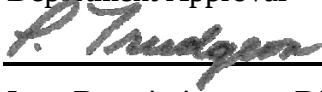


REQUEST FOR CITY COUNCIL DISCUSSION

DATE: 7/12/2010

ITEM NO: 13.b

Department Approval



Item Description: Discussion regarding the adoption of a new Official Zoning Map, effectively rezoning all properties within the City to be consistent with the Roseville 2030 Comprehensive Plan - Land Use Designations (**PROJ0017**).

1.0 BACKGROUND

Following the January 2004 adoption of the 2030 Regional Development Framework and subsequent adoption of the Transportation Policy Plan, the Water Resource Management Policy Plan, and the Regional Parks Policy Plan, the Metropolitan Council issued a “system statement” to each municipality in the seven county metropolitan area. On September 12, 2005, the City of Roseville received its system statement, which provided details on how the Metropolitan Council views Roseville’s future growth within the region and its impact to the “system”.

The byproduct of the Metropolitan Council’s system statement is Roseville’s 2030 Comprehensive Plan, that was adopted in the fall of 2009. The Comprehensive Plan is a document predicated on Imagine Roseville 2025 and the need to update all required systems within the City. The Comprehensive Plan update process goes beyond the requirements of the Metropolitan Council, with emphasis on a long range guide/plan for how Roseville should develop over the next 20 years. One main outcome of the 2030 Comprehensive Plan is the Future Land Use Map, which establishes the long range guide for development and redevelopment in Roseville.

Once the “new” Comprehensive Plan is adopted the City must achieve the requirements of Minnesota State Statutes Section 473.864 subdivision 2, Decennial Review, which states: *By December 31, 1998, and at least once every ten years thereafter, each local governmental unit shall review, if necessary, amend its entire comprehensive plan and its fiscal devices and official controls. Such review and, if necessary, amendment shall ensure that, as provided in section 473.865, the fiscal devices and official controls of each local governmental unit are not in conflict with its comprehensive plan.....*

In November 2009, the Planning Division (with the assistance of its consultant – The Cuningham Group) began the process of updating (i.e. completely rewriting) the City’s Zoning Regulations or Title 10 of the City Code. One component of this process consisted of a discussion and review of existing zoning district designations and those adopted in the 2030 Comprehensive Plan – Land Use Map, and identifying the most appropriate, applicable, and transparent zoning designations so that the “official controls” (official zoning map) were not inconsistent with the adopted comprehensive plan.

After considerable thought and discussion, the following consolidations and new zoning district names were assigned:

New Residential Districts

- **LDR – Low-Density Residential – 1**
 - o Combine R-1, SFROD; make majority of lots conforming
- **LDR – Low-Density Residential – 2**
 - o Current R-2; also usable as a redevelopment tool – include small-lot single-family, “cottage courts” and townhomes
 - ❖ It should be noted that the Comprehensive Plan states that low density areas can have up to 8 units per acre for two-family homes.
- **MDR – Medium-Density Residential**
 - o Combines R-3, R-3A, R-4, R-5, R-6
 - o Density from 8 to 12 units/acre; encourage mix of housing types
- **HRD – High-Density Residential**
 - o Combines R-3, R-3A, R-4, R-5, R-6 and R-7; multi-family and townhomes
 - o Density from 12 units/acre; encourage mix of housing types

New Mixed-Use & Commercial Districts

- **NB – Neighborhood Business**
 - o Similar to B-1, B-1-B; office, small scale retail and service, upper-story residential uses
- **CB – Community Business**
 - o Combines B-2, B-3, B-4; medium-scale retail and service uses
- **RB – Regional Business**
 - o Similar to SC; mall and large shopping centers
- **CMU – Community Mixed Use**
 - o New district with some similarities to B-6, B-4
 - o Medium/high density residential, office, community business, lodging, institutional, parks and open space

Nonresidential & Special Districts

- **Office/Business Park**
 - o Similar to B-6; includes existing offices
- **I – Industrial**
 - o Combines I-1, I-2, I-2A; improve landscaping standards
- **IN – Institutional**
 - o New district: college campus, elementary/high schools, religious institutions, government facilities, cemeteries
- **Open Space (existing district)**
 - o Revised District – going from Park/Open Space to Open Space

2.0 OFFICIAL ZONING MAP UPDATE PROCESS

In late April, the Planning Division concluded that the process to update the Code (text) should begin with the updating of the Official Zoning Map (specific designations). In May/June, the Planning Division and its Consultant began the new zoning ordinance (text) approval process by scheduling and conducting public hearings regarding the Official Zoning Map, Residential Districts, and Commercial/Mixed Use Districts. The Planning Staff and Consultant are also nearing completion of the draft Employment Districts (office/business park and industrial) as well as Supplemental Use Regulations (specific development standards). The Planning Staff is also working on a number of sections including, introductory provisions, parking, signs, procedures, and administration.

NOTIFICATION

During the month of April, the Planning Division developed the map, the notification data base, and the necessary public notice postcards. By early May, the Planning Division scheduled the public hearing on the new zoning map at the June 2, 2010, Planning Commission meeting and began finalization of designs/information for all 12,200 property owner postcards. However, during data base formation and the review process, the Planning Division found a number of properties that did not fit into a proposed zoning district/designation and in our determination these parcels/lots do not have an appropriate designation on the 2030 Comprehensive Plan - Land Use Map. These parcels/lots became known as anomaly properties and were excluded from the notification/rezoning process to be addressed separately (see anomaly properties below).

LAND USE CONSISTENCY

As Council Members may be aware, the City of Roseville is bound by State Statutes and as such, cannot approve a rezoning of property that is in conflict with its adopted Comprehensive Plan - Future Land Use Map. Over the past six months, the Planning Division attempted to be very open to the citizenry on what will occur with and during the zoning ordinance update process and to create a seamless and transparent process from the existing zoning map to a new zoning map. As early as January, the Planning Division and Consultant proposed the establishment of the new zoning district names to be the same as their land use counterparts in the Comprehensive Plan. This decision was predicated on removing conflict and/or confusion from the old designations to new designations as well as the need to create new districts that addressed a counterpart land use designation (such as neighborhood business, community business and regional business to name a few). After two Community Open House meetings (February 4 and March 25) and three Planning Commission meetings (February 3, March 3, and April 7) discussing the map designations and the Residential Districts and Commercial/Mixed Use Districts text drafts, it was determined that all new zoning district designations should take on their Comprehensive Plan – Future Land Use designation counterparts.

During the weeks leading up to the June 2 Planning Commission hearing regarding the Official Zoning Map, the Planning Division did receive a number of telephone calls and emails regarding the proposed zoning map change. Most of these questions were in the form of clarification on the residential name change. However, the Planning Division did receive a number calls and emails (and citizen input at the Commission hearing) opposing the zoning changes at Har Mar Mall (see public hearing below).

115 **ANOMALY PROPERTIES**

116 During the notification data base/postcard grouping creation process, the Planning
117 Division identified 50+ anomaly properties that will require future considerations before
118 they can be rezoned. These properties have been identified in black on the current Draft
119 Official Zoning Map and have been removed from current consideration until a decision
120 on a new Comprehensive Plan – Land Use Map designation and proper/appropriate
121 zoning designation have been completed. A number of these properties include carry-
122 over designations from past Comprehensive Plan Maps as far back as 1979 or are
123 inconsistent with current practices; such as those residential homes guided for park
124 and/or water.

125 After postcards were mailed, the Planning Division received a few telephone calls and
126 emails regarding the notice and, after further investigation, concluded that there were
127 additional properties that needed to be included into the anomaly database for a variety of
128 reasons; the most common being the fact that many of these properties have a single
129 property identification number and a split zone (two zoning designations). As of the
130 printing of this report, there are now 67 anomaly properties all indicated in black on the
131 zoning map.

132 **PUBLIC HEARING**

133 Prior to the Planning Commission conducting the public hearing to consider rezoning all
134 property in Roseville, the Planning Division did receive a number of calls from residents
135 and property owners requesting clarification. Most of the calls or email were seeking
136 clarification of the change in the district name of Single Family Residence District (R-1)
137 to Low Density Residential District – 1 (LDR-1). Upon discussing the change in name
138 and some of the proposed text changes with these individuals, most were satisfied the
139 change would have little or no impact on their property. However, the Planning Division
140 did receive a few calls and emails inquiring about the draft ordinance (currently not
141 available) for such designations as institutional, golf course, open space/park, and
142 employment districts. One property and zoning designation change in particular received
143 much comment (opposition) and debate at the Planning Commission hearing. Har Mar
144 Mall, which has a Comprehensive Plan – Land Use Map designation of Community
145 Business is proposed to change from its current zoning designation of Shopping Center
146 (SC), Limited Retail Business District (B-1-B) and Single Family Residence District (R-
147 1) to Community Business. Most of the concern/opposition was centered on the southern
148 portion and its R-1 designation. Although initially indicated on the Official Zoning Map
149 as completely Shopping Center (a designation found on all zoning maps for over the past
150 10 years), the current official zoning map was corrected and now indicates the three
151 designations.

152 **PLANNING COMMISSION RECOMMENDATION**

153 After all public comments had been received regarding the Official Zoning Map
154 Amendment, the Planning Commission discussed three items; the request to change the
155 zoning of Har Mar Mall to something other than the proposed Community Business; a
156 request to consider changing the proposed zoning of 2025 and 1995 County Road B from
157 their current proposal of Low Density Residential -1 and Medium Density to both
158 properties being Medium Density; and the proposed Official Zoning Map as presented by
159 the Planning Staff. The Planning Commission voted (6-1) to support the rezoning of Har
160 Mar Mall as proposed – Community Business; voted (7-0) to recommend that the City
161 Council consider a Comprehensive Plan amendment and subsequent rezoning for the

162 2025/1995 County Road B properties; and voted (7-0) to supported the proposed Official
163 Zoning Map as presented by the Planning Division.

