

ROSEVILLE

ITEM NO: 12.c

City Manager Approval:

Wegnahmen

Item Description:	Discuss the relationship between zoning districts and the Comprehensive Plan as it pertains to the request by Twin City Chinese Christian Church for approval of a ZONING TEXT AMENDMENT to allow contemporary church uses in General Business (B-3) Districts (PF10-006) and, depending on the conclusion, either act on the request or provide further direction for staff.
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1.0 REQUESTED ACTION

Twin City Chinese Christian Church has proposed a ZONING TEXT AMENDMENT to allow churches in General Business zoning districts, pursuant to §1016 (Amendments) of the City Code.

Project Review History

- Application submitted and determined complete: February 5, 2010
- Planning Commission recommendation (4-0 to approve): March 3, 2010
- Project report prepared: March 23, 2010
- Anticipated City Council discussion and potential action: March 29, 2010
- Extended review deadline: June 5, 2010

2.0 SUMMARY OF RECOMMENDATION

2.1 The body of this report contains additional information on the relationship between the guidance of the Comprehensive Land Use Plan and the requirements of the zoning code (Section 5), the potential implications of the current zoning code update process *vis-à-vis* existing zoning districts (Section 5), the relationship between the Comprehensive Land Use Plan and land use (Section 6), and amending the Comprehensive Plan (Section 7); please review the information and discuss these issues.

2.2 Depending on the outcome of the above discussion, act on the proposed ZONING TEXT AMENDMENT, or direct staff to initiate the process of amending the Comprehensive Land Use Plan; see Sections 5-7 of this report for more information and Section 8 for details.

3.0 SUMMARY OF SUGGESTED ACTION

3.1 Pass a motion denying the proposed ZONING TEXT AMENDMENT, pursuant to §1016 (Amendments) of the City Code; see Section 8 of this report for details.

or

- 25 3.2 Determine which land use categories ought to include institutional uses and direct staff to
26 initiate the COMPREHENSIVE PLAN AMENDMENT process; see Section 8 for details.
27 or
28 3.3 Determine which land use categories include institutional uses and adopt an ordinance
29 approving churches as conditional uses in B-3 Districts; see Section 8 for details.

4.0 BACKGROUND

4.1 Twin City Chinese Christian Church (T4C) is considering the purchase of the property at 2755 Long Lake Road, which has a Comprehensive Land Use Plan designation of Regional Business (RB) and a zoning classification of General Business (B-3) District. This request for a ZONING TEXT AMENDMENT has been prompted by the applicant's desire to relocate to a new facility that they would construct on the subject property that better meets the needs of the congregation.

4.2 Planning Division staff has determined that the proposed ZONING TEXT AMENDMENT is inconsistent with the Comprehensive Plan and has recommended that the application be denied. Pursuant to the March 3, 2010 public hearing on the matter, the Planning Commission recommended approving the application, allowing churches as permitted uses in B-3 districts. At its meeting of March 22, 2010, the City Council tabled action on the request in order to further discuss some outstanding issues including how the guidance of the Comprehensive Land Use Plan relates to the requirements of the zoning code, the potential implications of the current zoning code update process in light of existing zoning districts, what land uses are allowed in which Comprehensive Plan land use designations, and the process of amending the Comprehensive Plan.

5.0 THE COMPREHENSIVE PLAN AND ZONING

5.1 The current zoning code update process began largely in response to the State mandate that Roseville's zoning regulations be made consistent with its newly adopted Comprehensive Land Use Plan. Inasmuch as the Comprehensive Plan establishes goals and policies that guide land uses throughout the city, the zoning code must contain the specific rules, so to speak, that advance those goals and policies.

5.2 City Council members had questions about the effect of allowing churches in B-3 Districts in given that this district will likely be replaced in a relatively short period of time as part of Roseville's ongoing zoning code update process. Even though staff will be proposing replacements for B-3 and other districts in the coming months, the new business districts will have to account for all of the uses in the existing business zoning districts. Some outdated uses (e.g., "physical culture") and some overly specific uses (e.g., "picture framing") can be easily removed from the new zoning code in favor of something more appropriate, but removing a newly-permitted use that has been added *during the zoning code update process*, would be a considerably more complicated proposition. After all, if institutional uses are today found to be appropriate in areas guided for RB uses through the approval of the presently-proposed church, determining them to be inappropriate in 6 months' time would seem to be rather arbitrary.

5.3 The updated zoning code and any changes to the existing zoning code before the update is complete, must all be consistent with the Comprehensive Plan; if the Comprehensive Plan is determined to exclude (intentionally or not) churches from Regional Business areas, then the Comprehensive Plan must be amended in some fashion to allow churches before the text of the B-3 District can be amended to permit or conditionally permit churches.

