



PLANNING COMMISSION
Regular Meeting Agenda

Wednesday, August 2, 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. July 12, 2017, regular meeting minutes
4. **Communications and Recognitions**
 - a. **From the public:** Public comment pertaining to land use issues **not** on this agenda, including the 2040 Comprehensive Plan Update
 - 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. **Public Hearing**
 - a. **PROJ0017-Amdt32:** Request by the City of Roseville to consider the inclusion of multiple-family residential housing in the Commercial and Mixed-Use Districts, specifically the Regional Business District.
6. **Adjourn**

Upcoming Planning Commission Comprehensive Plan Update Meetings: August 23 & September 28
For up to date information on the comprehensive planning process, go to www.cityofroseville.com/CompPlan

Future Meetings: **Planning Commission & Variance Board (tentative):** September 8 & October 4
City Council (tentative): August 14, 28 & September 11, 18, 25

Be a part of the picture....get involved with your City....Volunteer.
For more information, contact volunteercoordinator@cityofroseville.com or 651-792-7028.

Volunteering, a Great Way to Get Involved.



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, July 12, 2017 – 6:30 p.m.**

- 1 **1. Call to Order**
2 Vice Chair Bull called to order the regular meeting of the Planning Commission meeting
3 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 Bull, City Planner Thomas Paschke called the Roll.
8
- 9 **Members Present:** Vice Chair James Bull; and Commissioners Sharon Brown, James
10 Daire, Chuck Gitzen, Julie Kimble and Peter Sparby
11
- 12 **Members Absent:** Chair Robert Murphy
13
- 14 **Staff Present:** Community Development Director Kari Collins, and City Planner
15 Thomas Paschke
16
- 17 **3. Review of Minutes**
18 **a. June 7, 2017, Regular Meeting Minutes**
19
- 20 **MOTION**
21 **Member Gitzen moved, seconded by Member Sparby to approve the June 7,**
22 **2017 meeting minutes.**
23
- 24 **Ayes: 6**
25 **Nays: 0**
26 **Motion carried.**
27
- 28 **4. Communications and Recognitions:**
29 **a. From the Public: Public Comment to land use on issues not on this agenda,**
30 **including the 2040 Comprehensive Plan Update**
31 None.
32
- 33 **b. From the Commission or Staff: Information about assorted business not already**
34 **on this agenda, including a brief update on the 2040 Comprehensive Plan**
35 **Update process.**
36 City Planner Collins reported a Walkabout for the HarMar area will be held on July
37 20 from 4:30 p.m. to 6:00 p.m. Interested residents should meet at St. Rose of Lima
38 church on Hamline Avenue. There will also be an Open House regarding the
39 Transportation Plan on July 20 at 4:30 p.m. Ms. Collins stated she believes it will be
40 held at City Hall, but will confirm the location via email.
41

42 City Planner Paschke reminded the Commission on July 24 at 6:00 p.m., they will
43 have a joint meeting with the City Council and requested they provide potential topics
44 for discussion to him.

45
46 **5. Public Hearing**

- 47 **a. Planning File 17-009: Request by Rose of Sharon, Inc. to change the**
48 **Comprehensive Plan (Land Use) designation and Zoning classification on the**
49 **property located at 2353 Chatsworth Avenue, and to subdivide the property into**
50 **six townhome lots and a common outlet. Existing Land Use Designation would**
51 **change from High Density Residential (HR) to Low Density Residential (LR)**
52 **and Zoning classification would change from High Density Residential-1 district**
53 **(HDR-1) to Low Density Residential-2 district (LDR-2)**

54 Vice Chair Bull opened the public hearing for Planning File 17-009 at approximately
55 6:36 p.m.

56
57 City Planner Paschke summarized the request as detailed in the staff report dated July
58 12, 2017. He reported the applicant, Rose of Sharon, Inc., seeks to change the
59 Comprehensive Plan Land Use designation from the current High Density Residential
60 (HDR) to Low Density Residential (LDR) to allow redevelopment into six
61 townhomes in groups of two units, served by a private drive. The property would be
62 rezoned to Low Density Residential-2 (LDR-2) District in order to support the units
63 per acre. He reported at the Open House Meeting held on May 18, most of the
64 concerns had to do with traffic.

