

Commissioners:

James Bull
James Daire
Chuck Gitzen
Julie Kimble
Michelle Kruzal
Michelle Pribyl
Peter Sparby



**Planning Commission
Agenda**
Wednesday, June 5, 2019
6:30pm

Address:
2660 Civic Center Dr.
Roseville, MN 55113

Phone:
651-792-7080

Website:
www.cityofroseville.com/pc

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

Documents:

[MAY 1, 2019 MINUTES.PDF](#)

5. Communications And Recognitions
 - 5.A. From The Public:
Public comment pertaining to general land use issues not on this agenda.
 - 5.B. From The Commission Or Staff:
Information about assorted business not already on this agenda.
6. Project File 0037: 2040 Comprehensive Plan Update
 - 6.A. Review And Consider Proposed Edits To Draft 2040 Comprehensive Plan In Response To Review Letter From Metropolitan Council

Documents:

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

7. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, May 1, 2019 – 6:30 p.m.**

- 1 **1. Call to Order**
2 Chair Bull called to order the regular meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.
4
- 5 **2. Roll Call**
6 At the request of Chair Bull, City Planner Thomas Paschke called the Roll.
7
- 8 **Members Present:** Chair James Bull; Vice Chair Chuck Gitzen, and Commissioners,
9 James Daire, Chuck Gitzen, Julie Kimble, Michelle Kruzel,
10 Michelle Pribyl, and Peter Sparby
11
- 12 **Members Absent:** None
13
- 14 **Staff Present:** City Planner Thomas Paschke, City Attorney Mark Gaughan,
15 Community Development Director Janice Gundlach and Senior
16 Planner Bryan Lloyd
17
- 18 **3. Approve Agenda**
19
- 20 **MOTION**
21 **Member Gitzen moved, seconded by Member Daire, to approve the agenda as**
22 **presented.**
23
- 24 **Ayes: 7**
25 **Nays: 0**
26 **Motion carried.**
27
- 28 **4. Review of Minutes**
29
- 30 **a. April 3, 2019 Planning Commission Regular Meeting**
31 Commissioner Pribyl stated on line 162, she believed “Wausau” should be “Owasso”.
32
- 33 Chair Bull noted the word “Wausau” should be changed on line 102 as well. Line 59
34 should be changed from “Varian” to “Variance”.
35
- 36 **MOTION**
37 **Member Daire moved, seconded by Member Pribyl, to approve the April 3, 2019**
38 **meeting minutes.**
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- 40 **Ayes: 7**
41 **Nays: 0**
42 **Motion carried.**

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5. Communications and Recognitions:

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

None.

b. From the Commission or Staff: *Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

City Planner Thomas Paschke stated the Joint Planning Commission meeting with the City Council is slated for July 22, 2019.

6. Public Hearing

a. Consideration of an Interim Use Pursuant to Section 1009 of the City Code to Allow Outdoor Storage of Semi-Trailers, Small Utility Trailers and Dumpsters at 2211 County Road C2 (PF19-002)

Chair Bull opened the public hearing for PF19-002 at approximately 6:39 p.m. and reported on the purpose and process of a public hearing.

City Planner Paschke summarized the request as detailed in the staff report dated May 1, 2019.

Vice Chair Gitzen asked if the dumpsters would be empty that would be stored on the property.

Mr. Paschke stated that the dumpster would be empty.

Vice Chair Gitzen asked if there was any requirement that dumpsters be on hard surfaces.

Mr. Paschke thought that one of the main reasons why staff is not requiring it to be improved from a dirt surface is because it is an interim use and is a short-term storage of items. He noted even the trailers would have to be on a paved surface so staff would not traditionally require improvements to be done. If it becomes a permanent type of storage and tied to a motor freight terminal or something else, then paving of the surface would be required.

Vice Chair Gitzen stated in condition two where it states, “trailers shall be parked”, he wondered if that should say “trailers and dumpsters”.

Mr. Paschke thought it was covered under condition one but could be added to condition two.

90 Member Pribyl stated one of the neighbors that commented on the Interim Use, her
91 email suggested five years, but it looks like recommendation is for a three-year
92 Interim Use.

93
94 Mr. Paschke stated that was correct. He stated Interim Use can range from a year
95 upwards of five years and in this case the applicant is looking to extend an additional
96 three years. The previous one was three years.

97
98 Member Pribyl stated Interim Use aside, if this was a permanent use would any
99 screening be required from the street given the business use across the street or is
100 there no screening required.

101
102 Mr. Paschke stated he did not believe screening would be required given the zoning
103 within the area.

104
105 Member Kimble stated it looks like on page three there were two instances of non-
106 compliance. One has to do with fencing and the other has to do with the remaining
107 fuel canopy and she wondered if there was non-compliance, why are those items not
108 on the list of new conditions.

109
110 Mr. Paschke stated those are permitted use items so are not part of the Interim Use
111 and have been extrapolated out because those sites are permitted under the Code and
112 are not appropriate for them to be included in this Interim Use. Mr. Paschke noted
113 those items were included in the original Interim Use. Back when those were
114 established the Community Development Director at that time wanted the whole site
115 to be included in the Interim Use.

116
117 **Public Comment**

118
119 No one came forward to speak for or against this request.

120
121 Chair Bull closed the public hearing at 6:40 p.m.

122
123 **Commission Deliberation**

124
125 Member Kimble stated she drove by the site and looked at it and was okay with
126 supporting the Interim Use for three more years.

127
128 Member Sparby indicated he was also in support of continuing the Interim Use for an
129 additional three years and thought it made sense for the locality and the restrictions
130 the City is putting on it.

131
132 Chair Bull asked if the Commission was okay with the dumpster and small storage
133 trailer additions.

134
135 Member Sparby indicated he was in support of that as well.

136

137 Chair Bull stated he would like to add to the condition that the dumpsters will be
138 empty in the lot.

139
140 Member Kruzel indicated she was in favor of the extension as well after driving by
141 the location.

142
143 Member Pribyl stated she was in favor as well with the caveat that in three years if
144 there is another request for an extension, she would like to have the City consider a
145 condition for some type of screening of the area with the dumpsters.

146
147 **MOTION**

148 **Member Kruzel moved, seconded by Member Daire, to recommend to the City**
149 **Council approval of a three-year Interim Use to allow outdoor storage of semi-**
150 **trailers, small utility trailers, and empty dumpsters, at 2211 County Road C2,**
151 **subject to the following conditions of (PF19-002):**

- 152
- 153 **1. Trailer and dumpster storage and staging shall be implemented**
154 **consistent with the submitted plan dated 4/23/19.**
 - 155 **2. Trailers shall be parked/stored along the periphery of the property and**
156 **there shall be a minimum 10-foot setback from the west, north, and east**
157 **property line.**
 - 158 **3. All trailers must have a minimum 5-foot separation between each trailer.**
 - 159 **4. The center area shall remain free of trailers or dumpsters and be used as**
160 **the access and fire lane.**
 - 161 **5. Shipping containers, cabs, or other storage is not permitted.**
 - 162 **6. No hazardous or dangerous materials shall be stored in the trailers. No**
163 **materials that are likely to attract vermin or other pests shall be stored in**
164 **the trailers.**
 - 165 **7. All trailers shall be locked and secured.**
 - 166 **8. The site shall be allowed up to three small contractor utility trailers.**
 - 167 **9. The site shall be allowed up to 12 dumpsters ranging in size from 3 to 40**
168 **yards.**

169
170 **Ayes: 7**

171 **Nays: 0**

172 **Motion carried.**

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174 **b. Consideration of Conditional Use Pursuant to Table 1006-1 and Section 1009 of**
175 **the City Code to Allow a Motor Freight Terminal at 2340 Rose Place (PF19-006)**

176 Chair Bull opened the public hearing for PF19-002 at approximately 6:55 p.m. and
177 reported on the purpose and process of a public hearing.

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179 City Planner Paschke summarized the request as detailed in the staff report dated May
180 1, 2019.

181
182 Member Sparby asked how many other motor freight terminals there are in Roseville.
183

184 Mr. Paschke thought there were maybe six.
185

186 Member Sparby asked if there have been any issues with non-compliance with the
187 conditions the City has set on those.
188

189 Mr. Paschke stated some of them are pre-existing non-conforming and operate much
190 differently than those that have received approval. It was not until last year that
191 Motor Freight Terminal was put into the Industrial District as an actual line item use
192 and then as a Conditional Use. He noted the City has not had any new motor freight
193 terminals since Koch Trucking came in 2018.
194

195 Member Pribyl asked if it was in the Planning Commission’s purview to suggest a
196 solution to the 10-foot setback requirement.
197

198 Mr. Paschke thought it was up to the applicant to come up with a solution. He
199 thought the key was there are standard setbacks that need to be achieved with respect
200 to the pavement and parking area for storage and the condition for parking of trailers.
201 The applicant needs to devise a way in order to achieve that, so the applicant is not
202 running in non-compliance with that.
203

204 Member Pribyl stated her concern with use is that the impervious area is now pretty
205 close to the maximum and significantly more than what it used to be. If the applicant
206 can do the setback with greenspace versus pavement and jersey barriers, she thought
207 that would be a better solution.
208

209 Member Pribyl left the meeting.
210

211 **Public Comment**
212

213 Steven Aanenson, 3314 Owasso Heights Road, Shoreview

214 Mr. Aanenson stated he is CEO of Old Dutch Foods and as the owner of the adjacent
215 property had some concerns. He stated his company, at one time, rented the property
216 from Brenntag, the chemical distribution company that owned the property and his
217 company was in negotiations to buy it from them but there was significant pollution
218 in the soil from the chemicals that had spilled over the years and there were wells that
219 were used to aerate the soil to pull the chemicals out of the soil. He wondered if that
220 has been cleared by the EPA or is that remediation going to continue and if so, if the
221 soil is being paved over, how is that going to happen.
222

223 Mr. Aanenson stated the other concerns he had is how many trucks per day are going
224 to be traveling in an out of that site. It is on the end of a cul-de-sac where the
225 driveway next to is located on Rose Place and could significantly cause an issue for
226 them going in and out with semi-trailers.
227

228 Mr. Aanenson stated he was also concerned with the activity that will be taking place
229 and if it will be a cross docking location or just a storage operation and what kind of a

230 building will be built onsite, if any. He stated as long there are no issues with his
231 concerns, he did not have any opposition to the project going forward.

232
233 Chair Bull stated there is a plan for a building and the building will house accounting
234 and their headquarters personnel and meeting the City Code Standards.

235
236 Mr. Paschke stated as it relates to the building, it is to be used for some small
237 warehousing and will have a service area for their trucks with a two-story office in
238 the front area. As it relates to the number of trucks, the applicant refers to thirty to
239 forty yard moves a day. It will not be used as a cross dock facility. Product will be
240 brought in and most of these are multi-modal type of vehicles. He stated there will be
241 some storage on site. He stated in regard to environmental he believed he saw a
242 letter from the Minnesota Pollution Control Agency (MPCA) regarding that, but he
243 did not have the specifics of that. He stated the key to that issue is the applicant will
244 have to make sure the site is cleaned up to the level that it needs to for the type of
245 development being done. He thought that might have been a part of the applicant's
246 demolition permit, but he did not have specifics.

247
248 Mr. Aanenson asked if the spur line will continue to be used.

249
250 Mr. Paschke stated the applicant will not be using the spur line, the storage containers
251 will be trucked in from the facility off of Snelling and Energy Park Drive. There are
252 other sites the applicant will be bringing the containers from and staging them to do
253 their delivery.

254
255 Margaret Schmidt, 2995 Northview Street

256 Ms. Schmidt stated the previous gentleman mentioned the site is hazardous and she
257 was not sure why that information would not be a part of the packet and be
258 considered before a decision is made. She was surprised that is not a part of the City
259 Planning Commission

260
261 Chair Bull stated Mr. Paschke explained that the site, in order to be developed, would
262 have to meet the MPCA standards for any new development so it would be addressed
263 as a part of the planning process going forward. He stated as the Commission looks
264 at Conditional Use Permits, that is one step in approving it and as property is
265 developed then the various organizations within the City are involved with the
266 engineering standards for that.

267
268 Ms. Schmidt asked if the provisional is approved without that and then the City goes
269 into the MPCA work.

270
271 Mr. Paschke stated under the applicant's demolition permit that is reviewed by staff
272 and with the understanding that if a site is contaminated the appropriate agencies are
273 contacted, whether by the City or by the applicant or property owner. The applicant
274 has to go through a process with the MPCA in order to clean the property up to the
275 appropriate standard for the applicant to develop on. He stated that is a separate and
276 distinct process outside of what the Planning Commission is doing, which is the

277 Conditional Use process to support or permit the use of the property as a motor
278 freight terminal. The applicant could develop the property as a permitted use with
279 something other than a motor freight terminal and the City would not necessarily
280 know of contaminants or that type of things unless the City received information from
281 the MPCA or had advanced understanding of those types of chemicals being onsite.
282 He noted the City does not get involved in the requirements of the MPCA.
283

284 Ms. Schmidt asked if there is no rule in the Committee that the applicant for the item
285 has to be at the meeting.
286

287 Chair Bull did not think there was a rule that the applicant had to come to the meeting
288 to speak in regard to the application.
289

290 Ms. Schmidt thought that was odd and felt it should maybe be added to the rules.
291

292 As no one else wished to address the Commission, Chair Bull closed the public
293 hearing at 7:15 p.m.
294

295 **Commission Deliberation**

296

297 Member Kimble stated she was in complete agreement with the last speaker and
298 thought the applicant should show up at the meeting to talk about their request unless
299 there was a hardship. She did not know what the City needed to do to enforce that,
300 but she thought it was important. She stated she did not have any questions and
301 would generally be in support of this item.
302

303 Chair Bull asked if there was anything in the City Policy about applicants appearing.
304

305 Mr. Paschke indicated there was not anything that he was aware of requiring the
306 applicant to be at the meeting. He thought it was strongly encouraged that the
307 applicants are, and it was his understanding that both applicants were going to be
308 represented at tonight's meeting.
309

310 Member Sparby stated he would support this as a motor freight terminal and thought
311 the staff report made sense and meets the conditions.
312

313 **MOTION**

314 **Member Sparby moved, seconded by Member Kimble, to recommend to the**
315 **City Council approval of the requested CU for a motor freight terminal at 2340**
316 **Rose Place pursuant to §1009.02.C and §1009.02.D.37 of the City Code, subject**
317 **to the following conditions for (PF19-006):**
318

- 319 **1. All tractors, trailered containers, and trailers storage/parking must be**
320 **located behind the building and a minimum of 10 feet from all property**
321 **lines. To satisfy this requirement, a site-specific striping plan must be**
322 **submitted for review and approved by the Planning Division.**
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- 2. All building and site improvements shall meet the requirements of the Zoning Code, specifically §1006.02 and 1006.05.
- 3. All tractors, trailered containers, and/or trailers that are being worked upon shall be located/stored at the rear (west) of the site nearest the shop building.
- 4. The applicant must submit a plan that details where licensed and unlicensed trailers will be stored and acknowledge that no greater than 20% of the trailers will be unlicensed. The site must be inspected at least once a year for compliance with the plan and if found to be non-compliant, measures shall be taken to comply.

Ayes: 7
Nays: 0
Motion carried.

c. Request for Approval to Rezone Property from Low Density Residential-1 (LDR-1) to Low Density Residential-2 (LDR-2) and Approval of the 6-Lot Midland Legacy Estate Preliminary Plat for Development of 6 Twinhome Dwelling Units Including an Outlot that May Lead to 2 Additional Twinhome Lots in a Future Plat (PF19-003)

Chair Bull opened the public hearing for PF19-003 at approximately 7:15 p.m. and reported on the purpose and process of a public hearing.

Senior Planner Lloyd summarized the request as detailed in the staff report dated May 1, 2019.

Member Sparby asked if the conditions being proposed be handled during the platting process. He wondered why these conditions were being inserted during the rezoning process.

Mr. Lloyd stated the application is for rezoning and platting. The conditions are related to the plat element of the application. He noted some of the conditions will not be taken care of until the Final Plat.

Member Sparby stated he was curious because there was some LDR-2 on County Road B as well, the Stonecrest Townhomes, and he wondered if there was any comparison in terms of how these homes will fit into a similar LDR-2 in the area because it is mainly LDR-1 in that area.

Mr. Lloyd stated it is mainly LDR-1 in the area with one LDR-2 development in the middle of LDR-1 but it is larger and organized inside an interior street. Aside from that the high-density property adjacent to the site on the end, it really is just a single-family neighborhood. He was not sure what sort of consideration Member Sparby was inquiring about. The amount of traffic that is expected from half a dozen new

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homes is not going to add an appreciable amount to County Road B. There are not those kinds of externality considerations that staff has given any real attention to.

Member Sparby recalled the City received some other applications to subdivide in this area because there are some larger lots and he was giving some consideration to what is in the area and juxtaposing the LDR-2 with what has been added.

Member Kimble stated for confirmation when staff talked about Comp. Plan Guidance, was staff talking about the 2040 draft Comp. Plan or the 2030 Plan.

Mr. Lloyd stated because the 2040 Comp. Plan update is still a work in progress, the actual effective Comprehensive Plan is the 2030 Comp. Plan. Although having said that the guidance of both of them is the same.

Member Kimble thought the vacation of easement will happen, but should it not happen for some reason, would this developer still go forward with the first six.

Mr. Lloyd stated the developer has the ability to wait for the whole thing until the easement vacation question has been answered but it is not a given but there is reason enough to go forward as it is. He was not sure if the overall development might be shelved if the last couple of lots are not available through that vacation process and the replatting of Outlot A but there is certainly advantage enough to continue forward with platting and moving forward in that regard. If the easement itself is not vacated, it does not compromise the proposed development of the six lots because the entire easement on the outlot, which is not a development lot.

Member Kimble stated as a point of clarification, if the Planning Commission were to recommend approval of the rezoning but not recommend approval of the Preliminary Plat, in fact with the zoning, there could be more density on that site than the size.

Mr. Lloyd indicated that was conceivable. The LDR-2 District itself allows up to eight units per acre. This site would be pretty close to an acre in size, maybe more, and there would be eight units on it if everything came together in the way that the developer is hoping. Nominally it could a little denser but that will depend on exactly how it is developed to meet lot size requirements or setback requirements and so forth.

Member Daire asked if the possible eight units would include the two units that are potential in the outlot.

Mr. Lloyd stated the allowed density in the LDR-2 District is up to eight units per acre with any one-acre site that means, at least nominally, it could be developed with that number of units. He did not believe there was any way to get more than the six units being proposed in the Preliminary Plat.

Vice Chair Gitzen stated the plan is showing two-and-a-half-foot side yard easement and he wondered if that met the City Code.

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Mr. Lloyd stated in the LDR-2 District easements and setbacks are a different beast. The easements that are there are probably not necessary because the easements will not be functioning drainage areas with the storm water management plan. Within a development like this there is not a side setback requirement.

Vice Chair Gitzen asked if the 70 by 90 piece will need to potentially come in for rezoning also added to a new plat.

Mr. Lloyd stated it depends and is unclear to him what the regulatory regime is for property that has been under the right-of-way. He supposed the real answer might depend on what it was zoned or guided before the easement was granted.

Vice Chair Gitzen asked if the City would need to approve a split for that parcel.

Mr. Lloyd stated it could be achieved through a couple of different ways. He reviewed some of the different types of approvals. He noted he did not know what mechanics are required that, but it is subject to the subdivision code requirements in some way.

Vice Chair Gitzen stated in regard to the park dedication fee as a requirement, but looking at lines 98-99 it talks about tree replacement and he wondered if that should be rolled down into the requirements, how is that handled.

Mr. Lloyd stated that does not need to be a condition of approval because it is a normal code requirement that needs to be met. The Tree Replacement Plan sort of prioritizes replacing trees on the property as is reasonable. There is also a tree replacement fund that can be contributed to instead of replacing trees in the development.

Member Pribyl asked if the development moves forward with six units and at some point, in the future it wanted to develop the outlot, if the stormwater is put in as shown, it is discharging onto the outlot now so she wondered if it would be required to be redesigned.

Mr. Lloyd stated he was not qualified to answer things about stormwater. He would be completely confident that the stormwater plan would accommodate the future development as well as meet the needs of the six being shown on the plan.

Member Pribyl understood the maximum driveway width per unit is twenty-six feet so if the units are paired there could be driveways as wide as fifty-two feet.

Mr. Lloyd indicated that is correct.

Member Sparby asked if the City always handles the Rezoning and Preliminary Plat together. He was not sure if it was better to handle the Rezoning and Preliminary Plat separately.

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Mr. Lloyd stated because this particular plat relies on lot widths are area minimums that are below the existing zoning district of the LDR-1 Zoning the City could not approve a Preliminary Plat without rezoning it first or at the same time.

Chair Bull stated the developer conducted an open house on the property and it was attended by local residents and others of interest and was overwhelming positive response. He noted he was in attendance as well and the applicant met all of the requirements the City put there.

Mr. Todd Ganz, Integrity Land Development

Mr. Ganz stated in reference to the outlot, if the vacation happens and the outlot stays as it is only one single family detached townhome can fit onto that property. Two cannot fit because the square footage and the acreage is not enough. He stated this is Phase One, when the vacation gets done then Phase Two will start.

Member Sparby stated on the outlot, his recollection is it is a sloped area and wondered if that was correct.

Mr. Ganz stated that was correct.

Member Sparby asked what the positioning be of the potential unit on the outlot.

Mr. Ganz stated right now it is high enough on the north side and it would be a full basement walkout towards County Road B.

Member Sparby asked if the outlot is vacated is it Mr. Ganz intention to proceed with building the additional unit on the outlot.

Mr. Ganz stated it was.

Member Pribyl stated she had a couple of concerns, the backyard because of the stormwater area looks like there is little useable backyard space for the residents and wondered if there is any possibility of moving the buildings closer to Eustis to give some level area for the residents. Her other concern was the width of the driveways and if there was a way to taper the paired driveways so that at Eustis the driveways are twenty-six feet wide rather than the full fifty-two feet wide, which might save some money and ability to plant more trees and be more pleasant for the neighborhood and for the residents.

Mr. Ganz stated the driveways are designed to that width to show the maximum impervious area that could happen. To actually build them that wide would probably not happen.

Public Comment

510 No one came forward to speak for or against this request. Chair Bull closed the
511 public hearing at 7:41 p.m.

512
513 **Commission Deliberation**

514
515 Member Pribyl stated she was leaning towards the approval of the Rezoning and
516 Preliminary Plat.

517
518 Member Kruzel agreed.

519
520 **MOTION**
521 **Member Gitzen moved, seconded by Member Kimble, to recommend to the City**
522 **Council approval of the proposed rezoning and preliminary Midland Legacy**
523 **Estate plat of the residential property at 2433 County Road B, based on the**
524 **content of this RPCA, public input, and Planning Commission deliberation, with**
525 **the following conditions for (PF19-003):**

- 526
527 **a. The applicant shall pay the \$20,000 Park Dedication Fee before the approved**
528 **final plat is released for filing at Ramsey County.**
529
530 **b. The applicant shall create a homeowners' association or similar**
531 **organizational structure to ensure the proper maintenance of the storm**
532 **water management practices that will be implemented pursuant to an**
533 **approved storm water management plan.**
534
535 **c. Future planning of the proposed Outlot A will elicit an additional park**
536 **dedication fee for each development lot platted within or including Outlot A;**
537 **such park dedication fee(s) shall be paid by the applicant at that time.**

538
539 **Ayes: 7**
540 **Nays: 0**
541 **Motion carried.**

542
543 **Recess**

544
545 Chair Bull recessed the meeting at approximately 7:54 p.m., and reconvened at
546 approximately 8:01 p.m.