6.0 THE COMPREHENSIVE PLAN AND LAND USE

6.1 The descriptions of the land use designations in the Comprehensive Plan are included with this staff report as Attachment D. Churches, like all other uses identified as institutional land uses, are explicitly allowed in areas guided for Institutional uses and, by more implicit reference, in Community Mixed Use areas. While many other land use designations promote rather broad mixes of uses, all of the other land use designations are silent on the topic of institutional land uses. That is, none of the other designations explicitly or implicitly allows institutional land uses; this omission, whether accidental or intentional, contributed significantly to the determination by Planning Division staff that institutional uses like churches were inappropriate in areas guided by the Comprehensive Plan for Regional Business land uses.

6.2 Several Councilmembers maintained, however, that churches were not intentionally excluded from other land use designations, including Regional Business. If the City Council determines that *all* land use designations are meant to allow institutional uses even though the final definitions of most of them fail to include institutional land uses, then perhaps a Comprehensive Plan amendment is not necessary for approving the proposed ZONING TEXT AMENDMENT.

7.0 THE COMPREHENSIVE PLAN AND AMENDMENTS

If institutional uses are, in fact, excluded from everywhere except the Community Mixed Use and Institutional areas, the only way to allow institutional uses in more areas is to amend the Comprehensive Plan. The process to amend the Comprehensive Plan would require the City to hold an open house meeting, a public hearing held by the Planning Commission, and subsequent action by the City Council. Given the application submission requirements (even if Roseville is the applicant) and schedule of City meetings, the process could not take less than 45 days. More realistically, the timeline is apt to be closer to 60 days but, if begun promptly, the Comprehensive Plan Amendment process *could* be completed by the extended deadline for action on the current ZONING TEXT AMENDMENT application.

8.0 RECOMMENDATIONS AND SUGGESTED ACTIONS

8.1 Give due consideration to the guidance of the Comprehensive Land Use Plan, based on the comments in Sections 5-7 of this report, and determine that Institutional uses are not appropriate in areas guided for Regional Business land uses. In this case, Planning Division staff suggests **passing a motion to deny the proposed ZONING TEXT AMENDMENT** for Twin City Chinese Christian Church to allow churches in the General Business District.

or

8.2 Give due consideration to the guidance of the Comprehensive Land Use Plan, based on the comments in Sections 5-7 of this report, and determine that Institutional uses are appropriate in areas guided for Regional Business land uses, but that the Comprehensive Plan must first be amended to allow such uses. In this case, Planning Division staff suggests **determining which land use categories ought to include institutional uses and directing staff to initiate the COMPREHENSIVE PLAN AMENDMENT process.**

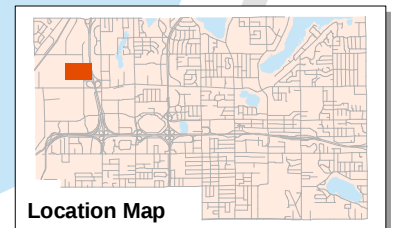
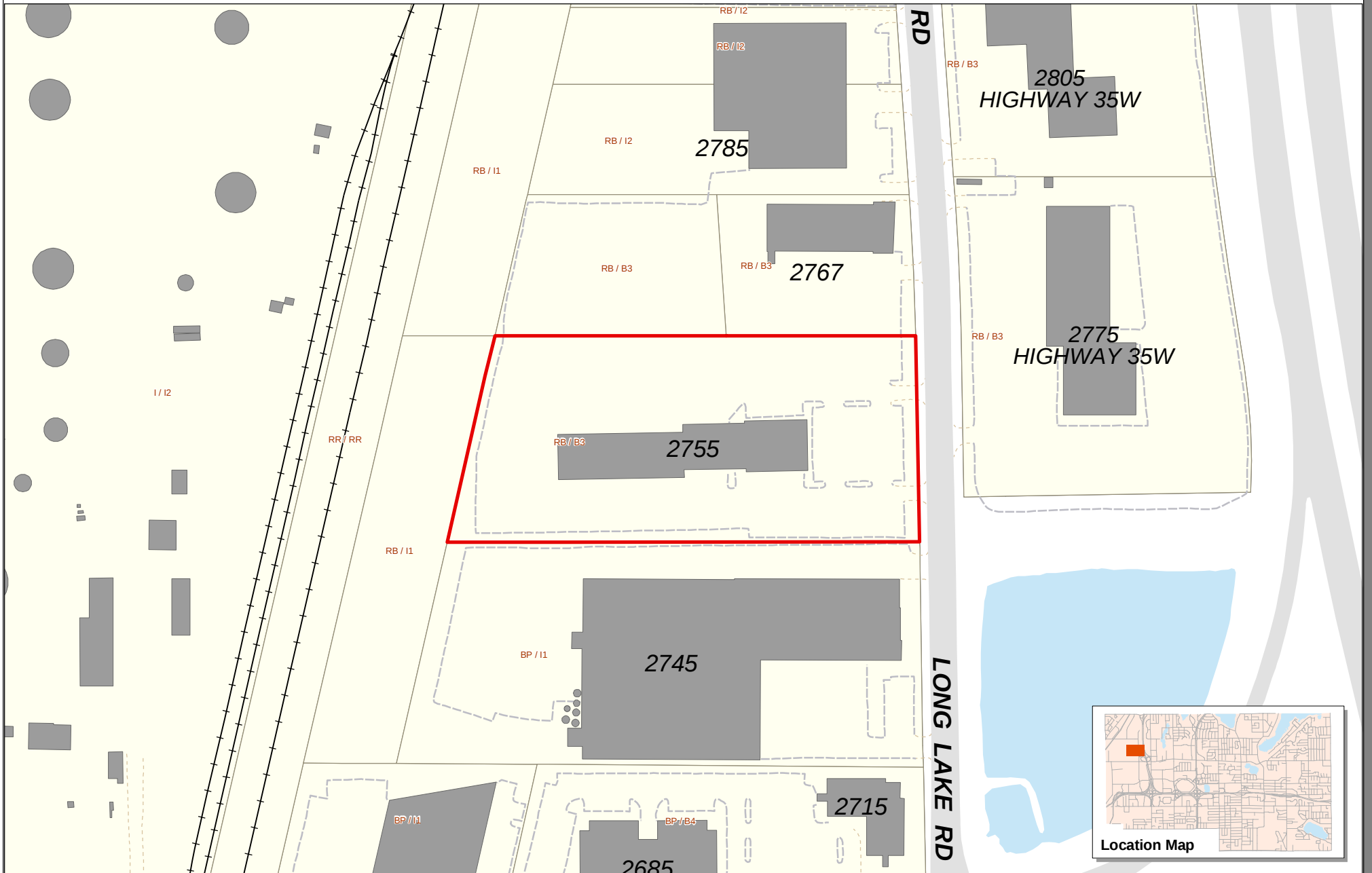
or