65
66 Mr. Paschke reported there is a mix of uses in the area and this type of project has
67 been identified as a need in the City. He highlighted the Residential Area Goals and
68 Policies outlined in the staff report that this requested change in current land use
69 designation would promote and the minimum standards for a subdivision. After
70 hearing from Mn/DOT, some modifications were made which resulted in two outlots
71 instead of one. All the lots meet the minimum standards and setbacks and staff
72 supports the use of the private driveway for access. The applicant is currently
73 working with the City Engineer on stormwater management.

74
75 Mr. Paschke advised based on community and neighborhood input, the Planning
76 Division recommends the following for 2353 Chatsworth Street:

- 77 a. The property be re-guided from a Comprehensive Land Use Map designation
78 of High Density Residential (HDR) to Low Density Residential (LDR);
79 b. The property be rezoned from an Official Map classification of High Density
80 Residential-1 (HDR-1) District to Low Density Residential-2 (LDR-2)
81 District; and,
82 c. Recommend approval of the preliminary six town home plat and two outlet
83 subdivision plat for the property.

84
85 Member Daire inquired what the development potential would be under HDR and
86 HDR-2. Mr. Paschke responded under HDR-1, there is a minimum of 12 units per
87 acre, and under HDR-2, there is a minimum of 24 units per acre. The height

88 maximum would be 45 feet and the natural drainage would be to the southwest
89 corner.

90
91 Member Kimble commented the area of the site is very congested and expressed
92 concern regarding accessibility for emergency vehicles.

93
94 **Applicant**

95 **Applicant Representative**

- 96 • **Brent Thompson, Rose of Sharon/Vanguard Builders**

97
98 Mr. Thompson advised they plan to have these units owned, they will have
99 basements, and it will be similar to the project located on Dale Street and Lovell
100 Avenue, with a slightly lower price point.

101
102 Member Daire inquired if the townhomes will address affordable housing.

103
104 Mr. Thompson responded it will not be subsidized affordable housing, and prices will
105 be in the low \$300,000.

106
107 Member Sparby inquired if additional screening is being considered on the sides of
108 the property.

109
110 Mr. Thompson responded he is not currently planning on installing a fence. A
111 neighbor to the east has expressed interest in taking down his fence if the proposed
112 trees on the site meet the screening requirements. He explained they also intend to
113 extend the same type of screening that is behind Units 1 and 2 up passed Lot 1 to the
114 north.

115
116 Mr. Paschke advised the code would require some type of screen and staff will
117 continue to work on this as it moves forward.

118
119 Vice Chair Bull inquired about screening or noise abatement along Highway 36.

120
121 Mr. Paschke commented it will be looked at as they move forward in the process.

122
123 Member Kimble inquired how many people attended the Open House Meeting.

124
125 Mr. Thompson stated there were about 10 to 12 residents in attendance.

126
127 **Public Comment**

128
129 With no one coming forward to speak for or against this request, Vice Chair Bull
130 closed the public hearing at approximately 6:52 p.m.

131
132 **Commission Deliberation**

133 Member Gitzen commented he would support all three staff recommendations.

134

135 Member Daire commented Highway 36 appears to be 12 to 15 feet above the
136 foundation line and inquired about sound mitigation.

137
138 Mr. Paschke responded there is only a chain link fence in that area. Along most of
139 Highway 36, there is only sound mitigation around Rice Street.

140
141 Vice Chair Bull commented it is unusual they are looking to go from a higher density
142 to lower density and it will be right next to a high-density area with no proposed
143 buffer.

144
145 Mr. Paschke responded with this property being high density next to low density, it
146 looks more like a medium density development due to the small size of the lot. Staff
147 feels this is a great mix of densities, a great addition to the area, and would provide
148 relief and reduced impacts to the neighborhood.

