

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 6/19/2017

Item No.: 7.c

Department Approval



City Manager Approval



Item Description: Review High Density Residential (HDR) Guided/Zoned Properties and
Consider Properties that May be Eligible for Amendments to the
Comprehensive Land Use Map

BACKGROUND

The City Council has taken interest in reviewing the location of High Density Residential (HDR) properties in the community and the impact these properties may have on adjacent land uses. The landscape of existing and future land use in the City of Roseville has been a recent topic as part of the 2040 Comprehensive Plan update, and the City Council has been eager to continue the conversation surrounding existing HDR properties. As part of this discussion staff prepared a map that identifies all existing properties/development area with a corresponding number (Attachment A). A companion chart has been prepared that identifies the address of the property, the current use, and the density to which a property is currently developed (Attachment B).

The City Council has been reviewing HDR properties beginning as early as February of 2016. Former Community Development Director Paul Bilotta reviewed the 2015 Metropolitan Council System Statement that identified the number of affordable housing units that will need to be guided and planned for in the 2040 Comprehensive Plan update. The Economic Development Authority (EDA) received materials on Medium and High Density Residential properties last June, and the City Council reviewed HDR maps and design standards in July/August that resulted in amendments to the design table last October. Minutes to these meetings are attached to this report as Attachment C. The minutes around the design standards discussion are also included as the concerns expressed around massing/density adjacent to Low Density Residential (LDR) uses may also apply to the discussion as to where HDR may be appropriate generally.

Since the early discussion in February of 2016, the Metropolitan Council has become more specific in how cities can satisfy the housing goals for both units and density.

Housing Goals Identified by the Metropolitan Council

The Metropolitan Council identified planning for 142 new affordable housing units as our regional share based on projected population growth for the metropolitan area. It should be noted that the Comprehensive Plan Update needs to guide sufficient land to accommodate the new affordable units. There is no requirement that the land actually be developed by 2040, just that the City is guiding sufficient land to accommodate housing development. In addition to the 142 units, the Metropolitan Council designated the City of Roseville as an “Urban” community (Attachment D). This designation means that the City will have to accomplish guiding vacant land, or land deemed ripe for future redevelopment, at an average of ten units/acre. The Metropolitan Council’s calculation for

affordable housing units (and density requirement) only takes into consideration those land use classifications that have a minimum of eight units/acre, and land will only be calculated at the minimum of the density range. For example, all land guided HDR will be calculated at the minimum of twelve units per acre. Medium Density Residential (MDR) begins at five units per acre, therefore any land guided MDR will not count towards the 142 units.

Current language in the Comprehensive Plan indicates that Community Mixed Use (CMU) districts require a minimum of 25% of the land to be developed for residential use. Metropolitan Council staff indicated that the only way CMU districts will count toward the 142 units and density/acre is if we state in the Comprehensive Plan that CMU properties require a minimum density at eight units/acre. An alternative is to identify CMU properties specifically that can accommodate this density versus raising the minimum density to eight across all CMU districts. The City Council may want to consider what areas in the community a CMU designation might be appropriate, and to what density the Council would consider a minimum of eight units/acre. Other Commercial districts that may allow housing, such as Community Business, do not count toward the 142 units as they *allow* residential but don't require it.

Maps have been provided as part of Attachment A that identify HDR guided properties that are currently vacant, developed with non-residential uses, or currently developed at MDR densities (5-12 units/acre).

Our Comprehensive Plan consultants from WSB have created a future land use map that identifies vacant and redevelopment areas for purposes of this calculation (Attachment E). Assuming the Comprehensive Plan articulates a CMU requirement of eight units/acre, the City of Roseville's future Land Use Map would have guided land for 360 units.

Draft Future Land Use (assuming CMU requirement of eight units/acre):

Land Use Type		Dev. Acres	Density Range			Yield %	Minimum Units
			Min	Mid	Max		
Guided in 2040 Plan	High Density Residential	19.8	12	24	36	100%	238
	Community Mixed Use	61.42	8	22	36	25%	123
Guided Total		19.80					360

Metropolitan Council staff have suggested identifying properties that need to be corrected or amended on the map to reflect the appropriate land use composition that will meet the City's goals. The City Council may consider amendments to the current Comprehensive Land Use Map at this time, however, please note that changes to the map ahead of the update will result in individual open houses, public hearings to the Planning Commission, and City Council consideration. Staff would encourage the City Council to defer non-urgent Comprehensive Plan Map amendments and instead allow the suggested changes to navigate through the remainder of the Comprehensive Plan update process. If allowed to proceed through the Comprehensive Plan update, the properties may have additional public vetting, and open houses can be consolidated for community wide consideration. Lastly, Community Development Staff is currently at capacity in terms of large-scale projects, and would prefer to defer immediate changes unless there are properties that are determined to need

74 immediate change.

75 **POLICY OBJECTIVE**

76 The objective of this discussion is to review the Comprehensive Land Use Map and determine where
77 amendments could be made whilst satisfying the housing goals set by the Metropolitan Council.

78 **STAFF RECOMMENDATION**

79 Staff recommends that the City Council review High Density Residential (HDR) Guided/Zoned
80 properties and consider properties that may be eligible for amendments to the Comprehensive Land
81 Use Map.

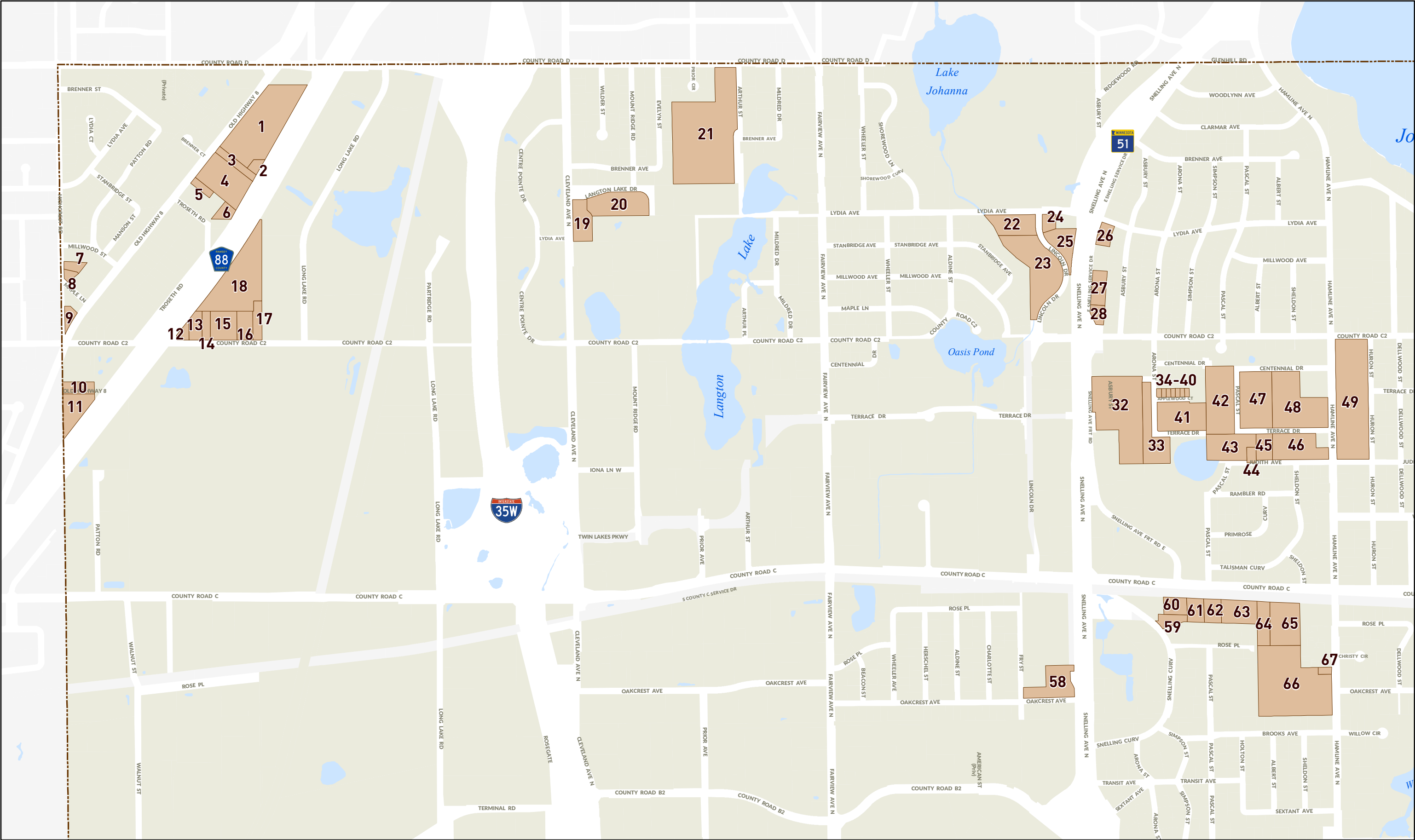
82 **REQUESTED COUNCIL ACTION**

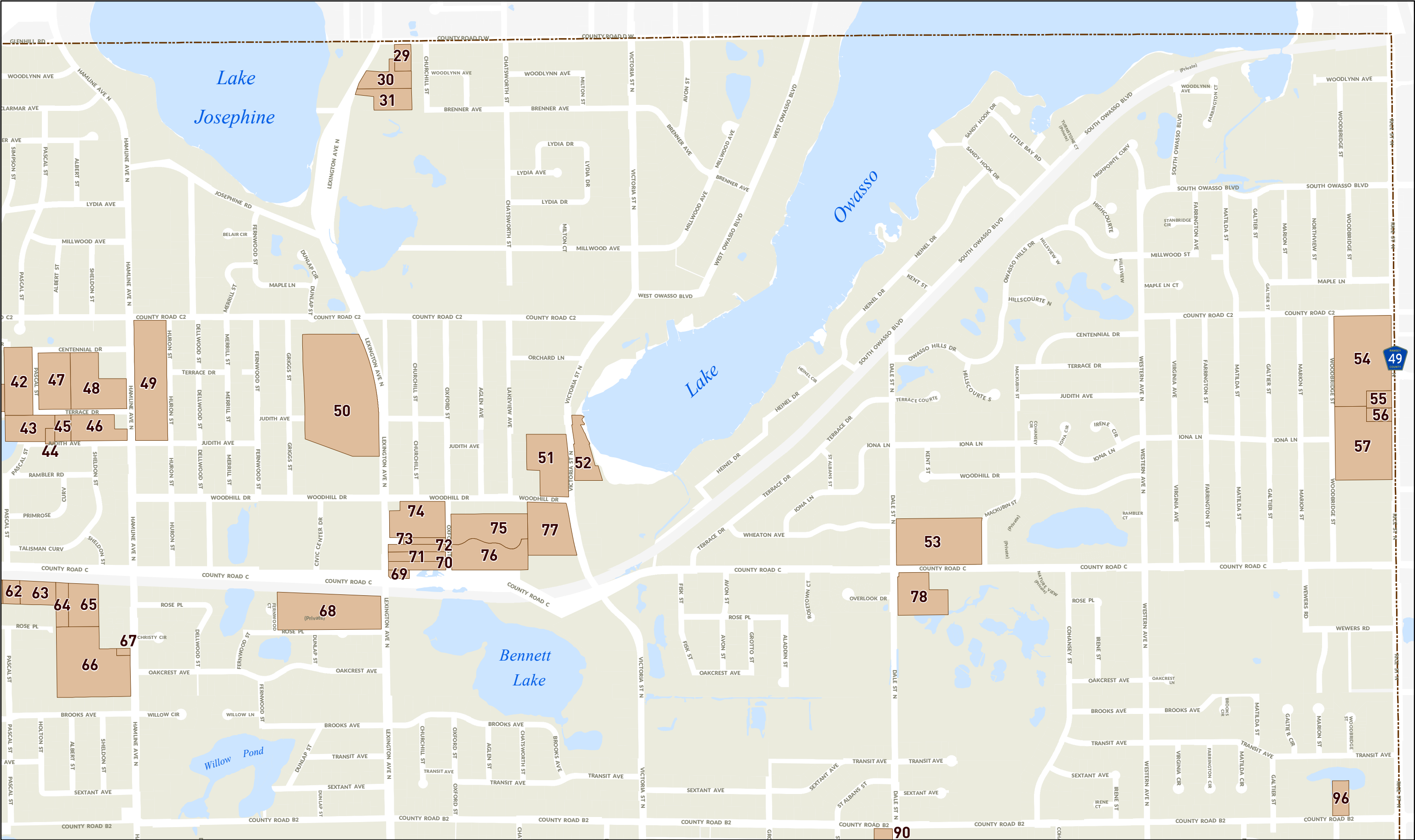
83 Review High Density Residential (HDR) Guided/Zoned Properties and Consider Properties that May
84 be Eligible for Amendments to the Comprehensive Land Use Map

