

ROSEVILLE
REQUEST FOR COUNCIL DISCUSSION

Date: **04/07/2014**
Item No.: 14.a

Department Approval



City Manager Approval



Item Description: Twin Lakes Redevelopment Area Discussion

INTRODUCTION

On February 20, 2014, the Roseville City Council continued its discussion with the Planning Division regarding the future of Twin Lakes, specifically zoning and land use guiding. The City Council also invited area property owners and/or their representatives to the meeting to discuss their thoughts and ideas on how land should be guided and/or zoned in the future.

After receiving comments from a couple of property owners and discussing/considering the January 27, 2014, zoning exercise, in which the Planning Division proposed 5 Community Mixed Use (CMU) Districts, the City Council determined that a single CMU District was less confusing and more appropriate than the proposed 5, and that eliminating high density north of Terrace Drive would also afford greater opportunities, while not completely eliminating high density housing opportunities.

Based on these comments and direction, the City Planner has developed a revised zoning use table that addressed the use component for Twin Lakes and addresses some lingering issues throughout this table. Below are the proposed modifications sought in Table 1005-1 of the Zoning Ordinance:

PROPOSED AMENDMENTS TO TABLE 1005-1

Table 1005-1 lists all permitted and conditional uses in the commercial and mixed use districts.

- A. Uses marked as “P” are permitted in the districts where designated.
- B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- C. Uses marked as “NP” are not permitted in the districts where designated.
- D. A “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.
- E. **Combined Uses:** Allowed uses may be combined within a single building when meeting the following standards:
 - 1. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;

30
31
32
33

2. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and
3. Nonresidential uses are not permitted above residential uses.

Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
Office Uses						
Office - <u>nonmedical</u>	P	P	P	P	P	
<u>Office – medical or nonmedical - including lab, research and development, high-tech reassembly/assembly and/or manufacturing, warehousing and limited distribution</u>	NP	NP	P	P	P	
<u>Office - medical clinic, urgent care/emergency room</u>	C	P	P	P	P	
<u>Office - dental, optical, orthopedic, chiropractic</u> <small>Clinic, medical, dental or optical</small>	P	P	P	P	P	
Office showroom	NP	P	P	P	P	
Commercial Uses						
Retail, general and personal service* <u>single or multiple tenant building <40,000 sq. ft.</u>	P	P	P	P	P	
Retail, general and personal service* <u>single or multiple tenant building >40,000 sq. ft.</u>	P	P	P	P	P/C	Y
Animal boarding, kennel/day care (indoor)	P	P	P	P	P	Y
Animal boarding, kennel/day care (outdoor)	NP	C	C	C	NP	Y
Animal hospital, veterinary clinic	P	P	P	P	P	Y
Bank, financial institution <u>w/or without drive-through</u>	P	P	P	P	P	
Club or lodge, private	P	P	P	P	P	
Day care center	P	P	P	P	P	Y
Grocery store	C	P	P	P	P	

Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
Health club, fitness center	C	P	P	P	P	
Learning studio (martial arts, visual/performing arts)	C	P	P	P	P	
Limited production & processing - principal <u>use (includes assembly, reassembly, manufacturing, and warehousing)</u>	NP	NP	NP	P	NP <u>P/C</u>	<u>Y</u>
Limited warehousing and distribution	NP	NP	NP	P/C	NP <u>P/C</u>	Y
Liquor store	C	P	P	P	P	
Lodging: hotel, motel	NP	P	P	P	P	
Mini-storage	NP	P	P	P	NP	
Mortuary, funeral home	P	P	P	P	P	
Motor fuel sales (gas station)	C	P	P	P	C	Y
Motor vehicle repair, auto body shop	NP	C	P	P	C	Y
Motor vehicle rental/leasing	NP	P	P	P	NP	Y
Motor vehicle dealer (new vehicles)	NP	NP	P	P	NP	
Movie theater, cinema	NP	P	P	P	P	
Outdoor display	P	P	P	P	P	Y
Outdoor storage, equipment and goods	NP	NP	C	C	NP	Y
Outdoor storage, fleet vehicles	NP	P	P	P	NP	Y
Outdoor storage, inoperable/out of service vehicles or equipment	NP	C	P	P	C	Y
Outdoor storage, loose materials	NP	NP	NP	NP	NP	
Pawn shop	NP	C	C	C	NP	
Parking	C	C	C	C	C	
<u>Restaurant, brew pub</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Restaurant, café, deli, ice cream shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Restaurant, coffeehouse w/without drive-through</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>Y</u>
<u>Restaurant, fast casual</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
Restaurant, Fast Food <u>w/drive-through</u>	NP	P	P	P	NP	
Restaurant, Traditional	P	P	P	P	P	
Residential - Family Living						
Dwelling, one-family attached (townhome, rowhouse)	NP	NP	NP	NP	P	
Dwelling, multi-family (3-8 units per building)	NP	NP	NP	NP	P	
Dwelling, multi-family (upper stories in mixed-use building)	P	P	NP	NP	P	
Dwelling, multi-family (8 or more units per building)	C	NP	NP	NP	P	
Dwelling unit, accessory	NP	NP	NP	NP	P	Y
Live-work unit	C	NP	NP	NP	P	Y
Residential - Group Living						
Community residential facility, state licensed, serving 7-16 persons	C	NP	NP	NP	C	Y
Dormitory	NP	NP	NP	NP	NP	
Nursing home, assisted living facility	C	C	C	C	C	Y
Civic and Institutional Uses						
College or post-secondary school, campus	NP	NP	P	P	P NP	Y
College or post-secondary school, office-based	P	P	P	P	P	Y
Community center, library, municipal building	NP	NP	P	P	P	
Place of assembly	P	P	P	P	P	Y
School, elementary or secondary	NP	NP	P	P	P NP	Y
Theater, performing arts center	NP	NP	P	P	P	Y
Utilities and Transportation						
Essential services	P	P	P	P	P	
Park-and-ride facility	NP	P	P	P	P	
Transit center	NP	P	P	P	P	

Table 1005-1	NB	CB	RB-1	RB-2	CMU	Standards
Accessory Uses, Buildings, and Structures						
Accessory buildings for storage of business supplies and equipment	P	P	P	P	NP	Y
Accessibility ramp and other accommodations	P	P	P	P	P	
Detached garage and off-street parking spaces	P	P	P	P	P	Y
Drive through facility	NP	€	€	€	NP	Y
Gazebo, arbor, patio, play equipment	P	P	P	P	P	Y
Home occupation	P	NP	NP	NP	P	Y
Limited production & processing - accessory	P	P	P	P	P	
Renewable energy system	P	P	P	P	P	Y
Swimming pool, hot tub, spa	P	P	P	P	P	Y
Telecommunications tower	C	C	C	C	C	Y
Tennis and other recreational courts	C	C	P	P	P	Y
Temporary Uses						
Temporary building for construction purposes	P	P	P	P	P	Y
Sidewalk sales, boutique sales	P	P	P	P	P	Y
Portable storage container	P	P	P	P	P	Y
Food Truck	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>
(Ord. 1427, 7-9-2012; Ord. 1445, 7-8-2013; Ord. 1446, 7-8-2013; Ord. 1447, 7-8-2013; Ord. 1451, 8-12-2013)						

34 **PROPOSED DEVELOPMENT AND DESIGN STANDARDS**

35 The City Council also sought elimination of the Regulating Plan as the design requirement
36 document for Twin Lakes and directed the Planning Division to develop something more
37 consistent with other similar commercial districts.