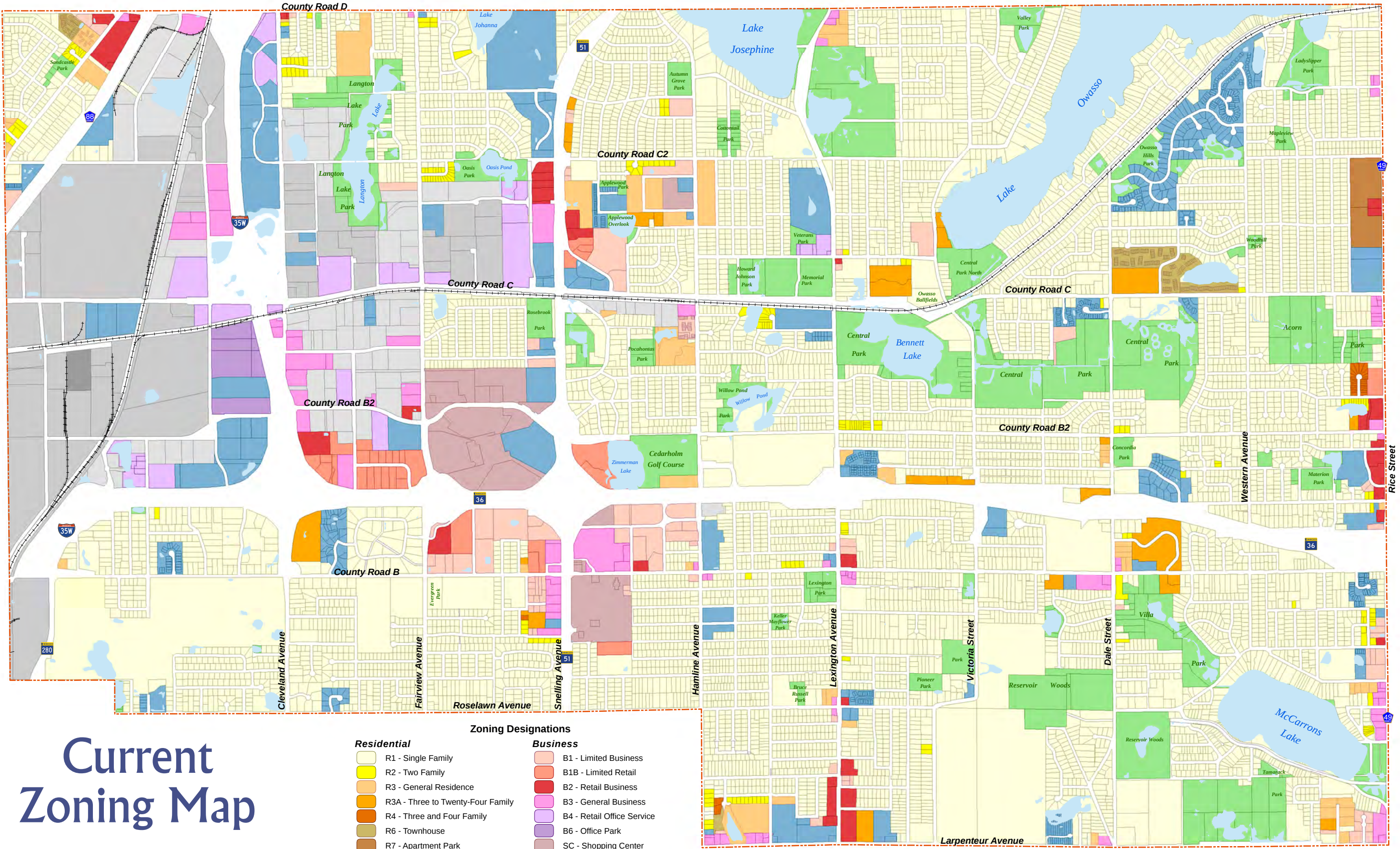
164 **3.0 SUGGESTED CITY COUNCIL ACTION**

165 The Roseville Planning Division has identified four items that require direction from the
166 City Council; these include:

- 167 **a.** The Planning Division requires direction from the City Council on whether to
168 establish a separate process (including Comprehensive Plan – Land Use Map
169 amendment and rezoning) for the 67 anomaly properties;
- 170 **b.** The Planning Division requires direction from the City Council on whether they
171 agree with the Planning Commission’s recommendation NOT to change the Land
172 Use designation for Har Mar Mall;
- 173 **c.** The Planning Division requires direction from the City Council on whether the
174 City Council agrees with the Planning Commission’s recommendation to change
175 the Comprehensive Plan - Land Use Map designation of 2025 County Road B to a
176 designation higher than Low Density Residential;
- 177 **d.** The Planning Division requires direction on the remaining Draft Official Zoning
178 Map and whether there are other changes that we should consider and add to a
179 formal process.

180 Based on the direction provided by the City Council, the Planning Division will work on
181 the tasks identified and prepare the Official Zoning Map for final consideration in the
182 fall.

183 **Prepared by: Thomas Paschke, City Planner**
Attachments: A: Existing Official Zoning Map
 B: Proposed Official Zoning Map
 C: Anomaly Property Maps



Current Zoning Map

Map reflects subsequent council-approved zoning changes through May 1, 2010.

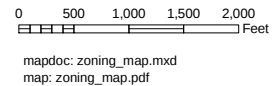
Refer to reverse of map for details relating to the areas of designated zones. The zoning designations shown on this map must be interpreted by the City's Zoning Code and policies. These zoning designations are subject to change as part of the City's ongoing planning process. See Water Management Overlay District Map for additional boundaries.

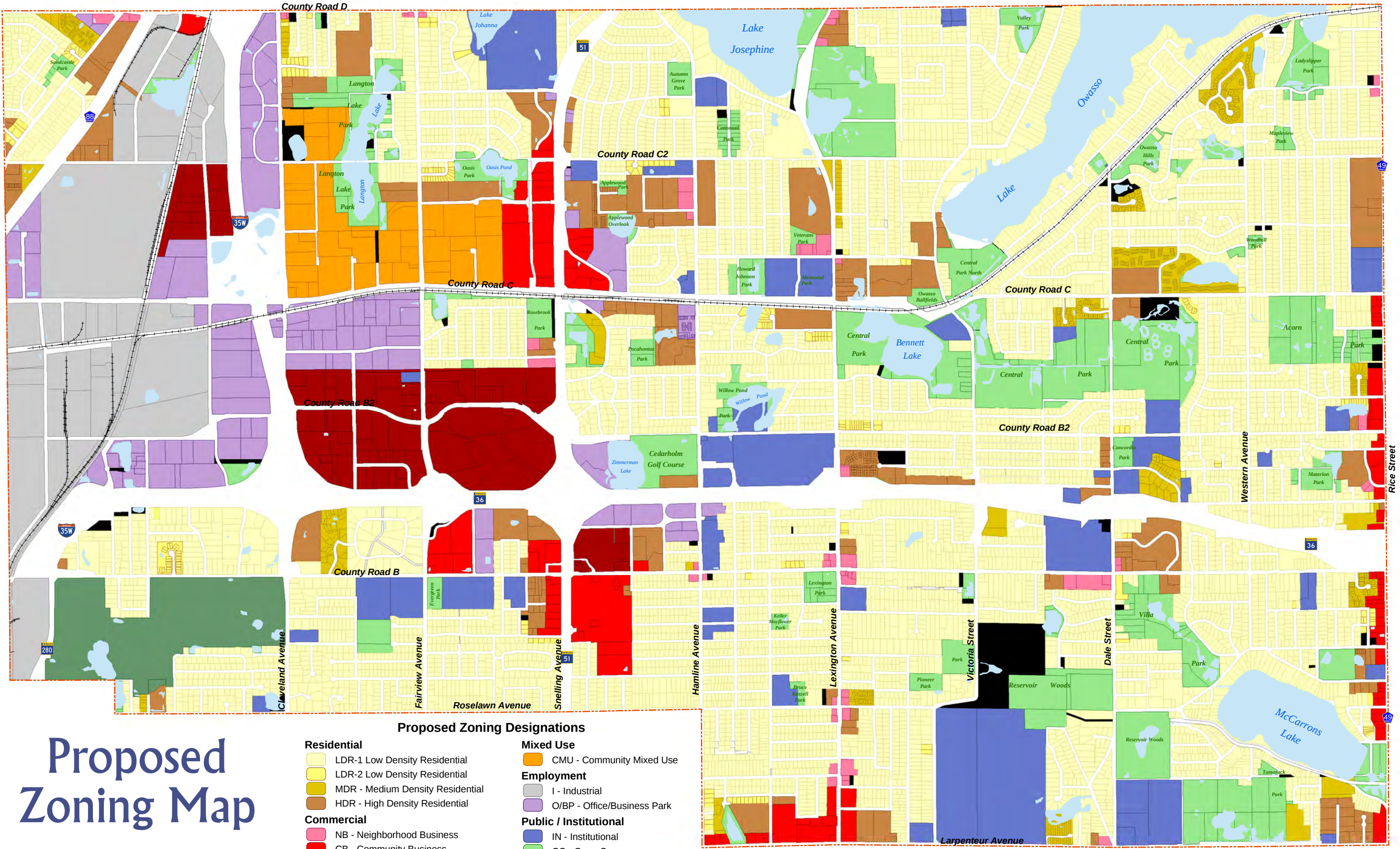
ROSEVILLE
Prepared by:
Community Development Department
Printed: May 2010

Zoning Designations	
Residential	Business
R1 - Single Family	B1 - Limited Business
R2 - Two Family	B1B - Limited Retail
R3 - General Residence	B2 - Retail Business
R3A - Three to Twenty-Four Family	B3 - General Business
R4 - Three and Four Family	B4 - Retail Office Service
R6 - Townhouse	B6 - Office Park
R7 - Apartment Park	SC - Shopping Center
Industrial	Other
I1 - Light Industrial	PUD - Planned Unit Development
I2 - General Industrial	POS - Parks and Open Space
I2A - Modified General Industrial	ROW - Right of Way
RR - Railroad	Lake

Data Sources
* Ramsey County GIS Base Map (5/4/2010)
* City of Roseville Community Development

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.





Proposed Zoning Map

Proposed Zoning Designations

- | | |
|--|-------------------------------|
| Residential | Mixed Use |
| LDR-1 Low Density Residential | CMU - Community Mixed Use |
| LDR-2 Low Density Residential | Employment |
| MDR - Medium Density Residential | I - Industrial |
| HDR - High Density Residential | O/BP - Office/Business Park |
| Commercial | Public / Institutional |
| NB - Neighborhood Business | IN - Institutional |
| CB - Community Business | OS - Open Space |
| RB - Regional Business | GC - Golf Course |
| Exempt from Rezoning | ROW - Right of Way |
| Will be rezoned at a future time after a required Comprehensive Plan amendment | RR - Railroad |