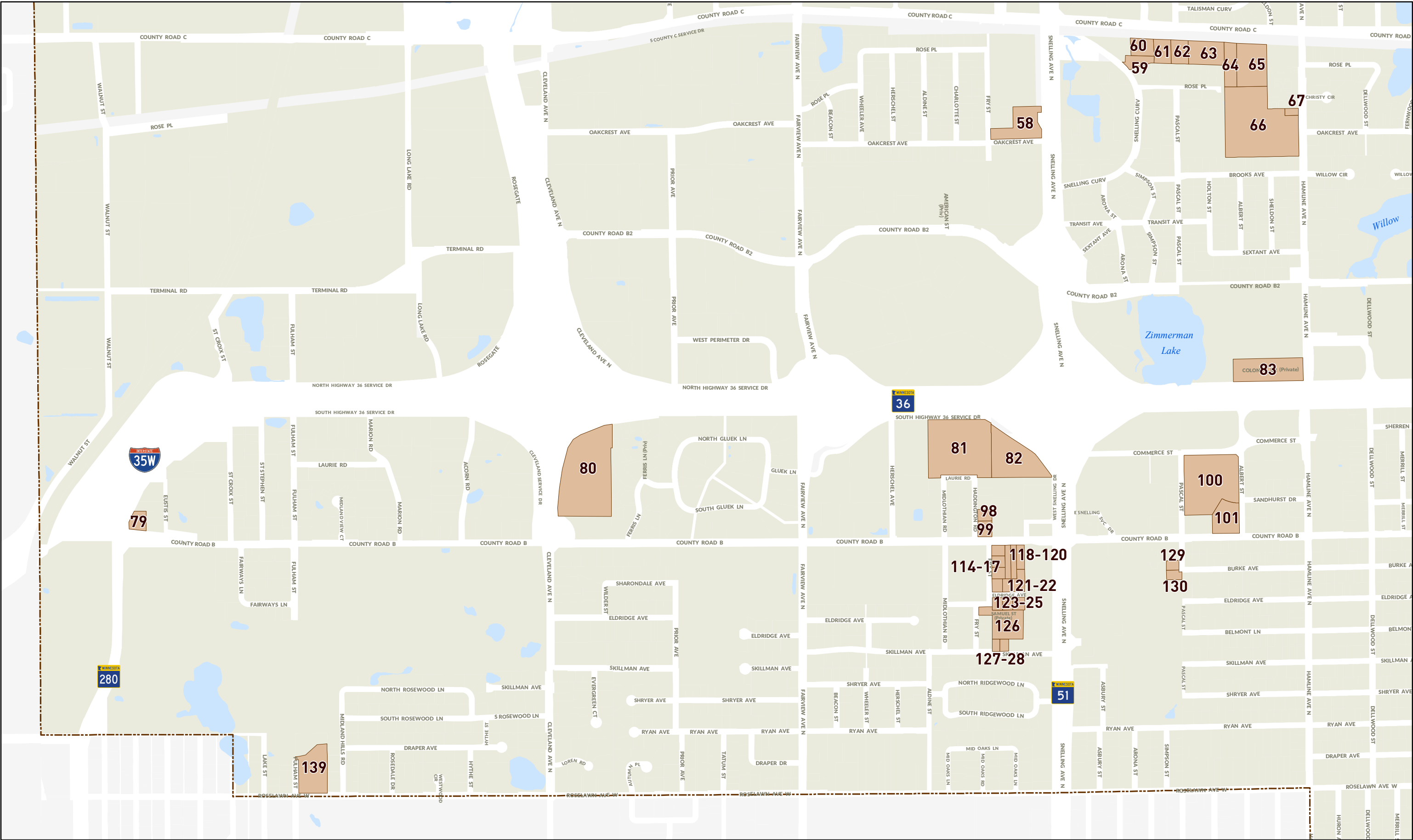
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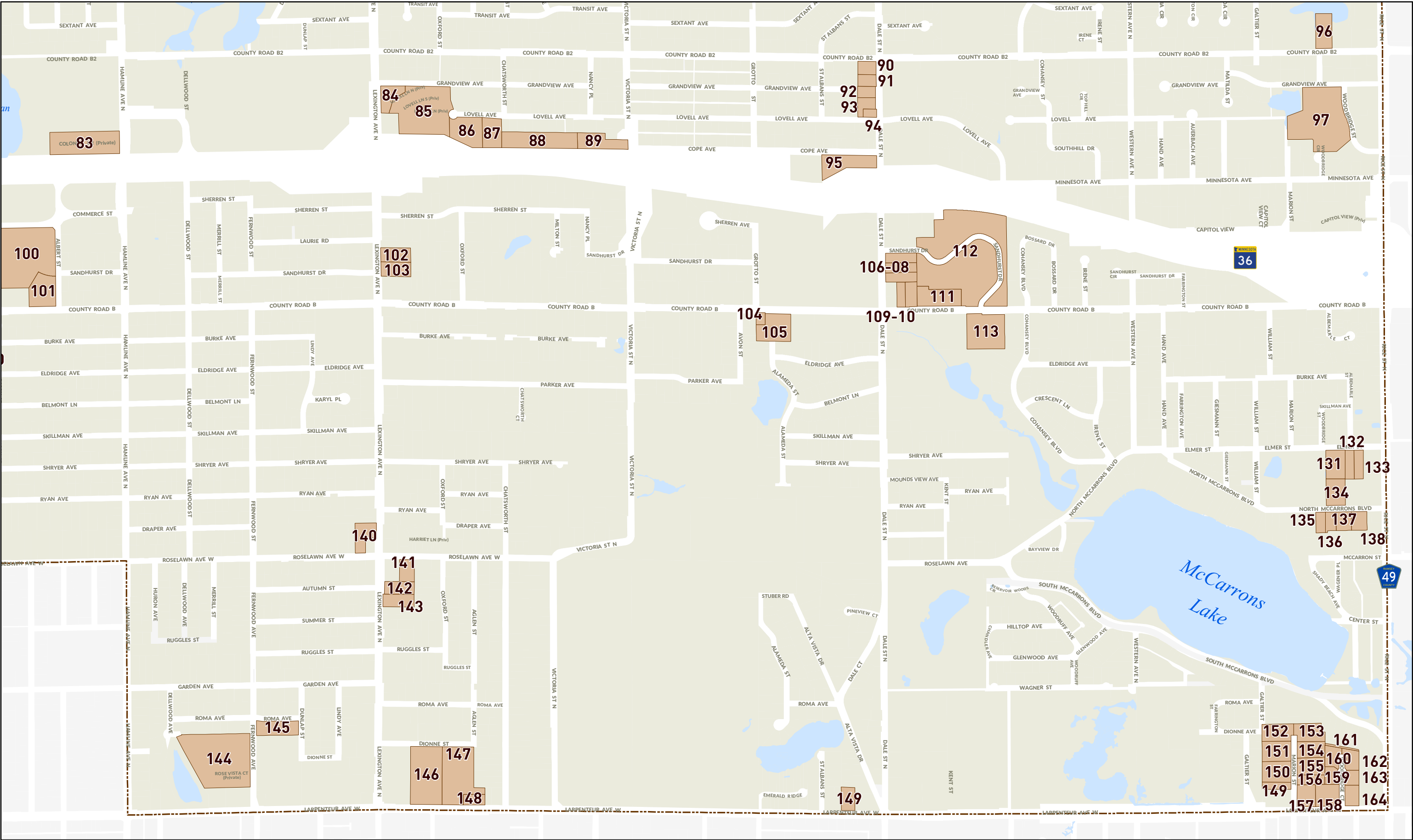
Prepared by: Kari Collins, Community Development Director

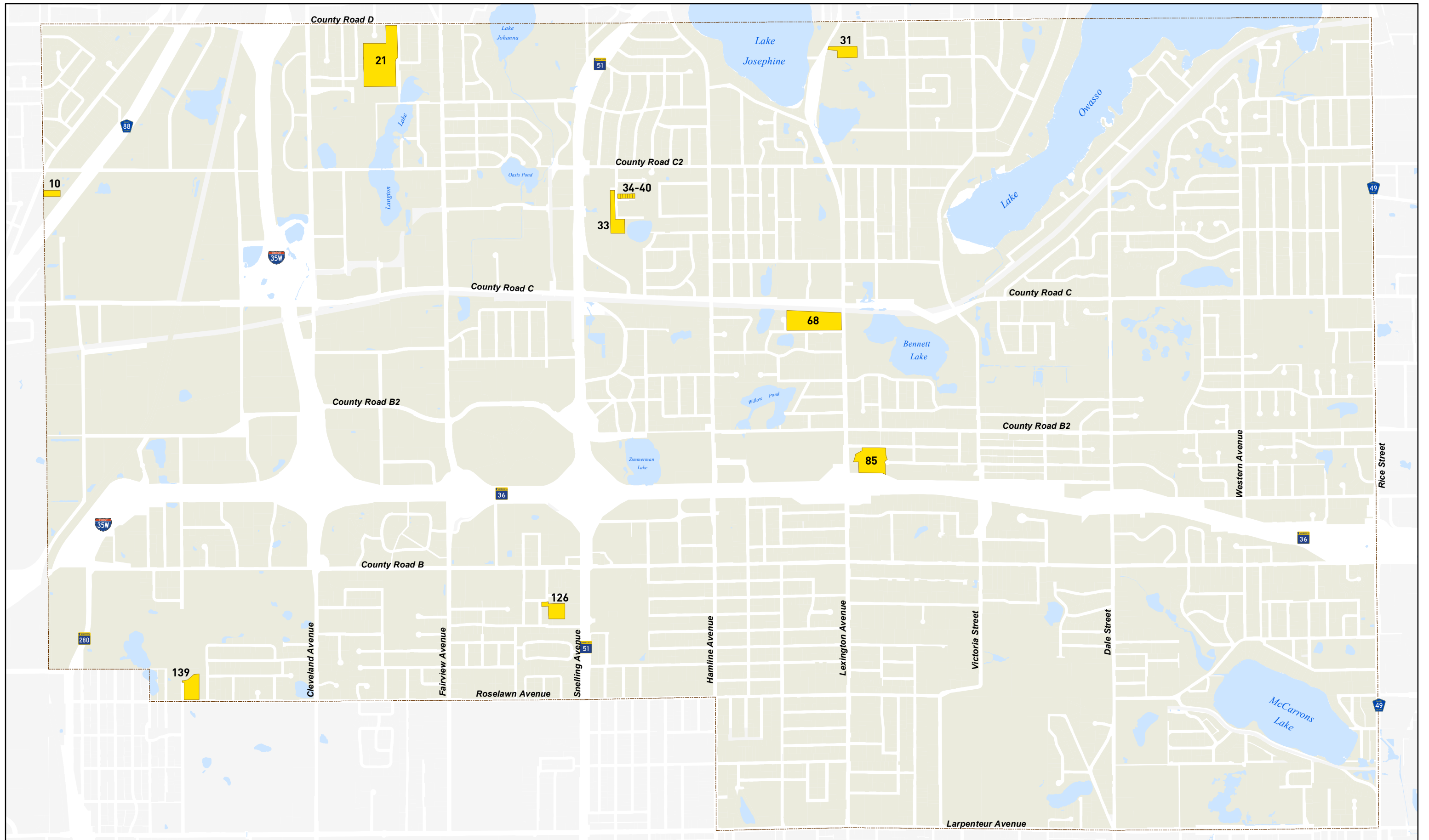
Attachments: A: Map of All HDR Properties
B: Chart of HDR Guided Properties
C: Packet of Meeting Minutes from 2016 HDR Discussions
D: Metropolitan Council Housing Information
E: Draft Future Land Use Map Identifying Redevelopment Areas