38 The City Planner has reviewed the guiding documents and the existing Regulating Plan to glean
39 the more valid goals and/or requirements and has crafted new language in support of these goals
40 and objectives into the proposed Design Standards for the CMU District, which are provided
41 below:

42

43 **1005.07 Community Mixed-Use (CMU) District**

44 **A. Statement of Purpose:** The **Community Mixed-Use District** is designed to encourage the
45 development or redevelopment of mixed-use centers that may include ~~housing,~~ **residential**,
46 office, commercial, civic **and** institutional, **utility and transportation**, park, and open space
47 uses. Complementary uses should be organized into cohesive districts in which mixed- or
48 single-use buildings are connected by streets, sidewalks and trails, and open space to create a
49 pedestrian-oriented environment. The CMU District is intended to be applied to areas of the
50 City guided for redevelopment or intensification.

51
52 ~~**B. Regulating Plan:** The CMU District must be guided by a regulating plan for each location
53 here it is applied. A regulating plan uses graphics and text to establish requirements pertaining
54 to the following kinds of parameters. Where the requirements for an area governed by a
55 regulating plan are in conflict with the design standards established in Section 1005.02 of this
56 Title, the requirements of the regulating plan shall supersede, and where the requirements for an
57 area governed by a regulating plan are silent, Section 1005.02 shall control.~~

58 ~~1. Street and Block Layout: The regulating plan defines blocks and streets based on existing and
59 proposed street alignments. New street alignments, where indicated, are intended to identify
60 general locations and required connections but not to constitute preliminary or final engineering.~~

61
62 ~~2. Street Types: The regulating plan may include specific street design standards to illustrate
63 typical configurations for streets within the district, or it may use existing City street standards.
64 Private streets may be utilized within the CMU District where defined as an element of a
65 regulating plan.~~

66
67 **3. Parking**

68 ~~a. Locations: Locations where surface parking may be located are specified by block or block
69 face. Structured parking is treated as a building type.~~

70
71 ~~b. Shared Parking or District Parking: A district-wide approach to off-street parking for
72 nonresidential or mixed uses is preferred within the CMU district. Off-street surface parking for
73 these uses may be located up to 300 feet away from the use. Off-street structured parking may
74 be located up to 500 feet away from the use.~~

75
76 ~~c. Parking Reduction and Cap: Minimum off-street parking requirements for uses within the
77 CMU district may be reduced to 75% of the parking requirements in Chapter 1019 of this Title.
78 Maximum off-street parking shall not exceed the minimum requirement unless the additional
79 parking above the cap is structured parking.~~

80
81 ~~4. Building and Frontage Types: Building and frontage types are designated by block or block
82 face. Some blocks are coded for several potential building types; others for one building type on
83 one or more block faces.~~

84
85 ~~5. Build To Areas: Build To Areas indicate the placement of buildings in relation to the street.~~

86 ~~6. Uses: permitted and conditional uses may occur within each building type as specified in
87 Table 1005-1, but the vertical arrangement of uses in a mixed-use building may be further
88 regulated in a regulating plan.~~

90 ~~C. **Regulating Plan Approval Process:** A regulating plan may be developed by the City as part~~
91 ~~of a zoning amendment following the procedures of Section 1009.06 of this Title and thus~~
92 ~~approved by City Council.~~

93
94 ~~D. **Amendments to Regulating Plan:** Minor extensions, alterations or modifications of~~
95 ~~proposed or existing buildings or structures, and changes in street alignment may be authorized~~
96 ~~pursuant to Section 1009.05 of this Title.~~

97 **B. Environmental Review Requirement:** Each development/redevelopment proposal within
98 the Twin Lakes Redevelopment area will be required to complete a voluntary Environmental
99 Assessment Worksheet (EAW) or seek a waiver from the City Council, per Resolution
100 11015.

101 **C. Park Buffers and Pedestrian Connections:** For those developments proposed adjacent to a
102 park there will be a minimum 10-foot-wide natural buffer required. Similarly, developments
103 adjacent to the park may be required to provide a 20-foot-wide pedestrian connection
104 complete with an 8-foot-wide path.