114 8.3 Give due consideration to the guidance of the Comprehensive Land Use Plan, based on
115 the comments in Sections 5-7 of this report, and determine that Institutional uses are
116 appropriate in areas guided for other land uses, and that the Comprehensive Plan
117 currently allows such uses. In this case, Planning Division staff suggests **determining**
118 **which land use categories include institutional uses and adopting an ordinance**
119 **approving churches as conditional uses in B-3 Districts.** A draft ordinance is included
120 with this staff report as Attachment E.

Prepared by: Associate Planner Bryan Lloyd (651-792-7073)

Attachments: A: Area map C: Applicant narrative
B: Aerial photo D: Comprehensive Plan land use designations
E: Draft ordinance

Attachment A: Location Map for Planning File 10-006



Prepared by:
Community Development Department
Printed: February 24, 2010



Site Location

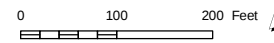
LR / R1 Comp Plan / Zoning
Designations

Data Sources

* Ramsey County GIS Base Map (2/4/2010)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



mapdoc: planning_commission_location.mxd

Attachment B: Aerial Map of Planning File 10-006



Prepared by:
Community Development Department
Printed: February 24, 2010



Site Location

Data Sources

* Ramsey County GIS Base Map (2/4/2009)

* Aerial Data: Kucera (4/2009)

For further information regarding the contents of this map contact:
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0 50 100 Feet



February 5, 2010

Zoning Text Amendment Application, Twin City Chinese Christian Church

7. Additional Required Information

- a. **Legal Description and PIN:** Nly Part, Measuring 318.29 Ft On W Line Of Long Lake Rd & 326.47 Ft On Ely Line Of Nsp Co R/w, Of Fol Tract; Part Of Se 1/4 Lying S Of Blk 2 Parranto Industrial Park & Between Sd Power R/w & Long Lake Rd In Sec 5 Tn 29 Rn 23, PIN 05.29.23.43.0002.
- b. **Open House Summary:** An open house was held on Wednesday, February 3, 2010, from 6:30 p.m. to 10:00 p.m., at the Rose Room, Roseville Skating Center, 2661 Civic Center Drive, Roseville, Minnesota, 55113. Open house invitations were sent on January 23, 2010 to all 45 addresses provided by Mr. Thomas Paschke, Roseville City Planner. Two informational PowerPoint presentations, two informational handouts, comment forms, and refreshments were prepared for the meeting. None of the invited guests attended the open house, but 19 members from Twin City Chinese Christian Church, including three Roseville residents, attended the open house.
- c. **Written Narrative:** Twin City Chinese Christian Church (T4C) is a vibrant, large, established, regional, ethnic church that is characterized by a diverse congregation from throughout the Twin Cities metro area. T4C's vision is to build up three interdependent congregations as one church to become the center of discipleship and outreach to the Chinese in the Twin Cities. T4C's mission is to manifest God's glory, experience His love, and bring hope to all. T4C is committed to continuing its 30-year history of reaching out to families, and serving the needs of youth and the underprivileged in Roseville and the surrounding area.