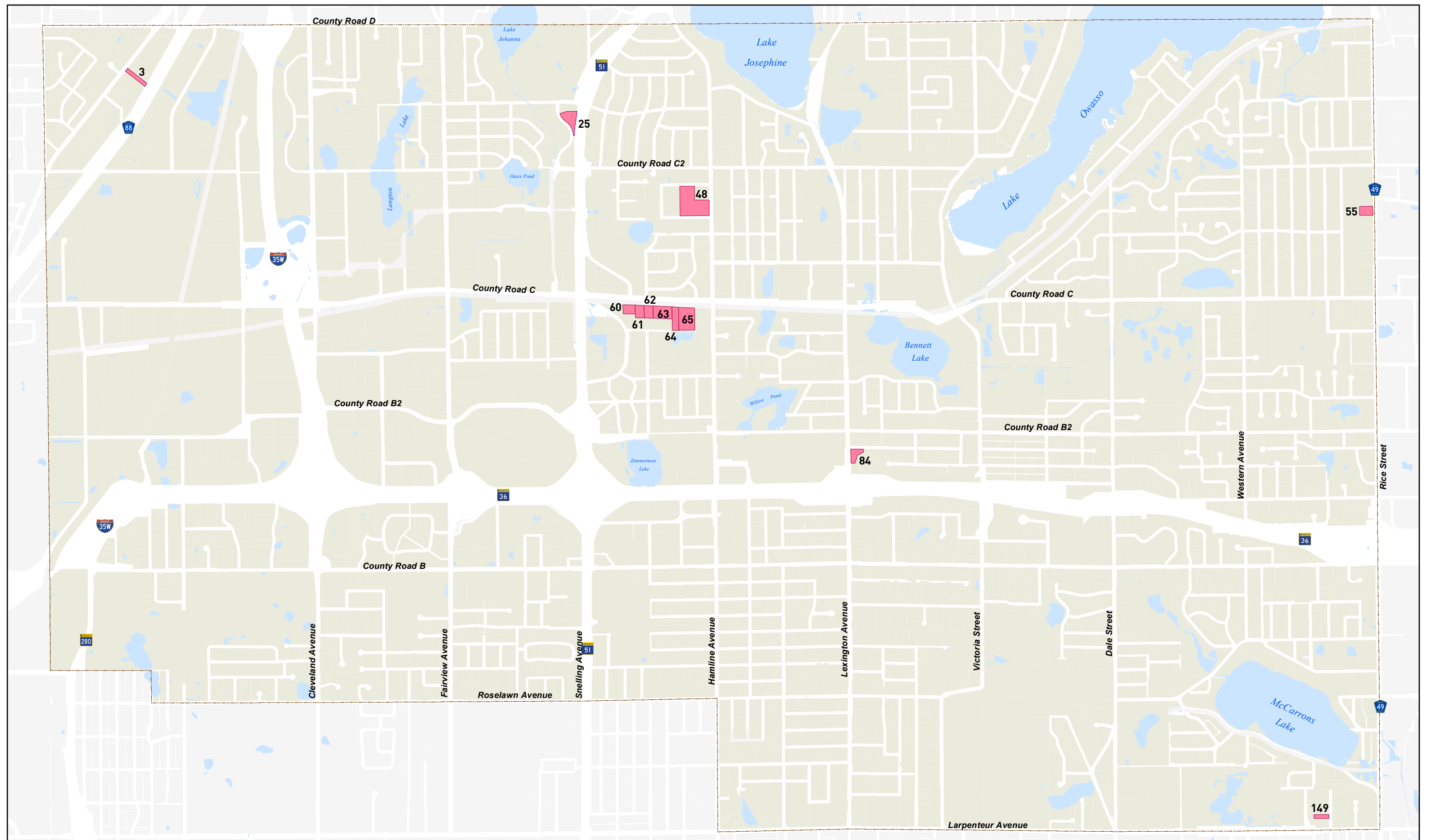


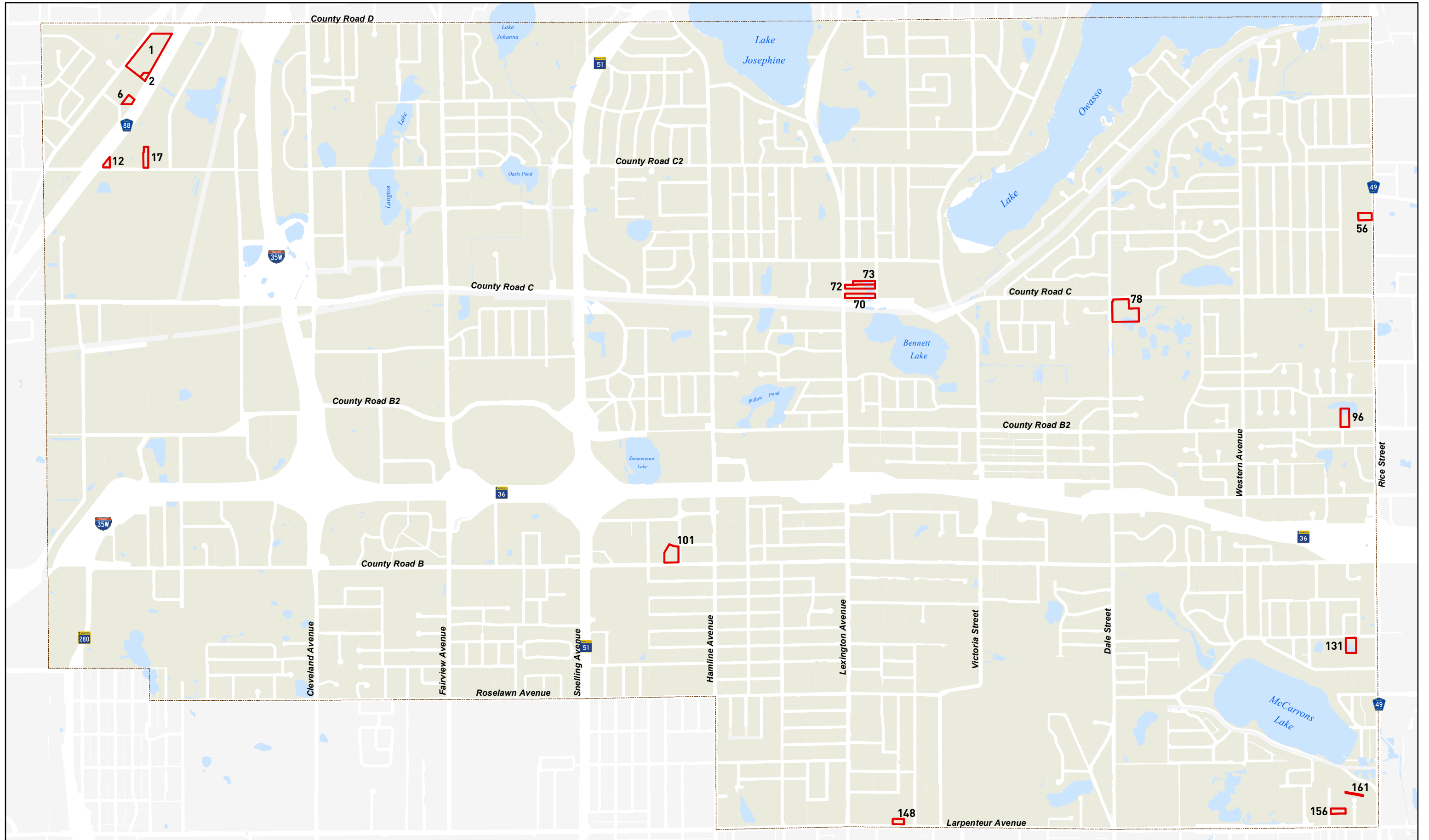




HDR Properties: Developed at MDR Density (5-12 units/acre)







HDR Properties: Currently Vacant



Roseville HDR-1 and HDR-2 Zoned Sites

Highlighted figure:
Value in Medium
Density range

Site	Taxpayer	Address	Feature	Res. Units	Multi-Family Type	Zoning	Current Use	Acres	Density
1	George Reiling	0 Old Highway 8 N		0		HDR-1	Vacant	8.52	0.0
2	Ultra Construction And Remodeling Llc	0 Unassigned		0		HDR-1	Vacant	0.37	0.0
3	Northern States Power Co	0 Unassigned		0		HDR-1	Utility	0.83	0.0
4	Desoto Associates Llc	3050 Old Highway 8 N	Roseville 8 Apartments	85 Apartment		HDR-1	Multi-Family	4.01	21.2
5	Talia Place Llc	3020 Old Highway 8 N	Talia Place Apartments	11 Apartment		HDR-1	Multi-Family	0.43	25.7
6	Ultra Construction And Remodeling Llc	3040 Old Highway 8 N		0		HDR-1	Vacant	0.62	0.0
7	Northern Gopher Enterprises Inc	2950 Highcrest Rd N	Apartment	12 Apartment		HDR-1	Multi-Family	0.45	26.7
8	Highcrest Properties Llc	2946 Highcrest Rd N	Apartment	4 Apartment		HDR-1	Multi-Family	0.28	14.2
9	Barry J Star	2900 Highcrest Rd N	Apartment	11 Apartment		HDR-1	Multi-Family	0.47	23.3
10	Roseville Commons Twhms	3205-3223 Old Highway 8 N	Woodsedge Townhomes	10 Townhome (Owned)		HDR-1	Townhomes	0.95	10.5
11	Multiple	3153-3155 Old Highway 8 N	Executive Manor Condos	72 Condominium		HDR-1	Multi-Family	2.04	35.2
12	Trego Limited Partnership	0 Old Highway 8 N		0		HDR-1	Vacant	0.39	0.0
13	Trego Limited Partnership	2417 County Road C2 W		1		HDR-1	Single Family Home	0.87	1.2
14	Frank P Yaquinto	2405 County Road C2 W		1		HDR-1	Single Family Home	0.59	1.7
15	Robert J Beugen	2395 County Road C2 W		1		HDR-1	Single Family Home	1.91	0.5
16	Robert J Beugen	2373 County Road C2 W		1		HDR-1	Single Family Home	1.14	0.9
17	Robert J Beugen	0 County Road C2 W		0		HDR-1	Vacant	0.87	0.0
18	Trego Corporation	2425 County Road C2 W	Aquarius Apartments	99 Apartment		HDR-1	Multi-Family	7.19	13.8
19	Cherrywood Pointe Of Roseville Llc	2996 Cleveland Ave N	Cherrywood Pointe Assisted Living	80 Assisted Living		HDR-2	Multi-Family	1.84	43.4
20	Applewood Pointe Cooperative at Langton Lake	1996 Langton Lake Dr	Applewood Pointe at Langton Lake	89 Senior Cooperative		HDR-1	Multi-Family	3.41	26.1
21	Presbyterian Homecare Ctr Inc	1910 County Road D W	Langton Place	165 Nursing Home		HDR-1	Institutional	14.46	11.4
22	Eaglecrest Senior Housing Llc	2955 Lincoln Dr N	Eagle Crest Dementia Residence	36 Nursing Home		HDR-1	Institutional	2.24	16.0
23	Phm Eaglecrest Inc	2925-2945 Lincoln Dr N	Eagle Crest Asst & Indep Senior Apts	216 Assisted Living		HDR-1	Multi-Family	5.95	36.3
24	University Of Northwestern St Paul	1610 Lydia Ave W	Northwestern College Apts	23 Apartment		HDR-1	Multi-Family	0.55	42.0
25	University Of Northwestern St Paul	2965 Snelling Ave N		0		HDR-1	Office	1.78	0.0
26	University Of Northwestern St Paul	2980 Snelling Ave N	Apartments	17 Apartment		HDR-1	Multi-Family	0.75	22.8
27	University Of Northwestern St Paul	2924-2930 Snelling Ave N	Snelling Terrace Apts	31 Apartment		HDR-1	Multi-Family	1.24	25.0
28	University Of Northwestern St Paul	2906 Snelling Ave N	Snelling Terrace Apts	16 Apartment		HDR-1	Multi-Family	0.59	27.0
29	South Oaks Partnership	1080 County Road D W	South Oaks Apts	25 Apartment		HDR-1	Multi-Family	1.10	22.7
30	Robert J Watters	3090 Lexington Ave N	Bonaventure Condos	30 Condominium		HDR-1	Multi-Family	2.33	12.9
31	Multiple	3076 Lexington Ave N	Lake Josephine Condos	23 Condominium		HDR-1	Multi-Family	2.32	9.9
32	Coventry Apartments Lp	2820 / 2766-2839 Snelling Ave N	Coventry Seniors Apts & Townhomes	196 Senior Apartment		HDR-1	Multi-Family	8.57	22.9
33	Orchard Ridge Applewood Assoc	2775 Arona St N		35 Townhome (Owned)		HDR-1	Townhomes	2.99	11.7
34	Wallace D Parent	1499 Applewood Ct W		1		HDR-1	Single Family Home	0.11	9.3
35	Aster Wakeyo	1497 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
36	Av Chong Yang	1493 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
37	Angela M Snyder	1491 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
38	Emery Wang	1487 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
39	Yong Thao Vang	1485 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
40	Ross D Neri	1481 Applewood Ct W		1		HDR-1	Single Family Home	0.10	10.1
41	Multiple	1480 Applewood Ct W	Applewood Pointe Senior Cooperative	94 Senior Cooperative		HDR-1	Multi-Family	3.45	27.3
42	Gardens East Limited Ptnersh	2815-2845 Pascal St N	Centennial Gardens West Apts	92 Apartment		HDR-1	Multi-Family	4.76	19.3
43	Terrace Park Llc	1420 Terrace Dr W	Terrace Park Apts	36 Apartment		HDR-1	Multi-Family	2.93	12.3
44	John P Wiatros	1423 Judith Ave W		1		HDR-1	Single Family Home	0.37	2.7

