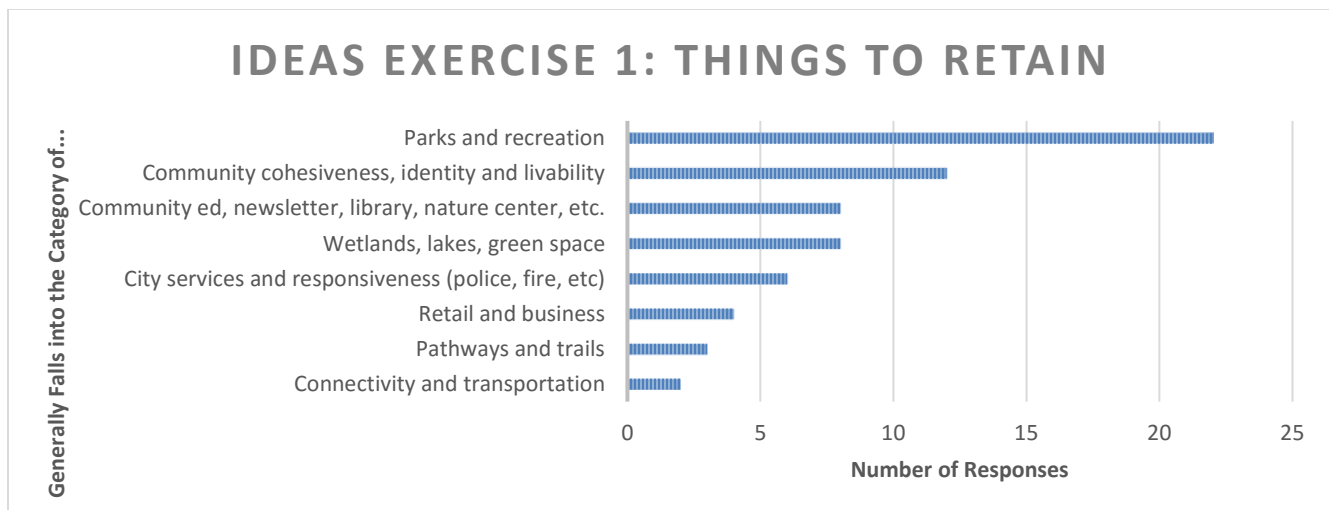
to be residents, overwhelmingly White/Caucasian, about equally male/female, and over 50 years old, though several minorities and younger citizens (including a couple children) were represented.

There were several overarching themes that came out of this kick-off event for the Roseville 2040 Comprehensive Plan process, including:

- Incorporate more green, alternative energy and design into the city – solar, wind, LEED
- Expand infrastructure for biking and walking
- Improve transit, traffic congestion, and connectivity
- Address conflict between renters and owners regarding property upkeep
- Attract more locally-owned restaurants and businesses instead of chains, including craft breweries and a food co-op/grocery store
- Redevelop existing malls/retail areas, especially Har Mar
- Attract and provide for millennials, seniors, and low-income folks via transit, housing, services and general livability
- Build a new, updated community center
- Preserve wetlands and natural areas, install more gardens and community gardens
- Expand programming at parks, including an indoor play area, mountain biking, sensory activities, a skateboard park, classes – though in general there was very positive feedback for existing parks



* *Approximately 15 responses were recorded that did not fit into the above categories*



* *Approximately 6 responses were recorded that did not fit into the above categories*

Intercept Board Locations

Intercept Boards were deployed at the following locations:

- City Hall
- The Oval
- Fairview Community Center

- Ramsey County Library
- Bridging
- University of Northwestern, St. Paul
- Keystone Community Service (in the Hamline Shopping Center)
- RAHS (to be put up during parent/teacher conferences on April 20)

The following locations were attempted but didn't work out:

- Common areas in Har Mar (initially unresponsive, but will be conducting a site tour on July 20th and potentially leaving intercept boards following that tour if we can get permission)
- Common areas in Rosedale (wanted exorbitant insurance)

There were several overarching themes that came from this update of the intercept boards:

- Appreciation of the lakes, parks, and library
- Interest in greening the city via increased green space, gardens, alternative energy (solar, wind, etc)
- Desire for a community center
- A downtown-like retail center is preferable to strip malls
- Traffic/transportation are issues of concern, with a particular interest in increasing transit and bike/pedestrian access

More detailed information is available in the separate PDF, attached. There is no demographic data for these boards, but we appear to have between 40 and 50 unique respondents.

Meetings in a Box (MIAB)

We have three kits ready to go and have had one successful MIAB. There is no current data available on how many people attended the MIAB, but it has been requested. There was interest in having many more at the public meeting, but we haven't seen much follow-through, despite attempts to contact potential hosts. Roseville staff will be hosting a MIAB at the Rotary at the end of July and notes from that meeting will be provided.