149
150 **MOTION**
151 **Member Gitzen moved, seconded by Member Daire, to recommend to the City**
152 **Council approval of a Comprehensive Land Use Plan Map from High Density**
153 **Residential (HDR) to Low Density Residential (LDR) for the property located at**
154 **2353 Chatsworth Street.**

155
156 **Ayes: 6**
157 **Nays: 0**
158 **Motion carried.**

159
160 **MOTION**
161 **Member Gitzen moved, seconded by Member Daire, to recommend to the City**
162 **Council approval of a Zoning Map Change from High Density Residential-1**
163 **(HDR-1) to Low Density Residential-2 (LDR-2) for the property located at 2353**
164 **Chatsworth Street.**

165
166 **Ayes: 6**
167 **Nays: 0**
168 **Motion carried.**

169
170 **MOTION**
171 **Member Kimble moved, seconded by Member Gitzen, to recommend to the City**
172 **Council approval of the preliminary six town home and two outlot subdivision**
173 **plat for the property located at 2353 Chatsworth Street.**

174
175 **Ayes: 6**
176 **Nays: 0**
177 **Motion carried.**

178
179 Vice Chair Bull advised this item will be on the City Council Agenda on July 24,
180 2017.

181

182 **b. Planning File 17-010: Request by Center Point Solutions, LLC in cooperation**
183 **with IPREP Acquisitions, LLC, to amend Centre Point Planned Unit**
184 **Development (PUD) Agreement 1177 to expand the permitted uses within the**
185 **PUD to include multi-story climate controlled self-storage and uses identified in**
186 **the Office/Business Park zoning district.**

187 Vice Chair Bull opened the public hearing for Planning File 17-010 at approximately
188 7:00 p.m.
189

190 City Planner Paschke summarized the request as detailed in the staff report dated July
191 12, 2017. He reported Iron Point Real Estate Partners, LP in cooperation with Center
192 Point Solutions, LLC seek to amend the PUD Agreement 1177 for the property
193 located at 3015 Center Point Drive to allow for a multi-story, climate-controlled, self-
194 storage facility.
195

196 Mr. Paschke highlighted the permitted uses within the PUD area per the Agreement
197 and the uses permitted within each building type. He referred to the staff report,
198 which contains a detailed history of previous amendments and difficulties related to
199 tenants relocating into the site as well as limits associated with the development of
200 this property. He stated there is also conflict with what people see on a map and
201 versus the uses in the zoning code. A PUD amendment is one way to memorialize
202 greater flexibility in the types of uses allowed. It will provide consistency with the
203 guiding of the property with the Comprehensive Plan as well as with the specific
204 zoning of the property.
205

206 Mr. Paschke reported the self-storage facility would be four stories high, similar in
207 appearance to an office building, and would abide by certain design standard
208 requirements built into the site. It does not require a lot of parking and is a low-
209 intensity use. He pointed out there currently is a day care center in the development,
210 although it is not listed as a use under the PUD Agreement, and a health/fitness center
211 could be considered a use as it supports a hotel use.
212

213 Mr. Paschke reported the Planning Division recommends the Planning Commission
214 consider one of the following three options:

- 215 a. Recommend approval of a PUD amendment that would modify the permitted
216 uses on the subject property to include a multi-story, climate controlled self-
217 storage facility, restaurant, hotel, health/fitness center, and day care center.
- 218 b. Recommend denial of the request as suggested uses are deemed not
219 appropriate for the Centre Point Business Park; or
- 220 c. Recommend the Center Point PUD Agreement 1177 be cancelled and direct
221 the Planning Division to undertake a review and modification of the design
222 standards and use table of Chapter 1006 Employment Districts to better
223 support office and business park uses and designs.
224

225 Member Kimble inquired if the PUD Agreement governs all the land included in
226 Attachment C of the meeting packet and what other land is available in this area.
227

228 Mr. Paschke responded the PUD Agreement covers all that is considered part of
229 Centre Pointe Business Park, excluding Xcel Energy’s office building. The
230 Agreement allows for 681,000 square feet of development and the remainder of the
231 Veritas campus is still available for redevelopment, which is another 100,000+ square
232 feet. He confirmed any changes to the PUD Agreement would affect the Veritas site
233 and there currently are not any issues with traffic or parking demand with the
234 development as it relates to parking requirements.