Roseville HDR-1 and HDR-2 Zoned Sites

Highlighted figure:
Value in Medium
Density range

Site	Taxpayer	Address	Feature	Res. Units	Multi-Family Type	Zoning	Current Use	Acres	Density
45	Hamline Terrace Llc	1400-1410 Terrace Dr W	Hamline Terrace Apts	30	Apartment	HDR-1	Multi-Family	1.06	28.3
46	Hamline Terrace Llc	1360-1380 Terrace Dr W	Hamline Terrace Apts	72	Apartment	HDR-1	Multi-Family	3.18	22.7
47	Gardens East Limited Ptnersh	1400-1425 Centennial Dr W	Centennial Gardens East Apts	96	Apartment	HDR-1	Multi-Family	4.50	21.3
48	Hamline Center Llc	2797-2833 Hamline Ave N	Hamline Shopping Center	0		HDR-1	Commercial	6.00	0.0
49	Terry D Johnson	2800 Hamline Ave N	Hamline House Condos	150	Condominium	HDR-1	Multi-Family	9.59	15.6
50	Arrow Lexington Apartments Ll	2755-2865 Lexington Ave N	The Lexington Apts	254	Apartment	HDR-1	Multi-Family	20.15	12.6
51	Gph St Paul Lk Ridge Llc 2325	2727 Victoria St N	Golden Life Center	110	Nursing Home	HDR-1	Institutional	5.53	19.9
52	Keystone Communities Of Roseville Llc	2750 Victoria St N	Keystone Senior Living	106	Assisted Living	HDR-1	Multi-Family	2.72	39.0
53	Sonash Ventures Llc	2700 Dale St N	Ramsey Square Condos	192	Condominium	HDR-1	Multi-Family	9.85	19.5
54	Sterling Georgetown Llc	2835-2855 Rice St N	Rosedale Estates Apts	180	Apartment	HDR-1	Multi-Family	11.90	15.1
55	Nad Inc	2815 Rice St N	Conoco	0		HDR-1	Commercial	1.07	0.0
56	Maurice Filister Properties L	0 Rice St N		0		HDR-1	Vacant	0.85	0.0
57	Sterling Georgetown Llc	2735-2755 Rice St N	Rosedale Estates Apts	180	Apartment	HDR-1	Multi-Family	9.44	19.1
58	Sunrise Third Roseville Sl Llc	2555 Snelling Ave N	Sunrise Assisted Living	77	Assisted Living	HDR-1	Institutional	2.72	28.3
59	Spaulding Rental	2610 Snelling Curv W	Apartments	17	Apartment	HDR-1	Multi-Family	0.75	22.7
60	St Paul Fire And Marine Ins Co	1480 County Road C W	United Glass	0		HDR-1	Commercial	1.00	0.0
61	St Paul Fire And Marine Ins Co	1454-1460 County Road C W	Advantage Supply	0		HDR-1	Commercial	1.01	0.0
62	Joy E Albrecht	1450 County Road C W	Minnesota Irrigation	0		HDR-1	Commercial	1.01	0.0
63	Mt Holdings Ii Llc	1430 County Road C W	Multi-tenant	0		HDR-1	Commercial	2.07	0.0
64	Dwayne E Albrecht	1408 County Road C W	Albrecht's	0		HDR-1	Commercial	1.39	0.0
65	P Carlson Shores Properties Llc	1380 County Road C W	United Rentals	0		HDR-1	Commercial	3.19	0.0
66	Hamline Avenue Senior Hsg Llc	2545 Hamline Ave N	Rosepointe Senior Apts	190	Senior Apartment	HDR-1	Multi-Family	10.91	17.4
67	Rosepointe Housing Limited Pt	2563 Hamline Ave N		1		HDR-1	Single Family Home	0.23	4.3
68	Roseville Estates Mobile Home Park Llc	2599 Lexington Ave N	Roseville Estates	107	Mobile Home Park	HDR-1	Mobile Home Park	9.16	11.7
69	Matthew D Alexander	2630 Lexington Ave N		1		HDR-1	Single Family Home	0.43	2.3
70	United Properties Residential Llc	2644 Lexington Ave N		0		HDR-1	Vacant	1.21	0.0
71	Richard Sullivan	2654 Lexington Ave N		1		HDR-1	Single Family Home	1.37	0.7
72	United Land Llc	2656 Lexington Ave N		0		HDR-1	Vacant	1.06	0.0
73	United Land Llc	2666 Lexington Ave N		0		HDR-1	Vacant	0.69	0.0
74	Cherrywood Pointe Of Roseville At Lexington Llc	2680 Lexington Ave N	Cherrywood Pointe	116	Assisted Living	HDR-1	Multi-Family	4.76	24.4
75	Sanjay Bhasin	2700 Oxford St N	Parkview Terrace Condos	106	Condominium	HDR-1	Multi-Family	5.54	19.1
76	Patricia A Janey	2680 Oxford St N	Parkview Estates Condos	96	Condominium	HDR-1	Multi-Family	5.07	18.9
77	Applewood Pointe Cooperative At Central Park	2665 Victoria St N	Applewood Pointe	105	Senior Cooperative	HDR-1	Multi-Family	5.72	18.4
78	George John Reiling	0 Dale St N		0		HDR-1	Vacant	4.51	0.0
79	Desoto Associates Llc	2447 County Road B W	Apartments	17	Apartment	HDR-1	Multi-Family	0.73	23.2
80	Multiple	2200-2250 Midland Grove Rd N	Midland Grove Condos	174	Condominium	HDR-1	Multi-Family	10.27	16.9
81	Multiple	1620-1690 Highway 36 W	Rosewood Village Condos	201	Condominium	HDR-1	Multi-Family	8.89	22.6
82	Sienna Green I Lp	2225-2265 Snelling Ave N	Sienna Green Apartments	170	Apartment	HDR-1	Multi-Family	4.68	36.3
83	Multiple	1347-1411 Colonial Dr W	Williamsburg Green Townhomes	50	Townhome (Owned)	HDR-1	Townhomes	3.92	12.8
84	Kinderberry Hill Child Dev Ctr	2360 Lexington Ave N	Kinderberry Hill Daycare	0		HDR-1	Commercial	1.04	0.0
85	Grandview Townhomes Assn Inc	0 Lovell Ave W	Grandview Townhomes	62	Townhome (Owned)	HDR-1	Townhomes	6.31	9.8
86	Fce Rose Of Sharon Llc	1000 Lovell Ave W	Rose of Sharon Manor	85	Nursing Home	HDR-1	Institutional	2.14	39.7
87	Real Life Church	2315 Chatsworth St N		1		HDR-1	Single Family Home	1.40	0.7
88	Paul Zenner	925-965 Highway 36 W	Riviera Apartments	64	Apartment	HDR-1	Multi-Family	2.98	21.5

Roseville HDR-1 and HDR-2 Zoned Sites

Highlighted figure:
Value in Medium
Density range

Site	Taxpayer	Address	Feature	Res. Units	Multi-Family Type	Zoning	Current Use	Acres	Density
89	Mailand Properties Lp	885 Highway 36 W	Riviera Apartments	32	Apartment	HDR-1	Multi-Family	1.64	19.5
90	Kenneth M Reinhardt	2393 Dale St N	Karie Dale Apts	11	Apartment	HDR-1	Multi-Family	0.60	18.4
91	Kenneth M Reinhardt	2381 Dale St N	Karie Dale Apts	11	Apartment	HDR-1	Multi-Family	0.54	20.5
92	Kenneth M Reinhardt	2365 Dale St N	Karie Dale Apts	11	Apartment	HDR-1	Multi-Family	0.50	21.8
93	Kenneth M Reinhardt	2355 Dale St N	Karie Dale Apts	11	Apartment	HDR-1	Multi-Family	0.61	18.1
94	Wayne H Dehaven Trustee	2345 Dale St N		1		HDR-1	Single Family Home	0.27	3.6
95	Rosetree Properties	655 Highway 36 W	Rosetree Apts	48	Apartment	HDR-1	Multi-Family	2.09	22.9
96	Bruggeman Builders Llc	197 County Road B2 W		0		HDR-1	Vacant	1.42	0.0
97	Hillsborough Manor Apts Llp	2335-2345 / 240-250 Woodbridge St N	Hillsborough Apts	206	Apartment	HDR-1	Multi-Family	7.42	27.7
98	Wah Sy Liu	2180 Haddington Rd N	Apartments	5	Apartment	HDR-1	Multi-Family	0.41	12.2
99	Barry J Star	1647 County Road B W	Apartments	11	Apartment	HDR-1	Multi-Family	0.56	19.7
100	Knollwood Family Llc	2190-2210 Pascal St N	Rose Mall Apartments	162	Apartment	HDR-1	Multi-Family	7.38	21.9
101	Evangelical Lutheran Good	1415 County Road B W	Vacant	0		HDR-1	Vacant	2.00	0.0
102	Lex Crt Mgt Company Llc	2204-2206 Lexington Ave N	Lexington Court Apts	26	Apartment	HDR-1	Multi-Family	1.06	24.4
103	Lex Crt Mgt Company Llc	2192-2194 Lexington Ave N	Lexington Court Apts	26	Apartment	HDR-1	Multi-Family	1.07	24.4
104	John B Ott	724 County Road B W		1		HDR-1	Single Family Home	0.27	3.7
105	Dale Terrace Apts Ids Center	720 County Road B W	Dale Terrace Apts	42	Apartment	HDR-1	Multi-Family	2.12	19.8
106	Todd L Kelm	2210 Dale St N	Parkview Manor Apts	17	Apartment	HDR-1	Multi-Family	0.75	22.8
107	Todd L Kelm	2202 Dale St N	Parkview Manor Apts	17	Apartment	HDR-1	Multi-Family	0.76	22.4
108	Legacy Prop And Invest Llc	2194 Dale St N		17	Apartment	HDR-1	Multi-Family	0.74	23.1
109	Legacy Prop And Invest Llc	601 County Road B W	Rosehill Estates Apts	17	Apartment	HDR-1	Multi-Family	0.53	32.4
110	Legacy Prop And Invest Llc	591 County Road B W	Rosehill Estates Apts	17	Apartment	HDR-1	Multi-Family	0.72	23.5
111	Evangelical Lutheran Good Samaritan Society	563 County Road B W	Heritage Place Senior Apts	50	Senior Apartment	HDR-1	Multi-Family	1.95	25.6
112	Palisades Limited Partnership	535 / 550 / 570 Sandhurst Dr W	Palisades Apartments	330	Apartment	HDR-1	Multi-Family	15.52	21.3
113	Stephen E Nelson	500 County Road B W	Villa Park Senior Condos	97	Condominium	HDR-1	Multi-Family	3.27	29.6
114	Rose Park E Rose Park C	1634 County Road B W	Apartments	11	Apartment	HDR-1	Multi-Family	0.35	31.7
115	Edwards Family Re Ii Llc	2136 Fry St N	Apartments	12	Apartment	HDR-1	Multi-Family	0.38	31.6
116	Edwards Family Re Iii Llc	2128 Fry St N	Apartments	11	Apartment	HDR-1	Multi-Family	0.38	28.7
117	Rose Park E Rose Park C	1635 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.34	32.4
118	Jennifer Mcguinness	1624 County Road B W		1		HDR-1	Single Family Home	0.48	2.1
119	Jennifer Mcguinness	1620 County Road B W		1		HDR-1	Single Family Home	0.50	2.0
120	Tout De Grace Llc	1610 County Road B W	Apartments	11	Apartment	HDR-1	Multi-Family	0.48	23.2
121	Roseville Apts	1625 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.33	33.4
122	C & E Holdings Llc	1615 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.58	19.1
123	Rose Park E Rose Park C	1634 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.32	33.9
124	Fallbrook Properties Llc	1624 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.33	33.8
125	C & E Holdings Llc	1614 Eldridge Ave W	Apartments	11	Apartment	HDR-1	Multi-Family	0.38	28.9
126	Nips Inc	2080-2096 Samuel St N	Townhomes	18	Townhome (Rented)	HDR-1	Townhomes	2.52	7.1
127	Skillman Apartments Llc	1635 Skillman Ave W	Apartments	7	Apartment	HDR-1	Multi-Family	0.24	29.7
128	Skillman Apartments Llc	1629 Skillman Ave W	Apartments	7	Apartment	HDR-1	Multi-Family	0.27	26.1
129	2125 Pascal Street Llc	2133 Pascal St N	Apartments	11	Apartment	HDR-1	Multi-Family	0.30	36.4
130	2133 Pascal Street Llc	2125 Pascal St N	Apartments	11	Apartment	HDR-1	Multi-Family	0.36	30.9
131	Mccarron Ponds Homeowners Association Inc	0 Elmer St W		0		HDR-1	Vacant	1.37	0.0
132	Thul Holdings Llc	170 Elmer St W	Hilltop Apts	17	Apartment	HDR-1	Multi-Family	0.65	26.1

Roseville HDR-1 and HDR-2 Zoned Sites

Highlighted figure:
Value in Medium
Density range

Site	Taxpayer	Address	Feature	Res. Units	Multi-Family Type	Zoning	Current Use	Acres	Density
133	Thul Holdings Llc	160 Elmer St W	Hilltop Apts	17	Apartment	HDR-1	Multi-Family	0.65	26.0
134	Multiple	185 North McCarrons Blvd W	McCarron Pond Condominiums	42	Condominium	HDR-1	Multi-Family	1.27	33.1
135	2205 Bryant Llc	204 North McCarrons Blvd W	McCarrons Apartments	11	Apartment	HDR-1	Multi-Family	0.49	22.4
136	2205 Bryant Llc	194 North McCarrons Blvd W	McCarrons Apartments	11	Apartment	HDR-1	Multi-Family	0.51	21.7
137	2205 Bryant Llc	182 North McCarrons Blvd W		17	Apartment	HDR-1	Multi-Family	0.72	23.8
138	2205 Bryant Llc	166 North McCarrons Blvd W		17	Apartment	HDR-1	Multi-Family	0.71	23.8
139	Multiple	1940 Fulham St N	Villas of Midland Hills	33	Condominium	HDR-1	Multi-Family	3.15	10.5
140	Joseph Mast	1125 / 1943 Lexington Ave N	Lexlawn Apts	35	Apartment	HDR-1	Multi-Family	1.17	29.8
141	Asi Roseville Inc	1074 Roselawn Ave W	Roselawn Village Apts	22	Apartment	HDR-1	Multi-Family	0.82	26.8
142	Lexington Twin Apartments Llp	1890-1900 Lexington Ave N	Lexington Twins Apts	22	Apartment	HDR-1	Multi-Family	0.94	23.5
143	Yao Lo	1880 Lexington Ave N		1		HDR-1	Single Family Home	0.99	1.0
144	Rose Vista Prop Lmtd Prtnrshi	1222-1263 Rose Vista Ct W	Rose Vista Apartments/Townhomes	178	Apartment	HDR-1	Multi-Family	8.05	22.1
145	Joseph Mast	1759-1760 Fernwood Ave N	Roseville Terrace Apts	35	Apartment	HDR-1	Multi-Family	1.48	23.6
146	Good Neighbor Senior Apts Limited Partnership Llp	1045 Larpenteur Ave W	Roseville Seniors Apts	127	Senior Apartment	HDR-1	Multi-Family	4.56	27.8
147	Multiple	1021 Larpenteur Ave W	Greenhouse Village Senior Co-op Apts	102	Senior Cooperative	HDR-1	Multi-Family	4.46	22.9
148	Greenhouse Village Props Llc	1017 Larpenteur Ave W	Greenhouse Village Townhomes	0		HDR-1	Vacant	0.57	0.0
149	Mana Holdings Group Llc	1705 Marion St N	Multi-tenant	0		HDR-1	Office	0.51	0.0
149	2205 Bryant Llc	655 Larpenteur Ave W	Lar-Dale Apts	17	Apartment	HDR-1	Multi-Family	0.79	21.5
150	Golden Sun Preservation Llc	1721 Marion St N	Sun Place Apartments	30	Apartment	HDR-1	Multi-Family	1.49	20.2
151	G & G Management Llc	1735 Marion St N	Marion Apartments	29	Apartment	HDR-1	Multi-Family	1.44	20.1
152	G & G Management Llc	1745 Marion St N		29	Apartment	HDR-1	Multi-Family	1.32	21.9
153	G & G Management Llc	1750 Marion St N	Apartments	24	Apartment	HDR-1	Multi-Family	1.27	18.8
154	G & G Management Llc	1740 Marion St N		29	Apartment	HDR-1	Multi-Family	1.10	26.2
155	G & G Management Llc	1720 Marion St N		29	Apartment	HDR-1	Multi-Family	1.19	24.4
156	City Of Roseville	1716 Marion St N		0		HDR-1	Vacant	0.68	0.0
157	G & G Management Llc	221 Larpenteur Ave W		29	Apartment	HDR-1	Multi-Family	1.01	28.7
158	G & G Management Llc	195 Larpenteur Ave W		29	Apartment	HDR-1	Multi-Family	1.28	22.7
159	G & G Management Llc	1725 Woodbridge Ct N	Brittany Apartments	17	Apartment	HDR-1	Multi-Family	0.58	29.4
160	G & G Management Llc	1735 Woodbridge Ct N		17	Apartment	HDR-1	Multi-Family	0.76	22.5
161	G And G Management Llp	0 South McCarrons Blvd W		0		HDR-1	Vacant	0.15	0.0
162	G & G Management Llc	1736 Woodbridge Ct N		17	Apartment	HDR-1	Multi-Family	0.72	23.6
163	G & G Management Llc	1722 Woodbridge Ct N		11	Apartment	HDR-1	Multi-Family	0.50	21.8
164	G & G Management Llc	175 Larpenteur Ave W		17	Apartment	HDR-1	Multi-Family	0.72	23.8

At the request of Councilmember Laliberte, Battalion Chief Brosnahan advised that of the departments that could be included, only the City of Vadnais Heights had opted out.