547
548 Vice Chair Gitzen asked Chair Bull to recuse himself from the next agenda item
549 because of previous statements made.

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551 Member Daire stated Chair Bull is not materially benefiting from his participation
552 and the fact that he has an opinion on the next item should not exclude him from the
553 conversation.

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555 Member Kimble asked what the nature of the comments were.
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Vice Chair Gitzen stated Chair Bull signed the petition which indicated Chair Bull is against the rezoning and in several statements at the open house that was published, if the comments were correct which is the basis for which he asks for Chair Bull to recuse himself.

City Attorney Gaughan stated his understanding of the situation is that Chair Bull signed a petition that was directed to this body and to the City Council advocating one angle to this request. First and foremost, as he understands the case to be, he did not see any reason that there is or any potential for a violation of an ethics code provision under the Roseville Ethics Code. However, it is important to note that the integrity of the process often times is founded in maintaining a sense of impartiality and unbiased view by bodies considering proposals and publicly voicing or going as far as signing a petition declaring a position already being staked out can sometimes create the appearance of a bias or partial view coming into a public hearing. His opinion and recommendation is that the Chair does recuse himself from participating in his official capacity during this item. It does not mean the Chair gives up his first amendment rights and can certainly participate as a resident. However, given that this is a body that is considering an action, it is most appropriate for recusal.

Chair Bull stated he and the City Attorney discussed this previously and he has full disclosure that he is an affected property owner, or a property owner within the notification area. He stated he is not an affected property owner by this property, he lives west and north of the subject development. He stated in considering whether to recuse himself or not, as discussed, he believed he owed it to the community to act as a Planning Commissioner and to assist with the diligence of the research and analysis he has put into it and to recuse himself from any voting on the issue at all. He stated he will not be voting on the issue but will assist in the procedural matter at hand.

Member Pribyl stated she was going to recuse herself from this item. She indicated she did not have any involvement in this project and no current involvement with CommonBond but in the past, the architectural firm she works for has done design work for CommonBond several years ago so to eliminate any potential impression of bias, she was going to recuse herself from this agenda item.

d. Request by CommonBond Communities for Consideration of a Comprehensive Land Use Plan Map Change, Zoning Map Change and Conditional Use at 165 Owasso Boulevard and 3011, 3029 and 3033 Rice Street (PF19-004)

Chair Bull opened the public hearing for PF19-004 at approximately 8:06 p.m. and reported on the purpose and process of a public hearing.

City Planner Paschke summarized the request as detailed in the staff report dated May 1, 2019.

Member Sparby stated with the Neighborhood Business Zoning that is in place at this time what could potentially go in there currently.

603 Mr. Paschke stated he did not know all of the different uses that are permitted under
604 Neighborhood Business but any of those could go there and maximize the property.

605
606 Member Kimble stated residential density between four and twelve units, small scale
607 business and institutional areas.

608
609 Mr. Paschke stated there are some commercial type businesses that are in there.

610
611 Member Sparby asked what other types of neighborhood businesses are located in
612 Roseville.

613
614 Mr. Paschke stated there are small offices, small restaurants, gas stations because
615 those are pre-existing and have been given those designations but he thought in most
616 cases it is smaller sized commercial retail because most of the neighborhood business
617 are found on corner nodes of what could be considered busier intersections so it could
618 be arterials and collector streets where it is typical to find a neighborhood business.

619
620 Member Sparby asked how many vehicles the developer expected to be on the
621 property. He deferred that questions to when the representative comes forward.

622
623 Member Daire stated it was considered in the 2040 plan the housing goals and goals
624 for affordable housing and he noticed that there are numerous senior multi-family
625 projects going on and he wondered how many affordable units are there in the
626 pipeline and how is the City progressing towards its housing goals with the new
627 construction that has come online and has the City accomplished any of those goals.

628
629 Mr. Paschke stated most all of the new projects that are either under construction or
630 have been constructed in recent years are either more of a market rate product, such
631 as the Applewood Point or are an assisted living product such as Cherrywood or the
632 project that is being constructed at County Road C and Dale Street. The project
633 currently being constructed across the street is also a market rate age restricted
634 project. He believed this would be the first affordable senior project built of the ones
635 that have been constructed over the last three to five years.

636
637 Member Daire asked how the City has been progressing according to the best
638 knowledge Mr. Paschke has toward the City's affordable housing goal.

639
640 Mr. Paschke believed this would address part of that goal as it relates to the housing
641 plan that the City has created with respect to a need.

642
643 Member Daire asked if Mr. Paschke had any idea how the City is progressing toward
644 the City's housing goals such as affordable housing with the ones under construction.

645
646 Mr. Paschke indicated none of the developments under construction are affordable,
647 these are either a market rate product or are assisted living. He stated this project
648 would advance and achieve the goal of providing affordable housing under the
649 housing plan.

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Member Daire thought it sounded like the City, so far, has not made any progress toward its affordable housing goals and this is the first step toward those goals.

Mr. Paschke thought that was correct and not necessarily the City making progress, it is the City doing a study that says there is a need and the City set goals, objectives and policies to try to get there but it is more the developing community that tries to achieve those goals more so than the City. These projects come in and the City either supports them or not.

Member Daire stated he has some questions about the subsidies required or to be asked for by the developer.

Mr. Paschke stated the questions asked are not necessarily germane to this particular request. The Community Development Director is at the meeting that might be able to answer Member Daire’s questions.

Member Daire stated it is germane in the sense that the Planning Commission is looking at the City’s future and if this is approved then what else is needed.

Chair Bull stated he has gone through the Housing Study and the study of 2018 did not include the developments on County Road C and Dale or County Road C and Lexington and that consideration of the Rice Street Senior that is in Little Canada. It did indicate that as people move into senior units the City does have naturally occurring affordable housing with the seniors moving out of their homes. There is some transition but do not have any idea of how many people from Roseville will move into those units and vacate their homes and become naturally occurring but there will probably be some.

Chair Bull stated one of the things the Planning Commission struggles with is when it gets Comprehensive Plan land use changes which comes in with a project, tying that change with a project. He stated because affordable housing is being brought up and emotions get raised with that versus if this were a sixty-unit apartment building that is coming in. Is there anything that ties this change that is being considered for a recommendation to the affordable project.

Mr. Paschke stated conditions cannot be placed on the Comprehensive Map Change or the Rezoning. Conditions can be placed on the Conditional Use, which staff has, which supports the applicants increase in density for the project. This is no different from other Comp. Plan Amendments for changes in land use or zoning. There is an ability to specifically restrict that change to a given project that is coming forward.

Chair Bull stated if this were approved by the City, the developer has stated it plans on acquiring the property in the future and have not done so yet, the property owner would have the option of building, developing, selling for development anything within that high-density zoning capacity.

697 Mr. Paschke stated in this case he would state that is not correct, the City cannot tie
698 conditions to the site for Comp. Plan Amendment or Rezoning. The approval of the
699 Conditional Use Permit is specific to CommonBond Communities coming forward
700 with their proposed development, with plans in hand for the City to review and
701 approved before the City allow for the Comprehensive Plan Amendment to become
702 final as well as the Rezoning. Those are the conditions listed in the Conditional Use
703 Permit request. He stated the Conditional Use is tied specifically to this project. He
704 stated this project, as proposed, will not go forward unless all of those things come
705 together.

706
707 Vice Chair Gitzen stated he had a question on the Comprehensive Land Use Plan
708 Map change on lines 33-35. He stated the way he reads this; the Planning
709 Commission is a recommending body to the City Council so the Planning
710 Commission can recommend the Zoning and Land Use change, but the City Council
711 can still make their own decision. He wondered if that was correct.

712
713 Mr. Paschke stated that was correct, in this case, as policy makers, the City Council
714 has the final decision and the Planning Commission, as well as the City Council have
715 very broad discretion to review these or other goals and policies to determine whether
716 or not there is support.

717
718 Vice Chair Gitzen stated the way he read the lines is the Planning Commission is
719 required to make the recommendation but that does not necessarily happen, and the
720 City Council can still make a final decision.

721
722 Mr. Paschke stated that was correct.

723
724 Vice Chair Gitzen stated the other part is the housing study that was completed in
725 October 2018, does that have to be accepted by the City Council.

726
727 Community Development Director Janice Gundlach stated the housing needs
728 assessment was directed to be updated by the EDA. The EDA was presented that
729 study in October 2018. The EDA has been presented the findings of that study, but
730 she would not say the EDA has necessarily accepted the findings, but the EDA
731 commissioned the study and reviewed the information and it is a guiding document
732 with the City of Roseville.

733
734 Vice Chair Gitzen asked if the EDA has accepted the housing study as a guiding
735 document.

736
737 Ms. Gundlach stated as it relates to the housing needs within the community. She
738 stated in regard to Chair Bull's comments earlier about the development on County
739 Road C and Lexington and the developments on County Road C and Dale, both of
740 those projects were contemplated when the housing needs assessment was done.
741 Those units coming online were already factored into that needs assessment. When
742 the housing assessment identified 166 affordable senior housing units in the
743 community it already factored in those projects. She also clarified that those projects

744 assumed one hundred units at the County Road C and Lexington project when in fact
745 only 93 are being built.

746
747 Member Kimble asked if there are other examples of HDR next to LDR in the City.

748
749 Mr. Paschke stated ninety percent of High Density Residential, if not more, lies
750 directly adjacent to Low Density Residential and Medium Density Residential in
751 some cases. There may be some areas that lie adjacent to commercial, such as the
752 high density that is off Hwy 36 where there are commercial businesses on the south
753 side of Roseville.

754
755 Member Kimble asked if the City has a list of available sites for Multi-Family
756 Residential in the City.

757
758 Mr. Paschke stated he was not aware of any vacant, undeveloped, high density
759 residential land that is available in the City of Roseville for development. He stated
760 there are some sites for medium density. He showed a map to the Commission.

761
762 Ms. Gundlach stated the City Council, a couple of weeks ago, in trying to develop
763 their City Policy Priority Plan, the Council talked about adding housing as a priority.
764 While the City Council and EDA have not hammered out the details of that policy
765 priority plan some questions that were sparked from Councilmembers as a result of
766 adding housing as one of their goals was that exact question. How much HDR land is
767 available in the community to be developed. She stated it is less than fifteen acres as
768 an aggregate, everything added together. When looking at the size of those parcels
769 that are available, most of them are two acres if not smaller and are scattered around
770 the City in different locations. That is not to say high density cannot be developed in
771 the community mixed use districts but specifically to HDR, there is less than fifteen
772 acres available in the community.

773
774 Member Kimble stated this requires at least 5/7 of the Planning Commission and the
775 Commission is currently down to five voting members which means whatever the
776 outcome, it needs to be unanimous to move forward.

777
778 City Attorney Gaughan stated it did not need to be unanimous, a 4/5 vote could do it
779 but keep in mind that requirement has no practical impact on this matter because the
780 Planning Commission is an advisory Commission and whatever vote is taken it has
781 no binding effect on whether or not this project goes forward or not or whether the
782 applications are approved or not.

783
784 Member Kimble appreciate Mr. Paschke's summary addressing the fact that there is
785 not a strong recommendation for or against this. She stated when she looks at the
786 report with all of the different policies, there is a comment after goal eight that states
787 the requested land use map change and initial proposal by CommonBond meets
788 several of the above goals and policies and there is a lot listed. She asked if "by
789 several" is it meets fifty percent, eighty percent, ninety percent and she wondered if in

790 the future the Commission could have a check next to it if it meets it so there is better
791 clarity.

792
793 Mr. Paschke stated he would say it would meet all of these whether specific to the
794 project or general to the projects process because some of them have to do with
795 engagement.

796
797 Member Kimble asked for confirmation that the current neighborhood business
798 district, neighborhood zoning on the corner would allow up to twelve residential units
799 at its max per acre.

800
801 Mr. Paschke believed that was correct under the current zoning.

802
803 Member Kimble stated she was going to interpret Mr. Paschke's narrative as
804 generally a support of the project from staff, based upon his verbal description earlier.

805
806 Mr. Paschke stated that was a correct assessment. He noted the brown areas on the
807 map are High Density Residential and the areas that are darker yellow are yellow are
808 Medium and Low Density Residential.

809
810 Member Sparby stated in terms of the traffic study, did that account for overflow
811 parking at all in that area or are there any parking restrictions in the area.

812
813 Mr. Paschke stated he did not know what the parking restrictions are in the area and
814 he did not think the traffic study looked at parking specifically, it had more to do with
815 vehicles coming and going and the maximums found at peak hours.

816
817 Member Sparby stated there was also some discussion of daycares in the packet. He
818 wondered what the licensing process for a daycare is in the City of Roseville.

819
820 Mr. Paschke was not sure what Member Sparby was referring to but the zoning code,
821 depending on which district would either permit certain types of daycares or maybe
822 require them as a Conditional Use. State Statute lays out certain parameters under
823 which the City has to support daycares under statutes. There can be an in-home
824 daycare up to a certain number of children or adults.

825
826 Ms. Leah Stockstrom, CommonBond Communities

827 Ms. Stockstrom stated she is a project manager in the acquisitions and development
828 department. She introduced the Executive Vice President of Real Estate Cecil Bedor;
829 Director of Advantage Services Jessie Hendle; Regional Property Manager Jesse
830 Madden; and Regional Manager with the Advantages Service Team Joshua Love.
831 She noted CommonBond architect was also at the meeting, Tom Wasmone, principal
832 with Firm Ground Architecture and Ryan Nickels, job captain on the project.

833
834 Ms. Stockstrom made a presentation to the Commission about the project and
835 community concerns.

836

837 Member Kimble asked what the average number of units for CommonBond
838 developments are.

839

840 Ms. Bedor stated it varies from nine units to over one hundred units per development.
841 The average for new construction is between fifty and sixty-five units depending on
842 the financing source.

843

844 Member Kimble asked if there is any less density that could be achieved her and still
845 allowing the project to be feasible.

846

847 Ms. Bedor did not believe so. She stated when CommonBond runs their numbers
848 there is a broad group of funders that are needed to coble the money together to do
849 the project and try different scenarios and what the Commission sees before them is
850 what CommonBond believes can be funded. If there are less units CommonBond
851 does not think it could be funded.

852

853 Member Kimble asked if the project is contingent on getting any financing.

854

855 Ms. Stockstrom stated CommonBond will be applying for four percent low income
856 housing tax credits as well as housing and infrastructure bonds through the State.

857

858 Ms. Bedor believed this will be a very competitive project for the State. The State is
859 very interested in ensuring that affordable housing is dispersed.

860

861 Member Kimble asked if CommonBond ever looked at operating the first floor
862 similar to Oppidan's project where Oppidan has integrated daycare into the same
863 building or has CommonBond ever integrated a coffee shop or something that is
864 available to the public.

865

866 Ms. Bedor stated she is fairly new with CommonBond so did not know the answer to
867 that specifically, but she did know that CommonBond is working on another project
868 which will have active first floor space. She stated it is a difficult thing for
869 CommonBond to fund.

870

871 Member Sparby asked if CommonBond had a breakdown of people on site, residents,
872 staff projected, and the number of vehicles projected.

873

874 Ms. Bedor stated this is a typical apartment building other than the fact this is for
875 seniors so there may not be as many vehicles or visitors.

876

877 Mr. Madden stated on senior properties there is not as many vehicles that are
878 necessary for them to have so there are not as many parking spaces on the properties
879 to accommodate one for one. This property however has more parking spaces then
880 units. It is in very good position for onsite parking. He guessed with sixty units there
881 will probably be 45 vehicles. He stated on a property like this there would be a part
882 time property manager, someone from Advantage Services at about twenty hours a
883 week and a part time maintenance person.

884
885 Member Sparby asked how overflow parking will be handled.

886
887 Mr. Madden stated what would normally be done is there would be stickers for the
888 residents to have on their vehicles along with visitor parking space.

889
890 Member Sparby asked if there was an anticipated schedule for trash collection.

891
892 Mr. Madden stated with the size of this building there will probably be a four-yard
893 internal container that would be picked up probably once a week. He stated the
894 maintenance person would handle this.

895
896 Member Sparby asked what types of screening have been proposed for this property,
897 such as berms or fencing.

898
899 Ms. Stockstrom stated neighbors typically prefer privacy fencing so CommonBond
900 has been talking about typical privacy fencing with the neighbors.

901
902 Member Daire stated in one of the illustrations, a berm was shown with wrought iron
903 fencing behind it and he gathered from what was stated that the residents nearby do
904 not care for the wrought iron and are looking for more privacy. He asked if berms
905 were discussed along the back for privacy.

906
907 Ms. Stockstrom thought there were different responses from different neighbors. She
908 thought some residents were in favor of a berm with fencing and others just wanted
909 privacy fencing.

910
911 Member Kruzel asked if there were going to be thoughts or considerations for people
912 with disabilities to live within those apartments and will these be ADA accessible.

913
914 Ms. Stockstrom stated through one of the programs CommonBond's is applying for
915 CommonBond's is required to do universal design throughout the building.
916 Typically, universal design includes handrails along one side of the corridor and extra
917 grab bars in the showers along with ADA units and all of the floors will be
918 serviceable by elevator.

919
920 Member Kruzel asked if there will be any staff onsite for help with people with
921 special needs.

922
923 Ms. Stockstrom stated there will be Advantage Services staff onsite part time but
924 there is not anyone onsite full time.

925
926 Ms. Bedor stated this is really independent living for seniors.

927
928 Mr. Love stated there will be an Advantages Coordinator on site between sixteen and
929 twenty-four hours a week and will focus on the stability and independence of the
930 residents. Ways this is done is through service coordination. Having residents come

931 to the office and talking about what the resident needs help with is what the
932 coordinator will help with. He reviewed the services that will be offered to the senior
933 residents.

934
935 Member Gitzen asked if CommonBond had other units in Minnesota that butt up to
936 residential communities.

937
938 Ms. Bedor was certain CommonBond did and could get the City that information.

939
940 Chair Bull appreciated CommonBond doing the traffic study. He stated on page five
941 regarding expectation of there being an additional five vehicles trips in the A.M.
942 period and sixteen in the P.M. peak period. He stated with 45 vehicles he was trying
943 to understand the calculation.

944
945 Mr. Madden stated he did not know what the driving habits will be, but he does not
946 how many vehicles the developments have at different size properties for senior
947 properties.

948
949 Mr. Paschke believed the number is correct based on standard transportation
950 modeling.

951
952 Member Daire stated as far as CommonBond knows, was the traffic study modeled
953 on age specific behavior.

954
955 Ms. Stockstrom believed it was from her review of the report.

956
957 Ms. Gundlach indicated the traffic study was based on age specific behavior.

958
959 Member Daire stated with the number of senior buildings going up he would think
960 that wise property managers and builders are thinking beyond the senior search so if
961 this was age specific traffic behavior that shows level of service continuing then what
962 happens if a young married couple begins to occupy the two bedroom unit or when
963 the development transitions out of the senior project into something that is more
964 market rate or available to people who are younger.

965
966 Ms. Stockstrom stated as part of the funding structure CommonBond signed a
967 declaration of land use restriction and that would include the age restriction that runs
968 with the property for up to forty years. Additionally, CommonBond is a long-term
969 owner so it would not be sold and would not become a market rate property.

970
971 Ms. Bedor stated with nearly the fifty years that CommonBond has been around the
972 company has sold one property that was an assisted living property and that is
973 because CommonBond is not in that business. She stated Common Bond's
974 expectation is for as long as the company is around the properties will be held in
975 perpetuity and the property is being built and constructed for senior housing.

976
977 **Consider Extension of the Meeting**

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Chair Bull stated the Commission has a standard curfew of 10:00 p.m. meeting time unless it is extended by a majority vote of the Commission. He would like to propose a motion to allow this meeting to continue past 10:00 p.m. should the proceeding happen.

Motion

Member Bull made a motion to extend the meeting past 10:00 p.m.

Vice Chair Gitzen stated he would rather wait until the meeting was closer to 10:00 p.m. before any action was taken to extend.

Chair Bull withdrew his motion and continued with the public hearing.

Public Comment

Ms. Julie Christiansen, 2951 Galtier Street

Ms. Christiansen stated she is in favor of affordable housing but was not in favor of this project. She stated she had concerns regarding the parking. Right now, the proposal is seeking to increase from the normal HDR standard to thirty-two units per acre with the possibility of sixty units and each of the units could have anywhere from two to four people in them. There is no parking on south Owasso so Woodbridge would be the next overflow parking. She stated her concern is she will be fifty-five this year and will be working for another twelve years. Fifty-five is not old. When looking at this senior housing she personally did not think that she was old, but she thought there will be more cars than will be handled in that parking lot, if there are potentially two drivers in each apartment along with visitors. She really thought the parking needed to be looked at and that the parking lot will not accommodate realistically the parking there.

Ms. Bonnie Koch, 1996 Langton Lake Drive

Ms. Koch stated she was speaking on behalf of the League of Women Voters in the Roseville area. She stated three years ago the League did an affordable housing study for the five cities in the league and based on the study findings the League presented their recommendations on affordable housing needs to the City Council during the period when the City was gathering community input for the soon to be updated Comprehensive Plan and the League was pleased that most of the recommendations made were included. One of the interesting things is that data from the study that came through the Metropolitan Council showed that in Roseville, forty percent of the renters, which includes seniors, are cost burdened. She stated there is clearly a need for affordable housing options for them. It is clear that CommonBond's request for land use changes fit within the Roseville Comprehensive Plan and meet the needs of the senior segment of Roseville residents who need housing at an affordable level. She stated the League of Women Voters in the Roseville area encourages the Commission and Council to support CommonBond's request.

Ms. Ashley Petroske, 177 South Owasso Boulevard West

1025 Ms. Petroske stated the proposal put the driveway on her property line. She asked
1026 what the setback requirements are between high density and low density residential.
1027 She also asked what the buffer zone requirements are between high density and low
1028 density residential as opposed to using their yards as some sort of buffer. She stated
1029 Rosedale Estates is less than a half mile from the proposed site and is the most
1030 consistent comparable as it is less than a half mile south on Rice Street. This high-
1031 density project has a hundred feet of rolling green buffering the high density dwelling
1032 from the low-density residential homes. This is closest precedent the City has to this
1033 project. She stated there are no assurances that can be made that should zoning be
1034 changed to conform to this plan that the private sellers, James and MaryJo who
1035 approached CommonBond with the opportunity to sell would not because there is not
1036 a valid purchase agreement right now that is fully executed. There is no guarantee
1037 that the owners would not seek out another party to sell their property to once the
1038 zoning has been changed. The proposal cannot be tied to the rezoning. This should
1039 make everyone uncomfortable because rezoning opens up the floodgates for rezoning,
1040 not this particular project. She did not know how the City could tie the project and
1041 the rezoning together, but it is irresponsible not to do so. She asked what the City
1042 would do if the rezoning occurs and CommonBond is not able to make their project
1043 feasible for any issue.