T4C is the largest Chinese-American Christian church in Minnesota, and has outgrown their existing facilities in Lauderdale, Minnesota. The church established site criteria for a new location in 2003, and an active search was commissioned in 2005. Due to its centralized location in the metro area and other factors that satisfy the site criteria, T4C is considering purchase of a former Denny Hecker automobile dealership located at 2755 Long Lake Road, Roseville, Minnesota.

While "church" use is not currently a permitted use under the existing B-3 zoning of the site, T4C's component uses and character as a large regional church are consistent with the permitted uses of that zoning district. With a regular weekly attendance of approximately 500 churchgoers, the property will generate traffic patterns similar to a retail business, with the majority of traffic on evenings and weekends. The need for regional access from throughout the Twin Cities metro area, and the level of generated traffic, are not conducive to a traditional residential neighborhood environment. T4C's proposed use for the former Denny Hecker site is in harmony with the Roseville Comprehensive Plan's general description of a Regional Business District (RB) site. Appropriate revisions to Roseville's zoning code will permit this property to be

repositioned to a use consistent with community service opportunities and current market conditions.

T4C's Background Information

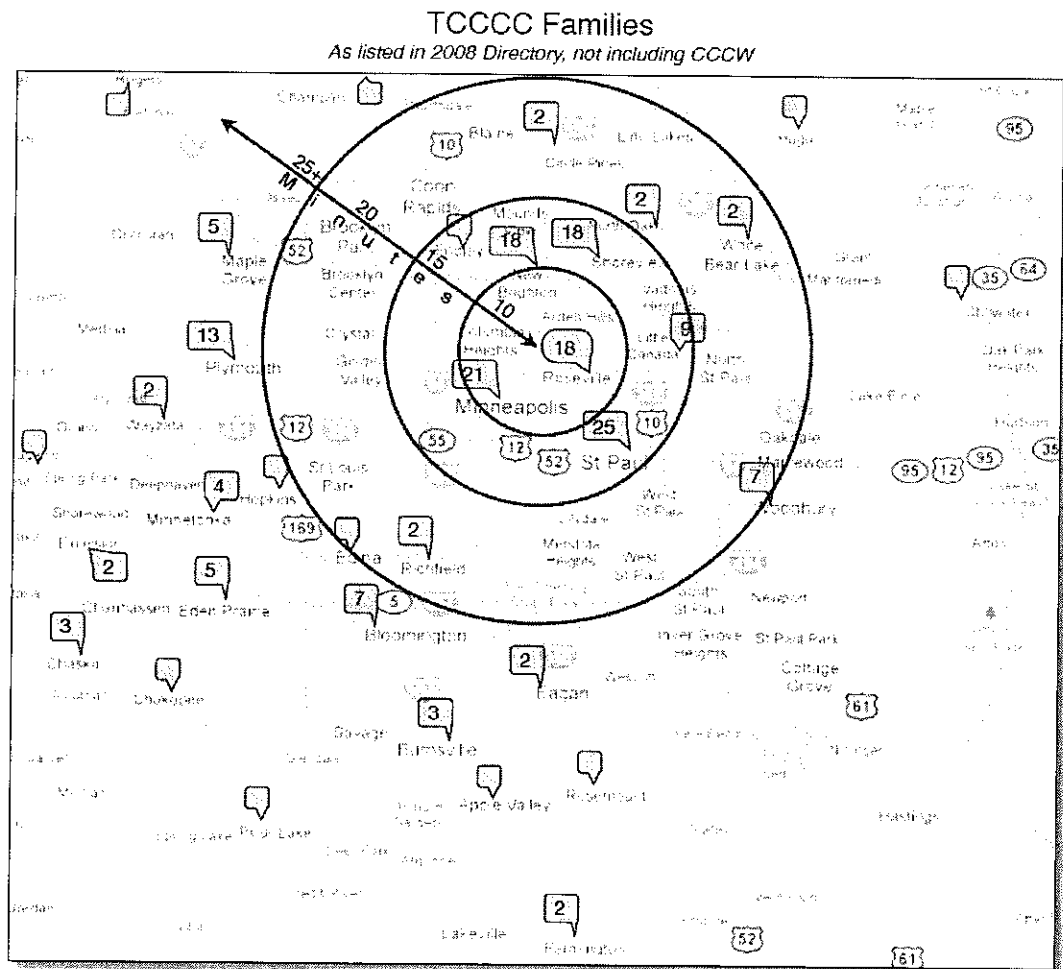
T4C is the largest Chinese-American Christian church in the Twin Cities and greater Minnesota. A non-denomination church, it was established more than 50 years ago, and has resided in a 24,000 sf. facility for over 35 years in Lauderdale, Minnesota, three miles south of the former Denny Hecker Long Lake Road site. T4C's current location is 1795 Eustis Street, Lauderdale, Minnesota 55113, Phone: 651.644.9321, Email: contact@tcccc.org, Web Site: www.tcccc.org