105 **D. Design Standards:** The standards in Section 1005.02 shall apply except that ground floor
106 facades that face or abut public streets shall incorporate one or more of the following features
107 along at least 60% of their horizontal length:

- 108 1. Windows and doors with clear or slightly tinted glass including the use of spandrel
109 (translucent) glass.
- 110 2. Customer entrances;
- 111 3. Awnings, canopies, or porticoes; and/or
- 112 4. Outdoor patios or eating areas.

113 **E. Frontage Requirement:** A development must utilize one or more of the three options below
114 for placement of buildings and parking relative to the primary street regardless of whether
115 the street is public or private (access roadway interior to development):

- 116 1. At least 50% of the street frontage shall be occupied by the building façade placed
117 within 20 feet of the front lot line. No off-street parking shall be located between the
118 facades meeting this requirement and the street.
- 119 2. At least 60% of the street frontage shall be occupied by the building façade placed
120 within 65 feet of the front lot line. Only 1 row of parking and a drive aisle may be placed
121 within this setback area.
- 122 3. At least 70% of the street frontage shall be occupied by the building façade placed
123 within 85 feet of the front lot line. Only 2 rows of parking and a drive aisle may be
124 placed within this setback area.

125 **F. Blank Walls:** Blank lengths of wall fronting public or private street, access roadway, or
126 pedestrian connection shall not exceed 30 feet in length.

127 **G. Primary Façade:** The primary façade, that which fronts the primary street, public or
128 private (interior to development) or fronts a pedestrian corridor shall be articulated into
129 distinct increments such as stepping back or extending forward, through the use of

storefronts with separate windows and entrances, arcade awnings, bays and balconies; through a variation in roof lines or through the use of different but compatible materials and textures.

H. Dimensional Standards:

Table 1005-4	
Minimum lot area	No requirement
Maximum building height	No height limit
Minimum front yard building setback	No requirement (see frontage requirement above)
Minimum side yard building setback	6 feet where windows are located on a side wall or on an adjacent wall of an abutting property 10 feet from residential lot boundary Otherwise not required
Minimum rear yard building setback	25 feet from residential lot boundary 10 feet from nonresidential boundary ^a
Minimum surface parking setback	5 feet

^a Unless greater setbacks are required under Section 1011.12 E.1. of this Title.

I. Improvement Area: The total improved area, including paved surfaces and footprints of principal and accessory buildings or structures, shall not exceed 85% of the total parcel area.

J. Access and Circulation: Within large development sites, vehicular circulation shall be designed to minimize conflicts with pedestrians.

K. Surface Parking: Surface parking on large development sites shall be divided into smaller parking areas with a maximum of 100 spaces in each area, separated by landscaped areas at least 10 feet in width. Landscaped areas shall include pedestrian walkways leading to building entrances.

L. Standards for Nighttime Activities: Uses that involve deliveries or other activities between the hours of 10:00 P.M. and 7:00 A.M. (referred to as “nighttime hours”) shall meet the following standards:

1. Off-street loading and unloading during nighttime hours shall take place within a completely enclosed and roofed structure with the exterior doors shut at all times.
2. Movement of sweeping vehicles, garbage trucks, maintenance trucks, shopping carts, and other service vehicles and equipment is prohibited during nighttime hours within 300 feet of a residential district, except for emergency vehicles and emergency utility or maintenance activities.

152
153

3. Snow removal within 300 feet of a residential district shall be minimized during nighttime hours, consistent with the required snow management plan.

154
155
156

REQUESTED COUNCIL ACTION

Provide the City Planner comments related to the proposed changes in the Commercial and Mixed-Use District table and provide direction on whether to begin the amendment process.

157

Prepared by: City Planner Thomas Paschke 651-792-7074 | thomas.paschke@ci.roseville.mn.us