1044
1045 Chair Bull stated the City does have the opportunity to go in and request rezoning of a
1046 property and it is done periodically.

1047
1048 Ms. Petroske stated once the property is rezoned it is rezoned until another petition is
1049 put in place to rezone the property again back to LDR.

1050
1051 Mr. Paschke stated the rezoning and Comp. Plan Amendment do not occur if this
1052 project does not come forward by CommonBond as proposed. If CommonBond is
1053 unable to get funding or to make this project work and this project does not come
1054 forward, then the appropriate ordinances and resolutions that are necessary to move
1055 this project forward as proposed do not get recorded and the process basically dies,
1056 and the land stays as is.

1057
1058 Ms. Petroske stated the owner of this property owns three properties on the other side
1059 of South Owasso and she saw the same thing happening on the other side of the
1060 street.

1061
1062 Chair Bull stated when the City receives application for land use change or zoning the
1063 City has timeframes in which it needs to respond to that in and he is hearing that
1064 CommonBond would have to come forward with their plans for this but
1065 CommonBond is not planning to acquire the property for quite sometime so how does
1066 that play into having this and still meeting the timeframe.

1067
1068 Mr. Paschke stated there are a couple of things, one is the plan moving forward under
1069 the City process and CommonBond receiving their specific approvals and then it is
1070 CommonBond meeting the conditions specifically of those approvals that are not time
1071 restrictive based on State Statutes.

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Ms. Margie Schmidt, 2995 Northview Street

Ms. Schmidt stated she moved into her home in January and before she moved in, she looked at the zoning for that corner and also called the City of Little Canada to see what was happening at the A&W site and was told a restaurant was being considered there. She understood that would increase the traffic but did not ever think that there would be this big of a property that would go in. She stated she was for affordable housing but did not think this is the place for it. She stated there is a lot of affordable housing in the neighborhood already. She did not think putting sixty-two more units on the corner is fair to the neighborhood.

Mr. Stewart Roberts, 3061 Rice Street

Mr. Roberts stated he lives literally in the shadow of this proposal. He would like to take the attention away from the affordable housing issue, which he did not think was really being addressed in Roseville and the CV of CommonBond is really high quality. He stated CommonBond is well known in the community that cares about these things. He stated what is being discussed is a proposed development which is going to put sixty some units on a block that currently only has twenty housed on it. This will be a massive intrusion of people, cars, building, visual in the area and will tower above the trees. He stated this is spot zoning a small little place. He stated this project does not make any sense in this location. He stated there is real estate available in Roseville that is zoned for this type of project. He did not think this made any sense. He stated there is a lot of confusion about how much of this is Conditional Use and how much is Rezoning. He thought it was really important to stop this. He stated he has a lot of issues of how the information was put out to the residents because this whole idea of how many units are available to be put into an acre is blown out of the water when looking at the fact that there are only twenty units on the block right now which is representative of the neighborhood. He would suggest the architects go back and redo this solar study because he has dealt with solar a lot and there is something seriously wrong with the shadow study that is done at 5:00 p.m. on December 21st. He stated his house will be shaded by this three-story building. He asked if the City has looked at the legal aspects of this spot rezoning. He thought if this is opened up this could open up the City to some legal problems by the homeowners because this is spot zoning. It is very specifically done, and the owner of this property approached this non-profit organization in order to sell this property. The owners have been scheming this for a long time and is not something new and the residents have been waiting for something like this to happen. He stated this is not appropriate and not appropriate for the neighborhood.

Chair Bull asked if the City Attorney would like to respond.

City Attorney Gaughan stated it was not appropriate to respond to a legal question at this time.

Mr. Peter Heppner, 3030 Woodbridge Street

Mr. Heppner stated he was in opposition to the rezoning and he stated the consensus of the neighborhood is that the rezoning will be extremely damaging to the

1119 neighborhood's viability in the coming years. He stated he and his wife along with
1120 several others distributed a petition across the neighborhood asking the City to
1121 decline rezoning these properties. This petition has gathered 86 signatures including
1122 signatures representing eighty-fiver percent of the houses that are within the five-
1123 hundred-foot radius. He stated in talking with his neighbors it has become extremely
1124 clear that the vast majority of those living in the surrounding area are against this
1125 proposal. He stated the neighborhood is concerned that this proposal will be the first
1126 of many and that the neighborhood will be continually developed until there is no
1127 neighborhood left at all. He stated he understood redevelopment can be a very
1128 attractive proposal however this project has much broader implications for the future
1129 of the City's housing market then just this single property. The fact of the matter is
1130 that Roseville cannot expand, and available land is already limited. As a new
1131 homeowner that moved in less than a year ago, he can tell the Commission that
1132 Roseville is a very attractive City with established neighborhoods, many parks and
1133 great amenities, however it will not remain so if the City's focus becomes
1134 redevelopment. If Roseville decides it is a City whose goal it is to redevelop then that
1135 redevelopment will continue to creep in to an destroy the City's well-established
1136 neighborhoods. To give a concrete example of how this project will become a
1137 precedent for the future of their neighborhood, consider the fact that Mary and Jim
1138 also own several properties adjacent to each other on the other side of South Owasso
1139 Boulevard. If this rezoning is approved, it is almost certain that these properties will
1140 be next on the docket. Likewise, what is to prevent someone from purchasing the
1141 homes of his neighbors as the neighbors move out of the neighborhood directly
1142 because of this proposal and rezoning those as well. Once the City sets a precedent
1143 that it is willing to spot rezone well established neighborhoods and make way for high
1144 density properties the precedent will be used as leverage to continue to rezone. Once
1145 the rezoning has started where will the line be drawn of how far that rezoning can
1146 continue. That question is much more difficult than to simply deny rezoning
1147 altogether. He asked the Commission to consider the broader context of this proposal
1148 beyond what CommonBond decides to do with this specific piece of land, the City
1149 must consider the impact that this precedent will have on the future of the City. It is
1150 clear from the response he has received from the residents in his neighborhood that
1151 his neighbors are fearful for their investments and for the future of the neighborhood.
1152 He urged the Commission to take the neighborhood concerns to heart and decline to
1153 rezone the properties.

1154
1155 Ms. Rosemary McMonigal, 204 Woodland Avenue
1156 Ms. McMonigal showed a map of the neighborhood and indicated she and her
1157 husband live two homes away from the property and were never notified about this
1158 project or about the fact that there was going to be any kind of a neighborhood
1159 meeting or public meeting about it. She understood she lives twenty feet beyond the
1160 five hundred foot radius and she suggested to Roseville's City Planners that in the
1161 future when looking at the radius staff should evaluate it based on perhaps what the
1162 lot sizes are so that someone who lives two houses away will learn about the project
1163 from the City because she learned about the project, as an architect, from
1164 CommonBond.

1165

1166 Ms. McMonigal stated she is an architect and owns her own firm for thirty-five years
1167 and is doing a project for CommonBond and is known for affordable housing and
1168 senior housing. She said it was really awkward to be doing work for CommonBond
1169 and living two houses away from the project but not know anything about the project.
1170 She noted the City states it is going to use traditional and innovative ways to notify
1171 the public but there is nothing innovative or that worked for notifying her. She stated
1172 her company could have been a part of the solution and could have helped brainstorm
1173 ideas that would have worked with the City and with the neighborhood, instead her
1174 firm is looking a project that the majority of the neighborhood opposes, and she
1175 understands why. She stated she was in conflict but would have looked a project like
1176 this and as part of a brainstorming session would have asked if twenty-four units per
1177 acre would have worked because she thought twenty-four units would have been
1178 acceptable without it being rezoned.

1179
1180 Mr. Paschke thought it might be less than twenty-four because it is less than two
1181 acres. What would be supported is whatever the Code would support.

1182
1183 Ms. McMonigal stated the chart on page 5, line 180 shows twenty-four and wondered
1184 if the chart was incorrect.

1185
1186 Mr. Paschke stated for high density twenty-four units is the minimum that is allowed
1187 but would still need a Comp. Plan Amendment and Rezoned. He stated in regard to
1188 the notification, there are probably a number of people that did not get noticed that
1189 would have wished to have been notified, however Roseville has spent countless
1190 hours trying to figure out its distance requirements for public notification. The City
1191 spent years modifying and tweaking and going through amendments in order to
1192 establish a process the City felt was fair. When projects come in the City Staff is
1193 bound by the City Ordinance in order to do that and cannot expand that unless
1194 directed by City Council to do something outside the guise of the Council.

1195
1196 Ms. McMonigal asked if the traffic study was done before or after 694 and Rice
1197 Street was closed.

1198
1199 Mr. Paschke believed it was before that.

1200
1201 Chair Bull indicated the information shows the traffic study was done after Rice
1202 Street was closed due to flooding of water.

1203
1204 Member Daire stated a point of information the State Statute requires that the City
1205 notify for zoning changes people within 350 feet of the proposed project boundaries.

1206
1207 Ms. McMonigal stated Mr. Paschke was kind enough on Monday to explain to her
1208 that State Statute is actually 250 feet, but that Roseville does 500 feet and as she
1209 pointed out to Mr. Paschke there are cities in the Metropolitan area that do one
1210 thousand feet, especially when it is related to something like this when a house is two
1211 houses away but not getting noticed.

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Ms. Julie Strahan, 1260 Shryer

Ms. Strahan stated she was at the meeting in support of affordable housing. She stated pursuant to the Commissioners Code, Section 2.03, in the conflict of interest, it indicates that if there is a conflict of interest the person is also supposed to abstain from discussion. She stated she was disappointed that if Chair Bull has come out in opposition to this project elsewhere that Chair Bull would take part in the discussion, not just the voting portion. She stated as someone who does not live immediately adjoining to the neighborhood but as a seventeen-year resident of the City, knowing many parts of it well, having children who attended the schools and was very well versed in all portions of this City. It seems just ingenuous that some of the comments that have been made, people do not seem to understand what the capacity is and seem to think this is assisted living or a hospital where there is going to be fifty people that work there. She realized that if it adjoined her house she would have many concerns but to say that person is for affordable housing and then to have such a closed mind seems very hard to believe that and makes it a bit embarrassing as a fellow resident that a person would come out so harshly without being willing to or threatening to sue the City if the City makes such a choice.

Ms. Strahan stated some comment was made earlier about how affordable housing takes place when seniors move out and she would like to point out that the two-bedroom house across the street from her house sold for \$320,000 cash in 2018. She stated there is not affordable housing in the bulk of Roseville. She stated there are places to live in a trailer but if a resident lives next to those the residents' goal is probably to get rid of those the next time the opportunity arises as well. She stated if Roseville's goal is to have affordable housing, because the residents need that for their families and schools, the schools are peopled with kids who do not have the funds to live in these fancy houses and the senior high rises are in no way affordable. She stated she could not live anywhere else in Roseville except for the home she lives in now and could not afford to live anywhere else in Roseville. As a teacher and her husband who is a public servant do not have the funds to live elsewhere in this City. She stated this is offering an opportunity for people who make thirty fifty percent of the median income in the Twin Cities to have a safe, affordable place to live. Looking at housing, it is the basis of all pieces for providing a stable society and structure. All she hears right now is "Not in my backyard" and that is embarrassing

Ms. Strahan stated it was also unfair that people can have comments from floor because she was at many meetings where when people commented or clapped from the floor those people were told to stop yet there are people at this meeting who think it is okay to belittle and to clap and be rude. She stated she was really embarrassed the way people have acted. She stated another issue she has is that she does not know the family that came forward and approached CommonBond but to belittle them and to assume that the family is up to no good is unfair. She wondered what if the family gave those parcels of land to their Church, another non-profit, would there be that much anger toward them for what that family has chosen to do. She stated that could have been seen as very benevolent. She indicated she did not know the family but to assume the family has some malevolent reason for making that choice does not speak well for the people who have stood up and spoken their mind this evening. She stated

1260 she was disappointed by the people who have spoken, and she firmly believed the
1261 City needed affordable housing because the City needs to diversify what the City's
1262 basis of support is in the community. It cannot be just one group of people because
1263 then the City's whole housing stock is diminished.

1264
1265 Chair Bull reminded everyone that the City expects to have respectful discussion and
1266 asked everyone to abide by that.

1267

1268 Ms. Mary Heppner, 3030 Woodbridge Street

1269 Ms. Heppner stated she lived behind the proposed rezoned property. She stated her
1270 and her husband purchased their house less than a year ago and it was actually the 7th
1271 house bid on and none of them were by high density facilities. When touring over
1272 eighty houses the main deal breaker was being by high density living places. She
1273 stated her and her husband wanted to live in a community and to know their
1274 neighbors by name. She stated Roseville was picked because of the phenomenal
1275 school district, beautiful parks and sidewalks and the overall feel of the community.
1276 If she would have known that this high-density facility was going to be up against her
1277 backyard this property would not have been purchased and would not have paid what
1278 was paid for the house. She stated her family loves the house because the backyard is
1279 large and private. The neighborhood was picked because John and Gloria are across
1280 the street, Ashley is the brown house on the corner and Lloyd and Barb are next door.
1281 This felt like the perfect neighborhood to start their family, to be known and to know
1282 their neighbors. If this gets rezoned, many people are going to leave and will break
1283 up the community. The neighbor two houses down was actually going to remodel
1284 fifty thousand dollars into her house and now she is not, and she is moving. Many
1285 people will not remodel their homes because of this, because the residents are nervous
1286 of the value that will be gotten out of selling in the end and many residents will not
1287 stay because of that. Spot rezoning breaks up community and this is not what her
1288 family would have signed up for if her family would have known.

1289

1290 Ms. Gina Ciganik, 953 Lydia Avenue West

1291 Ms. Ciganik stated she moved to this community almost twenty years ago because
1292 she saw in it a place that is close to the downtown that had real opportunity for
1293 connectivity, for diversity, for walkable streets, for corridors with buses. She lives in
1294 an area where there is senior housing at the corner of Lexington and County Road D.
1295 There are some condo buildings that have also become some rental over the years and
1296 townhomes, and she loves that this community is supportive of housing for all. That
1297 is what she has seen recently when looking along the corridors, it is about the future,
1298 it is about seniors, as people have talked about moving into a place where the senior
1299 does not have to mow their lawns anymore. She noted this community has gotten
1300 very expensive and there is not a lot of affordable housing left. She appreciates the
1301 staff and that these really meet the goals of the City, the gap in affordable housing
1302 and she really hopes that is met. She stated people often dehumanize and look at the
1303 building, but these people may be your friend and neighbor. She stated she knows
1304 CommonBond and does have a history, in the past, of developing affordable housing
1305 and when she developed affordable housing, like CommonBond, she sat down and
1306 discussed with the community on concerns and how to connect. She stated one of the

1307 things she is excited about is her parents are aging up in Hibbing and she will not be
1308 able to care for them closely, she is looking at where her parents could live in her
1309 community, close by her where she could care for them and be close and she is
1310 looking at the new housing units, affordable housing. She stated people have some
1311 really skewed ideas of what affordable is. She wanted to commend the City for all of
1312 the work being done and all of the studies the City is doing and following through on
1313 things. She stated she wants to see diversity and all of this and she does not want to
1314 keep pointed at these places as evil because the people moving into them will be
1315 neighbors and eventually friends. She really hoped the City will support this project.
1316

1317 Mr. Craig Klausung, 447 Rose Place

1318 Mr. Klausung stated as explained in the staff report, “Actions taken on a
1319 Comprehensive Plan Land Use Change and Rezoning Request are Legislative. The
1320 City has broad discretion in making land use decisions based on health, safety and
1321 general welfare of the community”. The first thing to be considered, he hoped, is the
1322 health, safety and welfare. Staff addresses this on page 7 of the report. “Proposed
1323 use will not be injurious to the surrounding neighborhood, will not negatively impact
1324 traffic or property values and will not otherwise harm public health, safety and
1325 general welfare.”, he stated he has experience on both a planning commission and
1326 city council with projects like this and often times fear and concern run ahead and
1327 take grip of emotions. If the staff analysis and this project is looked at subjectively
1328 this is a project that makes sense for that location and is one that the community
1329 needs. That addresses the question about may you make this change. He would like
1330 to speak quickly about should the City make the request to change. He suggested the
1331 City ought to make the change. The Comprehensive Plan is precisely that, it is a plan
1332 and not an end in itself, it is a roadmap for how to get to a certain place. The City
1333 needs to ask itself where is the place the City wants to be as a community. If other
1334 portions of the plan are looked at, it talks about it being a welcoming community and
1335 mentions “housing is a basic human need and an essential component of the quality of
1336 life in a community, maintaining diverse, safe, affordable housing. It is one of the
1337 most critical matters facing the City of Roseville over the next twenty years. The
1338 availability of a variety of housing types, styles and price ranges which allow
1339 residents to move through life cycle housing change is a key factor in maintaining a
1340 communities ability to thrive well into the future.” This project helps get the City to
1341 its destination. It provides affordable housing, it provides a different variety of
1342 housing and addresses life cycle housing needs, all of which are identified in the
1343 Comprehensive Plan. This project is desperately needed and fits with the area. He
1344 stated he has been involved in a lot of these decisions and have been involved in the
1345 community for over thirty years. If he thought for one moment that this would harm
1346 the neighborhood or harm the community he would not be speaking in favor of it and
1347 he asked the Commission to recommend a change that the Comprehensive Plan be
1348 reguided to High Density Residential and recommend that the Zoning be changed to
1349 High Density Residential and that the requested Conditional Use Permit be granted.
1350

1351 Ms. Heather Anderson, 3034 Woodbridge Street

1352 Ms. Anderson stated she was opposed to this change. She agreed that the traffic
1353 study was done on April 10th, which was way after those exists and on ramps were

1354 closed on 694 so she did not think anything is indicative of what is seen now. There
1355 could be up to 180 residents in this building because there are two bedroom and one-
1356 bedroom units. She stated she is very concerned about the parking. She asked Mr.
1357 Paschke through an email, if in the past, Roseville has ever changed from low density
1358 to high density and she knew he said on the zoning map there is a lot of high density
1359 next to low density and she is not disagreeing with that but those are things that have
1360 been around potentially for many years. This is a change from low density to high
1361 density and this is spot zoning. She stated Mr. Paschke went back five years for her
1362 and did not see any change. This is not something that Roseville has been doing and
1363 is not something Roseville should begin to do. She stated she is concerned about the
1364 buffers. Her property is kitty corner from this project. She stated this is a
1365 neighborhood and the residents want it to remain a neighborhood.
1366

1367 **Consider Extension of the Meeting**

1368 Chair Bull stated the meeting has reached its curfew time and the Commission needs
1369 to make a motion to extend the meeting or to table the meeting to another time.
1370

1371 **MOTION**

1372 **Member Daire moved, seconded by Member Pribyl, to extend the meeting until**
1373 **11:00 p.m.**
1374

1375 Vice Chair Gitzen stated he would be in favor of extending the meeting since the
1376 residents are here, but he thought 11:00 p.m. is the hard cut off and what the
1377 Commission should hold the meeting to.
1378

1379 Member Sparby agreed.
1380

1381 **Ayes: 6**

1382 **Nays: 0**

1383 **Motion carried**
1384

1385 **Ms. Mindy Greiling, 2495 Marion Street**

1386 Ms. Greiling appreciated all the work the Planning Commission did on the
1387 Comprehensive Plan and was proud of the plan that the City ended up with. She
1388 stated she went with many of the people in this room to the many meetings the City
1389 had on the Comprehensive Plan, working with consultants to get that ready and she
1390 sat at a table that was full of advocates for affordable housing and thought it was such
1391 a wonderful process where the whole community got to help the Planning
1392 Commission and City Council work on the Comprehensive Plan. She stated she is
1393 also a member of the League of Women Voters. She stated when the League saw the
1394 Comprehensive Plan and especially number seven in the packet tonight where there is
1395 housing for all people, all stages of live, etc. She stated she read the information in
1396 the packet and was surprised that staff did not make a recommendation on such an
1397 important project and then she heard Mr. Paschke and understood that staff is
1398 standing by the Comprehensive Plan and it speaks for itself, hence it is a
1399 recommendation, based on the Comprehensive Plan. She thought this site is perfect
1400 in the sense that it has a transit stop right there. A lot of people who live in affordable

1401 housing do not even have a car and will need to be able to get out and about through
1402 transit and as someone mentioned, fifty-five is not really old. She indicated she was
1403 seventy-one and can still take the bus. She stated if someone does not have a car that
1404 person has to be able to take the bus and in the winter in Minnesota, if a senior, would
1405 not want to walk too far to get to the bus stop. If everyone wants to have quality of
1406 life living in Roseville, then transit is essential for affordable housing. A lot of the
1407 concerns revolves around how the property is going to be managed and she thought
1408 just by looking at the presentation and the process that CommonBond has had, so far,
1409 a pretty good inkling for anyone who does not know CommonBond on how the
1410 company does things. She stated she has toured one of their projects and saw how it
1411 was managed and it is beautifully done. She thought everyone that is worried about
1412 the management and how the building is going to look or be maintained could put
1413 their minds at rest about that. Everything CommonBond does is perfectly managed
1414 and absolutely gorgeous. She urged the Commission to support this worthy project.
1415

1416 Mr. Randy Neprash, 1276 Eldridge Avenue

1417 Mr. Neprash stated he speaks in favor of the proposed changes. Roseville needs
1418 affordable housing, even more so, Roseville needs affordable housing for the elderly.
1419 This is clearly well established. He recognized that the City is not a creator of
1420 housing, but the City has a role and more importantly, a responsibility to see that
1421 these needs are met. The discussion about the lack of progress on this was
1422 fascinating. If he understood the comment from CommonBond, the City has not seen
1423 a new affordable housing unit for the elderly in Roseville since 1978, that is forty-one
1424 years. As a twenty-five-year resident of the City he is ashamed of that and he thought
1425 everyone should be. This is an opportunity to rectify that. This is an excellent
1426 developer and the City has seen CommonBond's capacity this evening.
1427 CommonBond has also shown a high degree of responsiveness to both the City and
1428 the neighbors. This is a good location, this type of building, this type of parking, this
1429 type of minor traffic increase is entirely appropriate for a major arterial street like
1430 Rice Street. The City has a whole set of positive findings from the Planning Division
1431 staff. There is no reason to believe that approving this single request opens any
1432 floodgates whatsoever. A similar proposal that is not on Rice Street can easily be
1433 rejected and denied. The bottom line, in his mind is this is the best example of this
1434 type of project that this City is liable to see for a long time. If this project is rejected,
1435 he will be that much more ashamed of Roseville's lack of progress on meeting
1436 affordable housing needs.
1437

1438 Mr. Wayne Skogstad, 3042 Woodbridge Street

1439 Mr. Skogstad stated he has lived in Roseville for thirty-two years and has coached
1440 hockey, baseball and works for the City of Roseville for the parks for twenty-two
1441 years. This is going to be basically in his backyard. He did go look at one of
1442 CommonBond buildings in Little Canada and the parking lot there is in front of the
1443 building. If he cannot stop this project from happening he thought CommonBond
1444 should look at the way the building in Little Canada is designed and copy it in
1445 Roseville because he really does not want plows in the middle of the night behind his
1446 house or garbage trucks in the back on the weekend or people flying through the
1447 parking lot, which would be in his backyard. He stated he wants this project to stay

1448 on Rice Street, if nothing else. If this is going to be a go project for the City and
1449 everyone else wants it then he really thinks the parking lot should be in the front of
1450 the building even though he did not want a three-story building in his backyard to
1451 look at. He did not think there needed to be a hundred parking spaces behind the
1452 building with plows and trucks, etc using it. He would rather have the parking on
1453 Rice Street. He did not want to hear a bunch of noise in his backyard.