Current weekly Sunday assembly attendance is approximately 500 churchgoers within three interdependent language-specific congregations. Current growth levels are 2% per annum. Congregational meetings occur throughout the week with primary times being Sunday worship services and Friday evening educational and fellowship meetings for children, youth, families, and adults. T4C has planted two sister churches in the Twin Cities metro area in the last five years.

T4C's congregation resides in Roseville and other parts of the Twin Cities Metro area. Approximate one-way driving times for member families have been approximated at:

<u>Drive Time</u>	<u>Number of Member Families</u>
10 minutes	39
15 minutes	71
20 minutes	16
25 minutes	49
30+ minutes	11

The map below illustrates the dispersion of the T4C congregation's residences:



T4C's Tradition of Community Involvement

T4C has a long history of member involvement within the Roseville community and beyond. Church staff and members of the congregation place emphasis on making a positive impact within both the Roseville area and members' individual communities as well. With 9% of our existing member families residing within the Roseville area, the proposed location of the church provides a platform for continued community support and anticipated growth.

The tradition of being involved has manifested itself in numerous ways, including some specific organizations. T4C is a founding member church of both "Love, Inc" and "Roseville Rock Youth Center (R2)." It has also supported other community service organizations and programs, such as Bridging and Backpacks for Roseville students. T4C Pastoral staff members are part of the Roseville Pastors and Youth Pastors networks. Additionally, T4C has had a strong partnership with several St. Paul Hmong service organizations, and would become a support to the growing Hmong community in

Roseville. T4C is also active in helping the area Hmong Community, and supporting civic events such as the Lauderdale "Day in the Park".

T4C's Search for a New Facility

As T4C has continued to grow and reach the limitations of their current site, they established a site search criteria for a new location. Preliminary analysis shows that the site at 2755 Long Lake Road meets all of these criteria, including:

- 1) Located centrally in the Twin Cities (within Highways I35-E, 100, 694, and 62)
- 2) Lot size of 5 acres with enough area to support a 55,000 sf. building (1000 seat assembly rooms)
- 3) Raise the majority of funding in equity proceeds before purchasing a new facility
- 4) Total cost of property, building and construction/remodeling of between \$4 -\$6 million dollars

The 2030 Comprehensive Plan adopted by the City Council on 10/26/09 outlines the site as a Regional Business (RB) area defined as:

'Regional Business uses are commercial with a collection of businesses that provide goods and services to a regional market area. Uses found in regional Business areas include regional-scale malls, shopping centers of various sizes, free standing large-format stores, freestanding smaller businesses, multistory office buildings, and groupings of automobile dealerships.'

T4C's proposed use of the site is consistent with both the accessibility demands and traffic volume considerations given under the current definition. The regional nature of T4C as the largest Chinese-American Church in the metro area, and its unique structure of serving three language centered congregations, lends to the regional appeal of the church.

More specifically, the site provides the appropriate level of highway access and eliminates the concern of moving significant traffic volume into and through residential neighborhoods. This benefit and type of use is consistent with the currently allowable uses under the general Regional Business Comprehensive plan designation, as well as the existing B-3 classification.

On a national level, many consider the current model for large churches, including T4C, as a "mall of ministry" with services that include multiple types of assembly. These assembly types include music, dance, video and speaking performances, formal and informal dining, child care centers with indoor play areas, classrooms for all ages and recreational and social use areas. In the case of T4C, unique cultural and language opportunities for assembly also occur. These gatherings center around a conditioned circulation space supported by generous parking and monitored by trained staff.

Today's regional churches like T4C require sites much different than traditional small neighborhood churches.

T4C's Request to the City of Roseville

We appreciated your willingness to meet with us on January 11, 2010 to discuss our proposal, your email of January 21 confirming your desire for a pre-submittal letter, and the application guidance you provided by email on February 4, 2009. We respectfully submit this Zoning Text Amendment Application to amend the text of the city code, sections 1005.015 and 1005.05, to allow church, worship/service, and/or school use as a permitted or conditional use. We thank you in advance for your help with fulfilling our goal for a regional site that supports the planned usage of the new facility and the growth of the T4C congregation.