Online Survey

We currently stand at 337 participants. The Phase 1 survey will be closed on July 21, and responses, including demographics, will be provided at that time as a PDF.

Future Cities Team Brainstorming Meeting

On January 26, we had a fun and productive meeting with the twenty or so middle school students involved in this year's Future City Competition. We asked:

- Do you see yourselves coming back to Roseville after you graduate?
- What do you want to see in YOUR Roseville?
- What do you like about Roseville?
- What would you change?

The students told us:

- Make sure that Roseville doesn't become too overcrowded
- Keep the open space and trees, including street trees
 - Roads with trees on both sides are highly desirable
- Don't keep large commercial areas all together – they don't look nice from a driver's perspective
- Incorporate things like banners on street lamps, which are friendly
- Reduce light pollution
 - All light fixtures should be pointed downward
- Make the City more walkable, like White Bear Lake downtown area
- Have spaces for more small businesses
- In general, the City needs more spaces to meet up – perhaps in parks. There needs to be more diversity in gathering spaces, areas for sports and sports equipment.
- Har-Mar Mall:
 - It is too empty and dark
 - Empty spaces inside feel unsafe and intimidating
 - Have more amusements, things to do
 - Small family restaurants
 - Incorporate some green space too which could serve a dual purpose: making the site look better and have space for gathering and things like a farmer's market
 - Outdoor shopping area that is walkable
 - Maybe apartments on top
- Business diversity:
 - Attract family-run restaurants and not just chains
 - More family-owned businesses; maybe these could be located in areas where nothing is happening now.
 - We need a destination for these small businesses where there are other things to do as well.
 - String together small businesses and give them some advantages; something like a "Diversity Square" like Pikes Place Market in Seattle or the International Bazarre at the State Fair.
 - Create more business diversity within the existing malls (including world food and culture offerings)
- Underground parking

- The city needs more arts and culture...we have the people we just don't have the places for culture and diversity. Perhaps we should use public spaces for this purpose
- The city needs a better grocery
- When asked if they would come back to Roseville when they graduate, 4-5 said they would (out of approximately 20).

Focus Group Meetings

We held the following Focus Group Meetings on April 19 at the Oasis Park Building:

- 7:30am Economic Development (invited Visitors Association, Business Council, Malls, small business, economic development, and Chamber representatives; nine attended)
- 9:00am Land Use (invited developers, brokers, and other real estate representatives; zero attended)
- 10:30am Housing #1 (invited housing developers, affordable housing, apartment managers, and housing association representatives; one attended)
- 1:00pm Education (invited public and private K-12, post-secondary, and preschool representatives; two attended)
- 2:30pm Opportunity (invited community service, family resource, non-profit/philanthropic, and under-represented populations representatives; three attended)
- 6:00pm Housing #2 (invited neighborhood organization/block leaders, League of Women Voters (who expressed an interest in this topic at the public meeting), and other members of the public; five attended)
- 7:30pm Diversity (held following the HRC meeting at Roseville City Hall to include many participants in that meeting and invited various interested organizations; approximately twelve attended)

We had wonderful discussions with these groups and learned a lot of information about what is working in Roseville and what could change to make it even better. The complete set of notes is available on the Roseville 2040 Website.

We are also planning a Transportation Focus Group as part of that separate but coordinated effort. That meeting is planned for July 20 and notes will be provided after that date.

Walkabouts

We are planning or have conducted the following walkabouts:

- The area near UNW-SP to review the impacts of rental and other forms of housing on this evolving neighborhood.
 - Walkabout conducted on June 8. Five community members attended and we had a good discussion. Notes provided separately.

- County Road B/Snelling Avenue node to explore the seam between the retail and residential areas, as well as the general direction of this key commercial district.
 - Walkabout conducted on June 8. Five community members attended and we had a good discussion. Notes provided separately.
- The transition area between the residential neighborhood generally south of County Road B, between Hamline and Lexington Avenues, and the commercial node at Lexington/Larpenteur.
 - Walkabout to be conducted on June 22.
- Southeast Roseville, northwest of Rice/Larpenteur, where we are hoping to reach targeted populations where they are and explore the impacts of high- and low-density residential neighborhoods. This will be coordinated with the Rice/Larpenteur planning project and the Marion Playlot planning process, which will hold a “Popsicles-In-The-Park” event at the Marion site immediately preceding the walkabout.
 - Walkabout to be conducted on June 26.
- Har Mar Mall area. Due to a high level of community interest in this area being expressed through other means, we have added a walkabout around the mall area and surrounding neighborhood.
 - Walkabout to be conducted on July 20. Notes will be provided after that date.

ECFE

We had difficulty getting a response and support from ECFE staff during our first phase of engagement. Since summer is not an ideal time to engage with them, we are planning to reconnect with them during our second phase of engagement this fall.

c: LHB File