1454

1455 Ms. Sarah Barsel, 1276 Eldridge Avenue

1456 Ms. Barsel stated she wanted to speak in support of this project and specifically in
1457 support of CommonBond. She stated she was the co-chair of the Ramsey County
1458 Adult Services Committee for six years. For three years Ramsey County Adult
1459 Services Committee worked with CommonBond staff with regard to one of their
1460 high-rise facilities which is called Skyline Tower and were uniformly and over three
1461 years impressed with the quality of their staff and how CommonBond addressed the
1462 needs of their residents. She stated Ramsey County Adult Services held an event in
1463 CommonBond building and were very pleased with the conditions and the people
1464 who were residents there. This was a senior low-income building. She hoped her
1465 speaking will go some distance to allaying some of the concerns. With respect to
1466 affordable housing for seniors in Roseville, there are two facilities, one is Coventry
1467 and the other is The Roseville Seniors which is a Highrise building on Larpenteur
1468 adjacent to Greenhouse Village Coop. People function with those as neighbors, but
1469 these are insufficient in numbers for the number of seniors that are in Roseville. She
1470 understood the concerns about noise, garbage trucks and transportation. She stated
1471 there are things that cannot be controlled and she thought the residents need to look at
1472 what are the responsibilities as citizens and what are the responsibility of the Planning
1473 Commission because the City has a change in population and the City has to find
1474 ways to meet all of the needs. She urged the Planning Commission to support this.

1475

1476 Mr. Terri Skogstad, 3042 Woodbridge Street

1477 Ms. Skogstad stated she is the daycare provider that people have mentioned. She
1478 noted she grew up in this house and has seen the neighborhood change from farmland
1479 to what it is today, so change does not bother her. What bothers her is opening up
1480 Rice Street for her daycare families that is concerning her. Having the zone change
1481 and who knows if CommonBond will be the ones to build there. Her concern is not
1482 with CommonBond, her concern is with thirty people looking into her yard and she
1483 has tried to keep a safe community for her daycare children. She stated this project
1484 does not fit into her community. She stated she did not want this project in her
1485 neighborhood.

1486

1487 Ms. Leslie Studenski, 3055 Woodbridge Street

1488 Ms. Studenski stated she was speaking on behalf of her neighbors Tim and Courtney
1489 Beran who live at 3050 Woodbridge Street and were not able to attend but have a
1490 written statement for her to read. “We have lived on Woodbridge Street since 2011
1491 and we are against this project. We have been concerned with increasing traffic on
1492 Rice Street for years. This project will only further increase this problem as well as
1493 the existing problem of vehicles using Woodbridge Street, a residential street, as a cut
1494 through to bypass traffic at the stoplight at Rice Street/South Owasso Boulevard. In

1495 addition, this project will disrupt a nice, quiet, residential neighborhood. We choose
1496 to live here because of the large, beautiful lot and putting a parking lot with large
1497 beaming lights in our backyards will destroy the neighborhood. This project is also
1498 inappropriate near a daycare. We live next to the daycare and our concern for the
1499 safety of the children if this project is developed. We are also concerned with the
1500 rising property taxes in Roseville each year while the City continually supports
1501 projects that diminish the quality of our neighborhoods. We believe this specific
1502 development will not only cause a major disturbance to our neighborhood but lower
1503 our property values as well. This project should not be developed here. We do not
1504 support it, nor will we support any elected officials who attempt to move it forward.
1505

1506 Ms. Tara Jebens-Singh, 1056 Sherren Street

1507 Ms. Jebens-Singh stated she has lived in Roseville for approximately twenty-five
1508 years and her family specifically moved to this community because it was welcoming
1509 and because it has multiple kinds of inter-generational housing. Different kinds of
1510 houses that were built at different times so that every family was not a cookie cutter
1511 of the other and is why her family chose this community. She stated her family is
1512 proud of all of the amenities, schools and parks and she was at the meeting in support
1513 of this project because she advocates and works professionally in support of seniors
1514 and senior services in the North East Metro. Her company works diligently to make
1515 sure that the services and homes and amenities that we owe our most valued
1516 community members who have built this City, that we provide places so the seniors
1517 can continue to age in place, the seniors can continue to contribute to our
1518 communities as volunteers, as solid leaders and members within our communities and
1519 we owe them a place to stay, to live with dignity and contribute to our community
1520 and in order for us to do that we have to stand by our Comprehensive Plan to provide
1521 affordable housing. There is not affordable housing for seniors in the Northeast
1522 Metro. The waiting list to get into affordable housing for seniors is heartbreaking.
1523 Families are turned away all of the time that are looking for help. She thought the
1524 City owes it to the residents to create a community that we want to live in for the next
1525 twenty-five years and to support the folks that have built this community. She
1526 encouraged the Commission to do the work that is and has been done and to be proud
1527 of the Comprehensive Plan that has been put together. She encouraged the City to
1528 support this project.
1529

1530 Mr. Shane Spencer, 294 McCarrons Boulevard South

1531 Mr. Spencer stated he was in favor of this project. He stated given the space he lives
1532 at on McCarrons Boulevard, he is looking at the Rice/Larpenteur revitalization
1533 project and to him, this project, while being farther north on Rice, also fits within that
1534 vision of the revitalization plans. He hoped the Commission consider being in favor
1535 of this project.
1536

1537 Mr. Craig Christiansen, 2951 Galtier Street

1538 Mr. Christiansen stated he and his wife bought their house twenty-one years ago and
1539 the main reason was because it was a quiet neighborhood. He felt that this proposal
1540 by CommonBond does not fit the neighborhood. Mr. Paschke will know that there
1541 are other areas in Roseville that are already zoned High Density that can be used for

1542 this project and is already zoned High Density. He stated he was not in favor of the
1543 project.

1544

1545 Mr. Jim Studenski, 3055 Woodbridge Street

1546 Mr. Studenski thought the Commission needs to understand what the conditions are.
1547 He wondered if anyone knew the building height being proposed. He asked what the
1548 parking setbacks were from the residential properties.

1549

1550 Mr. Paschke stated he did not know off the top of his head with those specifics, but
1551 the goals and standards of the Zoning Ordinance would need to be achieved. He
1552 stated CommonBond has only proposed a concept plan right now.

1553

1554 CommonBond Representative indicated the project is proposing a thirty-foot setback
1555 right now.

1556

1557 Mr. Studenski stated the traffic item has come up about the study in regard to the 694
1558 ramp being closed and in addition to that all of April North Owasso Boulevard was
1559 closed at Burger King so there was very little traffic for the traffic study. He stated
1560 the Comp. Plan for the City, the 2030, the current level of service for Rice Street is
1561 Level C so he was confused how a Level A can be a current situation and when
1562 looking to the 2030 and 2040 projections Rice will go to a Level of Service E and F
1563 and staff is indicating there will be no change with this development. He asked at
1564 what time does the City contact Ramsey County regarding their Rice Street
1565 improvements and if there is going to be any needs for right-of-way. He stated
1566 medians are being added to improved roads along South Owasso and Rice Street. He
1567 asked if this project would still be feasible if the only entrance on the south side
1568 becomes a right in and right out due to a median at that interchange. He stated as far
1569 as the site itself, will there be an EAW or what will be required for a site review. He
1570 stated the discussion that this project meets the Comp. Plan criteria, is there any spot
1571 in Roseville that would not meet the requirements for the affordable housing. All of
1572 the statements that are called out that say have been substantially addressed or
1573 requirements are all general statements so that it appears the same thing could happen
1574 at Woodbridge Street, if someone bought up six or eight lots and many other areas.
1575 He thought the City needed to spend some more effort into where things should go
1576 and instead of doing the spot zoning it is laid out where these should go because none
1577 of the area in the North East area of Roseville calls out any change at all. Another
1578 component on the traffic study is it states that the existing condition would be a
1579 shopping center. He wondered if that was correct.

1580

1581 Member Daire stated it would not be a shopping center but could be a neighborhood
1582 business.

1583

1584 Mr. Paschke stated it could be a retail strip center.

1585

1586 Mr. Studenski stated there was discussion already about if there was affordable
1587 housing already in the City. It seems like there has been conflicting discussions on

1588 that. He asked that the City make sure everything is reviewed and evaluated before a
1589 recommendation is made.

1590

1591 Mr. John Cook, 3021 Woodbridge Street

1592 Mr. Cook stated if CommonBond wants to be a part of their neighborhood then
1593 design the building to fit in the neighborhood, don't be a sore thumb and stand out.

1594

1595 Mr. Tom Wasmoen, CEO Firm Ground Architects

1596 Mr. Wasmoen stated there are a lot of emotions running high with this item on both
1597 sides and he appreciated both sides and hearing everything. He stated he wanted to
1598 clear up a few things. Jim and Mary have been clients of theirs for two years trying
1599 to figure out what to do with this property. In the end the family decided not to do the
1600 development themselves and decided to sell the property. He stated Mary's dream
1601 has always been to do affordable housing on the property and he suggested
1602 CommonBond and to reach out to see what their interest would be. The reason he
1603 suggested CommonBond is because there is nobody better to do this kind of work.
1604 He stated CommonBond is in communities and hold the properties for a very long
1605 time and keep them up. He stated affordable senior housing would not have residents
1606 that would be a threat to a daycare. There has been senior housing that has had a
1607 daycare in the building because of how the two interact so well together. He stated
1608 there have been a couple of listening session with the neighbors that directly about the
1609 property and the neighbors were considerate and listened to them and voices
1610 concerns. He stated CommonBond is not done listening to the residents and will
1611 continue to work with the residents because it is very important. Once CommonBond
1612 gets the approval to move forward with this portion of the process, a civil engineer
1613 and landscape architect and structure engineer will be hired. He stated there is a long
1614 an important process ahead of them in order to be approved and the details are
1615 considered in depth in every way, shape and form.

1616

1617 Mr. David Secker, 2996 Northview Street

1618 Mr. Secker stated he lived a block away from this. He stated he heard earlier that the
1619 goals were met and whoever established that the goals were met did not talk to the
1620 neighbors because goal six, to preserve and enhance the residential character and
1621 livability, no one talked to the neighbors in the backyard. What happens in the
1622 backyards and adjacent areas will change. He stated he was not opposed to
1623 CommonBond and thought the properties were well maintained. He thought the
1624 building being proposed does not fit into the neighborhood. If CommonBond wants
1625 to live in the neighborhood, he was a fan of it but not with that structure. He asked
1626 the Planning Commission to consider that.

1627

1628 Angie (no last name provided), 2934 Galtier Street

1629 Angie stated she has lived in the residential area since 2005 and feels it is family
1630 oriented with great neighbors. Through the years the traffic has gotten crazy. Galtier
1631 Street goes right through to Rice Street with a lot of cut through traffic. She stated
1632 she opposed this because it does not make sense and is not the right spot for this. She
1633 asked that this project be redesigned to fit into the neighborhood. She believed there
1634 needed to be affordable housing for seniors.

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Ms. JoAnn Borden, 3016 Woodbridge Street

Ms. Borden stated she is not in favor of this at all. She is the homeowner that was going to do a significant remodel and have now changed her mind. Whatever the decision, the buffer fence, planting of trees, whatever it is, she will never have the privacy she has now. She will always have that three-story building looking down on her backyard. She stated she was not opposed to affordable senior housing and thought Roseville needed it but does not fit in this neighborhood. She noted there is also deeded lake access with a lake association, and she wondered how that would affect the deeded access to the lake.

Mr. Dave Kacmaynski, 225 South Owasso Boulevard

Mr. Kacmaynski stated he has lived at his home for twenty-four years and at that time there was no Owasso Hills so that brought in some condos and single-family homes and the traffic had totally changed from that instance and traffic traveled very fast. Since then the road was altered to slow down the traffic at some point but it is still quite fast. He still sees vehicles going fast but he thought with adding another sixty occupancies at the corner the residents will not just go down Rice Street, the people will go to Rosedale Mall and people go right through the stop sign by the park. With what CommonBond is saying regarding traffic flow, he does not believe it. He has seen the increase since he has moved in. He stated he did not agree with the project.

A resident commented that the City should care about the seniors but what about the youth and the families. She thought Roseville would want to keep the families there and bring more families in as well to keep things growing. It is not all about the people that are fifty-five or older it is also about the other residents as well.

Ms. Joelle Font, 2972 Woodbridge Street

Ms. Font stated she is right across from the CommonBond on the Little Canada side and when CommonBond built that the development should have allowed for another building there and kept them all together.

Chair Bull closed the public hearing at 10:50 p.m.

Commission Deliberation

Chair Bull stated there is ten minutes left of the meeting before the 11:00 p.m. hard stop he wondered if the Commission wanted to continue the meeting or table it and bring it up at another meeting.

Vice Chair Gitzen thought this item should be continued at another time. He did not think the best discussion happens when a person is tired, and the Commission has been at this for four and a half hours. He stated the Commission does not want to rush into something and would vote for a continuance.

Member Pribyl agreed with that.

1682 Mr. Paschke stated the next Commission meeting would be June 5th.
1683

1684 Ms. Stockstrom stated June 5th would be too late for CommonBond's funding
1685 applications and going to the City Council and would respectfully ask the
1686 Commission to take a vote at the meeting if possible.
1687

1688 Vice Chair Gitzen wondered if there was a possibility of having another meeting in
1689 May.
1690

1691 Mr. Paschke stated the Commission could have a special meeting.
1692

1693 Chair Bull thought having a special meeting would require advance notice out to
1694 people and the public for publication.
1695

1696 Member Sparby thought because this is a recommending body, he would prefer to go
1697 down the line and have the Commissioners state how each one feels about this item
1698 and make a decision to move forward with the process. He indicated this will go to
1699 the City Council next to hear the discussion.
1700

1701 Chair Bull thought the Commission will have significant discussion and he takes the
1702 staff recommendation very serious when staff told the Commission to go through the
1703 goals and policies and evaluate them as to which ones are being met or not being
1704 served by a change of this nature. He thought the Commission needed to go through
1705 those which will take some time. He suggested this item be tabled until the June 5th
1706 Planning Commission meeting.
1707

1708 Member Daire stated the next meeting was too far off and needed to be dealt with
1709 now.
1710

1711 Member Bull asked what would need to be done to schedule a special meeting.
1712

1713 Mr. Paschke stated the Commission needs to talk amongst themselves whether or not
1714 it is appropriate to table something that an applicant has brought forward and spent a
1715 lot of time and energy on to determine whether or not it is more appropriate to sit
1716 through another fifteen or twenty minutes to act on this request. If it is a special
1717 meeting the Commission needs to determine at what point the Commission can meet
1718 again to achieve a vote. He stated the City only has a certain amount of time to act on
1719 this. He would be cautious of that as well with respect to the State Statutes and
1720 extending timelines. He noted this has already been expanded once to move it to the
1721 June 3rd City Council meeting.
1722

1723 City Attorney Gaughan stated this is an advisory Commission and there does need to
1724 be a final decision made by the City Council and by delaying the recommendation the
1725 Commission is placing time constraints on the actual action decision making
1726 deliberation by the City Council so he did think it was appropriate, even though there
1727 is a few minutes left before the 11:00 p.m. curfew that this body get its
1728 recommendation one way or another and knowing that the City Council can disregard

1729 the recommendation or adopt it anyway. The Commission needs to get their
1730 recommendation to the City Council so that body has the time it needs to make its
1731 decision on this project.

1732
1733 Chair Bull entertained a motion to suspend the rules to have the curfew at 11:00 p.m.
1734 and continue the discussion and deliberations on this item. He would also entertain a
1735 motion to table this item if that is what is sought.

1736
1737 **A. Comprehensive Land Use Map Change:**

1738
1739 **MOTION**

1740 **Member Sparby moved, seconded by Member Gitzen, to recommend to the City**
1741 **Council the property (165 Owasso Boulevard, and 3011, 3029, and 3033 Rice**
1742 **Street) be re-guided from a Comprehensive Land Use Map designation of LR**
1743 **(Low Density Residential) and NB (Neighborhood Business) to HR (High**
1744 **Density Residential) and to recommend to the City Council the property (165**
1745 **Owasso Boulevard, and 3011, 3029, and 3033 Rice Street) be rezoned from an**
1746 **Official Map classification of LDR-1 (Low Density Residential-1 District) and**
1747 **NB (Neighborhood Business District) to HDR-1 (High Density Residential-1**
1748 **District) and to recommend to the City Council approval of the requested CU to**
1749 **increase unit density for the CommonBond project from 24 to 32 units per acre**
1750 **subject to the following conditions for (PF19-004):**

- 1751
- 1752 **1. The approval of a Comprehensive Land Use Map Change of 165 Owasso**
1753 **Boulevard, and 3011, 3029, and 3022 Rice Street from LR (Low Density**
1754 **Residential) and NB (Neighborhood Business) to HR (High Density**
1755 **Residential).**
 - 1756
 - 1757 **2. The approval of a rezoning of 165 Owasso Boulevard, and 3011, 3029,**
1758 **and 3033 Rice Street from LDR-1 (Low Density Residential-1 District)**
1759 **and NB (Neighborhood Business District) to HR-1 (High Density**
1760 **Residential-1 District)**
 - 1761
 - 1762 **3. The Comprehensive Land Use Map Change and Rezoning will not be**
1763 **finalized by the City Council and published for effectiveness until plans**
1764 **have been submitted confirming compliance with all other City Code**
1765 **standards with regard to the final development plans.**
 - 1766
 - 1767 **4. The CU shall be specific to 60-units of affordable, multi-family senior**
1768 **housing as proposed by CommonBond Communities.**
 - 1769
 - 1770 **5. Maximum density shall be limited to 32 units per acre.**
 - 1771
 - 1772 **6. The Project meets the development requirements of §1004.06 Multi-**
1773 **Family Design Standard, §1011 Property Performance Standards, and**
1774 **§1019 Parking and Loading Areas of the City Code.**
 - 1775

1776 **7. A sidewalk connection should be considered on both the south and east**
1777 **sides of the proposed development to connect into the existing pedestrian**
1778 **crossings at the Rice Street/South Owasso Boulevard intersection.**
1779

1780 Member Sparby stated he thought there has been very good arguments on both sides
1781 and really appreciated everyone coming to the table and he specifically wanted to say
1782 that he thought that Peter and Mary Heppner and Wayne really laid out the case very
1783 well for that side of the table and he supported this moving forward as a
1784 recommendation of approval to the City Council. What he heard from the developer
1785 is that CommonBond is certainly willing to work with the neighbors that are nearby,
1786 and he thought that was an encouraging sign. He thought CommonBond was willing
1787 to work on fencing and thought there still needs to be some discussion regarding
1788 height and location. He thought the biggest tipping point for him is that this is a fairly
1789 major corridor on Rice Street, and he thought the City is going to see a variety of uses
1790 pop up over time whether that be different types of businesses, residential, and other
1791 things. He really appreciated what the residents were saying that live in that
1792 community, but he thought the City is going to continue to see development and he
1793 thought this project has quite a bit of merit and his recommendation would be to
1794 support the project.
1795

1796 Vice Chair Gitzen thought City Attorney Gaughan's comment about the Commission
1797 being a recommending body is true and the discussion was great tonight. He
1798 understood the neighbors concern and would also like to have the City Council have
1799 discussion on the affordable housing issue. He stated this does not end tonight and
1800 will still go to the City Council for deliberation and a final decision.
1801

1802 Member Daire stated he could not remember when he agonized over a project so
1803 much. He stated as long as this passes sort of a marginal agreement with the
1804 Comprehensive Plan, that for him the decision would have boiled down to something
1805 emotional rather than factual. Being a career planner, he hated to admit that. He
1806 thought the project had a lot of merit and did not know of another developer that is
1807 more reputable than CommonBond. He thought stacking the building as close as
1808 possible to Owasso and Rice Street is going a fair distance to minimizing the impact
1809 of the building. In his experience, people react emotionally to what may happen, and
1810 it turns out not to be quite that way. He thought this is one of those projects where
1811 how he feels about it is probably not going to be as bad as he thought. On the other
1812 hand, he did empathize with the neighbors who want a quiet neighborhood. He stated
1813 he was thinking about the proposed residents of the project and those people are not
1814 the ones driving sixty miles an hour down Owasso Boulevard. He would be very
1815 surprised if those people did not get the criticism of going too slow. He stated it
1816 certainly seems like the property owners are assembling property along with Owasso
1817 Boulevard and Rice intersection. He would not hold his breath that the marvelous
1818 muffler guy will be there forever and that would open up four properties and he
1819 agreed with people in saying this is just the first step. He believed the properties
1820 across the street are going to go that way too. He stated he did not think when the
1821 City is looking at an alternative use for this site that there is anything that suggests
1822 itself as being more reasonable than what is being proposed right now. The land has

1823 been assembled. He stated he was using a map that came out and he was noticing
1824 what the addresses were on the people who were signing the petition against this and
1825 he felt a certain kinship with their concerns. He was thinking that if this does not go
1826 with CommonBond, it will go with somebody and CommonBond is a known entity
1827 and the City can work with them. He thought the concerns of the neighbors can be
1828 met. He stated he was going to abstain from voting.

1829
1830 Member Kimble stated she was going to speak in favor of this project and echoed to
1831 just about everything that has been said.

1832
1833 **Consider Extension of the Meeting**

1834 Chair Bull stated as part of the meeting curfew he referred to the Rules of Procedure
1835 and noted since discussion is not complete and the Commission meeting is past the
1836 11:00 p.m. curfew, this discussion needs to be continued to another meeting date.

1837
1838 **MOTION**

1839 **Member Sparby, seconded by Member Kimble, to move to suspend the rules.**

1840
1841 **Ayes: 6**
1842 **Nays: 0**
1843 **Motion carried.**

1844
1845 Member Daire stated he decided he was not going to abstain from voting. He stated it
1846 is his feeling that a significant amount of conversation has to be held with
1847 CommonBond and its architect to come up with something that is attractive instead of
1848 being a posterboard. He stated he was going to come down in favor of the project
1849 given that.

1850
1851 Member Kimble stated she did empathize with everyone at the meeting and it was
1852 and is a hard decision. She would believe that the people that might live in this
1853 project are also real people that can be really good neighbors and if this goes forward
1854 and the City Council approves it, she knows that CommonBond will work with the
1855 neighborhood on the issues raised at tonight's meeting. She stated she was going to
1856 speak in support of the project.