- d. **Other Information:** Please see the attached site plan, "PRELIMINARY SITE STUDIES 12/31/09, TWIN CITY CHINESE CHRISTIAN CHURCH". In addition, we submit this additional supporting commentary:

Additional Supporting Commentary

How does the proposed use of the 2755 Long Lake Road site by T4C fit with current Business Land Use Regulations (adopted July 2006)?

The current zoning of the site is "B-3" General Business District and is described in Sect 1005.05 as follows:

'The B-3 General Business District is designed for general retail uses in individual buildings or strip centers which face and front on a state or county road, It allows for larger indoor and exterior sales and fast food sales than the B-2 District. The B-3 General Business District is intended for certain areas designated as B Business area in the Comprehensive Plan.'

As mentioned above the regional nature and unique character and uses of T4C are appropriate to the existing B-3 classification, although not currently permitted:

Permitted, Accessory and Conditional uses are shown in Section 1005.015:

This table identifies "churches" in the same line as "public/private colleges and schools" and only allows their inclusion by Conditional Use Permit in the B-1 Zoning District of all the zoning districts. There are several significant differences between T4C and public and private schools or colleges, in that the children are almost always accompanied by their parents as a family, arriving together from around the metro area by automobile once or twice a week, instead of the segregated daytime use of the schools which would be locally populated with more typical foot traffic. The scale of the church is also much smaller-- on a building scale vs. the campus scale of the colleges.

The 1005.015 table also allows following “Permitted” Land Uses that also closely describe the component uses of Twin City Chinese Christian Church (T4C) and many other churches and as the following as a “Permitted Use” in the B-3 Zoning District:

Cultural Institution

Meeting Halls

Offices (business & professional)

Private Cultural Institutions

Public Uses

Recording, broadcasting, or TV studios

Restaurant Class I- Traditional (no liquor and drive-thru allowed, including café, buffet, coffee shop, deli.)

Schools of Music or Dance

Theatre

Likewise, there are no component uses of T4C programs and facilities that are not permitted in the listed B-3 zoning uses.

It should be noted that only the Office use is permitted in the B-1 District, and the School of Dance or Music is allowed under CUP. The balance of the above church-like uses which are permitted in the B-3 District are not permitted in the B-1 District.

It should also be noted that the description of the B-1 Limited Business District in Sect 1005.02 as *‘limited range of office or professional services at the periphery of residential uses or integrated with residential uses’*.

Since the 2755 Long Lake Road site is neither at the “periphery” or “integrated” with any residential use (and is at least 1,500 feet from the nearest residential zoning district) it seems to be less appropriate to re-zone to the B-1 classification, than it is to modify the B-3 classification text,

The current site complies with intent to *‘face or front on a state or county road’* since it fronts on the west frontage road connecting County Rd C2 west of I-35W.

It seems that the intent of the 2006 zoning code was to locate churches within or at the edges of residential areas. With the trend to consolidate smaller churches into larger churches and the unique nature of this church which serves an ethnic population scattered throughout the metro area, it seems reasonable and appropriate to expand the sitting of such uses similar to the B-3 classification on a regional business district on a “state or county road” that acts as an arterial route, rather than through a residential neighborhood.

T4C currently services 500 churchgoers once or twice each week and has plans to have the ability to serve up to 1,000 churchgoers in three distinct language assemblies at a single site. This allows couples with diverse language skills and their English-speaking children to share the assembly, teaching and social times together in one building. As the largest Chinese-oriented church assembly in the metro area with over 50 years of history and strong ties in community service in the Roseville community area, T4C would be a significant Cultural Institution with spaces for Meeting Hall, Business and Counseling Offices, Music & Dance instruction and performance, for Traditional dining in line with the Restaurant I classification-- all currently permitted uses in the B-3 District.

Minimum Requirements for the Business Zoning Districts are shown in Section 1005.01. They are identical between the B-3 zoning classification and the B-1 that allows the church use.