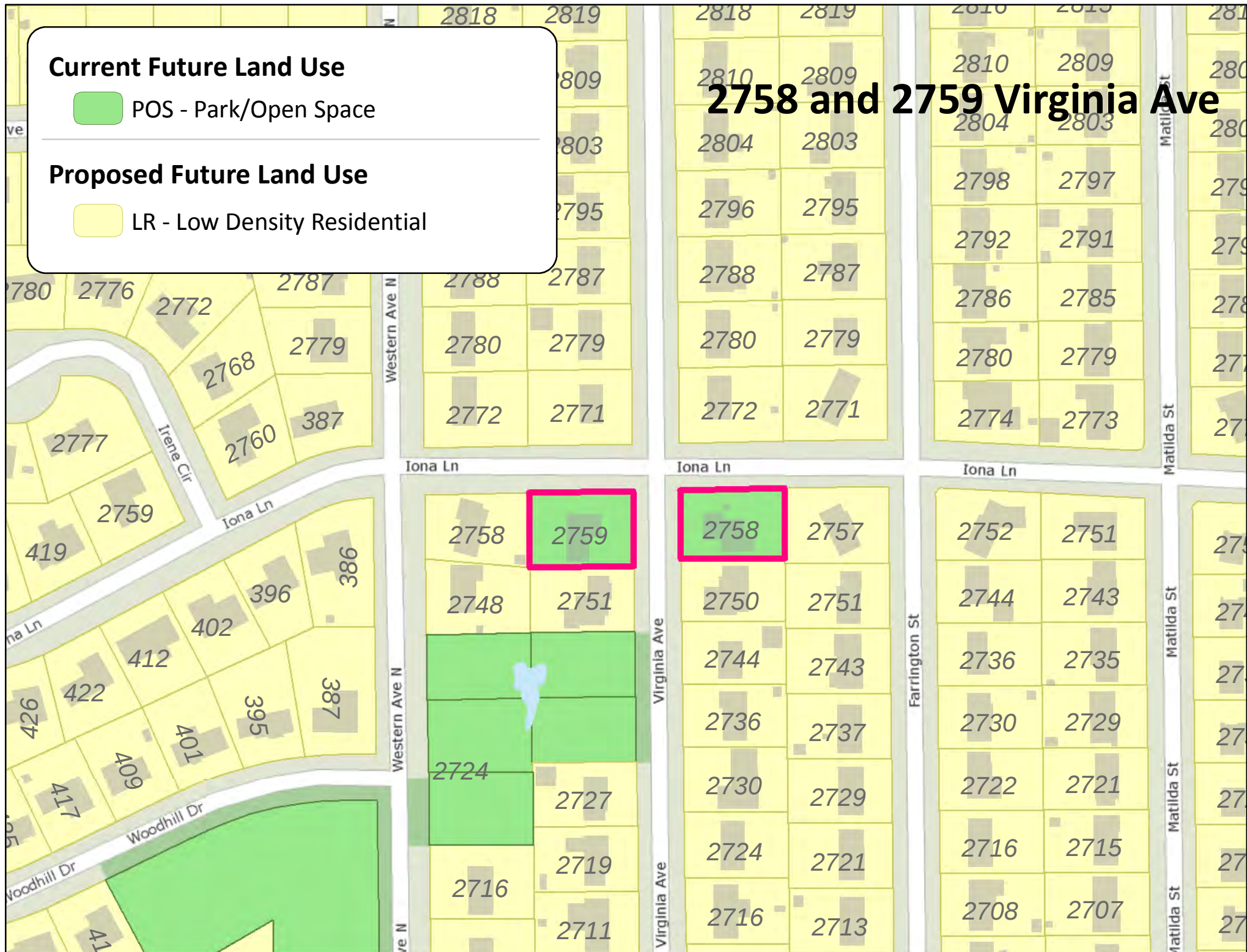
Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 LR - Low Density Residential

2758 and 2759 Virginia Ave

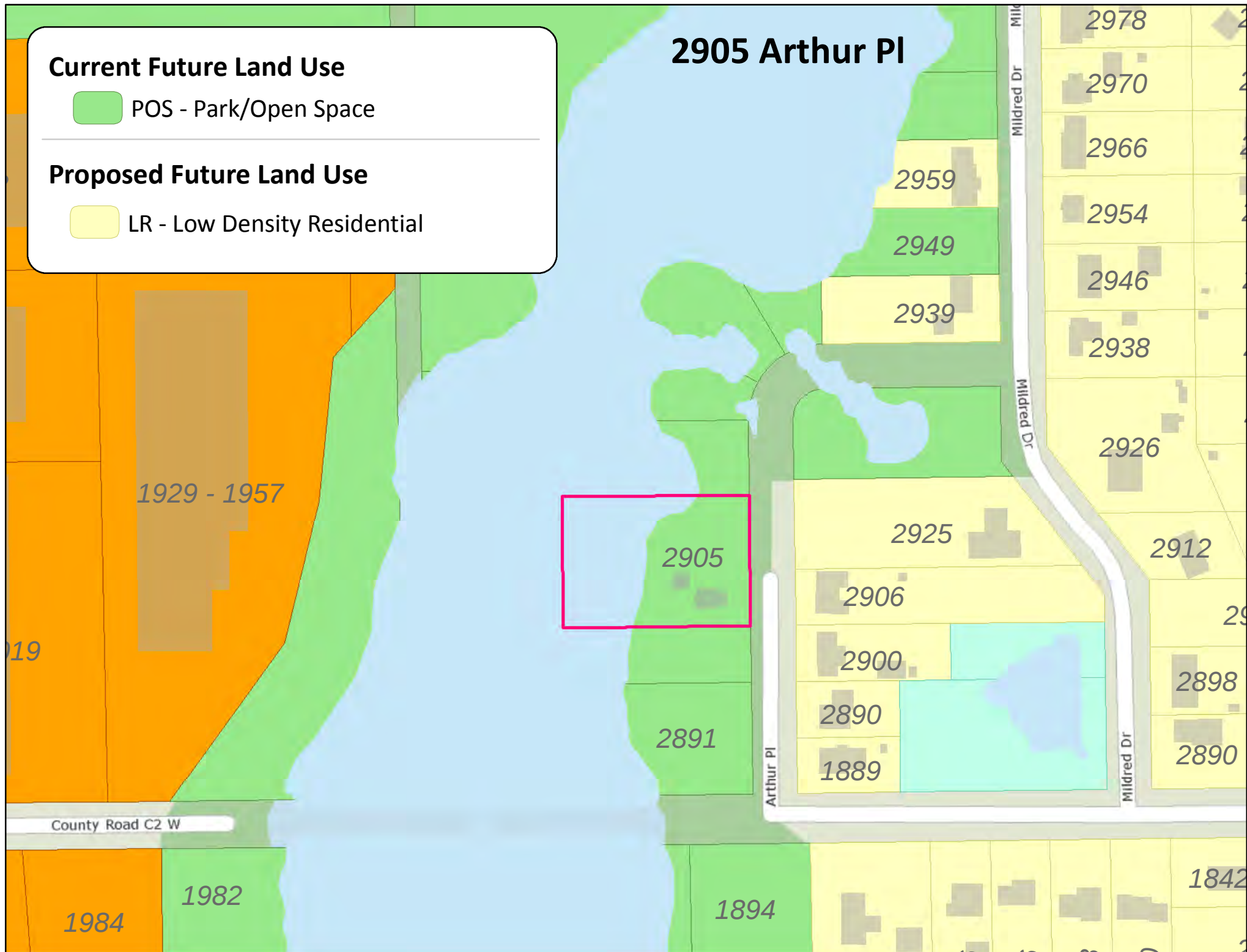


Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 LR - Low Density Residential



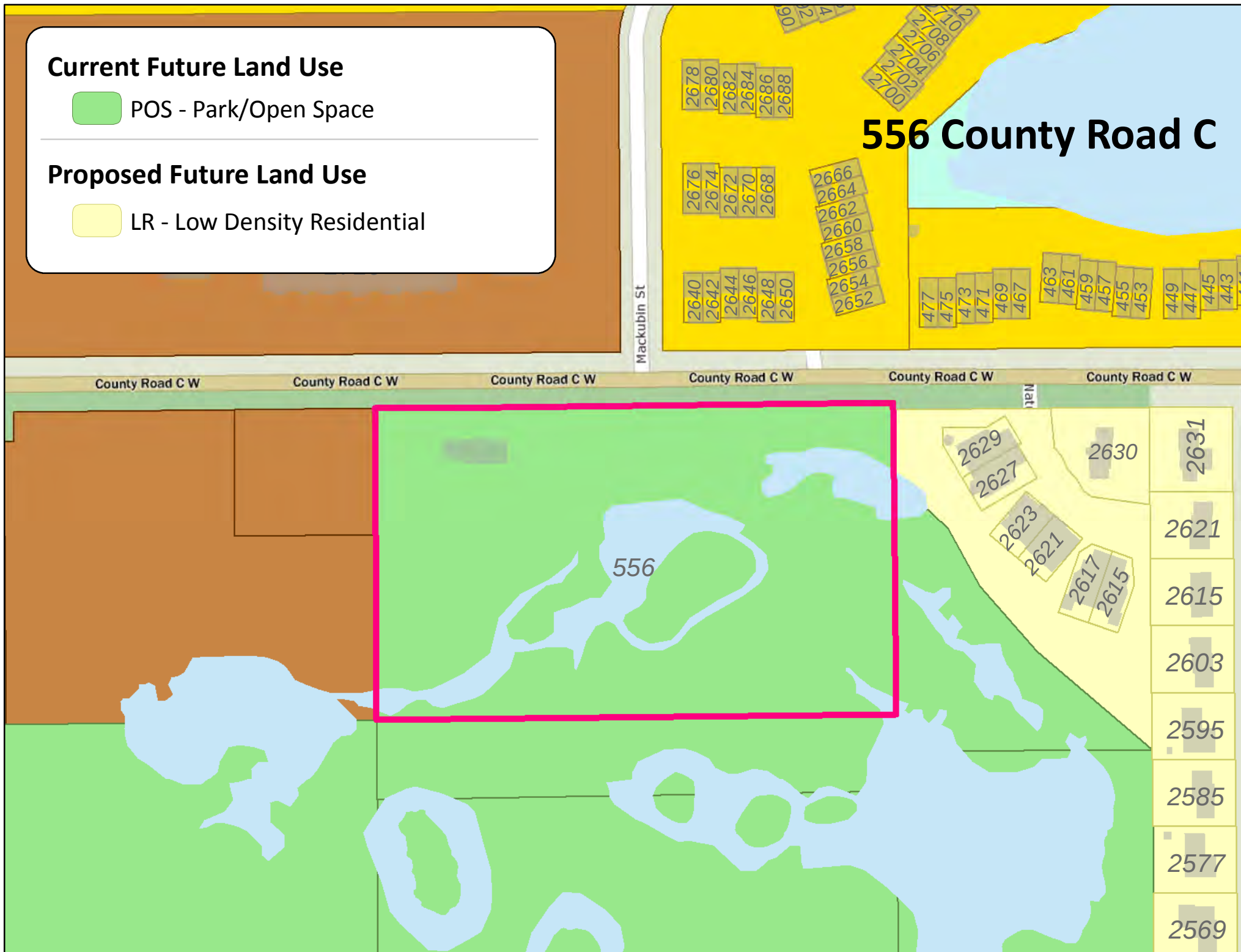
Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 LR - Low Density Residential