1857
1858 Member Kruzel stated she would also support the project and really empathize and
1859 feel very torn to listening to the neighbors. She really felt there is a need and
1860 Roseville needs something that is affordable and if this is the spot that is calling and
1861 meets the standards and the City works with CommonBond, she encouraged the
1862 neighbors to continue the discussions and work with it. She stated Roseville needs to
1863 move and be progressive in what it is doing for the families whether old or young.

1864
1865 Chair Bull stated in the staff report there is a reference to a study recommended of the
1866 Rice Street Corridor and he wondered if that study has been done or where that is at.

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Mr. Paschke thought that was in reference to the 2030 plan that talked about the City in the future doing a comprehensive corridor study along Rice Street that has not been started. He did not know if it has actually been discussed for the entire corridor.

Chair Bull stated the reason he asked is one of his concerns is what has been referenced as the spot rezoning and should there be an overall plan. What is going to be happening along Rice Street in the Roseville segments of that. He also did not think that the goals and policies in the staff report have totally reflected that those are all met by this project of CommonBond. He thought items such as goal one, it talks about land use patterns, land use changes, new developments that contribute to the preservation and enhancement of the community’s vitality and sense of identity. It is his opinion that this project does not enhance.

An audience member voiced his opinion in regard to Chair Bull recusing himself.

Chair Bull stated he did not recuse himself from discussion, only from voting.

Member Sparby called to question.

Chair Bull stated there is a discussion on the floor and a call to question cannot be called with discussion on the floor. He stated the neighborhood identity is not preserved by changing the nature of the project. There are many other goals that are met for the diversity of the housing but he did not feel it is a true representation that all of these are met by this project and as he said earlier, he takes serious of staff’s recommendation that the Commission go through those goals to evaluate which the Commission feels would be met by this project or which would be hampered to the neighborhood.

Vice Chair Gitzen called to question.

Ayes: 5
Nays: 0
Abstain: 1 (Bull)
Motion carried.

7. Adjourn

MOTION
Member Kimble, seconded by Member Sparby, to adjourn the meeting at approximately 11:19 p.m.

Ayes: 6
Nays: 0
Motion carried.

Memorandum

To: Roseville Planning Commission

CC: Bryan Lloyd, Senior Planner

From: Erin Perdu, Planning Consultant

Date: 5/31/19

Re: 2040 Comprehensive Plan – Metropolitan Council Response
WSB Project No. 01797-100

The project team has been working on addressing the comments from the Metropolitan Council's incomplete letter (attached). A complete listing of the changes is found below and will be communicated back to the Met Council as the City's response.

Some changes are minor, while some require some discussion and feedback from the Planning Commission. I will be in attendance at the meeting to present those items, which are marked with an * below.

Note that the portions of the plan that have been edited since the original are attached in redline form. Because these documents show "track changes", the formatting has been impacted. However, the documents with the changes turned off are correctly formatted.

Authorizing Resolution

- The authorizing resolution number 11575, authorizing the submittal of Roseville's 2040 Comprehensive Plan update to the metropolitan Council for Review, dated January 14, 2019 will be attached to the resubmittal

Adjacent and Affected Jurisdiction Review

- An updated list of the affected jurisdictions who were contacted for review, and their comments will be attached to the resubmittal

Regional Parks and Trails

- The three regional trail search corridors are now acknowledged and described in the plan. They have been shown on map 8-4.
- Map 8-4 has been updated to correct map and label the three regional trail search corridors; the previous map which included City, County and other facilities has been deleted.

Forecasts

- Table 7-5 has been updated to provide more accurate TAZ allocations which are consistent with the updated Met Council forecasts.
- Land use category descriptions have been updated to include a range of expected FARs.
- *Table 4-2 has been updated to add 1,500 more jobs to the years 2020, 2030, and 2040 as a requested forecast amendment from the Met Council.

Land Use

- The total areas in tables 4-4 and 4-1 are now consistent with one another.

- Table 4-7 now includes a breakdown of total areas between 2019-2020, and 2021-2030, and 2031-2040.
- Parks and Open Space and Golf Course are now described in Table 4-3, Future Land Use Framework.
- *The Neighborhood Mixed Use category has been updated to include the expected (not required) share of individual land uses within this category.
- *Neighborhood Mixed use has been removed from table 4-6 as the City has determined that these areas are unlikely to redevelop.
- *Tables 4-5 and 4-7 have been updated to reflect slight changes to the Future Land Use Map, expected development/redevelopment areas, and an overall density for development/redevelopment areas of 10.03 units per acre.
- Tables 4-4 and 5-3 now show consistent information across chapters.
- *The plan now includes a BRT overlay in Table 4-3 and Map 4-3, which has a minimum allowed density of 15 units per acre.
- It was the intention of the plan to have the areas in Map 4-3 and Map 6-2 not match one another. The areas shown on Map 6-2 are priority areas where the City would like to focus redevelopment efforts. Map 4-3 shows all areas that the City anticipates will redevelop or develop prior to 2040.

Housing

- Figures 5-3, 5-5 and 5-8 have been updated to include numerical values for data points.
- Table 5-4 has been updated to include forecasted acres from 2019-2020, 2020-2030 and 2031-2040.
- The plan text has been updated to reference the threshold of 8 units per acre for the minimum density required to make land available for affordable housing.
- The Future Land Use Staging information in tables 5-4 and 4-7 are now consistent with one another.
- *The plan now addresses the preservation of Manufactured Housing Communities on page 29.

Transportation

- The plan now mentions that the City is also served by Metro Mobility.
- The plan now acknowledges that some routes operate more frequently than every 30 minutes, such as Route 84.
- The plan now acknowledges that upgrading Fairview Ave North to an A-Minor arterial requires a request made to the Transportation Advisory Board.

Implementation

- Tables 13-1 through 13-9 describe all public programs, fiscal devices and other actions that the City will use to implement the plan.
- The City of Roseville's CIP will be attached to the resubmittal as an appendix to the plan.
- A zoning map is now included as Map 13-1 and the zoning category descriptions are also included.

Wastewater

The City's Public Works Department is completing requested additions to the Wastewater Plan, which is included as an appendix to the Comprehensive Plan.

January 22, 2019

Bryan Lloyd
Senior Planner
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

RE: City of Roseville 2040 Comprehensive Plan – Incomplete for Review
Metropolitan Council Review File No. 21879-1
Metropolitan Council District 10, Marie McCarthy

Dear Mr. Lloyd:

Thank you for the submission of the City of Roseville's 2040 Comprehensive Plan (Plan) on December 28, 2018. Council staff found that there are areas where the Plan is incomplete. Review of the Plan will be suspended until the additional information is submitted and found complete for review. The following items were found incomplete:

REQUIRED INFORMATION

Authorizing Resolution (Raya Esmaeili, 651-602-1616)

The Plan submittal must include a copy of the signed resolution authorizing submittal to the Metropolitan Council. The Plan indicates that the City Council took action on December 3, 2018, but does not include the appropriate documentation.

Adjacent and Affected Jurisdiction Review (Raya Esmaeili, 651-602-1616)

The Plan indicates that the City sent the initial notification to affected jurisdictions on May 22, 2018. However, the Plan only includes responses or indication of no response from some of these jurisdictions. The Plan needs to also include responses from the following adjacent and affected jurisdictions: Cities of Falcon Heights, Lauderdale, Minneapolis, New Brighton, Shoreview, and St. Anthony, Hennepin County Ramsey County Parks, School Districts 621-Mounds View and 623-Roseville, Capitol Region Watershed District, Mississippi River Watershed Management Organization, and Ramsey Washington Metro Watershed District.

Wastewater (Roger Janzig, 651-602-1119)

- Include a table that details adopted community sewer forecasts in 10-year increments to 2040 for households and employment. This should be broken down by interceptor areas served by the Metropolitan Disposal System.
- Submit an electronic map or maps (GIS shape files or equivalent) showing the existing connections points to the metropolitan disposal system.
- Include a copy of intercommunity service agreements and a map of areas covered by the agreement with the adjoining Cities of Arden Hills, St. Anthony, St. Paul, and Shoreview.
- Include a table or tables that provide local system information on capacity and design flows for existing trunk sewers and lift stations and the assignment of 2040 growth forecasts by Metropolitan interceptor facility.

- Describe the requirements and standards in your community for minimizing inflow and infiltration. Include a copy of the local ordinance or resolution that prohibits discharge from sump pumps, foundation drains, and/or rain leaders to the sanitary sewer system. Include a copy of the local ordinance or resolution requiring the disconnection of existing foundation drains, sump pumps, and roof leaders from the sanitary sewer system.
- Describe the sources, extent, and significance of existing inflow and infiltration in both the municipal and private sewer systems.
 - Include a breakdown of residential housing stock age within the community into pre- and post- 1970 era, and what percentage of pre-1970 era private services have been evaluated for I/I susceptibility and repair.
 - Include the measured or estimated amount of clearwater flow generated from the public municipal and private sewer systems.
 - Include a cost summary for remediating the I/I sources identified in the community. If previous I/I mitigation work has occurred in the community, include a summary of flow reductions and investments completed. If costs for mitigating I/I have not been analyzed, include the anticipated wastewater service rates or other costs attributed to inflow and infiltration.
- Describe the implementation plan for preventing and eliminating excessive inflow and infiltration from entering both the municipal and private sewer systems. Include a schedule and the related financial mechanisms planned or needed to implement the I/I mitigation strategy.

Regional Parks and Trails (Colin Kelly, 651-602-1361)

Acknowledge, describe, map and label the three regional trail search corridors that are within or coincide with the City's borders including Lexington Avenue/Parkway, St. Anthony Railroad Spur, and Trout Brook Extension.

Advisory Comments

The "Regional Park" facilities called out on Map 8-4, include Josephine County Park, the Oval, and McCarrons Lake County Park. These are not "Regional Parks" but county or city facilities and must be corrected to acknowledge them appropriately. Additionally, the "Regional Trail" facilities called out on Map 8-4, include Central Park Trails, Dale St. Trail, Reservoir Woods Lake McCarrons Trails, and Lexington Ave N Trail, which are not "Regional Trails" but county or city facilities. The Plan must indicate the correct ownership of these park and trail facilities. Council staff advise that the map legend could be revised to meet this requirement.

Forecasts (Todd Graham, 651-602-1322)

- The Plan needs to provide 2020, 2030, and 2040 forecasts assigned to transportation analysis zones (TAZ), or portions of TAZs within the City boundaries. Table 7-5 includes TAZ allocations of population that fall short of the citywide forecast (This would also impact employment if the employment forecast is revised based on the advisory comment below).
- The wastewater demand forecast (table 12-2) does not match the City-requested forecast. The Plan needs to present forecasts consistently throughout the Plan.
- The Plan must include some measure of employment-bearing land use intensity. Acceptable measurements of intensity include Floor Area Ratio (FAR) or building footprint. Council staff recommend incorporating a range of expected FARs into descriptions of commercial land use categories.

Advisory Comments

Council staff find that employment in Roseville has outpaced previous expectations. Council staff recommend adding +1,500 jobs to each of the 2020, 2030, and 2040 forecasts. The forecast will only be revised if the City requests it and incorporates the revised forecast into its Plan.

| | Census | Estimate | Current Council | | | Council Proposed | | |
|-------------------|--------|----------|-----------------|--------|--------|------------------|--------|--------|
| | 2010 | 2017 | 2020 | 2030 | 2040 | 2020 | 2030 | 2040 |
| Population | 33,660 | 35,987 | 33,800 | 34,000 | 34,500 | 36,000 | 36,200 | 36,700 |
| Households | 14,623 | 15,267 | 15,300 | 15,700 | 16,100 | 15,300 | 15,700 | 16,100 |
| Employment | 35,104 | 38,926 | 37,300 | 38,300 | 39,300 | 38,800 | 39,800 | 40,800 |

Land Use (Raya Esmaeili, 651-602-1616)

Existing Land Use

Maps 3-1 and 4-1 Existing Land Use are different from Figure 7 Current Land Use in the Surface Water Management Plan. The Existing Land Use information needs to be used consistently throughout the Plan.

Future Land Use

- The total acres in table 4-4 Future Land Use Category by Land Area needs to match the total acres reported in table 4-1 Existing Land Use. The total acreage of existing and future land needs to match one another, unless the City is planning on a boundary adjustment, in which case additional information needs to be provided.
- The Future Land Use table must include total acres and percent of total acres for each land use category for each 10-year planning period (2020, 2030, and 2040). Figure 4-7 includes the breakdown of total acres in two categories of "now-2030" and "2031-2040". The "now-2030" category needs to be broken down between the year of the plan and 2020, and then 2021-2030. This breakdown is needed to evaluate if the Plan accommodates the allocation of affordable housing need.
- Land use categories of Golf Course and Park/Open Space that are identified on the 2040 Future Land Use map need to also be described in the Future Land Use Framework.
- The Neighborhood Mixed-Use category appears to allow for a mix of uses including residential based on the Future Land Use Framework. The Plan needs to provide a defined share of individual land uses within this category.
- The information provided in table 4-6 for future employment and the Future Land Use Framework do not match, since table 4-6 identifies Neighborhood Mixed-Use as 100% non-residential.
- Map 4-3 Future Land Use is different from Figure 8 2040 Planned Land Use in the Surface Water Management Plan. The Future Land Use information needs to be used consistently throughout the Plan.

Density Calculations

- There are areas guided for Low Density Residential (LR) and Neighborhood Mixed-Use (MU1) on Map 4-3 that are identified for redevelopment. However, these two land use categories and their acreages are not included on tables 4-5 and 4-7. All

areas that are identified for future residential development and redevelopment need to be included in these tables.

- Tables 4-5 and 4-7 identify the total guided acres as 50.90 acres and therefore an overall density of 11.21 units per acre. Based on the information provided in these table and the Future Land Use Framework, Council analysis shows a total of 56.92 acres and an overall density of 10.03 units per acre.
- Future land use acreage between tables 4-4 and 5-3 do not match. For instance, table 4-4 states the acreage of High Density Residential land use as 376-5 acres, whereas table 5-3 reports it as 718 acres. Information across land use and housing chapters should be consistently used.
- The A Line BRT runs through the City of Roseville and includes three stations along Snelling avenue. The Plan has identified areas for potential redevelopment within half mile of the A Line BRT stations on Map 4-3 2040 Future Land Use Plan with Likely Redevelopment Areas. Most of these areas are guided for Community Mixed-Use which has a minimum allowed density of 10 units per acre. The City must plan for at least 15 units per acre within half mile of the A Line station areas to be consistent with Council policy.

Advisory Comments

- The Medium-Density Residential (5-12 units/acre) and High-Density Residential (13-36 units/acre) density ranges leaves a gap for planned development densities of 12 to 13 units per acre. Council staff encourage the City to ensure continuity in density ranges between different residential land use categories to reduce the need for future amendments to the Plan.
- Areas identified in map 4-3 2040 Future Land Use Plan with Likely Redevelopment Areas and map 6-2 Economic Development Priority and Opportunity Areas in Roseville do not match one another. Ensure that information between the land use and economic development chapters are carried over consistently.

Housing (Tara Beard, 651-602-1051)

Existing Housing Need

- Some existing housing data points are not sufficiently described. Values must be numerical, and not just percentages. Numerical data needed includes:
 - Number of housing units that are owner occupied
 - Number of housing units that are rental
 - Number of single family homes
 - Number of multi-family homes
 - Number of housing cost burdened households within the bands of affordability

Projected Housing Need

- Future land use is not sufficiently described to perform the housing analysis, as mentioned in the Land Use comments. In both tables 4-7 and 5-3, forecasted acres must be presented in a decade range. Acres staged prior to 2021 must be separated from the acres staged from 2021-2030.
- The Plan has multiple descriptions of the minimum density required to make land available for affordable housing that is inconsistent with Council housing policy. The Plan refers to a minimum density of 12 units per acre, while Council policy is 8 units per acre.
- The Plan inconsistently describes the staging timelines for land available for residential development. On page 20, the Plan mentions that 1,221 units of housing

will be available through the high-density residential land at minimum density of 12 units per acre, implying that 101.75 acres of high density land is guided in the 2021-2030 decade. This does not match the information provided in Tables 4-7 and 5-3.

Implementation Plan

Manufactured Housing Communities are an important and vulnerable source of naturally occurring affordable housing. The implementation plan must state what tools the City would consider to help protect and preserve this housing type. Alternatively, the City may state that it would not consider using tools to protect and preserve this housing. But the implementation intentions of the City on this housing type is required.

Water Supply (Dave Brown, 651-602-1072)

The Plan needs to include the most recent and approved version of the water supply plan. The information provided in Appendix D of the Plan appears to be an older version of the City's Minnesota Department of Natural Resources (DNR) Local Water Supply template submission. The City needs to replace the information in Appendix D with the version of the local water supply plan as approved by DNR on November 21, 2018.

Implementation (Raya Esmaeili, 651-602-1616)

- Describe all public programs, fiscal devices, and other actions that the City will use to implement the Plan.
- Include a Capital Improvement Program (CIP) for transportation, sewers, parks, water supply, and open space facilities. Specify the timing and sequence of major local public investments. The CIP must align with development staging identified in other parts of the Plan and include budgets and expenditure schedules.
- Include a local zoning map and zoning category descriptions. Identify what changes are needed to ensure zoning is not in conflict with the new land use plan and consistent with regional system plans and policies.

OTHER ADVISORY INFORMATION

Council staff offer the following additional advisory comments for your consideration.

Transportation (Russ Owen, 651-602-1724)

- The Plan mentions Transit Link, but it should also indicate that the City is served by Metro Mobility.
- The Plan includes some information about local bus service operating every 30 minutes or every hour during the day and evening. It should also acknowledge that some transit routes run much more frequently than every 30 minutes, such as Route 84 which operates every 10 minutes.
- The Plan mentions a desire to upgrade Fairview Avenue North to an A-minor arterial. The Plan should acknowledge that such change request must be made to the Transportation Advisory Board (TAB). Please check the council's website or contact Elaine Koutsoukos at 651-602-1717 for more information.

To expedite the Council's review of supplemental materials submitted in response to incomplete items, please provide a cover memo that outlines where and how the incomplete items are addressed in the new material. Also, as with the original submittal, please use the online submittal for supplemental information.

After all of the required elements of the Plan are submitted and found complete, Council staff will begin the official review process. If you have any questions or need further information regarding the comments in this letter, please contact Raya Esmaeili, Principal Reviewer, at 651-602-1616 or Eric Wojchik, Sector Representative, at 651-602-1330 with any questions or for additional assistance.

Sincerely,



Angela R. Torres, AICP, Manager
Local Planning Assistance

CC: Marie McCarthy, Metropolitan Council District 10
Eric Wojchik, Sector Representative
Raya Esmaeili, Principal Reviewer/Reviews Coordinator

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**EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 14th day of January 2019 at 6:00 p.m.

The following Council Members were present: Etten, Laliberte, Groff and Roe;
And Willmus was absent.

Council Member Groff introduced the following resolution and moved its adoption:

**RESOLUTION NO. 11575
A RESOLUTION AUTHORIZING THE SUBMITTAL OF ROSEVILLE'S 2040
COMPREHENSIVE PLAN UPDATE TO THE METROPOLITAN COUNCIL FOR REVIEW**

WHEREAS, Minnesota Statutes section 473.864 requires each local governmental unit to review and, if necessary, amend its entire comprehensive plan at least once every ten years to ensure its comprehensive plan conforms to metropolitan system plans; and

WHEREAS, the City Council, Planning Commission, City staff, and community members have prepared a proposed Comprehensive Plan update in accordance with the requirements of the Metropolitan Land Planning Act and Metropolitan Council guidelines and procedures; and

WHEREAS, Minnesota Statutes section 473.858 requires a local governmental unit to submit its proposed comprehensive plan to the Metropolitan Council following recommendation by the planning commission and after consideration but before final approval by the governing body of the local governmental unit; and

WHEREAS, based on its review of the proposed Comprehensive Plan, the recommendations of the Planning Commission and City staff, and the entire public record, the Roseville City Council took action on December 3, 2018, to authorize the submittal of Roseville's 2040 Comprehensive Plan update to the Metropolitan Council for review;

WHEREAS, Roseville's 2040 Comprehensive Plan update was submitted to the Metropolitan Council on December 27, 2018; and

WHEREAS, the Metropolitan Council has indicated the need for said authorization to be conferred by resolution;

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, to authorize Planning Division staff to submit Roseville's 2040 Comprehensive Plan to the Metropolitan Council for review.

The motion for the adoption of the foregoing resolution was duly seconded by member Etten and upon a vote being taken thereon, the following voted in favor thereof: Etten, Laliberte, Groff and Roe, and the following voted against the same: none.

WHEREUPON said resolution was declared duly passed and adopted.

SUMBITTAL OF ROSEVILLE'S 2040 COMPREHENSIVE PLAN UPDATE TO METROPOLITAN COUNCIL FOR REVIEW

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 14th of January, 2019, with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 14th of January, 2019.

BY:



Patrick Trudgeon, City Manager



Affected Jurisdictions Contacted for Review

| Jurisdiction Name | Jurisdiction Type | Comments |
|---|-----------------------------------|---------------|
| Arden Hills | Adjacent Community | see below |
| Falcon Heights | Adjacent Community | none provided |
| Lauderdale | Adjacent Community | none provided |
| Little Canada | Adjacent Community | see below |
| Maplewood | Adjacent Community | see below |
| Minneapolis | Adjacent Community | none provided |
| New Brighton | Adjacent Community | none provided |
| Shoreview | Adjacent Community | none provided |
| St. Anthony | Adjacent Community | none provided |
| St. Paul | Adjacent Community | see below |
| Hennepin County | Adjacent Community | none provided |
| Ramsey County | Adjacent Community | none provided |
| 621; Mounds View | School District | none provided |
| 623; Roseville | School District | none provided |
| Capitol Region Watershed District | Watershed Management Organization | none provided |
| Mississippi River Watershed Management Organization | Watershed Management Organization | none provided |
| Ramsey Washington Metro Watershed District | Watershed Management Organization | none provided |
| Rice Creek Watershed District | Watershed Management Organization | see below |
| Ramsey County | Regional Park Implementing Agency | none provided |
| MnDOT | State Agency | see below |
| MnDNR | State Agency | see below |

The table above identifies all of the Affected Jurisdictions that were invited to review and provide comment on Roseville's 2040 Comprehensive Plan update. Of the 21 jurisdictions invited to respond, 14 did not respond. Among the seven Affected Jurisdictions that did respond, six responses included feedback, and one response confirmed that the jurisdiction did not wish to provide comments. Roseville's invitation to review the 2040 Comprehensive Plan update and all of the responses received from those Affected Jurisdictions are included in the pages below. While Roseville has incorporated some of these comments into the 2040 Comprehensive Plan update, none of these comments required formal responses from Roseville.



Community Development Department

May 22, 2018



Adjacent and Affected Jurisdiction Review and Comment Form

The City of Roseville has completed its draft 2040 Comprehensive Plan update. Your agency is on Roseville's list of affected jurisdictions to review its draft comprehensive plan.

Pursuant to Minnesota Statute 473.858 Subd. 2 and the Metropolitan Council, the City of Roseville is distributing its proposed 2040 Comprehensive Plan for your review and comment; it can be found at www.cityofroseville.com/CompPlan. Please note that we do consider this document a draft, and we will be considering various revisions in the coming weeks. If any such changes prove to be substantive, we will be sure to alert you to them.