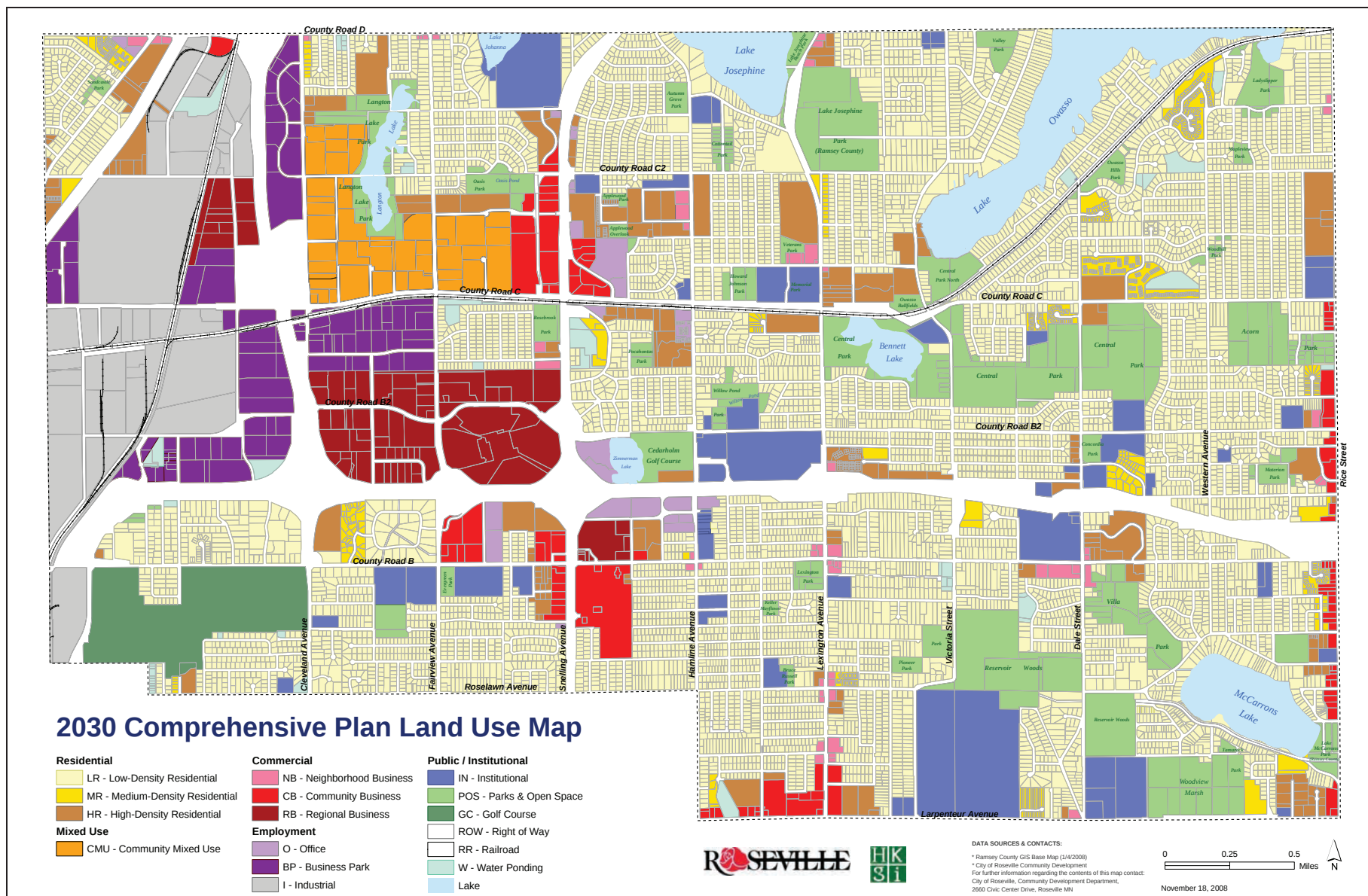
How does the use of the 2755 Long Lake Road site by T4C fit with future Institutional Zoning Classification possibly to be proposed in the pending zoning changes in the fall of 2010?

The pending changes are specifically unknown at this time and it is anticipated that an application will be submitted and acted upon before the revisions to the zoning code are drafted and adopted this coming fall.

That said, planning staff has suggested a possible new Institutional Zoning District classification that would apply to large campus-type land use areas so labeled on the comprehensive plan, and might apply to some of the smaller church and social club parcels also currently labeled as Institutional on the Comp Plan. This designation might be considered a spot-zoning overlay responding to-- and intended to better regulate-- existing campus-type use patterns for school, civic, social, and possibly religious uses.

In being applied to churches, this would mark a significant change in the zoning model where church use has traditionally be broadcast around the city within smaller, neighborhood-centered churches located within the residential areas they serve. The growing contemporary model of regional scale churches based on size and differentiating aspects, such as the ethnic focus of T4C, seems to be more appropriate to the Regional Business (RB) areas shown in the Comprehensive Plan with proximity and identity to major arterial access, rather than funneling this traffic into and through residential neighborhoods.

It also should be noted that current land use planning relating to churches must be directed by federal regulation respecting the Religious Land Use & Institutionalized Person Act (RLUIPA))





Land Use Categories

The 2030 Land Use Map depicts the overall planned land-use pattern in Roseville. This section defines the land-use categories shown on the 2030 Land Use Map.

Low-Density Residential (LR)

Low-density residential land uses include single-family detached houses generally with a density between 1.5 and four units per acre and two-family attached houses generally with a density of no more than eight units per acre.