556 County Road C

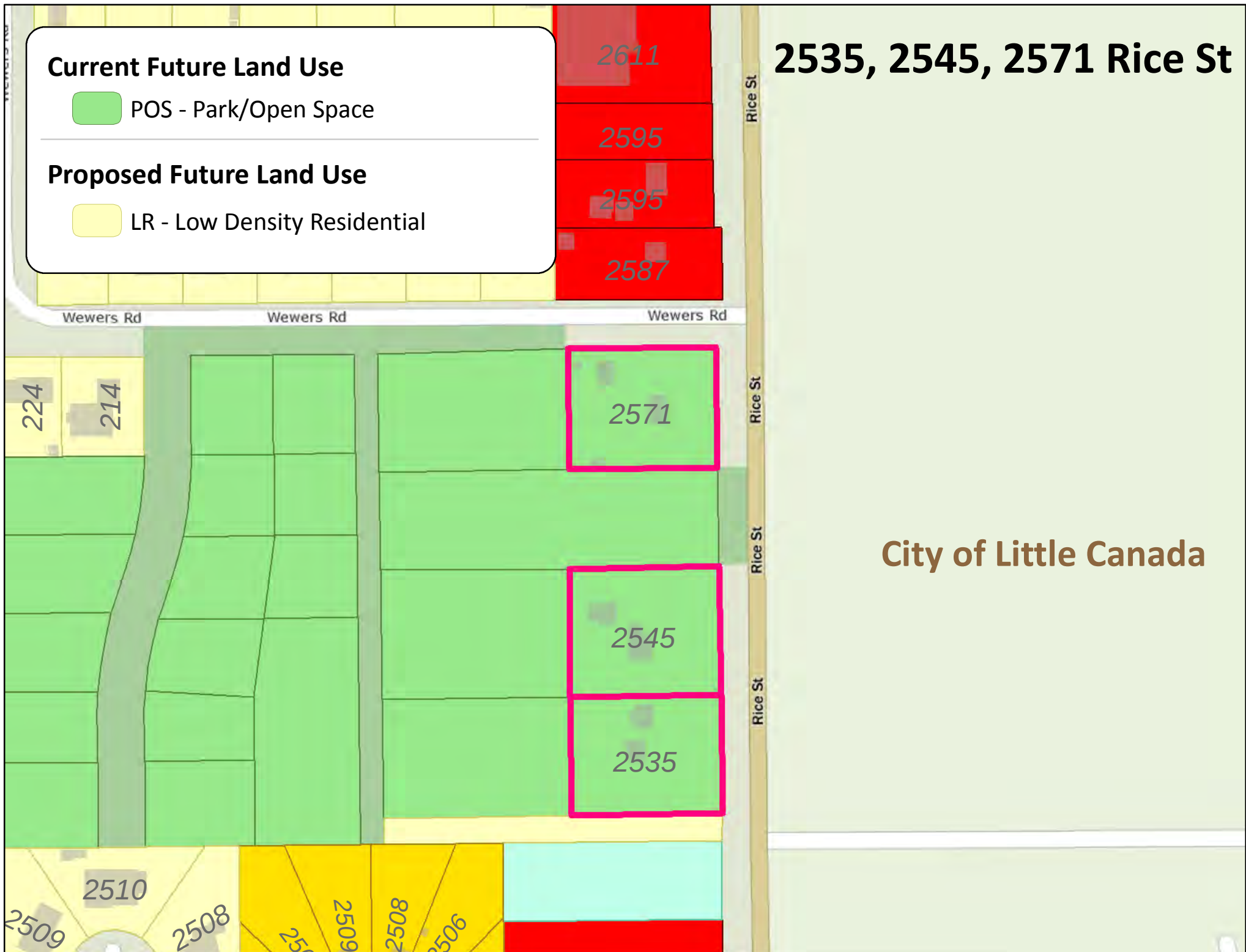


Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 LR - Low Density Residential



Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 LR - Low Density Residential

Farrington Court private property



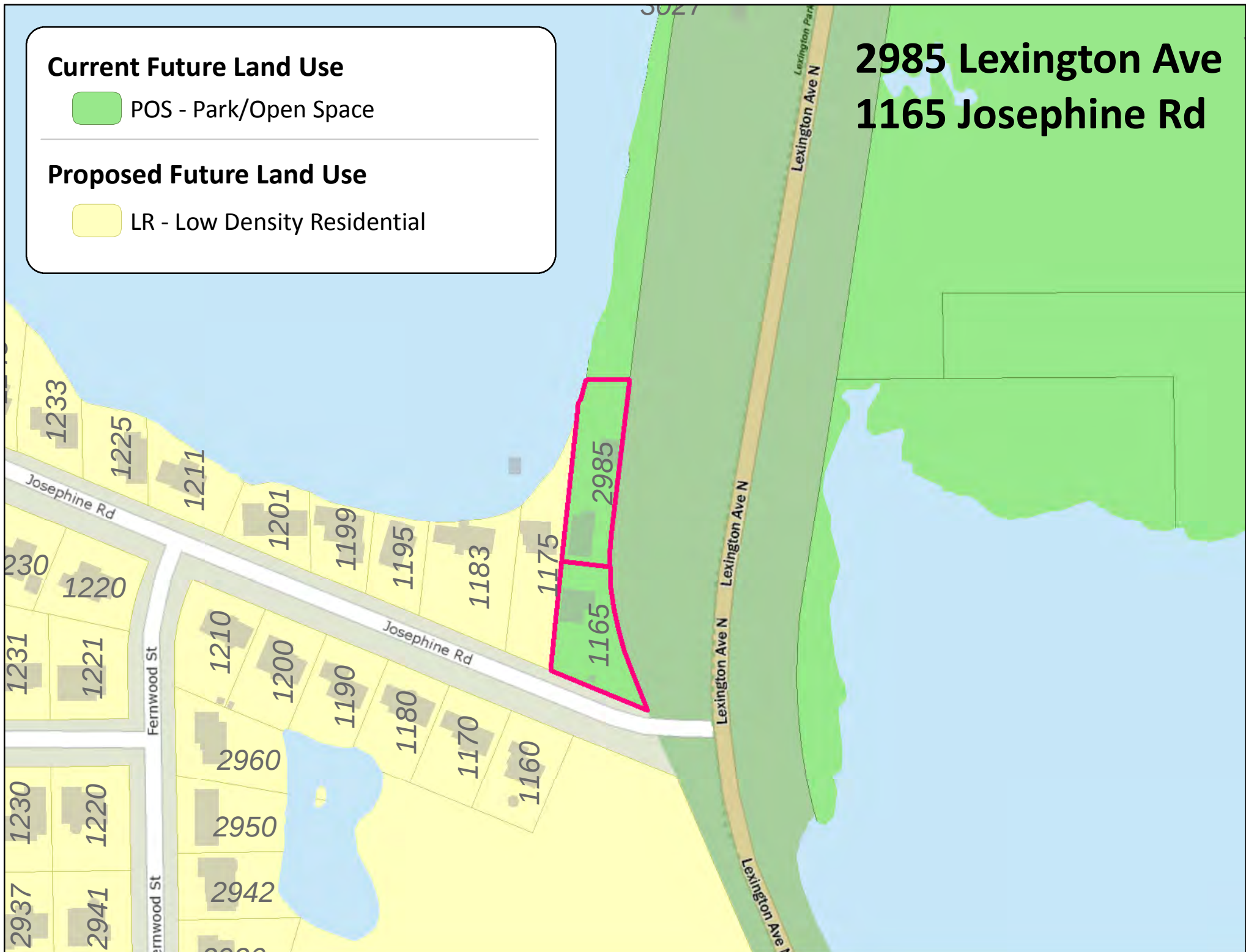
Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 LR - Low Density Residential

2985 Lexington Ave
1165 Josephine Rd



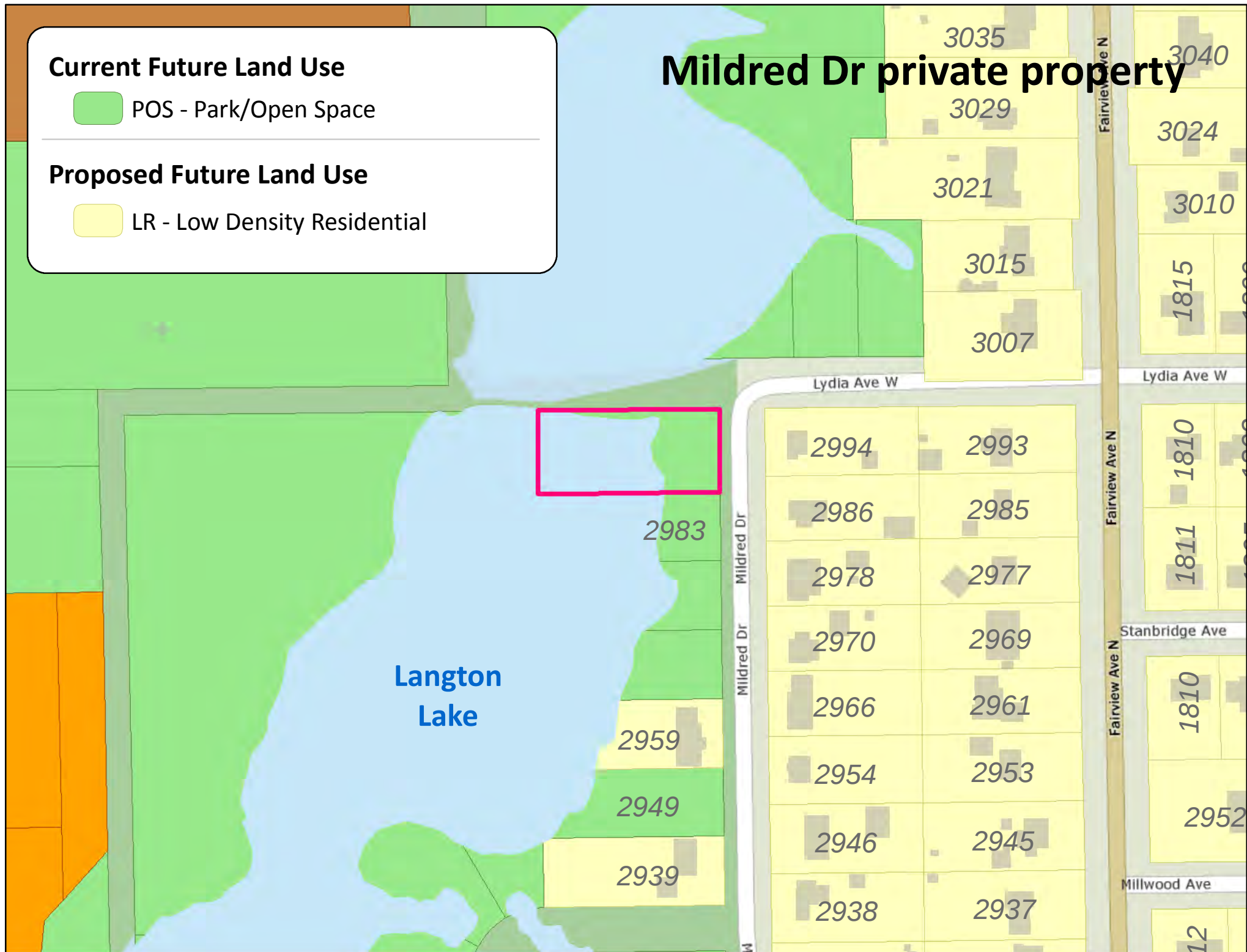
Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 LR - Low Density Residential