Your organization has until November 22, 2018, to review Roseville's 2040 Comprehensive Plan, but we hope that you will be able to complete your review before then so that Roseville has as much time as possible to respond thoughtfully to your comments before we submit the final plan to the Metropolitan Council at the end of this year. Please complete and return the attached form to me via email (bryan.lloyd@cityofroseville.com), or by mailing it to me at the address below. If another representative in your agency is responsible for coordinating reviews of comprehensive plans, please forward this information to that individual and let me know who should be contacted in the future.

If you have questions regarding Roseville's 2040 Comprehensive Plan, or if you need any additional information, please don't hesitate to email me or call me at 651-792-7073.

Thank you!

Sincerely,
CITY OF ROSEVILLE

Bryan Lloyd
Senior Planner

City of Roseville
Community Development Department
2660 Civic Center Drive
Roseville, Minnesota 55113
www.cityofroseville.com
(651) 792-7005

2. EXISTING LAND USE

Existing land use information from the City’s Geographic Information System is shown in **TABLE 4-1** and **MAP 4-1**. Roseville’s largest land use category is its single family detached neighborhoods which encompass over 32 percent of the land area of the City. A more detailed discussion of the various use categories follows.

TABLE 4-1 EXISTING LAND USE. SOURCE: CITY OF ROSEVILLE, 2016

| Existing Land Use in Roseville by total acreage and percent of total | | |
|---|-----------------|---------------|
| Land Use Type | Acres | Percent |
| Single Family Detached | 2,939.50 | 43.0% |
| Single Family Attached | 181.0 | 2.67% |
| Multifamily | 312.5 | 4.6% |
| Manufactured Housing Park | 9.2 | 0.1% |
| Retail and Commercial | 520.78 | 7.6% |
| Office | 274.3 | 4.0% |
| Mixed Use Residential | 2.5 | 0.0% |
| Mixed Use Industrial | 4.6 | 0.1% |
| Industrial and Utility | 756.2 | 11.1% |
| Institutional | 508.99 | 7.45% |
| Park, Recreational, or Preserve | 813.48 | 11.9% |
| Golf Course | 182.8 | 2.7% |
| Railway | 95.45 | 1.4% |
| Undeveloped | 204.51 | 3.02% |
| Water | 49.72 | 0.47% |
| Total | 6,832.72 | 100.0% |

Expected Growth and Change

Future land use planning begins with incorporating forecasts of community growth and anticipating the needs that will arise as a result of this growth and change. The Metropolitan Council has developed growth forecasts for Roseville by decade, addressing the projected population, number of households, and number of jobs. Meeting expected growth projections requires intentional land use planning.

TABLE 4-2 ROSEVILLE FORECAST, 2010-2040. SOURCE: 2010 U.S. CENSUS & METROPOLITAN COUNCIL ESTIMATES AND FORECASTS.

| Forecast Year | Population | Persons per Household | Households | Employment |
|---------------------------------|---------------|-----------------------|---------------|---------------------------------------|
| 2010 (US Census) | 33,660 | 2.30 | 14,623 | 35,104 |
| 2016 (estimate) | 35,836 | 2.24 | 15,245 | 37,452 |
| 2020 | 36,000 | 2.24 | 15,300 | 37,300 <u>38,800</u> |
| 2030 | 36,200 | 2.19 | 15,700 | 38,300 <u>39,800</u> |
| 2040 | 36,700 | 2.17 | 16,100 | 39,300 <u>40,800</u> |
| <i>Overall Change from 2016</i> | +864 | -0.07 | +855 | +1,848<u>+3,348</u> |

The complete description of future land use categories is included in [TABLE 4-3](#)

TABLE 4-3 FUTURE LAND USE FRAMEWORK

| | Full Name | Summary | Description |
|-----|----------------------------|--|--|
| LR | Low-Density Residential | <u>Density:</u> 1.5–8 units/acre <u>Uses:</u> Single- and two-family residential <u>Scale:</u> small <u>Intensity:</u> low <u>Transportation considerations:</u> sidewalks, trails | Low-density residential land uses include single-family detached houses generally with a density between 1.5 and four units per acre, and two-family attached or small lot single-family detached houses generally with a density of no more than eight units per acre. |
| MR | Medium-Density Residential | <u>Density:</u> 5–12 units/acre <u>Uses:</u> Condominiums, townhomes, duplexes, row houses, small lot detached homes <u>Scale/Intensity:</u> medium <u>Transportation considerations:</u> 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. |
| HR | High-Density Residential | <u>Density:</u> 12–36 units/acre <u>Uses:</u> Apartments, lofts, stacked townhomes <u>Scale:</u> medium to large <u>Intensity:</u> medium to high <u>Transportation considerations:</u> sidewalks, trails, connections to multi-modal facilities | High-density residential land uses include multifamily housing types like apartments, lofts, flats, and stacked townhouses, generally with a density greater than 12 units per acre. |
| POS | Parks and Open Space | <u>Uses:</u> parks, playfields, playgrounds <u>Scale:</u> small <u>Intensity:</u> low <u>Transportation considerations:</u> sidewalks, trails, connections between uses, and connections to transit stops | Park and open space land uses include public active and passive recreation areas such as parks, playfields, playgrounds, nature areas, and golf courses. |
| GC | Golf Course | <u>Uses:</u> golf course <u>Intensity:</u> low | Golf course land uses include private golf courses, golf holes, practice ranges, and greens. |

| | Full Name | Summary | Description |
|--------------------|-------------------------------|---|--|
| <p>MU-1</p> | <p>Neighborhood Mixed-Use</p> | <p><u>Density:</u> 5–12 dwelling units/acre <u>Uses:</u> Medium-density residential, commercial, office, civic, parks and open space <u>Residential requirement:</u> none <u>Scale:</u> small to medium <u>Intensity:</u> low <u>Transportation considerations:</u> sidewalks, trails connections between neighborhoods and businesses, and connections to transit stops Floor Area Ratio: 10-30%</p> | <p>Neighborhood Mixed-Use areas are located at important neighborhood crossroads where uses will be organized into cohesive neighborhood “nodes”. These areas may incorporate a mixture of commercial and residential uses, with commercial uses preferable at block corners. <u>While very little residential development is anticipated in these areas, any new residential uses</u> should generally have a density between five and 12 units per acre. FAR conservative estimate of 10% to 30%.</p> <p>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 to adjacent residential neighborhoods while maintaining connections with sidewalks or trails. This is the most restrictive mixed-use area in terms of intensity, and it is intended for application in areas adjacent to low-density residential neighborhoods. Development will be limited in height to correspond to the surrounding neighborhood character.</p> |
| <p>MU-2</p> | <p>Community Mixed-Use</p> | <p><u>Density:</u> 10–36 dwelling units/acre <u>Uses:</u> Medium- to high-density residential, commercial, office, civic, parks and open space <u>Residential requirement:</u> 10% <u>Scale/Intensity:</u> medium <u>Transportation considerations:</u> sidewalks, trails, multi-modal facilities, connections between uses, and connections to transit stops Floor Area Ratio: 10-30%</p> | <p>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 10% of the overall mixed-use area. FAR conservative estimate of 10% to 30%.</p> <p>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.</p> |

| | Full Name | Summary | Description |
|------|-----------------------------|---|--|
| MU-3 | Corridor Mixed-Use | <p><u>Density:</u> 13–36 dwelling units/acre</p> <p><u>Uses:</u> High-density residential, commercial, office, civic, parks and open space</p> <p><u>Residential requirement:</u> 10%</p> <p><u>Scale:</u> medium</p> <p><u>Intensity:</u> high</p> <p><u>Transportation considerations:</u> strong emphasis on pedestrian, transit, and bicycle access, and connections between uses</p> <p>Floor Area Ratio: 10-30%</p> | <p>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. FAR conservative estimate of 10% to 30%.</p> <p>Corridor Mixed-Use areas promote the redevelopment of aging strip centers and under-utilized commercial sites in a manner that integrates shopping, employment, services, places to live, and/or public gathering spaces.</p> <p>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.</p> |
| MU-4 | Core Mixed-Use | <p><u>Density:</u> 20–36 dwelling units/acre</p> <p><u>Uses:</u> High-density residential, commercial, office, shopping centers</p> <p><u>Residential requirement:</u> 10%</p> <p><u>Scale:</u> large</p> <p><u>Intensity:</u> high</p> <p><u>Transportation considerations:</u> access to 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</p> <p>Floor Area Ratio: 10-30%</p> | <p>Core Mixed-Use areas are located in places with visibility and access from the regional highway system (I-35W and 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 20 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 traveling without a car. FAR conservative estimate of 10% to 30%.</p> <p>Structures found in Core Mixed-Use areas are greater 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 intra-district connectivity and multi-modal access. Limits to surface parking are encouraged.</p> |
| BRT | BRT Overlay | <p>Density: minimum 15 dwelling units/acre</p> | <p>The BRT Overlay district is located along the BRT corridor, and affects the mapped Development/Redevelopment Areas -within a half-mile of BRT stations. Underlying</p> |

| Full Name | Summary | Description |
|-----------|---|--|
| | <p><u>Uses:</u> High-density residential, commercial, office, shopping centers</p> <p><u>Scale:</u> medium-large</p> <p><u>Intensity:</u> medium-high</p> <p><u>Transportation considerations:</u> access to BRT stations, access to commercial areas from residential uses and transit hubs</p> <p><u>Floor Area Ratio:</u> 10-30%</p> | <p>primary zoning districts will govern land uses in these locations, except that any residential development occurring in the overlay must be at a minimum of 15 dwelling units per acre will be required in these areas. Residential development should be well-connected to and accessible by those traveling by BRT line transit. FAR conservative estimate of 10% to 30%</p> |

| Code | Full Name | Summary | Description |
|------|-------------------|--|---|
| E-1 | Employment | <p><u>Uses:</u> Office, business, research</p> <p><u>Scale:</u> small to medium</p> <p><u>Intensity:</u> low to medium</p> <p><u>Transportation considerations:</u> multi-modal facilities, and connections to transit stops</p> <p><u>Floor Area Ratio:</u> 10-30%</p> | <p>Employment areas include a variety of smaller-scale office uses such as business, professional, administrative, scientific, technical, research, and development services. FAR conservative estimate of 10% to 30%.</p> |
| E-2 | Employment Center | <p><u>Uses:</u> Office, business, R&D, business parks</p> <p><u>Scale:</u> medium to large</p> <p><u>Intensity:</u> medium to high</p> <p><u>Transportation considerations:</u> multi-modal facilities and connections to transit stops</p> <p><u>Floor Area Ratio:</u> 10-30%</p> | <p>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, 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. FAR conservative estimate of 10% to 30%.</p> |
| I | Industrial | <p><u>Uses:</u> manufacturing, light industrial, warehousing, distribution</p> <p><u>Scale:</u> medium to large</p> <p><u>Intensity:</u> medium to high</p> | <p>Industrial uses include manufacturing, assembly, processing, warehousing, distribution, related office uses, and truck/transportation terminals. FAR conservative estimate of 10% to 30%.</p> |

| | | | |
|----|---------------|--|--|
| | | <p><u>Transportation considerations:</u> connections to transit, freight connections to rail, highways and major corridors Floor Area Ratio: 10-30%</p> | |
| IN | Institutional | <p><u>Uses:</u> civic, school, places of worship <u>Scale:</u> medium to large <u>Intensity:</u> medium to high <u>Transportation considerations:</u> sidewalks, connections to transit, multi-modal facilities Floor Area Ratio: 10-30%</p> | <p>Institutional land uses include civic, school, library, church, cemetery, and correctional facilities on a larger scale than the low-density residential areas that traditionally surround them. FAR conservative estimate of 10% to 30%.</p> |

TABLE 4-4 FUTURE LAND USE CATEGORY BY LAND AREA

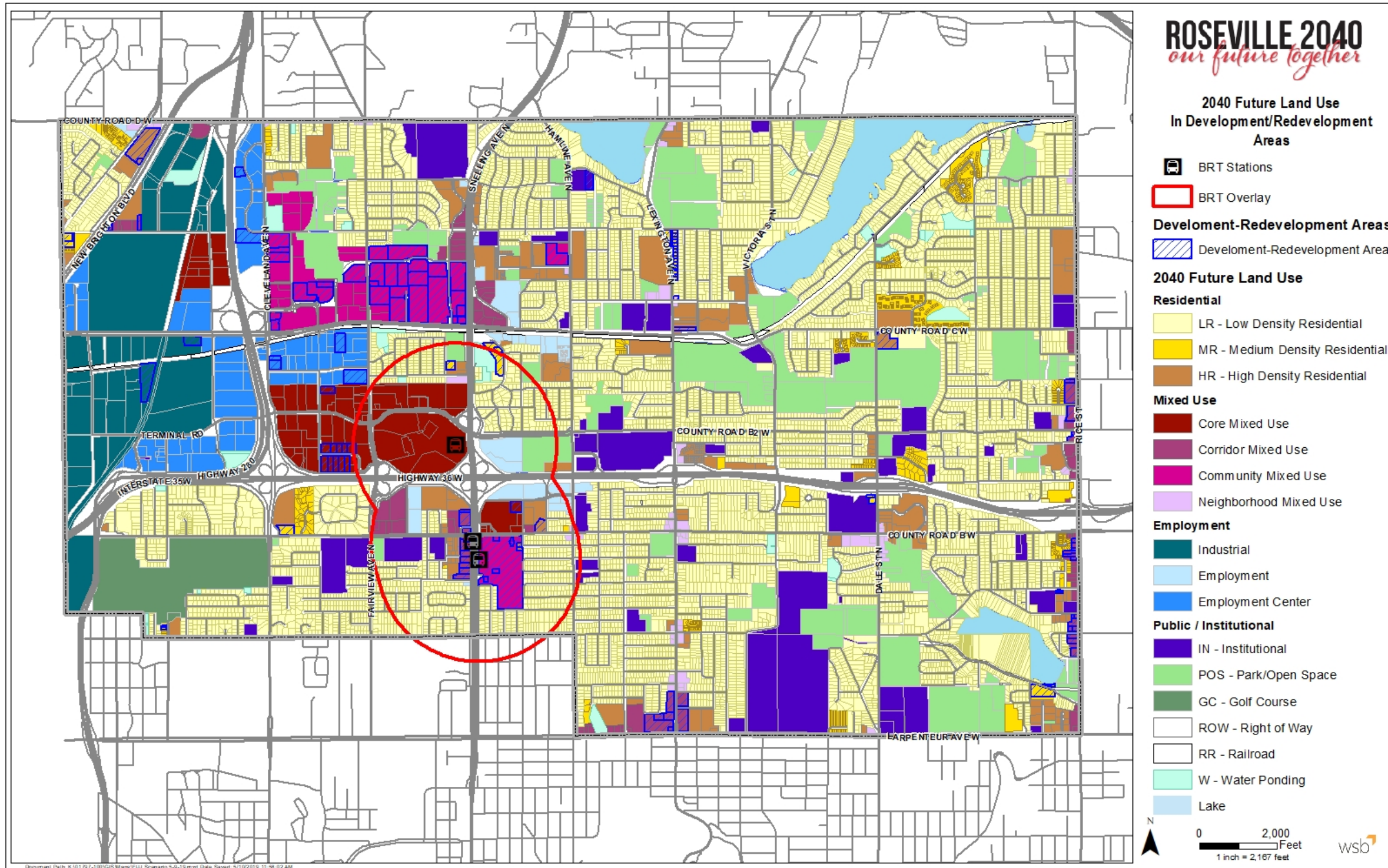
| 2040 Land Use Category | Total Acres | Percent of Total Land Area (%) |
|----------------------------|-------------------|--------------------------------|
| Low-Density Residential | 3,0560.5 | 44.68 |
| Medium-Density Residential | 155.7 | 2.3 |
| High-Density Residential | 376.7 | 5.5 |
| Neighborhood Mixed-Use | 43.42.9 | 0.6 |
| Community Mixed-Use | 263.2 | 3.9 |
| Corridor Mixed-Use | 134.98 | 2.0 |
| Core Mixed-Use | 278.1 | 4.1 |
| Employment | 85.2 | 1.2 |
| Employment Center | 283.4 | 4.1 |
| Industrial | 486.6507.8 | 7.14 |
| Institutional | 537.728.0 | 7.97 |
| Parks and Open Space | 770.7 | 11.3 |
| Golf Course | 157.0 | 2.3 |
| Right-of-Way | 20.39 | 0.3 |
| Railroad | 73.395.4 | 1.41 |
| Water Ponding | 74.0 | 1.1 |
| Lake | 20.4 | 0.3 |
| Total | 6,832.71.8 | 100.0% |

There are some apparent discrepancies in the amounts of right-of-way area depicted in land use tables in the Plan. On the Future Land Use Plan, there is very little land area planned for right-of-way, despite the fact that there is obviously more right-of-way in the City than what is shown in this table. This figure merely represents right-of-way areas that are not used for transportation purposes (i.e. Utility areas and others); all road rights-of-way were removed from the Future Land Use Plan. Also, in Roseville many roadways exist on tax parcels rather than in formally dedicated right-of-way, which accounts for some discrepancies. This accounts for the differences in Tables 4-4 and 4-1.

Future Land Use Plan

The Future Land Use Plan presented in [MAP 4-3](#) includes the future land use districts and areas likely to develop or redevelop as discussed in previous sections of this chapter.

MAP 4-3 2040 Future Land Use Plan with Likely Redevelopment Areas



Meeting Growth Expectations

As stated earlier, Roseville’s “likely development-redevelopment areas,” are identified as opportunity areas for development, redevelopment, re-use, intensification, infill, or improvement by 2040. Those areas are shown outlined in blue cross-hatch on [MAP 4-3](#) and they are critical to understanding how the City meets its growth expectations for the coming decades. These areas were identified because they fall into one of three categories:

- **Vacant land:** A very small amount of land in Roseville remains undeveloped. All parcels that were vacant when this Plan was written are included in the development-redevelopment areas.
- **Under-utilized sites:** Some sites were identified as “under-utilized”, meaning that there might be an excessive amount of parking that could be used for other uses, there could be vacant *portions* of a site that could be built out, or there might be significant vacancies within shopping centers that indicate the area is ripe for redevelopment.
- **Areas with redevelopment potential:** These areas were highlighted in public engagement efforts as needing attention, revitalization, change, or intensification of uses.

Overall, the growth expectations for Roseville through the year 2040 can be met through the identified redevelopment areas in [MAP 4-3](#). [TABLE 4-5](#) below shows the residential acreage associated with the parcels included in the redevelopment areas, as well as the land use density ranges associated with each of these residential categories. Applying the expected density ranges to the land use areas, this table demonstrates the two ways in which the likely redevelopment areas will meet Roseville’s forecasted and expected 2040 growth:

- **Overall Average Density:** Applying the *minimum* end of the density range to each residential land use category, the overall average density is the total number of expected minimum units divided by the total number of acres in the likely redevelopment areas. Roseville’s overall average density is just over 10 units per acre, which achieves the expected average for an Urban community.
- **Overall Forecasted Growth:** Applying the *midpoint* of the density range to each residential land use category, the total number of expected units from this

calculation is 1,116, which exceeds the 855 units forecasted growth from 2016 to 2040 as shown in [TABLE 4-5](#).

Note that a “10 percent” residential assumption is applied to three of the mixed-use districts in the Future Land Use Plan, as that is the amount of residential development *required* in those districts, reducing both the guided land area and the potential residential units by 90 percent in those categories.

Also note that the Neighborhood Mixed Use category is not included in this table because the City does not anticipate any residential development in these areas prior to 2040.

TABLE 4-5 RESIDENTIAL GROWTH POTENTIAL BASED ON FUTURE LAND USE DESIGNATIONS AND REDEVELOPMENT AREAS.

| Land Use Type | | TOTAL Dev. Acres | Density Range | | | Yield % | TOTAL Minimum Units | TOTAL Midpoint Units |
|----------------------|-------------------------------|------------------|---------------|------|-----|---------|---------------------|----------------------|
| | | | Min | Mid | Max | | | |
| 2040 Future Land Use | Medium-Density Res | 16.12 | 5 | 8.5 | 12 | 100% | 81 | 137 |
| | High-Density Res | 17.69 | 13 | 24.5 | 36 | 100% | 230 | 433 |
| | Community Mixed-Use | 170.91 | 10 | 23 | 36 | 10% | 171 | 393 |
| | Corridor Mixed-Use | 44.43 | 13 | 24.5 | 36 | 10% | 58 | 109 |
| | Core Mixed-Use | 15.73 | 20 | 28 | 36 | 10% | 31 | 44 |
| Guided Total | | 56.920.90 | | | | | 571 | 1,116 |
| | Community Designation Density | 10.0311.21 | | | | | | |

Looking once again at the likely redevelopment areas identified in the 2040 guide plan, the following table, [TABLE 4-6](#), summarizes the commercial and industrial redevelopment acreage in the city and translates this acreage into employment potential. In total, redevelopment of the identified commercial, industrial, and mixed-use opportunity areas could yield up to 5,07099 new jobs in Roseville by the year 2040, exceeding the Metropolitan Council forecast of approximately 4,000 new jobs in Roseville by 2040 ([TABLE 4-2](#)). That is a maximum number, however, which would assume complete redevelopment of all areas shown on the Future Land Use Map and does not account for the number of jobs located on the sites (such as HarMar Mall) as they existed at the time this Plan was written. Once again, the Neighborhood Mixed Use Category is not shown in this table because the City does not anticipate any redevelopment of these areas prior to 2040.

Employment projections (shown below in table 4-6) are based on averages of data on Space Requirements for Employee by Development Type from, Economic And Planning Systems, Inc. (2016). Floor area ratios were determined based on a survey of commercial, office and industrial sites around the metro area.

TABLE 4-6 POTENTIAL EMPLOYEE YIELD IN NON-RESIDENTIAL FUTURE LAND USE CATEGORIES

| Future Land Use | Acres | Yield | F.A.R. | New Sq. Footage | Area Per Employee | Employee Yield |
|-----------------------------------|----------------|-----------------|----------------|-------------------|-------------------|----------------|
| Neighborhood Mixed Use | 1.3 | 100% | 20% | 11,648 | 400 | 29 |
| Community Mixed-Use | 170.9 | 90% | 20% | 1,340,089 | 400 | 3,350 |
| Corridor Mixed-Use | 44.4 | 90% | 20% | 348,330 | 400 | 871 |
| Core Mixed-Use | 15.7 | 90% | 20% | 123,345 | 400 | 308 |
| Employment | 0.0 | 100% | 20% | - | 400 | - |
| Employment Center | 17.7 | 100% | 20% | 153,949 | 400 | 385 |
| Industrial | 8.9 | 100% | 20% | 77,815 | 500 | 156 |
| Tptal | | | | | | 5,07099 |

Staging of Redevelopment out to 2040

As shown in [TABLE 4-2](#), Roseville has already achieved its 2040 forecasted population growth, according to 2016 Metropolitan Council estimates, but still has 855 units of forecasted household growth between now and 2040. These additional households can be accounted for in the redevelopment areas shown on the Future Land Use Plan. The City has identified specific areas for revitalization and redevelopment based on community input that are shown on [MAP 4-3](#) and discussed in more detail in the Economic Development chapter of this Plan. These areas might not redevelop by completely removing everything that is currently on the sites, but these are sites where the City believes additional development – or reuse of existing structures – is appropriate.