Councilmember Willmus asked that staff provide the draft JPA to the City Council sooner rather than later to allow sufficient review and questions to be answered before the next business meeting; with that request duly noted by staff.

15. Business Items – Presentations/Discussions

a. Housing and Economic Development Program Discussion

Community Development Director Paul Bilotta referenced the staff report and attachments dated February 8, 2016 to facilitate this and future discussions. Among those attachments, Mr. Bilotta highlighted a map showing current zoning locations for High Density-1 or 2 zoning parcels citywide, noting that most of those groupings were adjacent to Ramsey County roads and/or MnDOT highways; noting those areas having developed as HDR-2 representing actual construction and development.

Mr. Bilotta reviewed the Metropolitan Council's projections for the City of Roseville's share of growth in the broader metropolitan area, noting that with Roseville being considered to be fully-developed, the projected number of additional units didn't require much, and with population numbers dropping from now to those projected in 2040, only 100 additional units were designated over the next twenty years.

Specific to the Metropolitan Council's calculations for the amount of affordable housing Roseville should provide, Mr. Bilotta advised that it was based on the population, access to transit and job development; and that projection from 2021 to 2030 was a total of 142 units in that category. Mr. Bilotta noted that there were options recognized by the Metropolitan Council to provide that affordable housing component, including which option(s) the city designates land for density zoning; with Roseville showing a minimum of 18 acres available, which would calculate out to 8 units per acre or 13 units total with that higher density option. Mr. Bilotta noted that the city actually has a lot more land available than that; and the city simply needed to demonstrate that it could provide it, but was not obligated to do so, just that it had zoned appropriately to accommodate it. Mr. Bilotta noted that the Metropolitan Council encourages compliance through an incentive program, actually a scoring system to determine how well a city was performing. Even though it is a complex calculation with many components, Mr. Bilotta reported that the Roseville's final 2015 housing performance score was a perfect 100%.

In conclusion related to multi-family units in Roseville, Mr. Bilotta noted that currently there was a considerable number of areas designated HDR that may no

longer be feasible, providing some examples (e.g. south side of County Road C with the railroad track parallel on the north side, overhead power lines, and very intensively developed properties) and suggested a review of HDR sites to determine if they needed to be guided another way.

To confirm for Councilmember Willmus, Mr. Bilotta agreed that his calculations show the Metropolitan Council's requirement was for 18 acres; and the City of Roseville showed an available 58 acres citywide of undeveloped HDR-1 and 2 properties, including lots in the Community Mixed Use (CMU) and Community Business (CB) zoning designations to a lesser extent.

At the request of City Manager Trudgeon, Mr. Bilotta clarified the number of acres needed to meet the Metropolitan Council's projections based on the entire Roseville population, not all HDR designations, with the city open to how to meet that goal. However, Mr. Bilotta reiterated that, as a fully-developed community, there were limited options to accommodate that number of units. Mr. Bilotta concurred with City Manager Trudgeon's observation that the city had sufficient land guided for HDR, and even if tweaking some available space to a lesser density, there was no eminent danger of failing to meet Metropolitan Council density guidelines.

At the request of Councilmember Willmus, Mr. Bilotta reviewed the map showing those vacant parcels designated HDR; and those having projects pending or HDR on them already as a land use.

Mayor Roe noted past discussions had included converting some HDR to MDR designations; and expressed appreciation for staff's clarification that by doing so, the city would not be in any danger of falling below what was needed for other requirements. Mayor Roe suggested one way to change some of those designations to a lower designation may be to consider allowing potential multi-family as a permitted use in Regional Business (RB) zoning areas as well, especially with those areas providing a connection to transit and walkability. Mayor Roe noted the ongoing tensions in attempting multi-family in the proximity of single-family due to height and density concerns raised by neighbors. Therefore, Mayor Roe opined that for RB zoning designated areas, not necessarily adjacent to single-family housing, there may be less conflict and provide some valid rationale.

Councilmember McGehee offered her continuing preference for 20% or some percentage of affordable housing in every HDR development to achieve both goals of providing affordable housing that include amenities for all those living there. Councilmember McGehee opined that this should go beyond her personal philosophy but also be that of the city in providing better quality housing citywide and addressing preferred amenities for the community as a whole.

Mayor Roe stated that, while he concurred that there should be a mix, he was uncomfortable proscribing that mix, depending on the financials of a prospective development. As an example, Mayor Roe noted the former Sherman development with one building designated for affordable housing based on their funding calculations. Mayor Roe suggested that one way to meet the goals of Councilmember McGehee would be to consider requiring that affordable unit mix and similar amenities to market rate units as criteria if and when the city is asked to provide any financial assistance to make sure the quality of the units, the building and amenities are consistent and available to all.

Councilmember McGehee noted that in her reading of the Metropolitan Council's housing need information, it appeared that the 20% was their goal as well, even though she reiterated that she wasn't necessarily committed to that percentage.

Mayor Roe stated that the issue became balancing the Metropolitan Council's description of the need and what the market place was providing and able to sustain.

Addressing the 20% affordable housing goal, Mr. Bilotta suggested staff come back with a housing subsidy policy for the City Council to consider, similar to their policy for the Twin Lakes Redevelopment Area, as part of future discussions to determine what made sense and what didn't. Mr. Bilotta noted that there was also a business subsidy required at the state level; and suggested also having discussions with developers to get their perspective on what ideas the City Council would support or not and vet those against complex financing to make sure any eventual City policy worked.

Mayor Roe and Mr. Bilotta agreed that a take away from the Sherman process was that a full financial picture was needed before seeking approval by the City Council, noting that was not how the Sherman project had evolved with grant applications involved before approval, and not all questions raised and answered before that, creating difficulties in the project proceeding.

Councilmember Willmus agreed that when projects are fluid and frequently drag out over several years, and changing over that time period, it was difficult to grasp the intended final project. Councilmember Willmus stated that one of his concerns with a policy was in finding a developer to see a project through for multiple years in term of their commitment if tax increment financing (TIF) funds are involved and retaining those units as affordable housing over the life of those TIF proceeds and how to guarantee that and prevent the developer from securing TIF dollars and then taking the building to market rate status.

Mr. Bilotta noted that got into the TIF agreement, including options for lower density levels for permanent affordability and land trusts that would stay with the land permanently.

Mayor Roe asked how that would work with tax credits and related time frames.

Mr. Bilotta deferred that response to HRA Executive Director Jeanne Kelsey.

Ms. Kelsey reviewed options to provide 30-40 year covenants guaranteeing affordability units that could not be removed without loss by a developer of their tax credits; any change from affordable to market rate of units would be subject to Internal Revenue Service (IRS) tax laws with a minimum requirement of fifteen years, and the State of Minnesota's allocation plan requiring thirty years.

Councilmember Laliberte referenced her request for this conversation some time ago, noting areas in Roseville with HDR designation to provide a variety of housing stock that may be better-suited to MDR designation. Councilmember Laliberte noted that there was a certain demographic in the community looking to move from their large houses and yards, but not yet ready for senior living, creating a need for that in-between housing stock, not currently available in Roseville. Councilmember Laliberte stated that, while obviously up to a developer if such housing made sense to them financially in Roseville, it made sense to discuss in which zone that type of housing should be located.

Councilmember McGehee asked how and if rent-regulated apartments, popular on the east coast, would work in Roseville.

Ms. Kelsey responded that every state had different requirements, including qualification criteria for tax credits, rent and income limits on rents charges, and how many units could be declared based on area medium income.

Councilmember Willmus noted that in the Twin Cities metropolitan market, rents were seen to be declining, which was bucking national trends, indicating to him that certain markets are overbuilt. Councilmember Willmus questioned how closely staff followed those trends.

Mr. Bilotta responded that staff periodically runs housing market studies, and had just last week met with its housing consultant to determine if an update on the last study was needed. Mr. Bilotta advised that staff looked at things from that perspective as well as tracking all local information as it became available.

Ms. Kelsey added that, in talking to market study experts, Roseville continued to trend below area market averages, with no new multi-family construction built over the last 25 years. However, Ms. Kelsey admitted that Roseville could not establish the same market as Minneapolis for example, currently charging over \$2 per square foot; with Roseville trending well below that and not seeing that issue being reflected in local rents.

Councilmember Willmus stated that his reason for bringing that up was to recognize that the rental market was as cyclical as anything else in the economy; and cautioned that the city not overbuild. Councilmember Willmus opined that if the city was 2-3 times over its allocation of what was needed, it would raise flags.– Mayor Roe suggested that a developer could propose rezoning an area from HDR to MDR if the market place was pushing that noting that it should be easier to down zone in those areas.

Mr. Bilotta noted that zoning designation did affect property sales prices and made it some projects less feasible to accomplish rather than the city having that zoning in place ahead of time.

Councilmember Laliberte agreed, opining that developers may not look at the community and move on to another option. However, Councilmember Laliberte noted that, if the city had some options available for them to look at, and marketed as MDR, it would peak their interest.

Councilmember Etten offered his interest and support in looking at housing citywide, opining that this goal was being missed in some ways and he was open to that review. Councilmember Etten also spoke in support of looking at parcels for MDR zoning designation. Councilmember Etten agreed with the need for single-level townhomes in that category, with them not often for sale and not getting to the market for resale based on their demand.

Along those lines, Mayor Roe asked staff to prepare a map of all MDR designated parcels for future discussion; duly noted by staff.

Mayor Roe's asked for staff's perspective on his suggestion to consider looking at RB zoning designation for HDR as a permitted use, even if conditional.

Mr. Bilotta noted that more of that type of re-use was being found as malls continued to strain in today's marketplace, even though Roseville was not yet experiencing that in its retail malls. Mr. Bilotta advised that he had considered the current Motel 6 site as one area along the freeway for HDR designation; and noted other parcels that could be considered for rezoning accordingly if Roseville experienced a contraction in its retail markets over time.

Councilmember Willmus expressed his interest in staff looking to identify some areas for redevelopment citywide through use of the former Housing & Redevelopment Authority's (HRA) planning and strategic planning processes (e.g. land trust).

Councilmember McGehee agreed with Mayor Roe's suggestion to consider housing in existing or former mall areas; but also to make sure green space was part of that mix.

Mayor Roe suggested that may be a good discussion in considering future Planned Unit Developments (PUD).

In conclusion, Mayor Roe asked that staff provide, for the next discussion, whatever information and related maps the City Council needed to consider conversion from HDR to MDR; and background on development of a housing policy for any city subsidized developments for HDR going forward.

Councilmember Willmus asked that staff also review other avenues for affordable housing beyond rentals, such as owner-occupied affordable housing and/or partners that may be available (e.g. Habitat for Humanity). Councilmember Willmus noted that the greatest fear from people appeared to be with the type of housing needed to stabilize neighborhoods.

Mayor Roe noted there was a trend with more people renting than buying in general; and opined that the city needed to balance that situation.

Councilmember McGehee referenced the Dale Street Project and lower scale housing units creating a neighborhood community. Councilmember McGehee also referenced affordable housing for veterans partnerships and smaller homes available and not requiring considerable upkeep inside or outside.

Councilmember Laliberte noted fifty units pending at Cleveland Avenue and County Road B not being marketed as affordable and questioning why.

Mr. Bilotta clarified that it was an active project, but would require a comprehensive plan amendment and rezoning; with the full City Council needing to make that determination in the near future.

Councilmember Laliberte noted the recent presentation by Ramsey County Commissioner Blake Huffman on his veteran's housing projects and interest in a development in Roseville; and asked for a status report from staff.

Mr. Bilotta advised that staff had been working with Mr. Huffman over the last few months to determine a spot; but noted that Mr. Huffman has a number of ongoing projects at this time. Mr. Bilotta advised that there was one viable parcel identified, but staff was having trouble locating its owner; but noted that that location would serve to hit a lot of the buttons being discussed tonight. Mr. Bilotta assured Councilmembers that Mr. Huffman was still very much interested in Roseville and looking at a variety of models.

Mayor Roe also noted the possibility of and his interest in partnering for the 1716 Marion Street acquisition (e.g. AEON or Common Bond Communities) to look at existing buildings and the site to the north that may or may not be for sale at this

time. Mayor Roe opined that would prove a nice area between McCarrons Lake and Rice Street for a development project with the right partner if the city could incent or engage those partnerships.

Mr. Bilotta noted that staff has been working on that with those apartments perhaps coming on sale; and advised that staff would continue to alert those potential partners to keep them aware of potential areas of interest.

Economic Development Update

With the recent creation of the Economic Development Authority (EDA), and as part of ongoing discussions, Mr. Bilotta advised that he intended this initial discussion to be broad and not very deep, especially with the current low staffing level available for this effort. However, Mr. Bilotta noted that staff had been and would continue to work with partnerships, including the Greater Minnesota Housing Corporation, both area Chambers of Commerce, Ramsey County and others. As noted on attachments. Mr. Bilotta noted the wide range of programs staff was currently involved in, most falling into the areas of networking and involving grants and housing programs at this time, and also working on sustainability through the city's partnership with Xcel Energy. Mr. Bilotta advised that staff didn't get involved in things that took considerable time, and that included not having those face-to-face meetings that involved calling industrial and commercial brokers and related aspects that were areas not having staff time allocated to at this time.