Mildred Dr private property



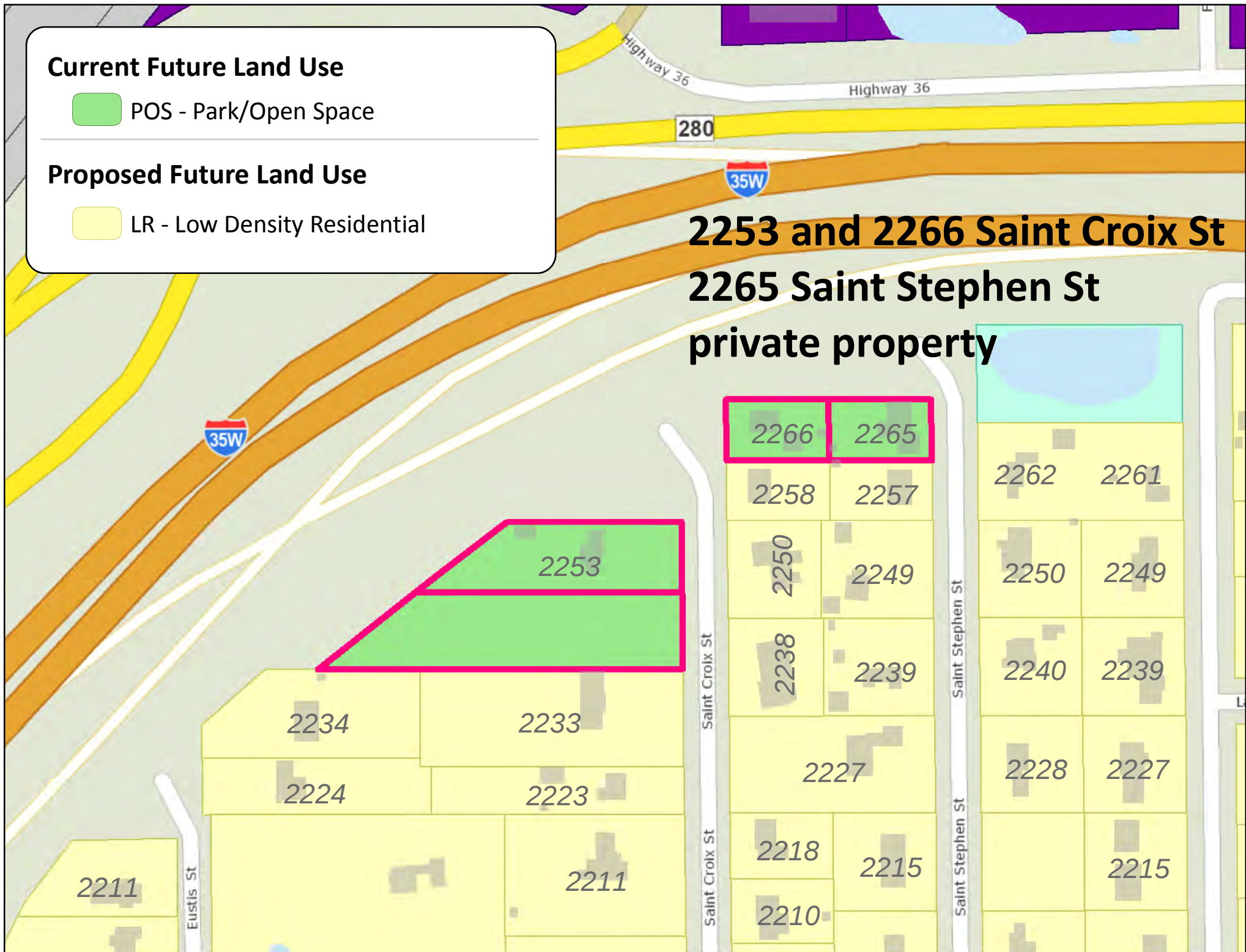
Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 LR - Low Density Residential

2253 and 2266 Saint Croix St
2265 Saint Stephen St
private property



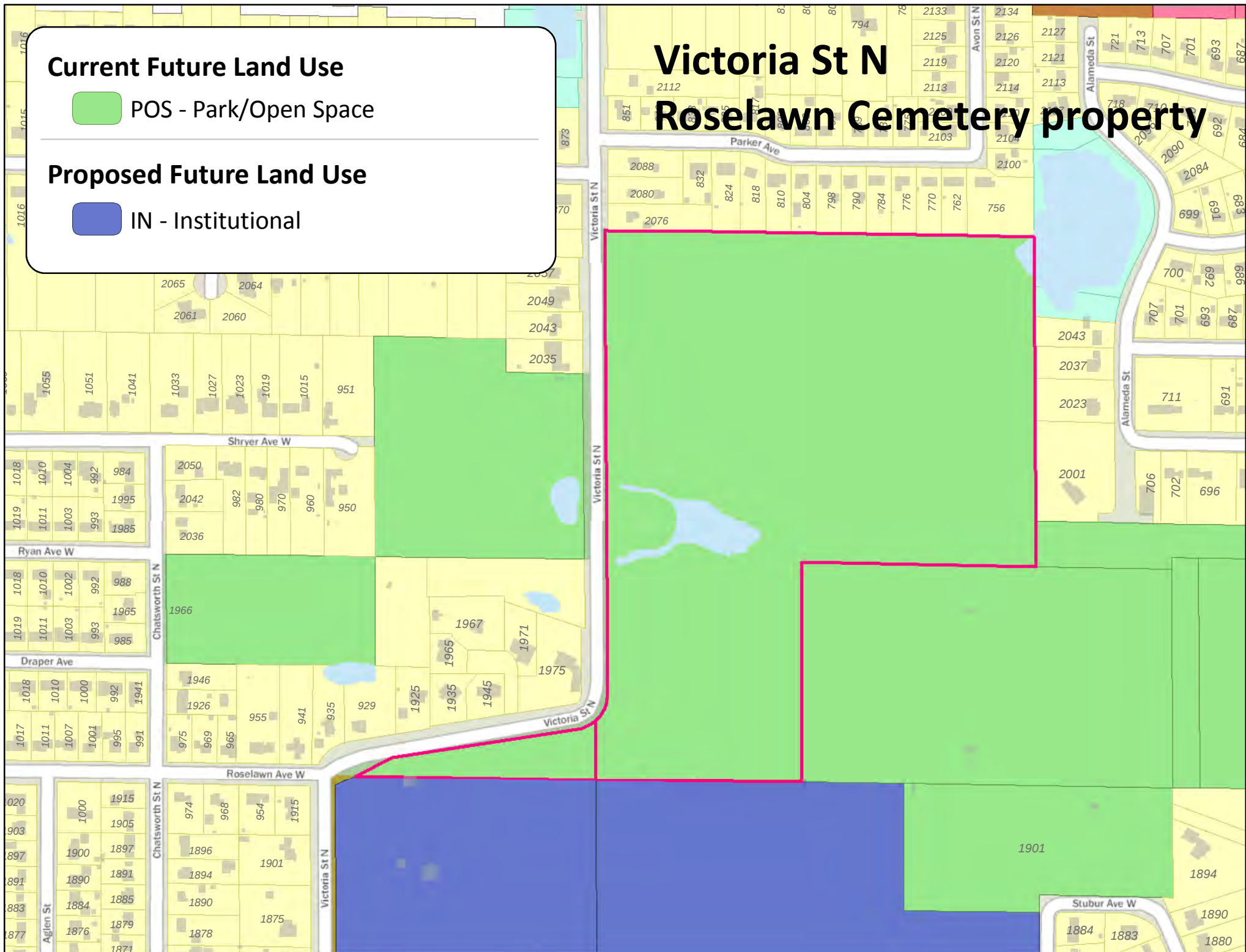
Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 IN - Institutional