235
236 Member Kimble inquired if staff is looking to amend Chapter 1006 Employment
237 Districts.

238
239 Mr. Paschke responded it would be part of a PUD cancellation and they would
240 determine if it would need to be expanded or if the uses changed. It would need to be
241 changed if self-storage units are supported. If Recommendation C was selected, they
242 would go through a process to memorialize a new ordinance to cancel the former
243 PUD and accept pre-existing nonconforming design standards, conduct a complete
244 review of design standards, and modify the table to support office business park uses.
245 Mr. Paschke advised it is part of the City Council’s agenda to discuss the cancellation
246 of this PUD.

247
248 Member Kimble inquired how previous work regarding the new PUD standards relate
249 to this request.

250
251 Mr. Paschke commented the new PUD standards adopted in 2015 provide a process
252 and allow for a cancellation.

253
254 Member Sparby inquired about the daycare center in the office park and if there are
255 any enforcement mechanisms for uses not allowed.

256
257 Mr. Paschke stated when that use was approved, staff had determined it was an
258 appropriate use. Based on the PUD requirements, it is difficult to determine and
259 conclude uses, and staff would like to clear it up.

260
261 Member Sparby inquired how long it would take staff to move through
262 Recommendation C.

263
264 Mr. Paschke responded Recommendation B would be the quickest, and
265 Recommendations A and C would be similar in timeline and path. Recommendation
266 A would take the longest because it would require working with the City Council to
267 rewrite a new PUD Agreement to replace the existing one.

268
269 Member Kimble inquired who the parties would be with the amended PUD
270 Agreement.

271
272 Mr. Paschke stated it would have to be discussed with the City Council, but it could
273 include the entire business park or just this particular property. There is remaining

274 land on the Veritas property they may be interested in selling. If they did this, they
275 would have to reconfigure their existing parking to meet requirements.
276

277 Community Development Director Collins stated the strength of a PUD is flexibility
278 in amending it. A holistic approach can be taken and they could either modify the use
279 table and identify whether self-storage is allowed for future parcels, or have an
280 amendment to the agreement that is site specific. Regardless of PUD or office
281 business park status, they need to determine if this use would be an appropriate fit.
282

283 Member Kimble inquired if they would be looking at the market in connection with
284 the vision and Comprehensive Plan for Roseville if they were to move forward with
285 Recommendation C.
286

287 Mr. Paschke stated they would look at everything. This would also include looking at
288 the old Comprehensive Plan, and other office parks and their uses.
289

290 Member Daire commented the self-storage use seems like an odd fit for this particular
291 PUD. While the renderings make it architecturally acceptable, it seems like a strange
292 element for this PUD. This lot has been hard to sell, and because this use came up, it
293 appears they are trying to find a way to make it fit in.
294

295 Mr. Paschke clarified the only uses that would be allowed going forward are the ones
296 included in the PUD Agreement. They did not take a strong position on a
297 recommendation because it is a very complicated area, site, and history, and they
298 wanted the Commission to come to a conclusion on one of the three
299 recommendations.
300

301 Vice Chair Bull inquired how the Council decided to make this PUD part of its
302 Agenda.
303

304 Ms. Collins responded the Council has been made aware of requests to relocate to this
305 development and the required PUD amendments. As the amendment requests started
306 to build up, they decided to look more closely at the PUD. The conversation and
307 recommendation of the Planning Commission could be helpful to the City Council
308 and the action they take.
309

310 Member Gitzen inquired if the City Council could cancel this PUD at their meeting.
311

312 Mr. Paschke responded they could not cancel it, but could recommend staff begin the
313 process.
314

315 **Applicant**

316 **Applicant Representatives**

- 317 • **Chris Puchalla, IPREP Acquisitions, LLC, Dallas, TX**
318 • **Todd Mohagen, Mohagen Hansen Architecture and Interiors, Wayzata, MN**
319

320 Messrs. Puchalla and Mohagen introduced themselves and provided a brief overview
321 on the companies they represent.