Mr. Bilotta asked the City Council to address any areas standing out for discussion.

Councilmember Willmus asked what it would take for staff to have time for those face-to-face meetings with industrial and commercial brokers.

Mr. Bilotta advised that, initially he would work with City Manager Trudgeon and the City Council on ways to shift existing staff internally, but noted it would require another staff person as an additional resource to pursue it to any great degree.

Mayor Roe offered his interest in looking at that option to determine what it would take; or if it made sense to have an economic development consultant available for certain things.

Councilmember Willmus agreed, opining that if the city was going to be proactive and develop or redevelop some areas, it needed to be aggressive; and while in-house staffing would be great to have available, if not a model needed to be defined to determine who should be involved. Councilmember Willmus further opined that this needed to happen sooner rather than later.

come in earlier today. Ms. Kelsey sought direction from the REDA as to the range for move-up housing, currently valued at \$350,000 or above.

Member Laliberte noted this went back to previous conversations, and expressed her interest in seeing the city get interested in transitional housing, even though uncertain of that home value, but homes requiring less maintenance but not at the end of the spectrum for senior living options. Member Laliberte opined this was another category in which Roseville didn't have enough housing stock.

Member McGehee noted elderly people wanted to live where it was convenient for them; and opined that Roseville offered the right location and the right amenities. Member McGehee agreed with Member Laliberte about the smaller, reasonably-sized homes on smaller lots as desirable. Member McGehee opined that Roseville had many areas with smaller homes on smaller lots that needed upgrades providing many opportunities for people to do so.

e. Review Medium and High Density Housing

Regarding the comments of Members Laliberte and McGehee, Member Willmus asked if the Wheaton Woods model home was a larger model than those originally planned. Member Willmus stated he was struck at how large it seemed, and asked if the empty nester client was who that developer was seeking; and asked what the actual square footage of the model home was.

Ms. Kelsey responded that the model home's main level was 1,250 square feet, and if the lower level is finished, it adds another 1,400 square feet.

Member Willmus opined that may be considerably bigger than the square footage being sought for transitional housing.

President Roe suggested it may mean the REDA needed to develop more specific targets or a zoning subtype.

Member Willmus stated he didn't want to deter that size if that was what the market was, but if the city intended to tweak zoning and residential square footage, it may be good to consider a subset for medium density residential (MDR).

Member Laliberte stated she was very excited about the Garden Street Station development, but noted the prices were much more than expected, especially by residents, and suggested some of those residents may be lost as a result of that increased cost. Member Laliberte noted the price points were coming in very high and were not in line with those looking to downsize.

Member Willmus noted housing products were related to their square footage.

Member Laliberte noted people like certain areas but some of those areas had pricey housing too. Member Laliberte questioned if \$300,000 - \$400,000 was a price point for transitional or downsized housing stock.

In considering his own parents and others seeking to downsize, Member Etten stated he was struck with the price point that came out of this development, noting the prices were easily \$100,000 - \$200,000 more than the value of their current homes. Member Etten opined that such a significant jump up was the wrong direction, and that these residents were not looking to add a mortgage to their retirement years. Member Etten reviewed various sites on the MDR maps provided by staff and areas identified as MDR areas in which it would be hard for these residents to purchase a home. Since this transitional type of home seems to be in great demand, Member Etten suggested the REDA encourage that as a goal for future housing stock.

Member McGehee stated her preference to see MDR without a homeowners association, noting there was a whole section of Roseville with small, two to three-bedroom homes and one-car garages with modest prices. Member McGehee suggested there was nothing to preclude someone from looking at them for empty nest transitional homes and then upgrading them to their likes, but still having smaller footprints and smaller yards to care for. Member McGehee suggested there were a number of them available in Roseville that could be made up to a buyer's specifications by using a REDA loan product for that upgrade rather than depending on new construction options.

President Roe suggested there may be residents in those homes who are ready to move on to transitional homes, some interested in doing an update before moving out and others allowing the buyer to do the project when they purchase it. President Roe noted that some challenges are found in smaller, older homes, especially with steeper, narrower stairways than desired by older residents; and perhaps creating more difficulties in correcting them with that type of housing stock.

Member Laliberte noted many of those homes identified were being used as starter homes for those moving from St. Paul to a first-ring suburb such as Roseville.

President Roe noted that was part of the current market and housing moving again. President Roe noted his interest in Wheaton Woods and the restrictions placed by the city on their footprints, resulting in creative solutions by the developer, as well as other design standards recently adopted by the city (e.g. no garages forward of main structure).

High Density Residential (HDR)

President Roe sought input for how to approach transition from HDR to MDR.

Member Willmus expressed his interest in pursuing that transition; referencing former Community Development Director Paul Bilotta's presentation on paring down what was currently zoned HDR.

Ms. Collins clarified the acres identified by Mr. Bilotta had consisted of 57.8 acres of existing HDR zoned areas throughout Roseville, while only approximately 18 acres were required by the Metropolitan Council for such designation, as noted by Member McGehee.

President Roe suggested the REDA decide what they wanted regardless of the requirement. President Roe suggested starting with the properties on the south side of County Road C in rezoning from HDR.

Member McGehee sought to verify the number of acres for HDR needed for the 2040 comprehensive plan.

Ms. Collins reviewed the options guided by units per acre or total acreage for MDR and HDR.

President Roe reviewed existing MDR identified as currently undeveloped MDR at 9.8 acres; with 10.3 acres identified as potentially suitable for rezoning; with HDR and Institutional uses separated.

Referring to the map, Member Etten noted his difficulty in defining what is currently zoned HDR but developed as a different use. Member Etten noted it would be easier to identify areas to change zoning from HDR versus those with a current and different use (e.g. strip malls) in determining those areas to consider a different designation.

President Roe noted there weren't too many undeveloped sites, other than at the southeast corner of County Road E and Dale Street, and several other open areas as shown on the map in the northwest corner of Roseville.

Ms. Kelsey noted another area were those single-family homes at County Road C—2 and Highway 88.

Member Etten identified another unique property at Rice Street (surrounded by Roseville Estates apartments) currently zoned HDR that needed cleaned up in the upcoming comprehensive plan process, including other areas that are or are not developed.

President Roe questioned if the previous 2010 rezoning effort had inadvertently moved HDR for the entire site without taking into consideration the gas station property.

Member Etten noted additional information could be gleaned through a great option for a tour, such as done by the RHRA prior to their dissolution.

For those properties guided HDR, Member Willmus noted the need to consider the different uses that entailed as well. If the REDA decided to step back from HDR and create more MDR parcels, Member Willmus opined a lot of these parcels may have other uses on them, but would need guidance for future uses.

Member Etten stated his understanding of that consideration.

President Roe recognized that transitioning from HDR to MDR would involve guiding those parcels for other zoning and uses.

Member McGehee stated she had never been a fan of HDR-2 zoning designations.

Ms. Kelsey referenced Attachment C and parcels east of I-35W and north of Cleveland Avenue (Cherrywood Point) currently designated HDR-2. Ms. Kelsey clarified that there were a few parcels designated HDR-1, but meeting HDR-2 designation but not rezoned through the comprehensive plan amendment even though at a higher density than currently allowed.

Ms. Collins noted Associate Planner Bryan Lloyd had alluded to that in his initial overview of comprehensive plan update discussions.

President Roe noted the current comprehensive plan had one HDR designation overall.

Member McGehee stated her primary objection for HDR-2 was maximum allowed heights in some places, as well as maximum impervious surfaces; but noted in principle she didn't have opposition to HDR-2 if not allowing for an unusually tall structure covering all the space.

President Roe noted that as rezoning and individual applications come forward and part of the comprehensive plan update process, changes to height limitations could be changed in the plan itself or other parts in a particular zone. President Roe suggested those discussions be held before rezoning any existing HDR-1 or HDR-2 parcels, recognizing that rezoning isn't done before updating the comprehensive plan. President Roe suggested doing it all as a package deal.

Executive Director Trudgeon concurred, clarifying the need for timing of that with comprehensive plan process and the need to do so soon if that was their desire, or whether to let the process go through to add more MDR properties.

President Roe noted that the Interim Ordinance (moratorium) had already expired, and new applications for HDR could start coming in any time now, and along with the comprehensive plan process.

Member Willmus suggested being more aggressive and dialing back HDR-1 or HDR-2; and consider cutting that zoning designated acreage by at least half.

President Roe suggested not concentrating on those commercial properties zoned as HDR as much as those parcels that are vacant or possible for housing since the commercial properties are generally healthy businesses; and to do so sooner rather than later.

Discussion ensued as to overall rental housing stock in Roseville, and the percentage that is single-family; with some misperceptions as to the actual number of single-family rentals and their balance, and owner-occupied rentals, single-family and multi-family rentals, compared to other housing stock.

Executive Director Trudgeon advised staff would get updated and accurate information on the city's housing stock to the REDA for future reference, with data available based on rental registration information.

President Roe noted that, while the city could seek a certain percentage and type of rental, demand was often dictated by the market as well.

Member Laliberte stated her preference to consider work on the HDR zoning areas now versus as part of the comprehensive plan.

Without objection, President Roe confirmed this was the preference as well for the remainder of the REDA.

Member Etten suggested first reviewing empty or potential single-family properties with potential immediate turnover, noting one in particular directly across the street from City Hall, and zoned HDR. Member Etten expressed his interest in focusing on those parcels now.

Without objection, President Roe directed staff to identify those properties and arrange for a tour, followed by a discussion on those sites.

Member Willmus suggested a target based on acreage, reiterating his preference to cut the current HDR acreage designation in half if found reasonable to do so.

Executive Director Trudgeon advised staff would bring that information back to the REDA.

President Roe asked that staff clearly identify the properties.

Discussion ensued as to whether a physical tour or a Google Earth tour of HDR sites would fit schedules better; as well as considering the public's involvement in the discussion and review.

President Roe suggested this could be a City Council discussion rather than an REDA discussion.

8. Adjourn

Etten moved, Laliberte seconded, adjourning the meeting at approximately 5:11 p.m.

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

Motion carried.

Daniel J. Roe, President

ATTEST:

Patrick J. Trudgeon, Executive Director

Extract of the July 25, 2016 Roseville City Council Meeting Minutes

a. Discussion Regarding High Density Residential (HDR) Housing Districts and the Planned Unit Development (PUD) Process (PROJ0039)

Mayor Roe introduced this item and recognized City Planner Thomas Paschke for up update based on past discussions and direction to staff from the City Council. As detailed in the RCA, Mr. Paschke reviewed the current HDR and PUD processes and issues, and outlined several potential options for consideration by the Planning Commission for recommendation to the City Council (page 2, lines 31-34). Mr. Paschke advised that staff felt these revisions addressed the two areas of concern and allowed more flexibility in HDR-1 and HDR-2 to address those issues.

Specific to the PUD issue and possible amendment to increase density, Mr. Paschke noted lines 36 – 86 addressed staff's analysis related to senior and other housing. Mr. Paschke cautioned that staff thought this may have intended consequences, and therefore at this time, could not support revisions as noted.

Interim Community Development Director Kari Collins noted the purpose of tonight's discussion was to gather the objectives and outcomes the City Council would like to see for HDR proposals (e.g. senior housing classifications as lower impacts); and whether they thought the Conditional Use (CU) process addressed any and all uses, if done on a case by case review. As mentioned by Mr. Paschke, Ms. Collins noted the proposed PUD text amendment pending Planning Commission review and recommendation and City Council approval that would include density language and increase it to 30%. However, Ms. Collins noted this also involved the acreage component that also may need amending, but advised staff was seeking which option the City Council found more to accomplish the desired outcomes it was seeking (from 24 to 36 units as outlined in the proposed draft at 50% versus 30%). Assuming the CU allow up to 50%, Ms. Collins noted it could also be a percentage not necessarily that high, but subject to discussion by the City Council to address mitigation and cost versus benefit analyses.

Mr. Paschke agreed, noting that a subsequent traffic study and case by case review during the CU process may determine that an increase up to 36 units may not work, while something in between may be more preferable and thus recommended rather than the maximum number of units per acre.

At the request of Councilmember Willmus, Mr. Paschke confirmed the maximum building height would remain the same.

Specific to the Good Samaritan proposal and rezoning request that brought this discussion forward, Councilmember Willmus advised his concern was whether or not that was the highest and best use for those parcels. Councilmember Willmus stated he still struggled with that, and therefore wasn't sure if staff's recommendation to move from 24 to 36 units per acre sufficed, without also addressing a maximum building height and design considerations. For reference, Councilmember Willmus stated he wasn't interested in seeing a duplication of the situation at 6800 Xerxes Avenue in Edina, MN; with single-family residential use on one side of the street and 65' to 70' buildings directly across the street. Councilmember Willmus noted the impacts for solar access for those single-family properties; stating the real issue for

him was the overall height and proximity of this type of use to surrounding single-family residential and what those existing neighborhoods would be faced with. Councilmember Willmus questioned if increasing units per acre addressed either of those variables.

Mayor Roe noted, with confirmation from Mr. Paschke, the 30' setback from the side property line that would remain in effect. At the request of Mayor Roe, Mr. Paschke confirmed that there was no HDR-2 zoned parcels yet built upon, but several zoned accordingly. Therefore, Mayor Roe noted any development would need to request rezoning from the city to add height over the 65' in the HDR-1 zone.

Councilmember McGehee noted the existing PUD process now in place, and stated her lack of interest in changing it, since it changed across the entire city, not just for one parcel. Councilmember McGehee noted the city had a history of doing that spot rezoning, which she was not supportive of. However, Councilmember McGehee questioned the best option for a site and desirable project such as the Good Samaritan project where it provided needed housing stock, and whether it was possible to provide a CU for this particular parcel and specify the number of units sought by the developer with appropriate height and setbacks addressed. Councilmember McGehee opined she found their site plan and overall layout reasonable; but struggled with how to specify CU running with the land and to what extent to ensure it conformed with no more than 48 units and the proposed overall building footprint and height, specific to a CU.