Victoria St N Roselawn Cemetery property



Current Future Land Use

- POS - Park/Open Space

Proposed Future Land Use

- LR - Low Density Residential

Current Future Land Use

-  POS - Park/Open Space

Proposed Future Land Use

-  LR - Low Density Residential

Current Future Land Use

- POS - Park/Open Space

Proposed Future Land Use

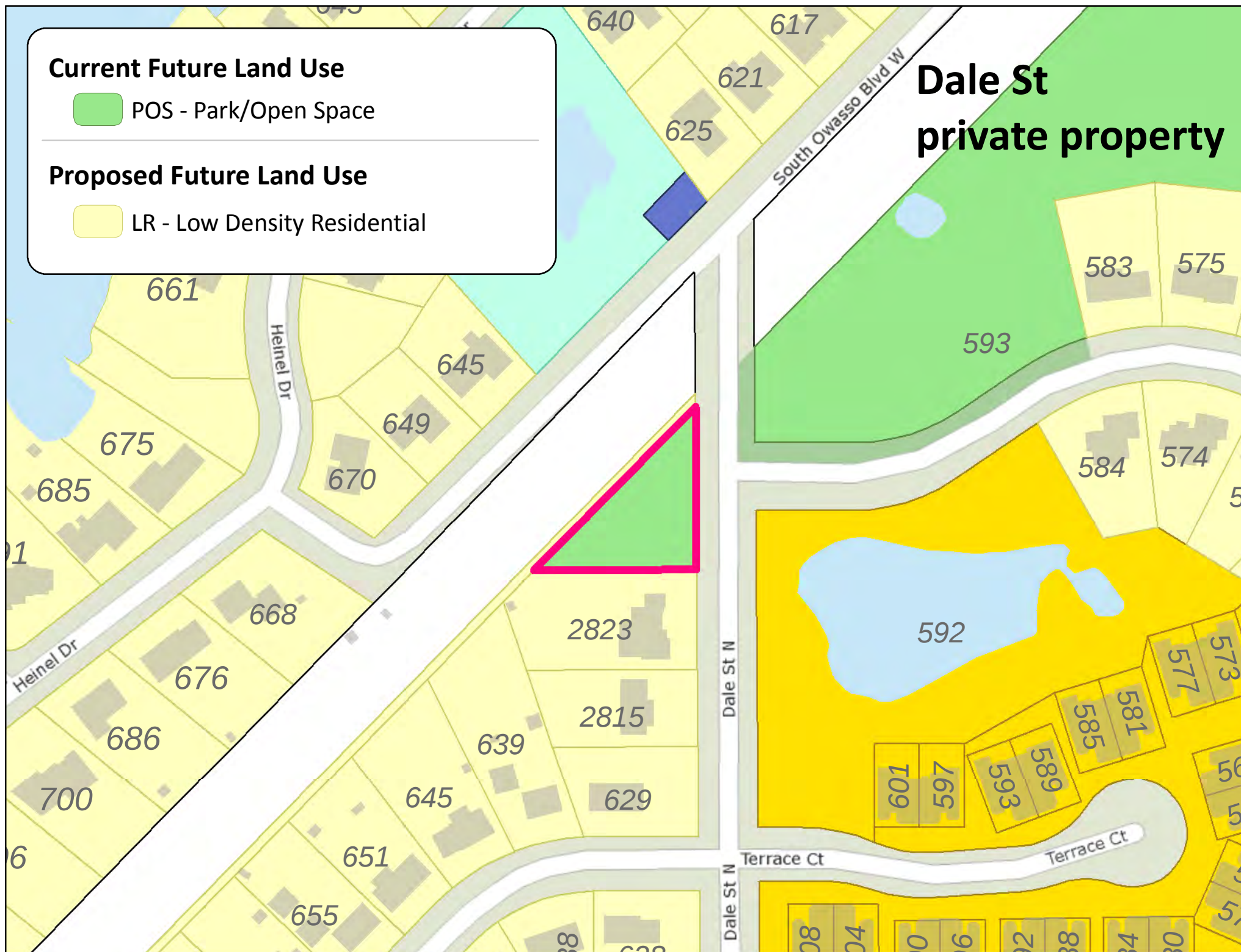
- LR - Low Density Residential

Current Future Land Use

-  POS - Park/Open Space

Proposed Future Land Use

-  LR - Low Density Residential



Current Future Land Use