322
323 Mr. Mohagen commented he is very familiar with Centre Pointe Business Park and
324 how it works. He has been involved with 10 climate-controlled self-storage
325 developments and it is a newer trend in development. This project is similar with
326 others because it is near high traffic and highly visible areas near high density
327 housing, office, and retail. The size of this project allows for a lot of square footage
328 in a small area, but does not negatively impact the area. More people are working out
329 of their homes and require storage space.

330
331 Mr. Puchalla stated they are developing storage in high density areas across the
332 United States. He provided a history of storage facilities and their users, and how they
333 have changed over the past 30 years. Today it is located in retail and high-density
334 locations and today's user is sourced predominantly by women. It also accounts for
335 20 to 30 percent use by small business owners and retail businesses. On a national
336 average, an adequately supplied self-storage is seven square feet per capita. The three
337 facilities in a three-mile radius of this site are 30 years old and 95 percent occupied,
338 and there is no storage support in the area for new businesses that come in. Mr.
339 Puchalla requested the Commission consider this use because it supports economic
340 business and growth, aesthetically fits in, and will generate significant tax revenue.

341
342 In response to Member Daire, Mr. Puchalla clarified statistically the decision-making
343 process for storage is led by a woman. Eighty percent of business comes from
344 individuals and 20 percent comes from businesses. Storage typically is located within
345 three miles or a 10 to 15-minute drive. Based on the statistics given earlier, Mr.
346 Puchalla advised the area is currently underserved for storage. Storage has become a
347 retail product, and it is ideal to have their facilities in a retail area. Based on the
348 supply and demand in a three-mile radius, this is an excellent location.

349
350 Mr. Mohagen stated the product they are proposing is superior in quality to The
351 Lock-Up Self Storage located on Industrial Boulevard.

352
353 Member Brown requested to know which three facilities were identified in the three-
354 mile radius and if it included the new Acorn Mini Storage on Cleveland Avenue.

355
356 Mr. Puchalla stated he would have to look at the study, but they include everything
357 within three miles. However, having another facility within the three miles would not
358 affect their opinion on this location or the need for the facility. All their facilities are
359 managed by Extra Space Self Storage, which is the second largest in the United
360 States.

361
362 Mr. Paschke commented it is possible their study missed Acorn Mini Storage because
363 it was new.

364
365 Member Sparby inquired about the price per square foot for storage.
366

367 Mr. Puchalla responded it varies, but is about \$17 to \$18 dollars per square foot.
368

369 In response to Vice Chair Bull, Mr. Puchalla confirmed this is a fourth-generation
370 facility. It will be a multi-story, climate controlled facility with only interior access.
371 There is no outdoor storage and units vary in size from five feet by five feet to 10 feet
372 by 30 feet. The most popular size is 10 feet by 10 feet, or 100 square feet. The
373 facility includes a staffed small office to provide packing supplies for the consumer.
374

375 **Public Comment**

376
377 With no one coming forward to speak for or against this request, Vice Chair Bull
378 closed the public hearing at approximately 8:02 p.m.
379

380 **Commission Deliberation**

381 Member Gitzen commented he likes how it will fit in architecturally and is not
382 against the use. He is uncomfortable with amending the PUD and supports
383 Recommendation C. This would then address the use of the whole site and provide
384 more options for business allowed as part of the office park and vacant land.
385

386 Member Brown agreed with Member Gitzen. Things have changed within the
387 community, changes are being made with the Comprehensive Plan, and it provides
388 the opportunity to look at a better use.
389

390 Member Kimble commented she has developed over 12 business parks in her career,
391 it is not unusual for it to take this long to develop, and the last sites are the toughest.
392 The building looks good, the tax analysis sounds positive, but she struggles with the
393 use in this location.
394

395 Member Sparby commented he is less concerned with the use and more concerned
396 with how the PUD has been working. Procedurally, there have been different
397 processes applied to different uses, and unpermitted uses have been allowed. He
398 supports Recommendation C in order to cancel the PUD and work with the
399 developers to determine how to move the development forward.
400

401 Mr. Paschke clarified Recommendation C supports the proposed use on this particular
402 property by going through the cancellation process of the PUD and adding this
403 specific use to Table 1006-1, along with additional design standards and other uses.
404

405 Member Gitzen inquired if Recommendation C guarantees this permitted use will end
406 up in the final result.
407

408 Ms. Collins pointed out the PUD cancellation does not presume the land use table
409 will be amended to support self-storage.
410

411 Member Daire inquired about the differences between Recommendation A and
412 Recommendation C.
413

414 Mr. Paschke commented Recommendation A would support a change specific to this
415 application and site. The PUD would be kept in place, with a modification on what
416 can go on this lot in this business park. The other sites would allow for specific
417 modifications.