Mayor Roe clarified that staff's recommendation was to change the number of units per acre, with all other zoning requirements for HDR-1 and HDR-2 districts remaining unchanged. Mayor Roe noted the Good Samaritan project met all zoning requirements for HDR-1 except the number of units per acre; and this proposed revision attempted to address that, while not changing any other standards already met. Mayor Roe opined that if the City Council wanted a CU to apply more restrictions on other elements, it sounded more like a PUD process to change density.

Mr. Paschke noted the PUD process, up to 36 units in the case of the Good Samaritan project, would serve to limit that project to a certain number of units on the site and other conditions that would run with the property. Mr. Paschke noted the majority of the project met most other HDR-1 conditions.

At the request of Mayor Roe, City Attorney Gaughan clarified that any conditions reasonable related to and pursuant to the CU process and the actual project itself allowed the City Council some latitude and direction under the PUD process to include more ancillary conditions as indicated, and as noted "reasonable" and already within the city's PUD language ordinance.

Mayor Roe clarified the reasons for concern and rationale in looking at PUD's was the notion of providing all other changes when looking to address a particular proposal that met all other requirements of HDR-1, other than rezoning for units per acre, as with the Good Samaritan project. However, Mayor Roe noted that discussion opened up other discussions related to height and setbacks on the site that would follow the property in perpetuity. Therefore, Mayor Roe suggested the city keep the rest of the zoning parameters in place, and allow for no density in CU versus the PUD process; noting that wasn't relevant to this proposal; and therefore suggested not putting that into play in this situation when considering density per acre.

Councilmember McGehee agreed; and questioned if there was a specific reason to bump up HDR-1 and HDR-2 units per acre.

Mayor Roe advised that the reason was to clearly define the number of units at a maximum of 36 units to avoid an infinite number, and as confirmed by Mr. Paschke, anything else would fall under the PUD process.

Under those circumstances, Councilmember McGehee stated her satisfaction with the proposal at 36 units, allowing the Good Samaritan project to reach their preferred goal.

Discussion ensued between Mayor Roe and Councilmember Willmus related to two different zoning categories for a 30% increase in HDR-1 at 36 units per acre. Councilmember Willmus advised he wasn't supportive of HDR-1 at 36 units, and expressed interest for HDR-2 zoning to look at a unit cap per acre; as well as tweaking setback requirements.

Councilmember Etten expressed his appreciation for the latitude this allowed the City Council. However, Councilmember Etten stated one remaining concern was how this worked with the single-family buffers in LDR-1 and LDR-2 zoning for density, referencing the HDR chart and setback requirements based on where they're located for HDR-1 and HDR-2; questioning if the same could be done for height.

Mr. Paschke agreed that could be done, suggesting a 10' allowance for increased density in both districts.

Councilmember Etten stated that would alleviate some of his concerns; and agreed with the setbacks for HDR-2, which were now often significantly less than those found in HDR-1; with no allowances whether next to LDR-1 or LDR-2 zoned properties; and without that protection, higher density remained problematic from his perspective.

Mr. Paschke advised that staff would need to further review those requirements and how they fit with overall design standards in city code, and what could be accomplished with setbacks.

Mayor Roe noted there were other sections of code that dealt with adjacency to single-family parcels, maybe not across the street, but those directly adjacent.

Ms. Collins noted the subscript in the RCA below Table 1004-6 (page 2) addressing dimensional standards.

Mayor Roe noted there were less setback requirements for HDR-1 districts placed in or around Regional Business designations or more intense uses with greater height allowed. Since there isn't anything currently being built on HDR-2 zoned parcels, Mayor Roe noted this allowed the ability for the City Council to look at every proposed HDR-2 parcel next to single-family parcels. Mayor Roe noted this may have been the rationale for setting it up that way and may make sense for some parcels while not with others, all unknown at this point; and allowing future City Councils the discretion to make those changes accordingly. For this specific Good Samaritan project, Mayor Roe opined HDR-1 was what worked for this parcel; and suggested HDR-2 may be part of the comprehensive plan update discussion and MDR and HDR process within the community, providing broader discussion and more public input.

Discussion ensued related to the CU process and ability of the City Council to make decisions on a case by case basis and as part of public health, safety and welfare considerations to review surrounding land uses.

Specific to the calculations for the Good Samaritan project, if around 30%, it would allow for 33 plus units, not much different than the requested 36 units; and suggested that number was appropriate for this particular proposal.

Councilmember Etten stated his preference to think about this more broadly, and not change the chart (page 2) for just this specific project, but to address the building height concern at a maximum of 50' to 55' when adjacent to LDR-1 and LDR-2 parcels. Councilmember Etten opined that may satisfy both needs and give more latitude for the city.

Mayor Roe clarified that there was no recommended change to the chart tonight; and agreed he would like to see height restrictions addressed in code; and preferred that this recommendation come back to the City Council after further refinement and research of those items noted by staff before going through the Planning Commission process with that additional information included.

Mayor Roe also asked that an increase to 36 units per acre be looked at through the CU lens for other properties recently under discussion and deviation from HDR-1 for their specific acreage. If the City Council wants to make this change and CU approval, if it was found that 80% of those other properties fell within that range, Mayor Roe opined that it would provide helpful information within that context and for subsequent discussion.

Without objection, Mayor Roe directed staff to review city code setback language, building height related to adjacencies, and capping units per acre at 36 without conditions and specific to subsequent HDR-1 discussions.

Councilmember McGehee asked if there was a way to simply tweak the PUD ordinance for those projects offering much in terms of amenities and material, to allow a 10% increase in residential density depending on the number of site amenities included. Councilmember McGehee noted once the increase in density was specified at 30% for the PUD, it would be binding and run with the property in perpetuity. Councilmember McGehee stated she saw that as an alternative route to the CU.

Mayor Roe suggested making the PUD increase potential consistent with the CU potential, with the developer having the option to pursue either route for additional density preferences, based on other considerations as a trade-off. Mayor Roe further suggested, if just a density issue, the developer could follow the PUD process, but noted further discussion may occur on that specific issue during subsequent discussion of the City Council when this item returns in the near future.

Councilmember McGehee opined she saw that as a value-added path in the PUD process; but stated she wasn't sure if there was a 10% increase allowed in the context of current requirements; and suggested those discussions be held all-inclusively.

Councilmember Laliberte stated her preference to talk about existing weaknesses in the PUD process, especially since that work was so recently completed; and may need a fresh look to determine if it was working as originally intended. Councilmember Laliberte agreed with tonight's discussion, and agreed with one last review before it went to the Planning Commission. Councilmember Laliberte clarified her rationale in voting against this

originally, seeking that this closer attention to potential inadvertent weaknesses could be addressed.

Councilmember Etten stated his approval in having this come back, both or either topic. Councilmember Etten noted if the PUD allowed up to a 50% increase and review of each specific case for other features, he was fine; but stated he wasn't interested in changing the bulk of current provisions.

Mayor Roe clarified he was seeking discussion, not personally advocating; but wanted to further think about both avenues.

Mayor Roe thanked staff for bringing this additional information forward and their thoughtful approach in doing so.

b. Discussion Regarding High Density Residential (HDR) Housing Districts and the Planned Unit Development PUD) Process

Interim Community Development Director Kari Collins provided an update, based on past City Council discussions, on text amendments for HDR-1 and HDR-2 dimensional standards, density greater than 24 units per acre, adjacencies to other land uses, building height, and setbacks.

City Planner Thomas Paschke referenced the RCA seeking feedback on staff's broader look at other district setbacks and dimensional standards as adopted prior to and in the 2010 zoning code changes (Attachment C). Mr. Paschke further referenced page 2 of the RCA specific to density increases and possible building heights addressed as conditional uses. Additional information was provided on specific multi-family housing units, their zoning, number of units per acre and specific addresses for HDR-1 and HDR-2 as well as several Community Business (CB) zoned areas.

Discussion included 167 total sites shown with approximately 20% to 30% of those currently pre-existing nonconforming in general.

From his perspective, Councilmember Willmus opined that, as the city seeks to increase density per acre, it seemed out of character with what the city had done over time, and asked that the City Council note that.

At the request of Mayor Roe, Ms. Collins confirmed that all privately-owned condos were included in the overall HDR count of 167 sites.

Councilmember Laliberte asked Ms. Collins to provide a list of all 167 parcels in list form in addition to their location via maps. Councilmember Laliberte expressed appreciation for the map in the packet detail showing the HDR-1 and HDR-2 locations in proximity to single-family residential uses.

With many things already having come off the table through design-forward requirements as an example, Councilmember McGehee asked what result staff was seeking from this discussion. From her perspective, Councilmember McGehee opined that some aspects of PUD were not looking for greater density, but precluding some interesting design possibilities and flexibility. Councilmember McGehee stated she had always questioned the reality of setbacks (e.g. balconies not being included). Councilmember McGehee opined there were several issues she'd like to address, but she wasn't sure if they were necessarily specific to the direction staff was seeking.

Mr. Paschke clarified that balconies were typically setback from building foundations under current code provisions.

Mayor Roe noted the areas of focus were as outlined in the RCA: greater density per acre, with staff recommending the CU approach, setbacks, adjacency issues, and building forward design. Mayor Roe suggested building forward design seemed more of a comprehensive plan discussion and suggested it be deferred for a more holistic community input process. Mayor Roe suggested further discussion was needed regarding setbacks and adjacencies, as well as unit density being addressed if all other requirements are met.

Councilmember Willmus stated he wasn't sure if all issues were as segregated as the City Council would like them to be. Specific to increased density, Councilmember Willmus noted the proposed process laid out under CU didn't really accomplish what he was looking for: greater protection for adjacent properties dependent on what is written in the comprehensive plan and city code. Councilmember Willmus stated that was his issue; and advised he didn't want to see a potential balcony 15' from a right-of-way adjacent to single family homes. Councilmember Willmus opined that this could be accomplished by review of city code and the comprehensive plan in some of those areas. Councilmember Willmus noted, for example, when a building forward design adjacent to another parcel pushed the building forward toward the street or an intersection, he was concerned with how that impacted the right-of-way at the property line, whether across the street or next door, and issues of scale that come into question for him with higher buildings and their balconies looking down on single-family homes.

Councilmember McGehee agreed that the other issue with setbacks bumping up against single-family uses and the potential for only a 10' separation and with additional height looking into those residential back yards. Councilmember McGehee stated her intent with the PUD process was to invite interesting uses of spaces, and cooperation on sites and design; while this appeared to put a restriction on the city with the density issue. Councilmember McGehee stated that specific areas of interest from her perspective and over and above the list of PUD qualifications included site amenities and flexibility (e.g. underground parking) and while recognizing that this affects these designated properties citywide, she was concerned about waiting for completion of the comprehensive plan update and potential for another development to come forward between now and then.

Mayor Roe noted there were current zoning standards and PUD codes in place that the city had spent considerable time in addressing their detail and criteria. If the consideration was whether or not to increase density by 10%, Mayor Roe advised that he had some additional questions. In previous discussions, Mayor Roe noted the specific Good Samaritan proposal met all HDR-1 requirements with the exception of unit density. Mayor Roe asked if there was a way to accommodate that development without the PUD process or a less expensive or easier process for the developer.

Mr. Paschke advised that a larger issue than that, with there being nothing unique about the Good Samaritan proposal, was that the PUD process is considered the last option in the tool box. From just a density perspective and tweaking that one area, Mr. Paschke opined was not in the city's best interest. While it didn't change that project on its face, Mr. Paschke advised it still didn't achieve all the goals and aspirations for the PUD other than changing one item to qualify it under listed criteria.

In other words, Mayor Roe noted the project didn't meet any notable number or any tradeoffs that the city looked for in the PUD process, with concurrence by Mr. Paschke.

Ms. Collins opined that current code was subjective enough that it could fit anything in overarching goals, but as far as the PUD process, the intent was to obtain a unique proposal where you're leveraging out-of-the-box standards for creative or superior design. In the case of the Good Samaritan proposal, Ms. Collins noted it was proposing an HDR use on an HDR site, and just sought a little greater density. Ms. Collins opined that would most often be the case; but when staff was looking at options, it sought to look at the city holistically to see where the most benefit was and address density through the CU not only for the Good Samaritan site alone.

Councilmember McGehee stated her absolute agreement with staff's decision on that point. However, Councilmember McGehee stated she was hoping the city's position wasn't that PUD was the last possible implement in the tool box, but hoping it was a positive that could be presented. Councilmember McGehee agreed she found nothing exciting in the Good Samaritan proposal, representing a standard development proposal on a standard lot and providing increased housing stock. To allow that project with a CU seems fine for her, but Councilmember McGehee reiterated her preference to encourage more creativity.

Councilmember Etten stated his appreciation for this approach, addressing density but also if including the height condition as suggested by staff, it provides the city more control. With the current 65' building height allowed, Councilmember Etten noted if conditioning the setback, adjacency and height to single-family homes, it provided the ability to deal with concerns of those residents while still allowing for a reasonable project. Councilmember Etten stated he wasn't concerned with the building forward concept 30' back from the road right-of-way, opining it didn't crowd the road, using the Lexington Apartments as an example, and accomplished moving the parking behind and building forward. Councilmember Etten noted another example was the new Sienna Green building that looked good but changed the character in a positive way.

Councilmember Willmus stated the area of primary concern to him was corner lot situations and potential of 20' setback on the other street frontage versus 30'. Councilmember Willmus noted another concern is if deviating significantly from code to achieve increased setback, did it create a problem with current design standards embedded in the comprehensive plan.

Mr. Paschke responded that the comprehensive plan didn't include specific numbers, and only addressed placement in general terms. Mr. Paschke advised that the regulation is what is established in city code. From his personal perspective, Mr. Paschke stated is the city moved too far back from the 30' setback, it no longer achieved building forward and developers would use that additional 40' or 50' for more than green space.