 W - Water Ponding

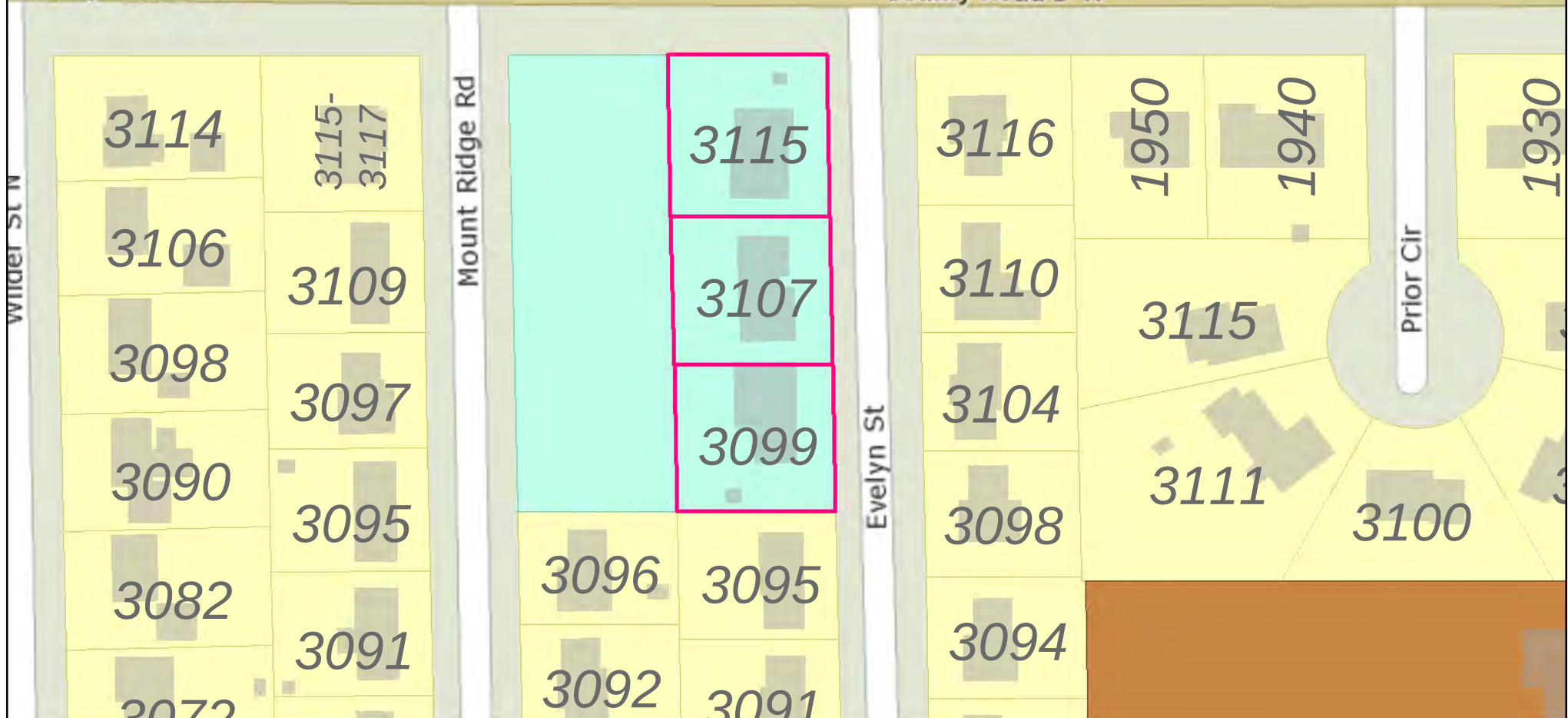
Proposed Future Land Use

 LR - Low Density Residential

3099, 3107, 3115 Evelyn St

County Road D W

County Road D W

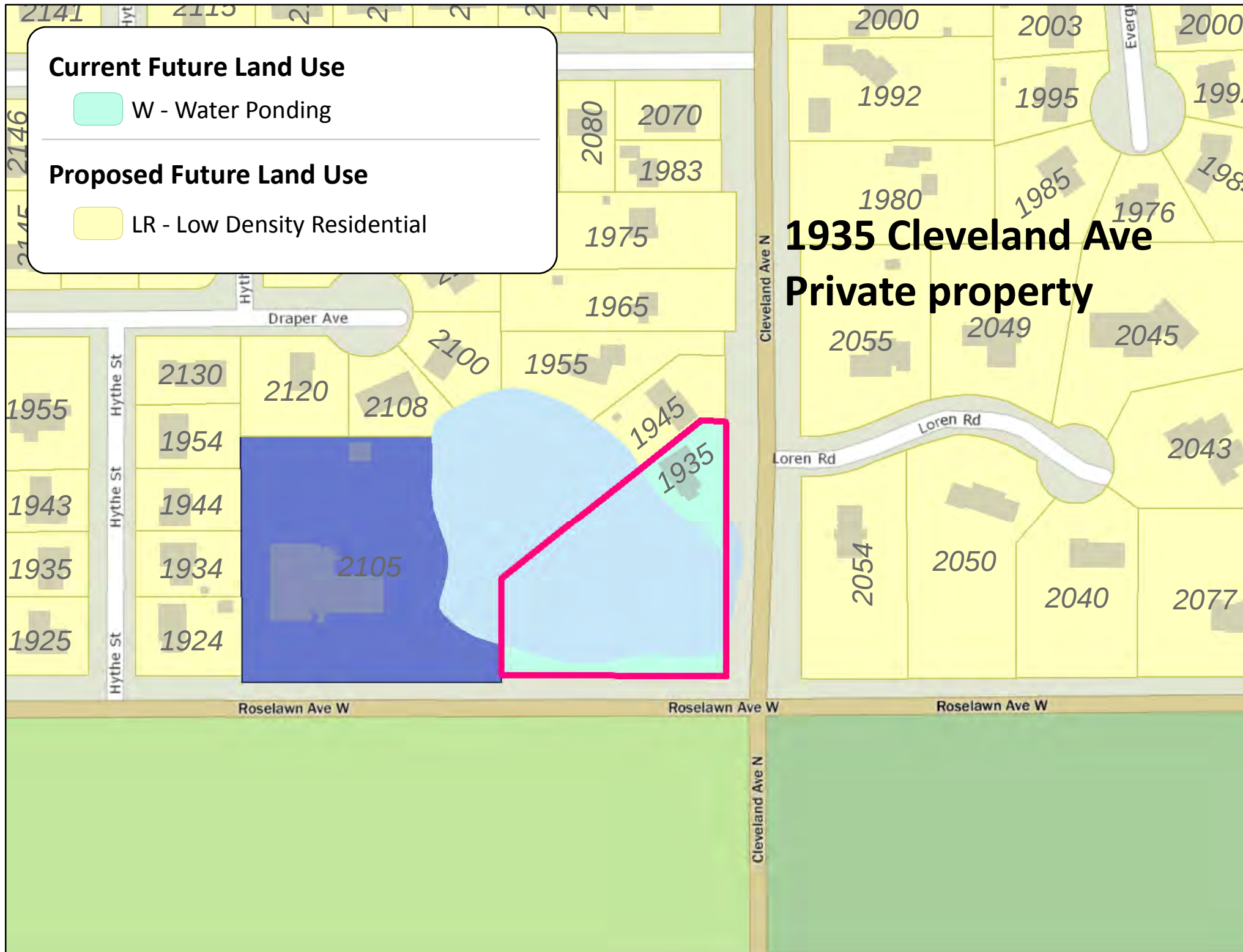


Current Future Land Use

 W - Water Ponding

Proposed Future Land Use

 LR - Low Density Residential

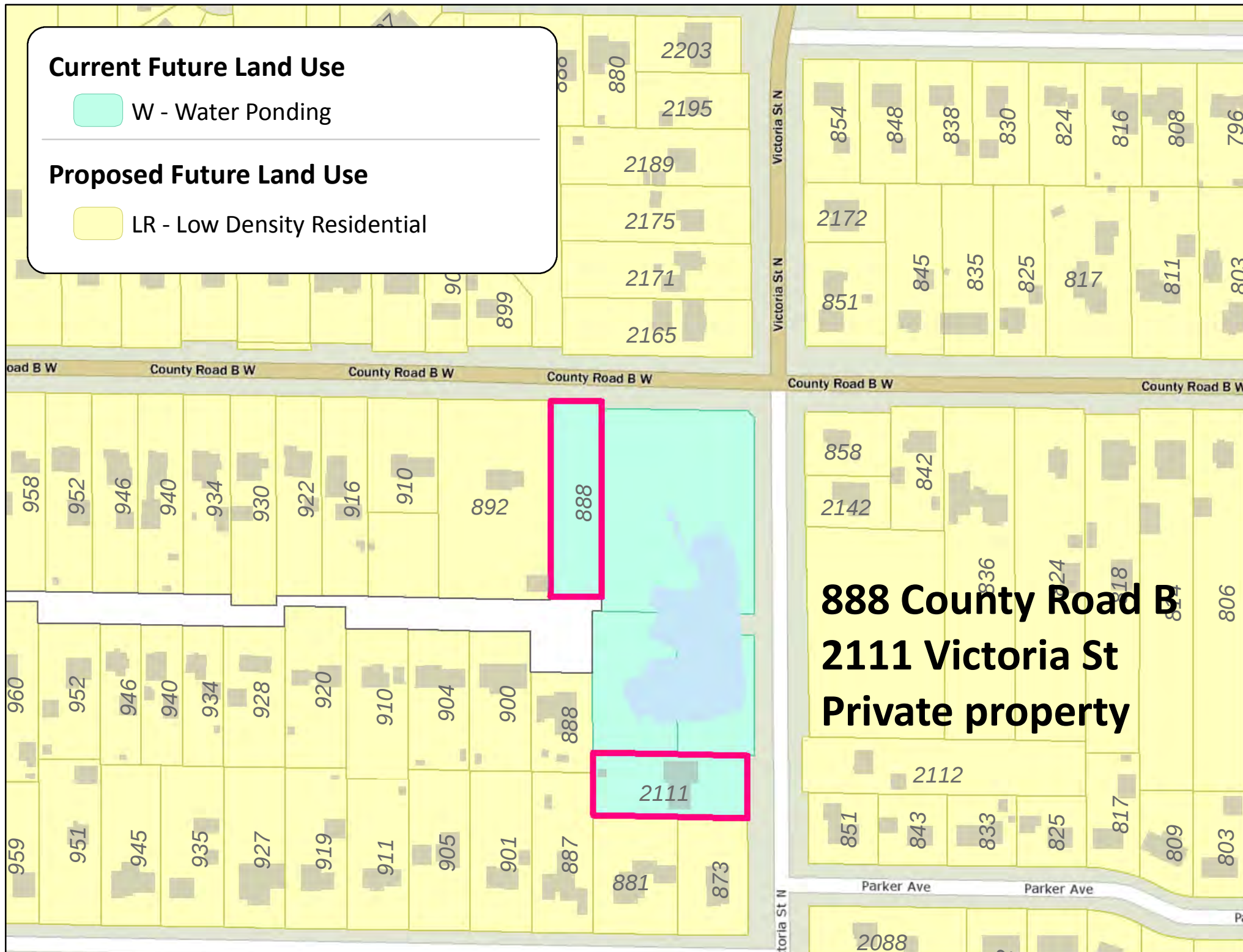


Current Future Land Use

 W - Water Ponding

Proposed Future Land Use

 LR - Low Density Residential



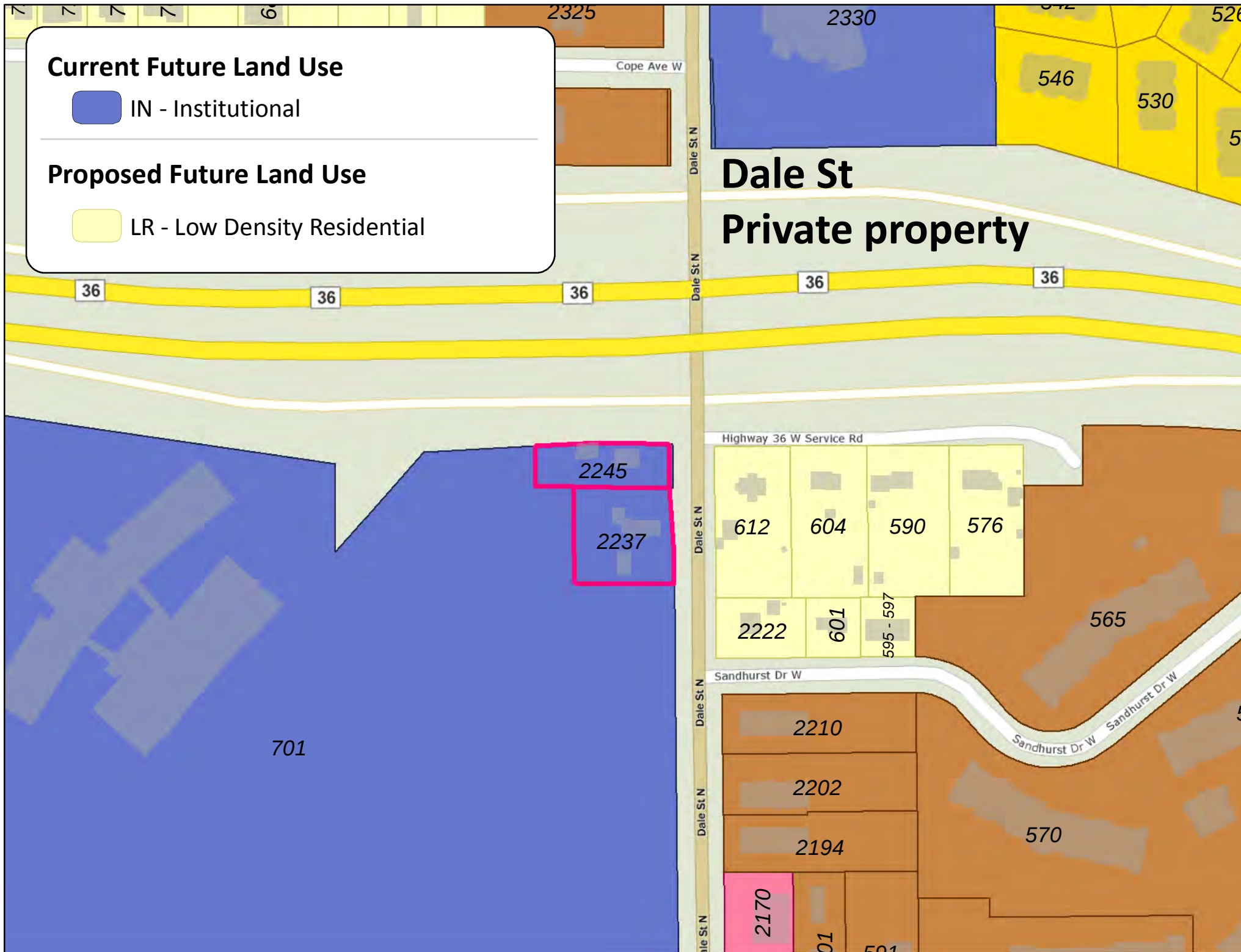
888 County Road B
2111 Victoria St
Private property