The staging of that development is difficult to predict in Roseville, given the changing nature of the retail environment, where many of the redevelopment sites are located, and the special studies (such as the Rice-Larpenteur Gateway Area Vision Plan) underway. Assuming steady growth over the next two decades, the City can expect redevelopment overall to be spread fairly evenly between the 2020 – 2030 and 2030 – 2040 decades. This pattern is reflected in [TABLE 4-7](#).

TABLE 4-7 REDEVELOPMENT STAGING TABLE

| | Land Use Type | TOTAL Dev. Acres | Acres 2019-2020 | Acres 2020-2030 | Acres 2031-2040 | Density Range | | | Yield % | TOTAL Minimum | | | TOTAL Midpoint | | | | |
|----------------------|---------------------|------------------|-----------------|-----------------|-----------------|---------------|------------|------------|------------|---------------|------------|------------|----------------|------------|------------|-------------|-------|
| | | | | | | Min | Mid | Max | | 2019-2020 | 2021-2030 | 2031-2040 | Units | 2019-2020 | 2021-2030 | 2031-2040 | Units |
| 2040 Future Land Use | Medium Density Res | 16.12 | 0 | 8.06 | 8.06 | 5 | 8.5 | 12 | 100% | 0 | 40 | 40 | 81 | 0 | 69 | 69 | 137 |
| | High Density Res | 17.69 | 0 | 8.85 | 8.85 | 13 | 24.5 | 36 | 100% | 0 | 115 | 115 | 230 | 0 | 217 | 217 | 433 |
| | Community Mixed Use | 170.91 | 0 | 85.46 | 85.46 | 10 | 23 | 36 | 10% | 0 | 85 | 85 | 171 | 0 | 197 | 197 | 393 |
| | Corridor Mixed Use | 44.43 | 0 | 22.21 | 22.21 | 13 | 24.5 | 36 | 10% | 0 | 29 | 29 | 58 | 0 | 54 | 54 | 109 |
| | Core Mixed Use | 15.73 | 0 | 7.87 | 7.87 | 20 | 28 | 36 | 10% | 0 | 16 | 16 | 31 | 0 | 22 | 22 | 44 |
| Guided Total | | 56.92 | 0 | 285 | 285 | 0 | 285 | 285 | 571 | 0 | 285 | 285 | 571 | 558 | 558 | 1116 | |

| | |
|---|-------|
| Community Designation Density | 10.03 |
| Total expected housing units | 1,116 |
| Units considered affordable (≥12 du/ac in 2021-2030 decade) | 245 |

FIGURE 5-3 SOURCE: AMERICAN COMMUNITY SURVEY 2015 ESTIMATES

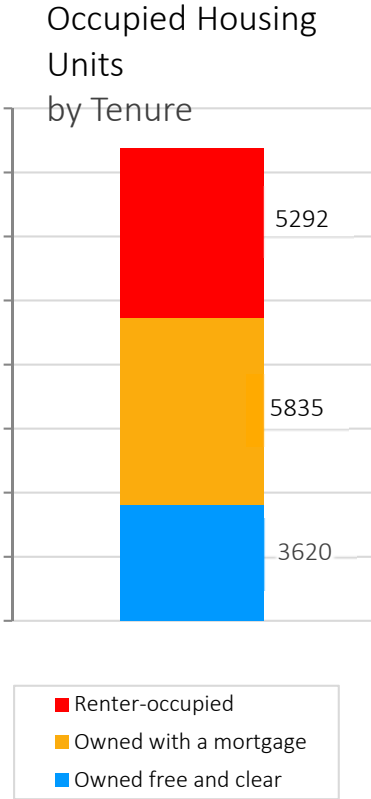


FIGURE 5-5 SOURCE: ACS 2011-2015 ESTIMATES

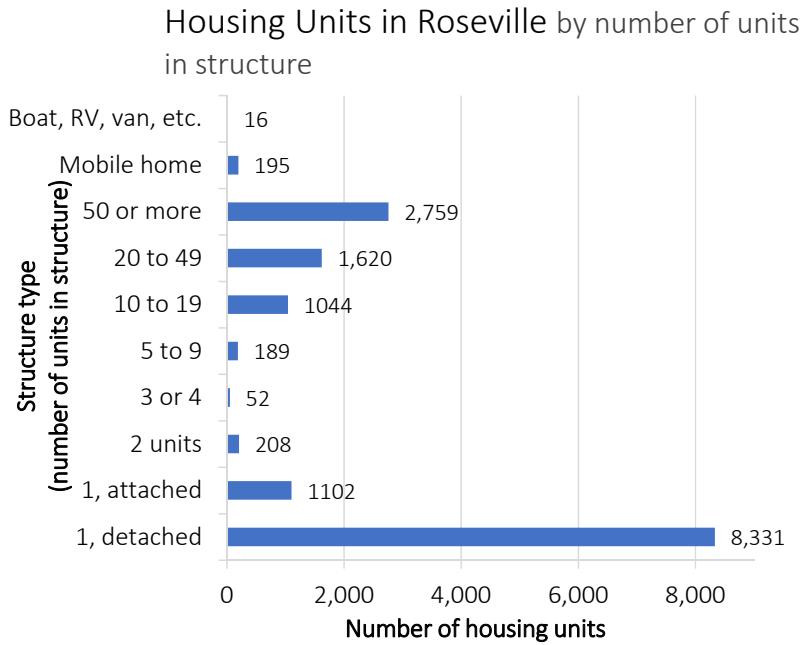
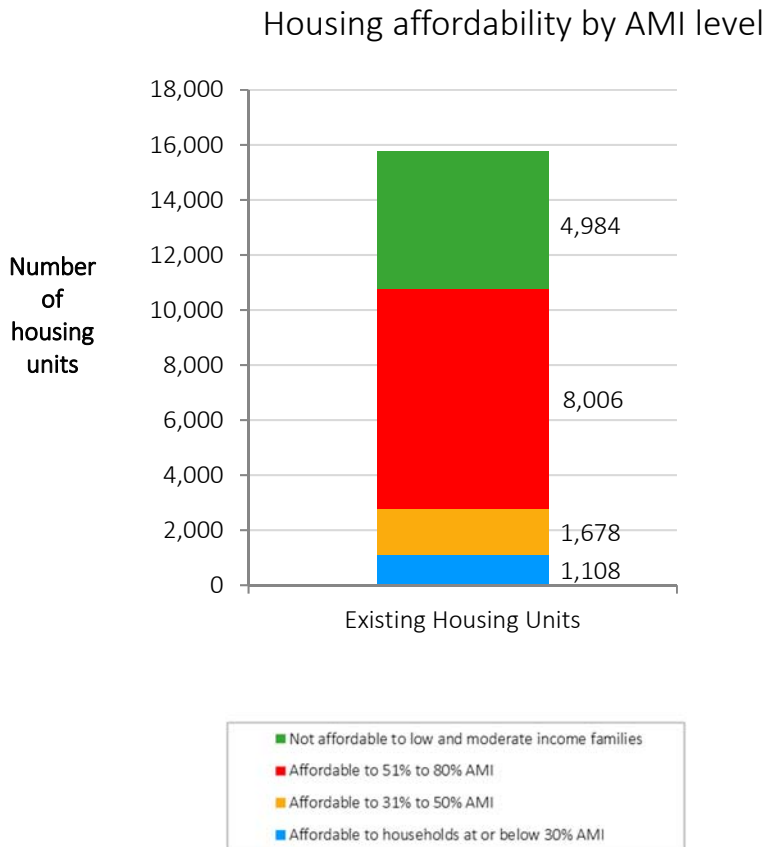


FIGURE 5-8 SOURCE: METROPOLITAN COUNCIL 2016 HOUSING ASSESSMENT FOR ROSEVILLE, WHICH IS BASED ON A COMBINATION OF REGIONAL HOUSING STOCK ESTIMATES AND ADJUSTED ACS 2011-2015 ESTIMATES.



On page 20, “Meeting the Regional Affordable Housing Allocation Share”

Housing calculations from [TABLE 5-3 AND TABLE 5-4](#) indicate that Roseville has guided sufficient high-density land at a minimum of ~~812~~ units per acre to produce ~~1,221~~245 units of housing at affordable densities in the 2021-2030 decade, which well exceeds the Metropolitan Council’s affordable housing allocation of 120 units.

It is important to note that Roseville’s current housing stock of single-family homes provides a source of affordable housing to new home-buyers moving into the city beyond the new development counted toward the Metropolitan Council’s allocation. The smaller single-family homes constructed in the 1950s, 60s, and 70s (making up the vast majority of the single-family homes in the city), will be available to new home-buyers as older residents move out of those homes and seek other housing options in the coming decades.

Of the 4,661 acres guided residential in Roseville, only 50.9 of these acres are expected to be re-developable within the 2040 planning horizon. Affordable densities, as defined by the Metropolitan Council, are those with a minimum range of ~~812~~ units per acre and above, which means that all high-density residential and mixed-use redevelopment areas expected to develop within the 2021-2030 decade qualify as affordable housing, using the minimum-density to calculate unit potential, as directed by the Metropolitan Council. [TABLE 5-4](#) below summarizes the residential redevelopment potential from the land use chapter, and highlights with a red outline the units that would be considered affordable to meet Roseville’s regional affordable allocation.

TABLE 5-3 TOTAL GUIDED RESIDENTIAL ACREAGE IN ROSEVILLE 2040 FUTURE LAND USE¹

| Land Use Category | Residential Land Uses | Total Guided Residential Acres |
|--|---|--------------------------------|
| Low Density Residential (1.5-8 units/acre) | <ul style="list-style-type: none"> • Detached housing units • Two family • Duplexes | 3,0 <u>50.5</u> |
| Medium-Density Residential (5-12 units/acre) | <ul style="list-style-type: none"> • Small lot detached single-family homes • Townhomes • Condominiums • Duplexes • Row houses | <u>155.774</u> |
| High-Density Residential | <ul style="list-style-type: none"> • Apartments • Lofts • Stacked townhomes | <u>376.7718</u> |

¹ Note that Neighborhood Mixed Use (MU-1) is not included in this table because the City does not expect to see residential development in this area (although it is permitted)

| | | | |
|--|----------------------|--|---------|
| | Community Mixed- Use | <ul style="list-style-type: none">• Attached housing similar to medium- and high-density categories above.• Residential uses mixed with commercial uses at a minimum of 10% total area. | 263,24 |
| | Corridor Mixed- Use | <ul style="list-style-type: none">• Attached housing similar to medium- and high-density categories above.• Residential uses mixed with commercial uses at a minimum of 10% total area. | 134.96 |
| | Core Mixed-Use | <ul style="list-style-type: none">• Attached housing similar to medium- and high-density categories above.• Residential uses mixed with commercial uses at a minimum of 10% total area. | 271.880 |

TABLE 5-4 – FUTURE LAND USE STAGING

| | Land Use Type | TOTAL Dev. Acres | Acres 2019-2020 | Acres 2020-2030 | Acres 2031-2040 | Density Range | | | Yield % | TOTAL Minimum | | | TOTAL Midpoint | | | | |
|--|---------------------|------------------|-----------------|-----------------|-----------------|---------------|------|-----|---------|---------------|------------|------------|----------------|-----------|------------|------------|-------------|
| | | | | | | Min | Mid | Max | | 2019-2020 | 2021-2030 | 2031-2040 | Units | 2019-2020 | 2021-2030 | 2031-2040 | Units |
| 2040 Future Land Use | Medium Density Res | 16.12 | 0 | 8.06 | 8.06 | 5 | 8.5 | 12 | 100% | 0 | 40 | 40 | 81 | 0 | 69 | 69 | 137 |
| | High Density Res | 17.69 | 0 | 8.85 | 8.85 | 13 | 24.5 | 36 | 100% | 0 | 115 | 115 | 230 | 0 | 217 | 217 | 433 |
| | Community Mixed Use | 170.91 | 0 | 85.46 | 85.46 | 10 | 23 | 36 | 10% | 0 | 85 | 85 | 171 | 0 | 197 | 197 | 393 |
| | Corridor Mixed Use | 44.43 | 0 | 22.21 | 22.21 | 13 | 24.5 | 36 | 10% | 0 | 29 | 29 | 58 | 0 | 54 | 54 | 109 |
| | Core Mixed Use | 15.73 | 0 | 7.87 | 7.87 | 20 | 28 | 36 | 10% | 0 | 16 | 16 | 31 | 0 | 22 | 22 | 44 |
| Guided Total | | 56.92 | | | | | | | | 0 | 285 | 285 | 571 | | 558 | 558 | 1116 |
| Community Designation Density | | | | | | 10.03 | | | | | | | | | | | |
| Total expected housing units | | | | | | 1,116 | | | | | | | | | | | |
| Units considered affordable (≥12 du/ac in 2021-2030 decade) | | | | | | 245 | | | | | | | | | | | |

On page 25, from “Existing Housing Needs “

4. Roseville, along with many urban communities, is at risk of losing its naturally occurring affordable housing to redevelopment.

Roseville has large share of housing that is considered affordable by way of “naturally occurring” means. Typically, naturally occurring affordable housing comprises older attached and multifamily housing that may have deferred maintenance needs or is of an older or obsolete style. Naturally occurring affordable housing is an important source of housing affordability in many Twin Cities urban communities but requires a careful, balanced approach. All residents have a right to live in safe and well-maintained housing, but investments in maintenance and other upgrades (including redevelopment) can contribute to the loss of housing affordability in a community.

[Manufactured Housing Communities are also an important and vulnerable source of naturally occurring affordable housing. The City may use any of the affordable housing preservation strategies identified in the Housing Tools matrix to preserve the existence, availability and affordability of these housing types.](#)

On page 29, from “Strategies for Affordable Housing”

Cities also have discretion over their zoning, regulatory, and land use policies. Roseville must systematically review its zoning and other City codes to ensure that the regulatory environment is favorable to affordable housing development and consider amending policies that present barriers to affordable housing development. One of the strategies identified in the Land Use and Housing Action Items (Chapter 4) is to revise the commercial zoning districts to reflect the mixed-use development priorities expressed in this Plan. Another is to promote and support transit-oriented development and redevelopment near existing and future transit corridors. These and other strategies may be considered and implemented directly by the City to help encourage affordable housing production.

[Manufactured Housing Communities are also an important and vulnerable source of naturally occurring affordable housing. The City may use any of the affordable housing preservation strategies identified in the Housing Tools matrix to preserve the existence, availability and affordability of these housing types.](#)

Planned Functional Classification

Several functional classification changes are recommended in response to changes in traffic patterns, development patterns, and increased population and employment in the city. Planned functional classification changes are listed below.

In recognition of the actual role that the roadway serves, and in order for this segment to be eligible for federal transportation grants, the City proposes to change the following segment **from a B-Minor Arterial to an A-Minor Reliever**:

- Fairview Avenue north of County Road B

The City recognizes that this change request must be made to the Transportation Advisory Board (TAB).

TABLE 7-5 CITY OF ROSEVILLE LAND USE PLAN ALLOCATION OF FORECASTS BY TAZ

| TAZ | 2010 Census | | | 2020 Forecast | | | 2030 Forecast | | | 2040 Forecast | | |
|-------|-------------|------------|------------|---------------|------------|------------|---------------|------------|------------|---------------|------------|------------|
| | Population | Households | Employment | Population | Households | Employment | Population | Households | Employment | Population | Households | Employment |
| 1733* | 138 | 52 | 31 | 138 | 52 | 31 | 138 | 52 | 31 | 138 | 52 | 31 |
| 1734* | 780 | 28 | 617 | 821 | 28 | 672 | 886 | 28 | 673 | 930 | 28 | 675 |
| 1740* | 73 | 25 | 22 | 73 | 25 | 22 | 73 | 25 | 22 | 73 | 25 | 22 |
| 1841 | 1902 | 822 | 95 | 1881 | 842 | 95 | 1830 | 859 | 95 | 1859 | 875 | 95 |
| 1842 | 1034 | 397 | 1215 | 1068 | 416 | 1215 | 1089 | 424 | 1277 | 1152 | 451 | 1320 |
| 1843 | 1440 | 597 | 620 | 1428 | 597 | 620 | 1430 | 598 | 631 | 1418 | 599 | 642 |
| 1844 | 496 | 231 | 1 | 492 | 231 | 1 | 492 | 231 | 1 | 492 | 231 | 1 |
| 1845 | 528 | 229 | 15 | 528 | 229 | 15 | 528 | 229 | 15 | 528 | 229 | 15 |
| 1846 | 2548 | 1140 | 96 | 2543 | 1190 | 96 | 2543 | 1211 | 96 | 2543 | 1211 | 96 |
| 1847 | 329 | 121 | 4 | 329 | 121 | 4 | 329 | 121 | 4 | 300 | 121 | 4 |
| 1848 | 1558 | 658 | 384 | 1645 | 675 | 384 | 1730 | 693 | 393 | 1735 | 728 | 402 |
| 1849 | 1312 | 613 | 378 | 1309 | 613 | 378 | 1309 | 613 | 378 | 1278 | 613 | 378 |
| 1850 | 814 | 342 | 140 | 814 | 356 | 140 | 759 | 361 | 140 | 777 | 373 | 140 |
| 1851 | 374 | 153 | 5 | 369 | 153 | 5 | 369 | 153 | 5 | 343 | 153 | 5 |
| 1852 | 601 | 255 | 155 | 589 | 255 | 155 | 559 | 255 | 155 | 539 | 255 | 155 |
| 1853 | 4 | 2 | 204 | 4 | 2 | 204 | 4 | 2 | 204 | 4 | 2 | 185 |
| 1854 | 67 | 48 | 678 | 82 | 48 | 678 | 77 | 48 | 678 | 74 | 48 | 678 |
| 1855 | 724 | 373 | 386 | 750 | 407 | 386 | 719 | 423 | 386 | 719 | 452 | 386 |
| 1856 | 1468 | 735 | 2126 | 1486 | 737 | 2126 | 1482 | 742 | 2189 | 1496 | 749 | 2200 |
| 1857* | 921 | 332 | 19 | 904 | 338 | 19 | 894 | 341 | 19 | 894 | 347 | 19 |
| 1858 | 799 | 411 | 336 | 830 | 426 | 336 | 785 | 432 | 456 | 782 | 439 | 551 |
| 1859 | 0 | 0 | 2038 | 0 | 0 | 2350 | 195 | 100 | 2700 | 390 | 147 | 3050 |
| 1860 | 518 | 243 | 1372 | 518 | 243 | 1253 | 530 | 248 | 1071 | 542 | 253 | 1083 |
| 1861 | 0 | 0 | 2651 | 0 | 0 | 2972 | 0 | 0 | 2976 | 0 | 0 | 2988 |
| 1862 | 5 | 5 | 1287 | 5 | 5 | 1400 | 41 | 22 | 1408 | 77 | 39 | 1460 |
| 1863 | 0 | 0 | 2874 | 0 | 0 | 2874 | 4 | 2 | 2997 | 8 | 4 | 3023 |
| 1864 | 293 | 83 | 2031 | 315 | 143 | 2150 | 306 | 143 | 2324 | 357 | 148 | 2475 |
| 1865 | 299 | 111 | 35 | 480 | 246 | 575 | 497 | 255 | 575 | 453 | 255 | 580 |
| 1866 | 0 | 0 | 1199 | 0 | 0 | 1342 | 0 | 0 | 1350 | 0 | 0 | 1329 |
| 1867* | 155 | 98 | 2988 | 155 | 98 | 42003200 | 159 | 100 | 3705205 | 163 | 102 | 3225 |

| TAZ | 2010 Census | | | 2020 Forecast | | | 2030 Forecast | | | 2040 Forecast | | |
|---------------------------------------|---------------|---------------|---------------|--------------------------------|---------------|--------------------------------|--------------------------------|---------------|--------------------------------|--------------------------------|---------------|--------------------------------|
| | Population | Households | Employment | Population | Households | Employment | Population | Households | Employment | Population | Households | Employment |
| 1868 | 948 | 460 | 161 | 109 78 | 598 | 161 | 109 88 | 635 | 161 | 124 05 | 702 | 161 |
| 1869 | 0 | 0 | 1826 | 0 | 0 | 1880 | 0 | 0 | 1914 | 0 | 0 | 3002 2002 |
| 1870 | 0 | 0 | 1425 | 0 | 0 | 1925 425 | 0 | 0 | 1425 | 0 | 0 | 1425 |
| 1871 | 454 | 172 | 100 | 441 | 172 | 100 | 405 | 172 | 100 | 364 | 172 | 79 |
| 1872 | 439 | 186 | 86 | 439 | 186 | 86 | 396 | 191 | 86 | 375 | 193 | 86 |
| 1873 | 697 | 267 | 48 | 693 | 272 | 205 | 643 | 275 | 210 | 597 | 277 | 225 |
| 1874 | 400 | 238 | 19 | 400 | 242 | 19 | 422 | 247 | 19 | 444 | 256 | 19 |
| 1875 | 454 | 256 | 2579 | 454 | 256 | 2600 | 464 | 261 | 3500 2500 | 474 | 266 | 2994 494 |
| 1876 | 913 | 402 | 350 | 109 13 | 408 | 350 | 109 34 | 412 | 400 | 109 55 | 422 | 400 |
| 1877 | 762 | 297 | 798 | 810 | 368 | 998 | 880 | 389 | 1150 | 958 | 409 | 1250 |
| 1878 | 338 | 184 | 1188 | 338 | 195 | 1188 | 395 | 211 | 1207 | 452 | 238 | 1226 |
| 1879 | 397 | 166 | 48 | 397 | 166 | 48 | 397 | 170 | 48 | 397 | 174 | 48 |
| 1880 | 961 | 385 | 35 | 884 | 385 | 35 | 890 | 392 | 35 | 902 | 392 | 35 |
| 1881 | 601 | 235 | 57 | 498 | 239 | 57 | 496 | 243 | 57 | 499 | 243 | 57 |
| 1882 | 429 | 172 | 17 | 429 | 175 | 17 | 358 | 175 | 17 | 357 | 175 | 17 |
| 1883 | 230 | 112 | 91 | 230 | 112 | 91 | 240 | 116 | 91 | 250 | 120 | 91 |
| 1884 | 2431 | 1211 | 419 | 324 75 | 1235 | 462 | 325 12 | 1262 | 470 | 324 76 | 1270 | 495 |
| 1888 | 1216 | 432 | 100 | 150 92 | 458 | 100 | 150 05 | 461 | 100 | 150 15 | 466 | 100 |
| 1889 | 800 | 346 | 136 | 768 | 346 | 136 | 768 | 352 | 136 | 745 | 352 | 136 |
| 1890 | 802 | 452 | 381 | 802 | 459 | 406 | 819 | 466 | 444 | 826 | 472 | 460 |
| 1891 | 1208 | 546 | 832 | 172 03 | 552 | 832 | 172 31 | 559 | 870 | 152 45 | 572 | 875 |
| 1896* | 0 | 0 | 406 | 0 | 0 | 406 | 0 | 0 | 406 | 0 | 0 | 406 |
| 2040 Land Use Plan Totals | 33,660 | 14,623 | 35,104 | 33,800 | 15,300 | 38,8007,300 | 34,00036,200 | 15,700 | 39,8008,300 | 34,50036,700 | 16,100 | 430,8009,300 |
| Metropolitan Council Forecasts | 33,660 | 14,623 | 35,104 | 33,80036,000 | 15,300 | 37,30038,800 | 34,00036,200 | 15,700 | 38,30039,800 | 34,50036,700 | 16,100 | 39,30040,800 |

8. TRANSIT

Roseville is located within the Transit Capital Levy District as shown in the Metropolitan Council 2040 TPP. The TPP further classifies the metropolitan area into transit markets based on demographic and urban design factors. Much of Roseville is located in Market Area III, but there are some pockets of the city located within Market Area II. Transit service in Market Area III is primarily commuter express bus service with some fixed-route local service providing basic coverage. General public dial-a-ride services are available where fixed-route service is not viable. Market Area II generally supports fixed-route transit, but at lower frequencies or shorter service spans than provided in Market Area I.

