

ROSEVILLE
REQUEST FOR COUNCIL ACTION

DATE: 5/10/2010

ITEM NO: 12.c

Department Approval:



City Manager Approval:



Item Description: Adopt a Resolution approving a COMPREHENSIVE PLAN TEXT AMENDMENT to include Institutional land uses among the uses allowed in areas guided for Regional, Community, and Neighborhood Business land uses

1.0 BACKGROUND

1.1 During the current process of reviewing a proposed zoning text amendment which would permit churches in areas designated as Regional Business areas by the Comprehensive Plan, both the Planning Commission and the City Council indicated support for the proposed use. Because the Comprehensive Plan was determined to exclude Institutional uses (e.g., religious institutions, schools, etc.) from Regional Business areas, however, the City Council directed Planning Division staff to initiate the process of amending the text of Comprehensive Plan to allow institutional land uses in certain commercial areas.

1.2 Although the original ZONING TEXT AMENDMENT application hasn't yet been formally withdrawn, a representative of the church has indicated that the subject property was no longer available, so an amendment to the existing zoning text is no longer necessary, but approval of the COMPREHENSIVE PLAN TEXT AMENDMENT will enable the updated zoning code to allow and regulate the uses in commercial areas once the new zoning code is in place. If the ZONING TEXT AMENDMENT application is not withdrawn by the applicant, Planning Division staff will recommend denial of the request at the May 24th City Council meeting in order to ensure that action is taken before the June 5, 2010 deadline.

1.3 Approval of a recommended amendment to the Comprehensive Plan requires adoption of a City Council resolution by a supermajority vote of 4/5^{ths} or greater.

1.4 On April 7, 2010, the Planning Commission discussed the proposed COMPREHENSIVE PLAN TEXT AMENDMENT and determined that it should be treated as a major amendment pursuant to §201.07. This determination necessitates a public hearing for the proposed amendment, which can only be recommended for approval by resolution of the Planning Commission through a supermajority vote of 5/7 or greater.

1.5 The required open house meeting about the proposed COMPREHENSIVE PLAN TEXT AMENDMENT was held in City Hall Council Chambers on Wednesday, April 21, 2010 from 6:00 p.m.-8:00 p.m. One member of the public came into the Council Chambers at 7:00 p.m. because he had seen the signs posted in the hallway, but he was uninterested in the topic of the open house meeting; and one member of the project team related to the original application for a ZONING TEXT AMENDMENT arrived at 8:00 p.m. to inquire about how the meeting went. Planning Division staff has received no communication about the proposed COMPREHENSIVE PLAN TEXT AMENDMENT from the public.

2.0 STAFF COMMENTS

2.1 Modern institutional uses like schools and places of worship generate considerably more traffic than their historical counterparts whose students and members came largely from the surrounding neighborhoods. Although the additional traffic created by the general expansion of institutions' "service areas" and broadened scope of services might not rise to the level of some of the other commercial uses anticipated in the Comprehensive Plan's various "business" land use categories, this traffic can create significant impacts in the residential neighborhoods where churches and schools are traditionally found.

2.2 The proposed amendment is included with this staff report as Attachment A; words that are to be added to the descriptions of the business land use designation are formatted in **bold** lettering, and deletions are formatted with ~~striketrough~~ lettering. The core of the amendment is the insertion of references to include institutional land uses in the affected land use categories, and any other editing is meant to recover proper syntax and grammar.

2.3 This sort of amendment recognizes that institutional uses are allowed in the designated areas, provided that they are of the pertinent "regional," "community," or "neighborhood" scale. Whether uses allowed by a Comprehensive Plan land use designation are *permitted* or *conditional* uses is a determination to be made during the ongoing zoning code update process, and is not germane to the approval or denial of the proposed amendment.

3.0 PUBLIC HEARING

The duly-noticed public hearing for the COMPREHENSIVE PLAN TEXT AMENDMENT was held by the Planning Commission on May 5, 2010. No public comment was offered before or during the public hearing. After discussing the proposed amendment, the Planning Commission unanimously (6-0) adopted a resolution recommending the approval of the amendment.

4.0 STAFF RECOMMENDATION

Based on the comments and findings in Sections 1-3 of this report, Planning Division staff concurs with the recommendation of the Planning Commission to approve the proposed COMPREHENSIVE PLAN TEXT AMENDMENT.

5.0 SUGGESTED ACTION

Adopt a resolution recommending approval of the proposed COMPREHENSIVE PLAN TEXT AMENDMENT to include institutional uses among the land uses allowed in Regional Business, Community Business, and Neighborhood Business land use categories of the Comprehensive Plan, based on the comments and findings of Sections 1-3 and the recommendation in Section 4 of this report.

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

Attachments: A: Proposed amendment to Comprehensive Plan land use designations B. Draft resolution

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—include~~ a collection of businesses ~~and Institutional uses~~ that provide goods and services to a regional market area. Uses found in Regional Business areas include regional-scale ~~institutions and~~ 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 ~~are~~ oriented toward businesses ~~and Institutional uses~~ involved with the ~~sale—provision~~ of goods and services to a local market area. Community business areas include shopping centers and freestanding businesses ~~and institutions~~ 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 areas~~ are small-scale business ~~and Institutional~~ 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.

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

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 10th day of May 2010 at 6:00 p.m.

The following Members were present: _____;
and _____ was absent.

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

RESOLUTION NO. _____
**A RESOLUTION AMENDING THE TEXT OF ROSEVILLE'S 2030 COMPREHENSIVE
PLAN TO INCLUDE INSTITUTIONAL LAND USES IN AREAS GUIDED FOR
REGIONAL BUSINESS, COMMUNITY BUSINESS, AND NEIGHBORHOOD
BUSINESS USES**

WHEREAS, on May 5, 2010 the Planning Commission held a public hearing on the proposed Comprehensive Plan text amendment and unanimously passed a resolution recommending the text amendment for adoption by the City Council as required by Section 201.07 of Roseville's City Code.; and

WHEREAS, the Roseville City Council has determined that approval of the proposed amendment is consistent with the intent of the 2030 Comprehensive Plan pertaining to certain business land use categories;

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, to adopt the proposed COMPREHENSIVE PLAN TEXT AMENDMENT to include Institutional land uses in areas guided for Regional Business, Community Business, and Neighborhood Business uses.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member _____ and upon vote being taken thereon, the following voted in favor _____; and _____ voted against.

WHEREUPON said resolution was declared duly passed and adopted.