418
419 Member Daire commented he supports Recommendation A which restricts the
420 change in use to this specific site, and to modify the PUD accordingly. He suggested
421 in the future they discuss a generic approach to PUDs.

422
423 Vice Chair Bull stated they cannot look at any use that currently exists as a precedent.
424 He has an issue with the use in the confines of the PUD. He heard from the applicant
425 that self-storage is a retail product, and retail is not a permitted use in this PUD. There
426 is a need for this type of facility and he supports Recommendation C.

427
428 Member Kimble commented more thought should be given before including
429 restaurants, hotels, health/fitness centers, and day care centers.

430
431 Mr. Paschke stated they feel day care centers, fitness centers, and hotels are
432 appropriate uses for a business parks. They also want to clear up uses that are already
433 there so that if someone else wants to come and open one of these uses up, they are
434 allowed to do so. It creates greater flexibility for what is in the park.

435
436 Vice Chair Bull commented it is very appropriate to take a look at this office park and
437 how it relates to the Comprehensive Plan.

438
439 **MOTION**
440 **Member Gitzen moved, seconded by Member Brown, to recommend to the City**
441 **Council that the Center Point PUD Agreement 1177 be cancelled and direct the**
442 **Planning Division to undertake a review and modification of the design**
443 **standards and use table of Chapter 1006 Employment Districts to better support**
444 **office and business park uses/designs.**

445
446 Member Daire inquired about the timeframe for Recommendation C.

447
448 Mr. Paschke responded it could take two to three months. The soonest it could get
449 back to the Planning Commission would be September. Recommendation A would
450 take five or six weeks.

451
452 Vice Chair Bull stated Recommendation A would be an Ordinance change and there
453 are additional publication requirements that are required before City Council
454 approval.

455
456 Member Kimble inquired why Recommendation C restricts them to reviewing Centre
457 Pointe against Employment Districts and not other Mixed Use Districts.

458
459 Mr. Paschke stated there is an applicant seeking action on a specific site with an
460 application that they need to take action on and the Comprehensive Plan will not be

461 approved through the Metropolitan Council for another year. It can be talked about as
462 a possibility in the future, but they cannot hold up the applicant.

463
464 Member Daire stated he sees Recommendation A as a more pragmatic solution and
465 Recommendation C more in line with the Comprehensive Plan and land use
466 designation and rezoning.

467
468 Member Gitzen commented reviewing the PUD and its appropriate uses can happen
469 in a timely manner.

470
471 Ms. Collins pointed out the Alternative Actions identified in the staff report, which
472 includes tabling to allow for more clarity, analysis, or information. Additional
473 information and clarity could be available after the Council discusses this item on
474 July 17, and it could be discussed at the joint Council meeting on July 24.

475
476 Member Kimble inquired why they would not just support the use given the limited
477 amount of land left to develop.

478
479 **Ayes: 5**
480 **Nays: 1 (Daire)**
481 **Motion carried.**

482
483 **6. Adjourn**

484
485 **MOTION**
486 **Member Daire moved, seconded by Member Gitzen adjournment of the meeting**
487 **at approximately 8:29 p.m.**

488
489 **Ayes: 6**
490 **Nays: 0**
491 **Motion carried.**

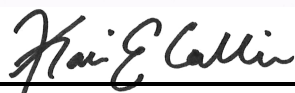
ROSEVILLE
REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: **08/02/17**
 Agenda Item: **5a**

Prepared By

Agenda Section
Public Hearings

Department Approval



Item Description: Consideration of a request to amend Table 1005-1 to include multi-family uses as an option in the Regional Business District **(PROJ17_Amdt32)**.