The A Line rapid bus line, which opened in 2016, provides a frequent transit connection between the Rosedale Transit Center in Roseville and the 46th Street Blue Line Light Rail station in Minneapolis, traveling along Snelling Avenue, Ford Parkway, and 46th Street. Future A Line BRT extensions may continue to the future Rice Creek Commons in Arden Hills as development occurs. The extension would continue up Snelling Avenue to County Road E, to Lexington Avenue, To Highway 96 and into the Rice Creek Commons Development. In addition to Rosedale Center, another station is located at the intersection of Snelling Avenue and County Road B. In addition to the A Line, there are 21 bus routes that operate within Roseville, including eight that provide urban local service, five that provide suburban local service, and eight that provide express service. The bus routes that serve Roseville provide a mix of frequencies and types of service. Some routes operate every 30 minutes or every hour during the day and evening (i.e., urban local buses) while others provide limited-stop service and operate only during peak commuting times (i.e., express buses). Some routes operate more often than 30 minutes per-hour, such as Route 84 which operates every 10 minutes. Fixed-route bus service in Roseville is summarized in [TABLE 7-7](#) and shown on [MAP 7-15](#). Note that several bus routes pass through Roseville on TH 36 or I-35W and do not include any stops within the city.

In addition to the fixed-route transit options, Roseville is also served by Anoka County Transit Link, a dial-a-ride service for the general public (Ramsey County is served by Anoka County Transit Link). Transit Link provides connections to destinations within Ramsey County. Transit Link also connects to regular route transit for trips within the metro area, including outside of Ramsey County. The City is also served by Metro Mobility by Metro Transit, a shared ride public transportation service for certified riders who are unable to use regular fixed-route buses due to a disability or health condition. Trips are provided for any purpose. Roseville residents also have opportunities to participate in the Metro Vanpool program. This program provides financial assistance for vanpools to serve areas with limited regular-route transit service.

Coordination with ~~Regional Facilities/Entities~~ Ramsey County

~~Regional~~ Ramsey County's facilities in Roseville are a valued assets to the park and recreation system and were recognized as part of the 2010 Master Plan. ~~Regional facilities include (refer to MAP 8-4):~~

- ~~1. McCarrons Lake County Park~~
- ~~2. Josephine County Park~~
- ~~3. County trails~~
- ~~4. The Guidant John Rose Minnesota OVAL~~

Continued and expanded coordination with Ramsey County has occurred since 2010, including the recent joint meeting between the Roseville and Ramsey County Parks and Recreation Commissions, aimed at creating more synergy between the facilities and programs provided by both entities.

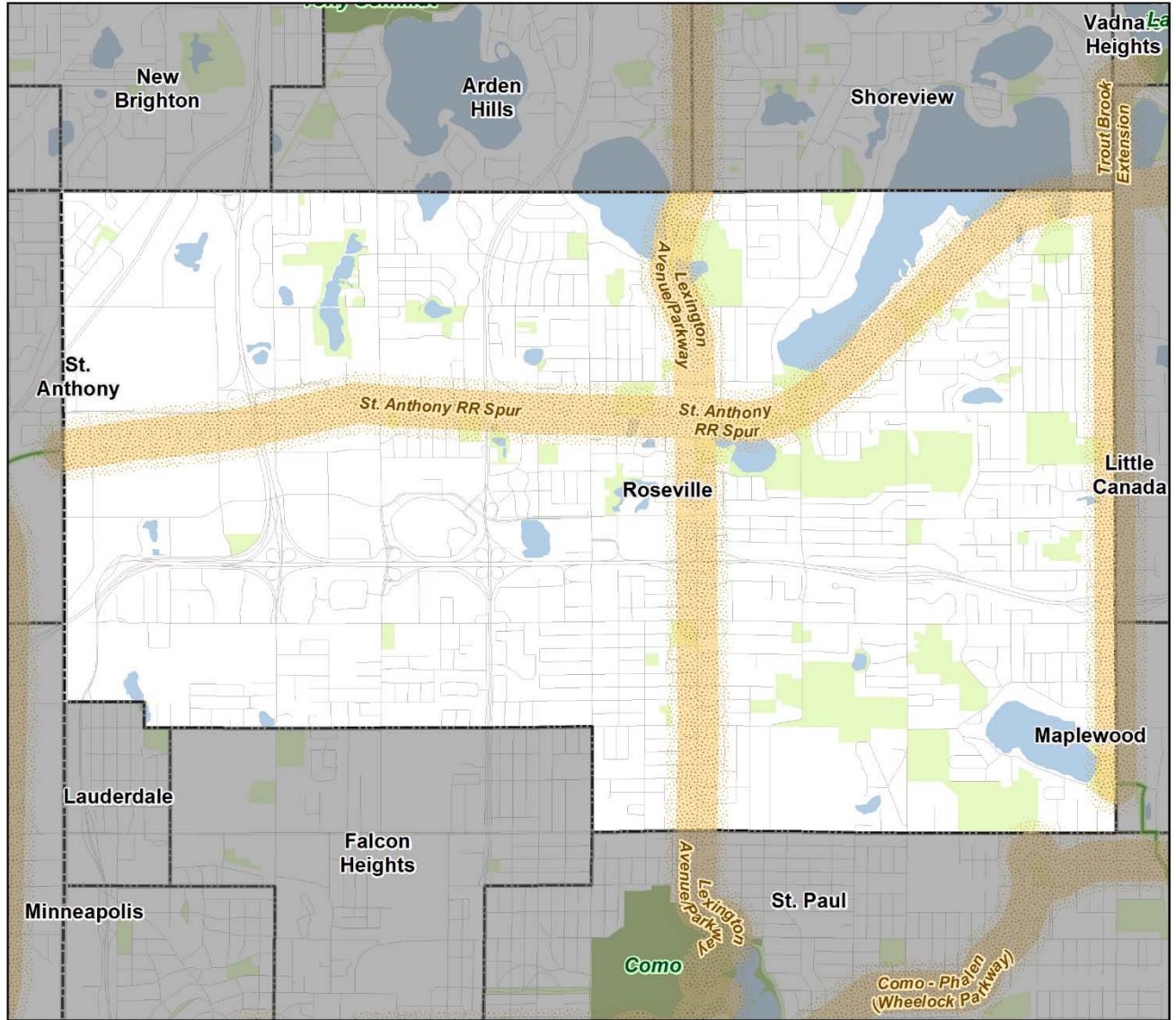
Roseville has partnered with the Active Living Ramsey Communities initiative for over ten years. This initiative improves health through community engagement. It promotes and creates environments that make it safe and easy for everyone to integrate physical activity into their daily routine. The City will continue collaborating to encourage walking, biking, and active living as a way of life throughout the ~~City~~ city and ~~County~~ county.

Regional Trail Search Corridors

There are three regional trail search corridors that are within (or coincide with) the City's ~~Roseville's~~ borders. These are shown on ~~Map 8-54~~ . Regional trail search corridors consist of 45 proposed regional trails throughout the 7-county metro region that do not yet have alignments approved by the Metropolitan Council. They are not yet eligible for Regional Parks system for acquisition; however regional park implementing agencies are being encouraged to prepare master plans for these trails.

MAP 8-4 REGIONAL TRAIL SEARCH CORRIDORS

Regional Parks System City of Roseville, Ramsey County



Regional Parks

- Existing
- In Master Plan
- Planned Parks and Reserves

Regional Trails

- Existing Regional Trails
- Planned Regional Trails
- Regional Trail Corridor Land

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustments
- Search Areas
- Regional Trail Search Corridors
- Regional Trails - 2040 System Additions

- Minnesota Valley National Wildlife Refuge
- State Parks
- State Wildlife Management Areas (Publicly Accessible)
- Scientific and Natural Areas (SNA)
- Other Parks and Preserves
- Existing State Trails
- Street Centerlines (NCompass)
- Lakes and Major Rivers

| Goal | Action or Strategy | Who | When | Ongoing? | How (\$) |
|--|---|-----------------------------|-------------|----------|--|
| Establish public-private partnerships to ensure life-cycle housing throughout that city to attract and retain a diverse mix of people, family types, economic statuses, ages, etc. | Explore local fair housing policy options. | Community Development staff | Long-term | X | MN Housing Consolidated RFP, City funds |
| | Administer policies regarding financial or procedural incentives for developers. | Community Development staff | Medium-term | X | |
| Employ flexible zoning for property redevelopment to meet broader housing goals such as density, open space, and lot size. | Administer policies regarding financial or procedural incentives for developers. | Community Development staff | Medium-term | X | City funds |
| | Create a BRT Overlay district to increase housing density within a half-mile of BRT stations. ... | Community Development staff | Short-term | | City funds |
| | Review zoning and subdivision policies. | Community Development staff | Short-term | | City funds |
| Develop design guidelines to support new or renovated housing that contributes to the physical character of the neighborhood, healthy living, and environmental and economic sustainability. | Review zoning and subdivision policies. | Community Development staff | Short-term | | City funds |
| Explore opportunities to encourage smaller and more “non-traditional” housing development, including opportunities to address the lack of housing in the “missing middle” styles. | Look for opportunities for site assembly and/or land banking. | Community Development staff | Long-term | X | TIF, tax abatement, housing bonds, development authorities, MHFA funding, LCDA grants, MN Housing Consolidated RFP, 4(d) tax program |
| | Administer policies regarding financial or procedural incentives for developers. | Community Development staff | Medium-term | X | |
| | Review zoning and subdivision policies. | Community Development staff | Short-term | | |
| | Support developer use of LIHTC. | Community Development staff | Short-term | X | |

TABLE 13-9 ROSEVILLE IMPLEMENTATION MATRIX: SANITARY SEWER

| Goal | Action or Strategy | Who | When | Ongoing? | How (\$) |
|---|---|--------------------|-------------|----------|---------------------|
| Sanitary Sewer | | | | | |
| Provide efficient and high-quality public facilities, services, and infrastructure. | Provide reliable and high-quality sanitary sewer facilities. | Public Works staff | Ongoing | X | Sanitary Sewer Fund |
| | Work to provide efficient and cost-effective services through ongoing evaluation and intergovernmental coordination. | Public Works staff | Ongoing | X | Sanitary Sewer Fund |
| | Maintain an up-to-date emergency preparedness plan. | Public Works staff | Short-term | X | Sanitary Sewer Fund |
| | Work to reduce inflow and infiltration into the City’s sanitary sewer system. | Public Works staff | Ongoing | X | Sanitary Sewer Fund |
| | Prepare long-term plans to identify, prioritize, and determine the costs to maintain and/or replace City sanitary sewer facilities. | Public Works staff | Medium-term | X | Sanitary Sewer Fund |
| | Utilize the CIP and annual budgeting processes for prioritizing major public expenditures. | Public Works staff | Ongoing | X | Sanitary Sewer Fund |

CURRENT ZONING MAP AND PROJECTED CHANGES

Based on the revised future land use plan, there are several changes to the zoning map and districts that the City will undertake to make zoning consistent with the 2040 Comprehensive Plan. The current City Zoning Map is shown in Map 13-1 along with a summary of the current districts. A description of the significant changes to ensure compatibility with the 2040 Plan is as follows:

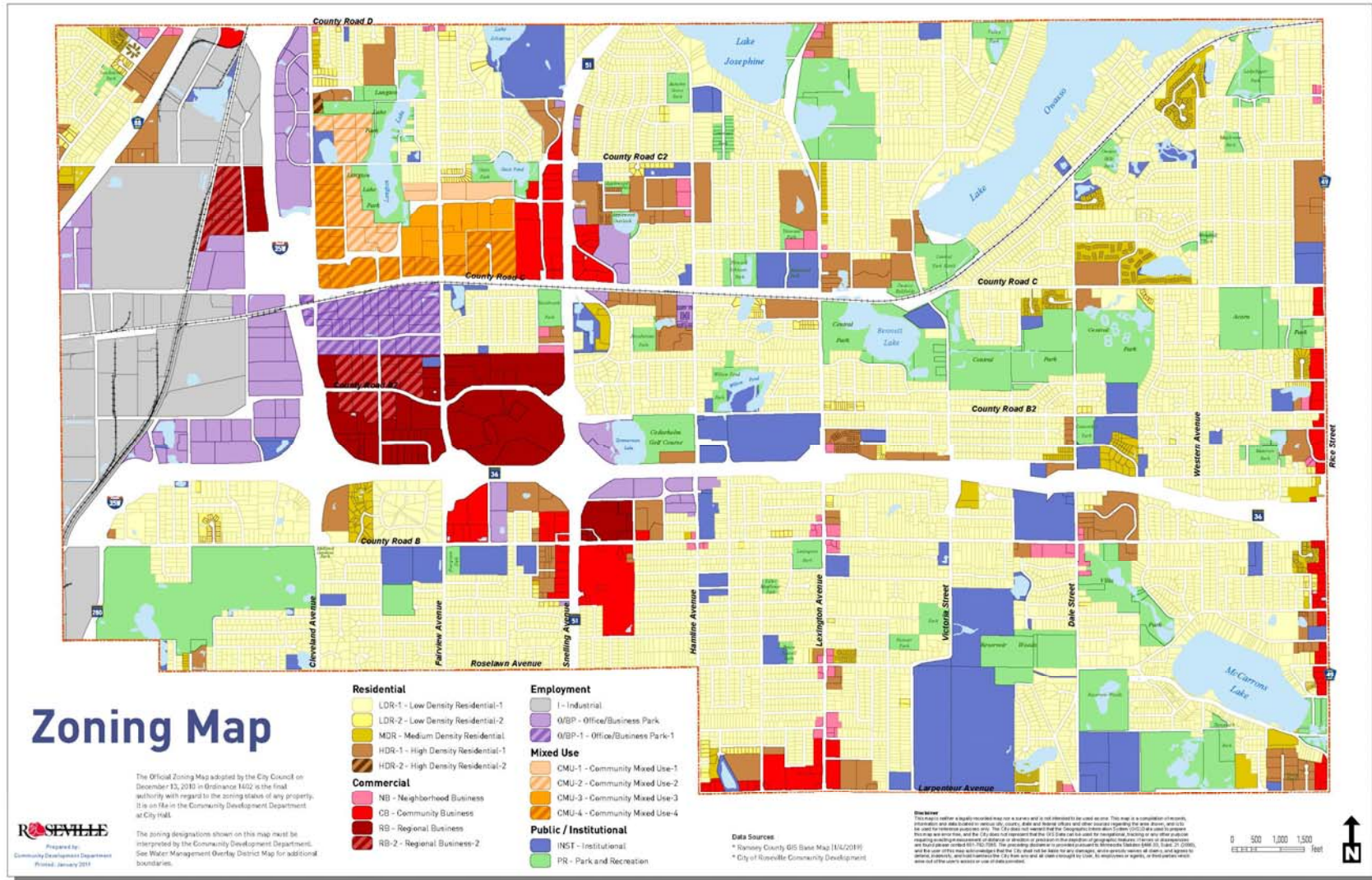
- Existing commercial districts (Community Business, Neighborhood Business, Regional Business) need to be rewritten or replaced to reflect the new mixed-use classifications.
- Several sites on the zoning map need to be changed from Community Business to Community Mixed Use, including areas:

- ~~To the southwest of Snelling Avenue and Highway 36 west of Snelling, large area currently Community Business on Zoning Map. Needs to be changed to Community Mixed Use to match FLU.~~
- ~~Large area south of 36 currently Community Business on Zoning. Needs to be changed to Comm Mixed Use to match FLU. HarMar mall site~~
- ~~Same area sth of 36 currently Office Bus Park. Needs to be changed to Neighborhood Mixed Use to match FLU.~~
- ~~Lexington/Larpenteur area - Areas at far south and west of Zoning Map that are also currently Community Business and need to be changed to Comm Mix Use to match FLU~~
- ~~Scattered sites along Rice St.~~
- ~~To the southeast of Snelling Avenue and Highway 36, the area currently zoned Office Bus Park needs to be changed to Neighborhood Mixed Use~~
- ~~Areas in the BRT Overlay and east of Snelling that are currently Office/Business Park need to be changed to Neighborhood Mixed Use~~

~~The Capital Improvement Plan for the City is included at the end of this chapter. The CIP includes detail on parks, trails, streets, water, sewer and stormwater infrastructure projects for the next 20 years.~~

~~Areas in BRT Overlay and east of Snelling that are currently Office/Bus Park that need to be changed to Neighborhood Mixed Use to match FLU.~~

MAP 13-1: CURRENT ZONING MAP



Summary of City Zoning Districts

Residence Districts

LDR-1 Low Density Residential - 1 District

The LDR-1 District is designed to be the lowest density residential district. The intent is to provide for a residential environment of predominantly low-density, one-family dwellings, along with related uses such as open space, public services and utilities that serve the residents in the district. The district is established to stabilize and protect the essential characteristics of existing residential areas, and to protect, maintain and enhance wooded areas, wetlands, wildlife and plant resources, and other sensitive natural resources.

LDR-2 Low Density Residential - 2 District

The LDR-2 District is designed to provide an environment of one-family dwellings on small lots, two-family and townhouse dwellings, along with related uses such as open space, public services and utilities that serve the residents in the district. The district is established to recognize existing areas with concentrations of two-family and townhouse dwellings, and for application to areas guided for redevelopment at densities up to 8 units per acre or with a greater diversity of housing types.

MDR Medium Density Residential District

The MDR District is designed to provide an environment of varied housing types at an overall density of 5 to 12 units an acre, including single-family attached housing, small multi-family buildings, two-family and small-lot one-family dwellings, along with related uses such as open space, public services and utilities that serve the residents in the district. The district is intended to promote flexible development standards for new residential developments and to allow innovative development patterns, consistent with the Comprehensive Plan.

HDR-1 High Density Residential – 1 District

HDR-2 High Density Residential – 2 District

The HDR-1 and HDR-2 Districts are designed to provide an environment of predominantly high-density housing types, including manufactured-home communities, large and small multi-family buildings and single-family attached dwellings, at an overall density exceeding 12 units per acre, along with along with related uses such as open space, public services and utilities that serve the residents in the district. The district is intended to promote flexible development standards for new residential developments and to allow innovative development patterns, consistent with the Comprehensive Plan.

Business Districts

NB Neighborhood Business District

The Neighborhood Business District is designed to provide a limited range of neighborhood scale retail, service, and office uses in proximity to residential neighborhoods or integrated with residential uses. The NB district is also intended to:

1. Encourage mixed use at underutilized retail and commercial intersections;
2. Encourage development that creates attractive gateways to City neighborhoods;
3. Encourage pedestrian connections between Neighborhood Business areas and adjacent residential neighborhoods;
4. Ensure that buildings and land uses are scaled appropriately to the surrounding neighborhood; and
5. Provide adequate buffering of surrounding neighborhoods.

CB Community Business District

The Community Business District is designed for shopping areas with moderately scaled retail and service uses, including shopping centers, freestanding businesses, and mixed-use buildings with upper-story residential uses. CB Districts are intended to be located in areas with visibility and access to the arterial street system. The district is also intended to:

1. Encourage and facilitate pedestrian, bicycle and transit access; and
2. Provide adequate buffering of surrounding neighborhoods.

RB Regional Business District

RB-2 Regional Business – 2 District

The RB Districts are designed for businesses that provide goods and services to a regional market area, including regional-scale malls, shopping centers, large-format stores, multi-story office buildings and automobile dealerships. RB Districts are intended for locations with visibility and access from the regional highway system. The districts are also intended to:

1. Encourage a “park once” environment within districts by enhancing pedestrian movement and a pedestrian friendly environment;
2. Encourage high quality building and site design to increase the visual appeal and continuing viability of development in the RB District; and
3. Provide adequate buffering of surrounding neighborhoods.

CMU-1 Community Mixed Use-1 District

CMU-2 Community Mixed Use-2 District

CMU-3 Community Mixed Use-3 District

CMU-4 Community Mixed Use-4 District

The Community Mixed-Use Districts are designed to encourage the development or redevelopment of mixed-use centers that may include housing, office, commercial, park, civic, institutional, and open space uses. Complementary uses should be organized into cohesive districts in which mixed- or single-use buildings are connected by streets, sidewalks and trails, and open space to create a pedestrian-oriented environment. The CMU Districts are intended to be applied to areas of the City guided for redevelopment or intensification.

Employment Districts

O/BP Office/Business Park District

The Office/Business Park District is designed to foster the development of business parks that integrate complementary employment and related uses in an attractive, efficient and functional environment. The district is also intended to:

1. Provide readily accessible services for employees;
2. Provide pedestrian, bicycle, and transit connections to and through the business park;
3. Maintain and improve the quality of the natural landscape within the business park; and
4. Provide appropriate transitions to surrounding neighborhoods and districts.

I Industrial District

The Industrial District is designed to provide suitable sites for manufacturing, assembly, processing, warehousing, laboratory, distribution, related office uses, and truck/transportation terminals. The district is also designed to:

1. Minimize any external physical effects of such operations on surrounding less intensive uses;
2. Encourage and facilitate pedestrian, bicycle, and transit access throughout the industrial areas of the city; and
3. Encourage development of an attractive and well landscaped physical environment within the industrial areas of the city.

Institutional District

INST Institutional District

The Institutional District is designed to:

- A. Permit and regulate a variety of governmental, educational, religious, and cultural uses that provide important services to the community. These uses are not located within a particular geographic area and are often in proximity to lower-density residential districts.
- B. Require appropriate transitions between higher-intensity institutional uses and adjacent lower-density residential districts.
- C. Encourage sustainable design practices that apply to buildings, private development sites, and the public realm in order to enhance the natural environment.

Park and Recreation District

PR Park and Recreation District

Park and Recreation District applies to public and private lands oriented toward active and/or passive recreational opportunities that are predominantly outdoors. The purpose of the Parks and Recreation district is to establish regulations that will support the natural and manufactured amenities identified in the Roseville Parks and Recreation System Master Plan and Ramsey County Parks and Recreation System Plan, to facilitate high quality recreational experiences elsewhere, and to ensure that such recreational structures and activities are located and arranged so as to minimize potential negative and maximize positive impacts to surrounding properties.