Medium-Density Residential (MR)

Medium-density residential land uses include single-family attached housing types such as triplex, quadruplex, row houses, side-by-side townhouses, back-to-back townhouses, mansion townhouses, and small-lot detached houses, generally with a density greater than four units per acre up to 12 units per acre.



High-Density Residential (HR)

High-density residential land uses include multifamily housing types including apartments, lofts, flats, and stacked townhouses, generally with a density greater than 12 units per acre.



Community Mixed Use (CMU)

Community Mixed Use areas are intended to contain a mix of complementary uses that may include housing, office, civic, commercial, park, and open space uses. Community Mixed Use areas organize uses into a cohesive district, neighborhood, or corridor, connecting uses in common structures and with sidewalks and trails, and using density, structured parking, shared parking, and other approaches to create green space and public places within the areas. The mix of land uses may include Medium- and High-Density Residential, Office, Community Business, Institutional, and Parks and Open Space uses. Residential land uses should generally represent between 25% and 50% of the overall mixed-use area. The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to surrounding land-use patterns. To ensure that the desired mix of uses and connections are achieved, a more detailed small-area plan, master plan, and/or area-specific design principles is required to guide individual developments within the overall mixed-use area.



Regional Business (RB)

Regional Business uses are commercial areas with a collection of businesses that provide goods and services to a regional market area. Uses found in Regional Business areas include regional-scale malls, shopping centers of various sizes, freestanding large-format stores, freestanding smaller businesses, multistory office buildings, and groupings of automobile dealerships. Regional Business areas are located in places with visibility and access from the regional highway system (Interstate 35W and State Highway 36).



Community Business (CB)

Community Business uses are commercial areas oriented toward businesses involved with the sale of goods and services to a local market area. Community business areas include shopping centers and freestanding businesses that promote community orientation and scale. To provide access and manage traffic, community business areas are located on streets designated as A Minor Augmentor or A Minor Reliever in the Transportation Plan. Community Business areas should have a strong orientation to pedestrian and bicycle access to the area and movement within the area. Residential uses, generally with a density greater than 12 units per acre, may be located in Community Business areas only as part of mixed-use buildings with allowable business uses on the ground floor.



Neighborhood Business (NB)

Neighborhood Business uses are small-scale business areas located on or at the intersection of minor arterial and collector streets. Business uses in these areas may include retail, service, and office. Residential uses may be located in a mixed-use building in these areas. Residential uses should generally have a density between four and 12 units per acre and are subject to the other limitations for this land use. Buildings shall be scaled appropriately to the surrounding neighborhood. There should be appropriate buffers and pedestrian connections between Neighborhood Business areas and adjacent residential neighborhoods. Neighborhood Business areas should be connected to surrounding neighborhoods by sidewalks or trails.



Office (O)

Office uses include business, professional, administrative, scientific, technical, research, and development services at higher densities.



Industrial (I)

Industrial uses include manufacturing, assembly, processing, warehousing, laboratory, distribution, related office uses, and truck/transportation terminals.



Business Park (BP)

Business Park is an employment area that has a consistent architectural style with a mix of employment-oriented use types. These uses may include office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging with business-park-supporting retail and services such as healthcare, fitness, child daycare, drycleaning, bank, coffee shop, restaurant, and convenience store.

Institutional (IN)

Institutional land uses include civic, school, library, church, cemetery, and correctional facilities.

Parks & Open Space (POS)

Park and open space land uses include public active and passive recreation areas such as parks, playfields, playgrounds, nature areas, and golf courses.

Golf Course (GC)

Golf course land uses include private golf courses, golf holes, practice ranges, and greens.

Road Right-of-Way (ROW)

Road right-of-way land uses include public and private road right-of-way for automobiles, transit, and non-vehicular transportation modes.

Railroad (RR)

Railway land uses include right-of-way utilized for public and private railroad related activities.

Lake (L)

Lake includes permanently flooded open water, rivers, and streams included in the Public Waters Inventory (PWI) maintained by the MN DNR and also includes the floodway areas designated by the Federal Emergency Management Agency (FEMA).

Water Ponding (WP)

Water ponding includes public or private land occupied by a constructed stormwater runoff pond.

ORDINANCE NO. ____

**AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE TO ALLOW
CHURCHES AS CONDITIONAL USES IN GENERAL BUSINESS (B-3) DISTRICTS**

The City Council of the City of Roseville does ordain:

Section 1. Zoning Text Amended. Pursuant to Section 1016 (Zoning Amendments) of the City Code of the City of Roseville, and after the City Council consideration of Planning File 10-006, Section 1005.015 (Business District Uses) is hereby amended to include churches as conditional uses the General Business (B-3) District.

Section 2. Effective Date. This ordinance amendment to the City Code shall take effect upon the passage and publication of this ordinance.

Passed this 29th day of March 2010. By Mayor Craig D. Klausing