1 **INTRODUCTION**

2 On Monday June, 5 the City Council directed the Planning Division to review and
 3 consider modifications to Table 1005-1 for inclusion of multi-family residential use in
 4 Commercial and Mixed-Use Districts and specifically the Regional Business (RB)
 5 District.

6 Currently the use table (Table 1005-1) within the Commercial and Mixed-Use Districts
 7 includes the following allowance for residential (multi-family) use:

	NB	CB	RB-1	RB-2	
Residential - Family Living					
Dwelling, one-family attached (townhome, rowhouse)	NP	NP	NP	NP	
Dwelling, multi-family (3-8 units per building)	NP	NP	NP	NP	
Dwelling, multi-family (upper stories in mixed-use building)	P	P	NP	NP	
Dwelling, multi-family (8 or more units per building)	C	NP	NP	NP	
Dwelling unit, accessory	NP	NP	NP	NP	Y
Live-work unit	C	NP	NP	NP	Y

8 **REVIEW OF REQUEST**

9 In review of the request to review Regional Business, which could be as simple as
 10 switching an “NP” to a “P”, the Planning Division has determined that a broader
 11 discussion regarding residential use in all of the Commercial and Mixed-Use Districts is
 12 appropriate.

13 As Planning Commissioners are aware, recent discussions with the City’s 2040
 14 Comprehensive Plan Consultant has proposed a set of mixed-use designations with
 15 varying levels of housing to replace the existing levels of commercial business
 16 (Neighborhood, Community, and Regional). One reason for the proposed change in
 17 land use designations is to further expand upon what the existing Zoning Code permits,
 18 which is multi-story housing above retail /office in the Neighborhood Business (NB) and

19 Community Business (CB) districts and eight units or more in a building as a
 20 conditional use in the NB. The Zoning Code also includes multi-family housing in the
 21 current Community Mixed-Use (CMU) District, leaving only RB districts without some
 22 form of housing option.

23 From a planning and land use perspective, including multi-family housing in higher
 24 intensity commercial districts may be appropriate as these areas are typically located
 25 adjacent to major traffic corridors. In the case of Roseville, the RB-1 district is the
 26 greater Rosedale Mall area and the RB-2 is the automotive dealerships along Long Lake
 27 Road, north of County Road C.

28 In review of the current table of uses, the Planning Division is of the opinion that any
 29 residential use in a NB district should be conditional, especially if located above a mix of
 30 commercial uses, as these small nodes are typically adjacent to single family residential
 31 properties. Similarly, the Planning Division feels that the same type of use, as well as
 32 multi-family residential of eight or more units, should be conditional in the CB district,
 33 as many of these locations lie adjacent to single family or other types of residential uses.

34 As for residential in the RB district, the Planning Division believes that multi-family
 35 housing above a mix of uses should be permitted and that multi-family (eight or more
 36 units) should be conditional, as there may be a site/location that is appropriate for a
 37 multi-family apartment complex that does not include commercial or other on the main
 38 level.

39 **SUGGESTED RECOMMENDATION**

40 Based upon the above comments, the Planning Division would recommend the
 41 residential portion of Table 1005-1 be amended as follows:

	NB	CB	RB-1	RB-2	
Residential - Family Living					
Dwelling, one-family attached (townhome, rowhouse)	NP	NP	NP	NP	
Dwelling, multi-family (3-8 units per building)	NP	NP	NP	NP	
Dwelling, multi-family (upper stories in mixed-use building)	P C	P C	NP P	NP P	
Dwelling, multi-family (8 or more units per building)	C	NP C	NP P	NP P	
Dwelling unit, accessory	NP	NP	NP	NP	Y
Live-work unit	C	NP	NP	NP	Y

42 **ALTERNATIVE ACTIONS**

43 **a.** Pass a motion to table the item for future action. An action to table must be tied to
 44 the need for clarity, analysis and/or information necessary to make a
 45 recommendation on the request.

46 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include
 47 findings of fact germane to the request.

Report prepared by: Thomas Paschke, City Planner 651-792-7074 | thomas.paschke@cityofroseville.com