Councilmember Willmus reiterated that he was not a fan of the building forward design in every case, even though sometimes it may be fine. Overall, Councilmember Willmus stated he was looking for greater flexibility. If the Good Samaritan site was adjacent to big box retail, Councilmember Willmus noted it would be of less concern to him than when adjacent to homes on a side street. Councilmember Willmus opined he found it hard to consider that flexibility while maintaining citywide standards. Councilmember Willmus stated he'd like to think controls were in place for heights with a PUD, but admitted he still had concerns with setbacks of 20' on corner lots, and would like front yard setbacks increased slightly as building height increases.

Mr. Paschke noted in Community Mixed Use Districts (CMU) when adjacent to a greenway area or other areas, the upper stories had to be set back further. Mr. Paschke suggested that could be explored through this process as well and would result in creating less of a mass.

Mayor Roe noted that would be in line with his thoughts as he reviewed the chart in Attachment C. Mayor Roe stated he didn't have as much concern with MDR parcels, but suggested consistency with single-family considerations, and suggested language such as: "greater of X feet or 50% of building height as setback adjacent to single-family residential." Mayor Roe stated his interest in also talking about that related front yard setback.

Councilmember Willmus spoke in support of the ratio as suggested by Mr. Paschke, the higher you go, the more you're required to step the building back.

Without objection, Mayor Roe noted that the council directed staff to use the CU process for density above 24 units per acre for HDR-1 multi-family buildings and CU for heights above 45', including stepping back setbacks when adjacent to single family uses, applying the ratio, and associated language for stepping back for corner and street setbacks referencing LDR-1, LDR-2, and MDR as well for consistency.

Regarding design standard language, Mayor Roe questioned if the Good Samaritan proposal met those requirements, based on location of their primary entrance and how it was to face one of two streets, but instead faced their parking lot. Mayor Roe stated some of those things helped him with the 30' setback, and this was not an urban design building forward, but as the 2010 code language was intended to address related to avoiding a "sea of asphalt" between the street and building. Mayor Roe opined that the challenge was to find something between urban design that placed buildings up against a sidewalk that was of little interest to the city with few exceptions, but also to move away from past developments with a huge parking lot in front of a building.

Councilmember McGehee asked Ms. Collins to bring ideas forward for better looking parking lots that could address some of the city's existing aesthetically displeasing parking lots, including sustainable parking lots and landscaping features.

Mayor Roe noted this had come up with the 2010 zoning improvements and former standards, while presenting a challenge in what triggered meeting those new standards and the expense involved with those improvements.

Mr. Paschke agreed, noting this also was at the heart of requirements versus suggestions and not attempting to stifle redevelopment if a BMP was required for all projects, and balancing desired outcomes and realities for developers and property owners.

Ms. Collins noted this was an area to give consideration to in the EDA homework about environmental design and financing tools.

Specific to primary street frontage in the Good Samaritan proposal, Councilmember Willmus asked if that could be accomplished by the primary drive requirement in city code.

Mr. Paschke responded that it could not, as the Good Samaritan proposed building would have its primary frontage on County Road B, as that called out the most pedestrian traffic area as called out specifically in city code versus how a parcel is addressed and addressed in a sidebar of the definition for a primary street.

Mayor Roe noted language about corner lots and how they primary street was addressed in that context; and asked that staff review both sections to make sure code was not contradictory.

Without objection, Mayor Roe clarified for staff that the council directed them to adjust the maximum unit density to 36 units/acre and maximum height for HDR-2 to 65' with anything over that requiring a CU.

Ms. Collins reviewed the next step in the process to use tonight's City Council input to formulate text amendments by staff to present to the Planning Commission and subsequent public hearing for recommendation to the City Council for final decision-making.

Mayor Roe clarified direction for staff that adjacencies and setbacks would impact HDR, but also all commercial and office and industrial districts as well, duly noted by Ms. Collins. Without objection, Mayor Roe noted this would allow the same standards to apply for adjacencies throughout city code text. Mayor Roe noted this applied to adjacencies to LDR and MDR uses in city code versus adjacencies to other residential uses.

Attachment D

COMMUNITY PAGES

ROSEVILLE

STATUS TRACKER

Status trackers identify Council review deadlines, Committee meeting dates, and show the movement of your project through our process. The time line starts when you submit your plan update or amendment online and appears for the 2040 Comprehensive Plan Update and any in-progress Comprehensive Plan Amendments.

2040 Comprehensive Plan Update



Comprehensive Plan Amendments

Roseville Armory

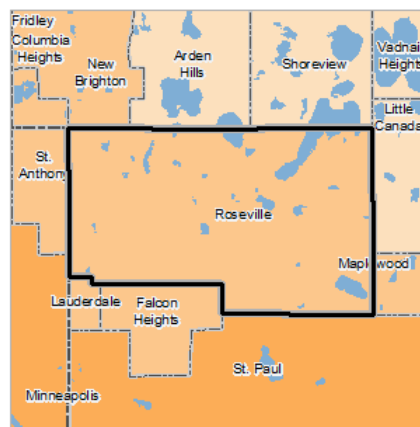


FORECASTS AND COMMUNITY DESIGNATIONS

The Council updates its 30-year [forecasts](#) at least once per decade. Forecasts indicate when, where and how much population, household and job growth the region and its communities can expect. Forecasts are used to help plan infrastructure needs and weave consistent growth expectations throughout your plan. These are your recent adopted forecasts.

Forecast Year	Population	Households	Employment
2010	33,660	14,623	35,104
2020	33,800	15,300	37,300
2030	34,000	15,700	38,300
2040	34,500	16,100	39,300

Roseville is designated as Urban. (Look under Council Policy tab at the bottom for specific policy for each designation.)



Roseville, Community Designation Map
(Click on the image for larger map)

ALLOCATION OF AFFORDABLE HOUSING NEED

The Need reflects what share of forecasted regional household growth will make less than a set threshold of income and therefore need affordable housing. The Allocation is the determination of each community's share of this regional need and the first step in helping to determine the housing goals and objectives in local comprehensive plans.

The Region's Total Need for Affordable Housing for 2021 – 2030 is 37,900 units. **Roseville's 2021 – 2030 Allocation of Need is 142 units.**

Sector Rep(s)	Eric Wojchik
District	10
Council Member(s)	Marie McCarthy

Affordable Housing Need Allocation	
AtOrBelow30AMI	72
From31to50AMI	50
From51to80AMI	20
Total Units	142
AMI = Area Median Income	

SEWER ALLOCATION FORECASTS

Your community-wide household, population and employment forecasts have been allocated based on the wastewater system serving your community. This allocation must be used in projecting future wastewater flows and system capacity to plan for additional infrastructure needs.

Forecast Year	Forecast Component	Population	Households	Employment

2010	MCES Sewered	33,660	14,623	35,104
2010	Unsewered	0	0	0
2020	MCES Sewered	33,800	15,300	37,300
2020	Unsewered	0	0	0
2030	MCES Sewered	34,000	15,700	38,300
2030	Unsewered	0	0	0
2040	MCES Sewered	34,500	16,100	39,300
2040	Unsewered	0	0	0

ONLINE PLAN SUBMITTAL

You can now submit your comprehensive plan update and amendments online! Just complete a quick registration and login and you can simply upload your plan directly to us. The online submittal works for informal plan review, supplemental information, the 2040 comprehensive plan update and for plan amendments. Click for more details on [how to use the online submittal tool](#), [requirements for submitting comprehensive plan amendments](#) and [comprehensive plan update submittal requirements](#). Hard copy or digital (CD) submittals are still accepted.

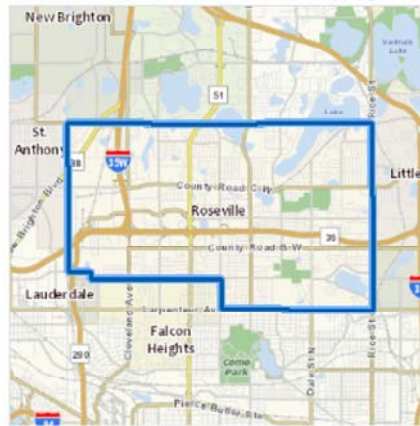
[Maps/Tables](#) [Council Policy](#) [Planning Process](#) [Grants](#) [Other Resources](#)

[Generalized Land Use Table](#)
[Affected Jurisdictions List](#)
[Generalized Land Use Acres by School District](#)
[Existing Housing Assessment](#)
[Solar Resource Calculation](#)
[Link to Community Profiles Page](#)
[Download your Community Shapefiles](#)

Maps

[Community Designation Map \(pdf\) \(jpg\)](#)
[Generalized Land Use Map \(pdf\) \(jpg\)](#)
[Communities and Affected School Districts Map \(pdf\) \(jpg\)](#)
[Owner Occupied Housing Values Map \(pdf\) \(jpg\)](#)
[Gross Solar Potential Map \(pdf\) \(jpg\)](#)
[Current Revenue Scenario Hwy Project Map \(pdf\) \(jpg\)](#)
[Functional Class Road Map \(pdf\) \(jpg\)](#)
[Metropolitan Freight Systems Map \(pdf\) \(jpg\)](#)
[Regional Bicycle Transportation Network Map \(pdf\) \(jpg\)](#)
[Groundwater Level Monitoring Wells Map \(pdf\) \(jpg\)](#)
[Long-term Service Areas Map \(pdf\) \(jpg\)](#)
[MCES Sanitary Sewer Meter Service Areas \(pdf\) \(jpg\)](#)
[Public Water Supply \(pdf\) \(jpg\)](#)
[Surface Water Ground Water Interaction \(pdf\) \(jpg\)](#)
[Surface Water Resources \(pdf\) \(jpg\)](#)
[Regional Parks System Map \(pdf\) \(jpg\)](#)

(Click on map below for interactive mapping tool)



ROSEVILLE 2040

our future together

2040 Future Land Use

 Development/Redevelopment Sites

2040 Future Land Use

Residential

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

Mixed Use

-  CMU - Community Mixed Use

Commercial

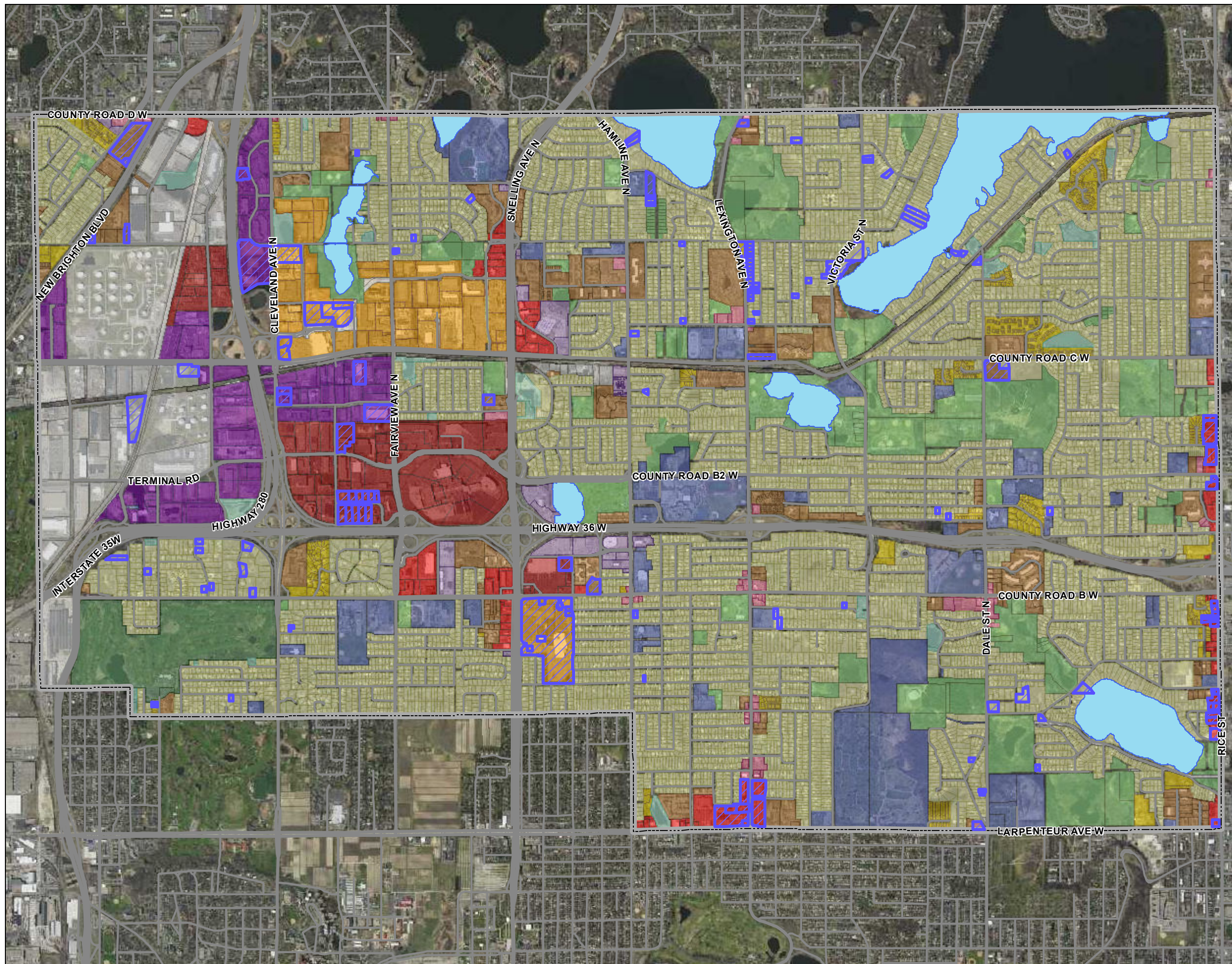
-  NB - Neighborhood Business
-  CB - Community Business
-  RB - Regional Business

Employment

-  O - Office
-  BP - Business Park
-  I - Industrial

Public / Institutional

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



0 2,000 Feet
1 inch = 2,100 feet