Current Future Land Use

 IN - Institutional

Proposed Future Land Use

 LR - Low Density Residential

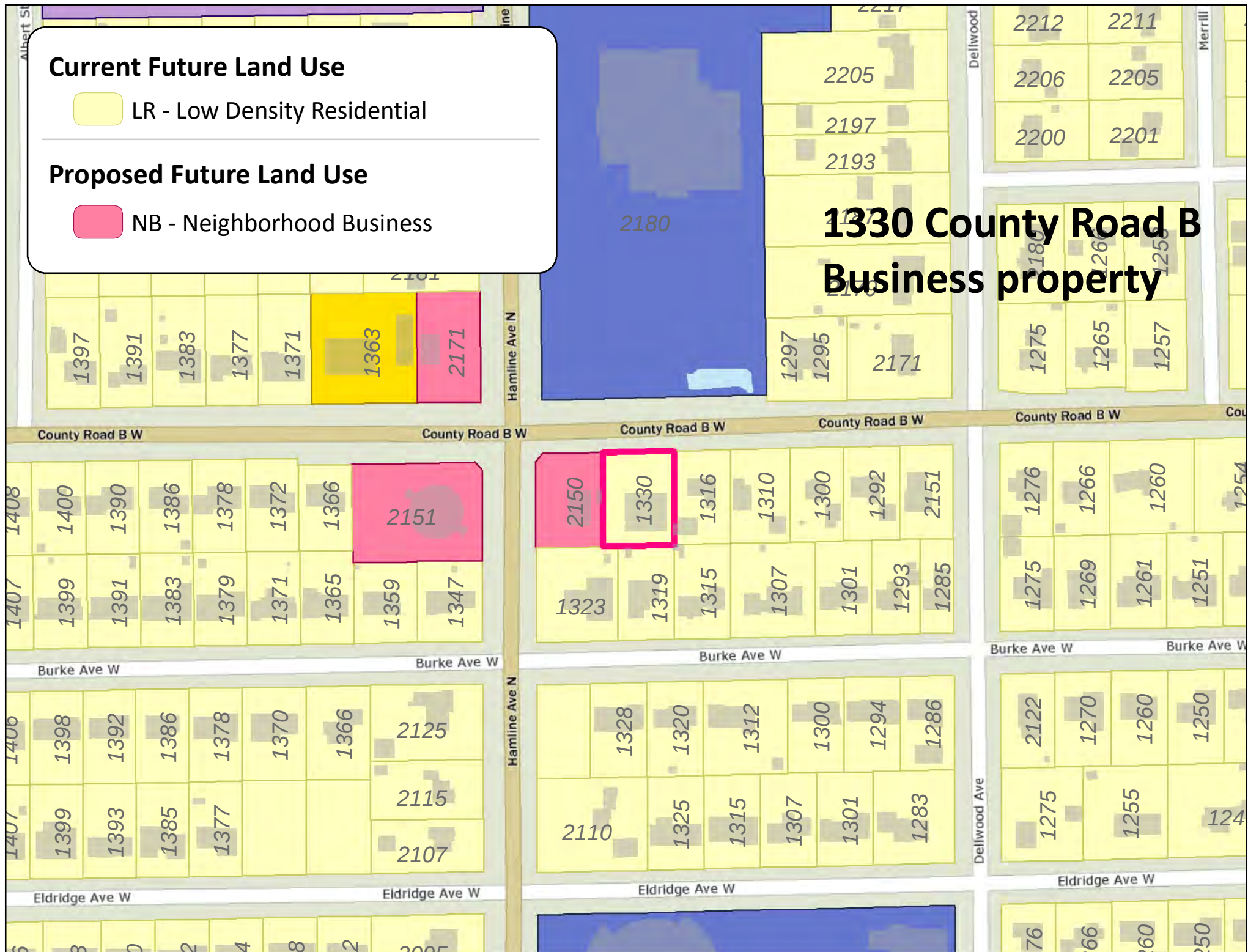


Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 NB - Neighborhood Business

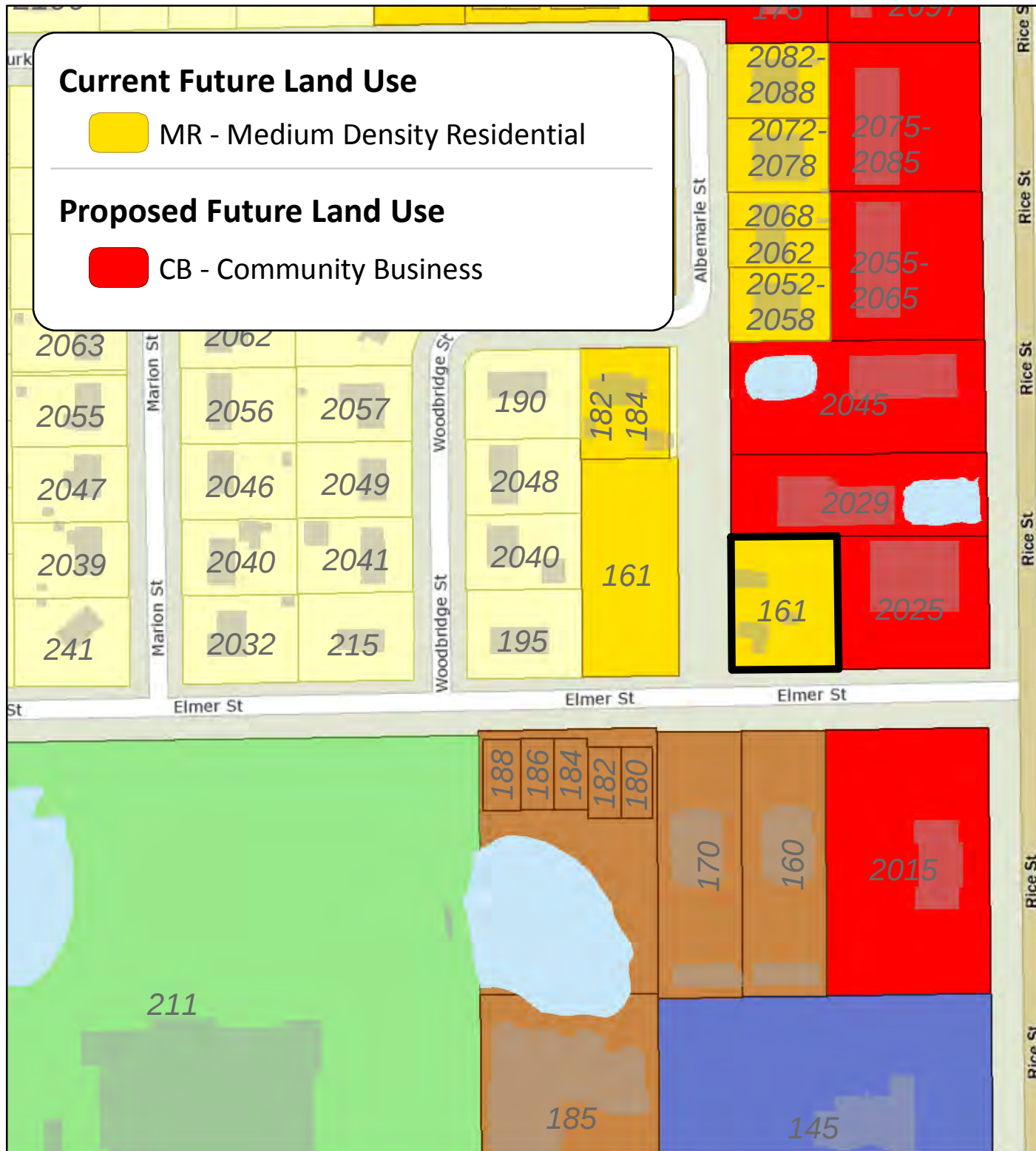


Current Future Land Use

 MR - Medium Density Residential

Proposed Future Land Use

 CB - Community Business



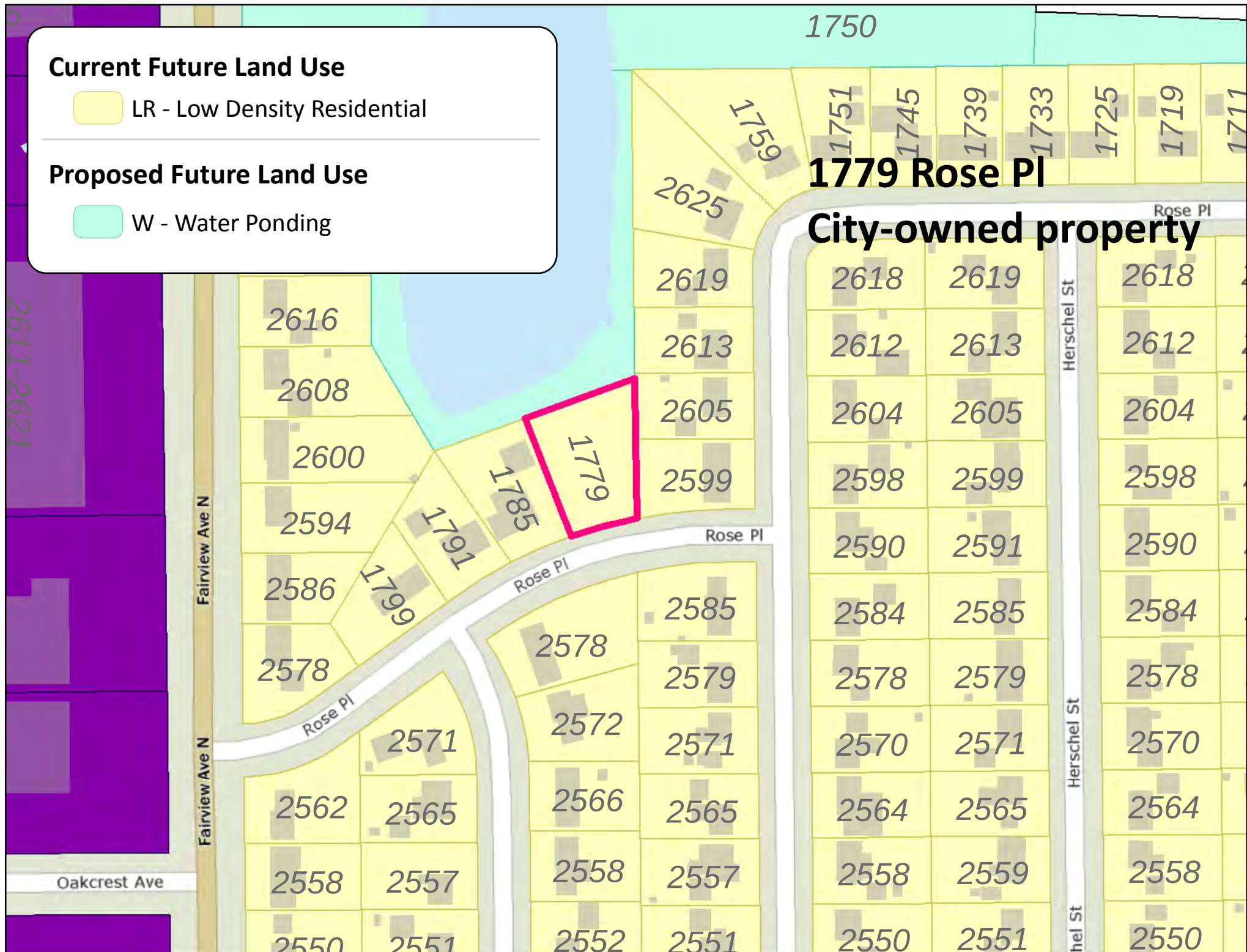
161 Elmer St
Zoned B1 in 1980s

Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 W - Water Ponding



Current Future Land Use

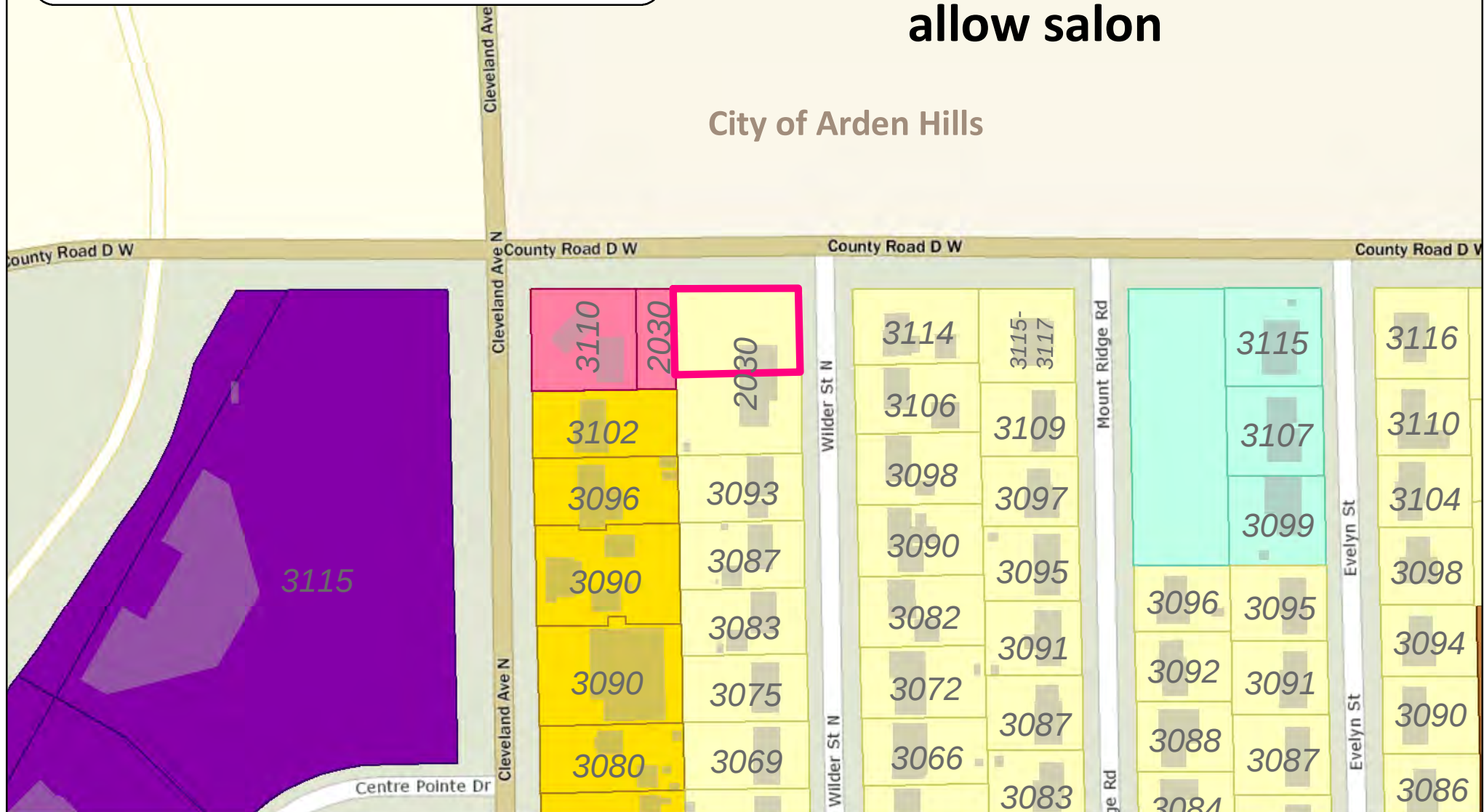
 LR - Low Density Residential

Proposed Future Land Use

 NB - Neighborhood Business

2030 County Road D
Half of property zoned
business in 1970s to
allow salon

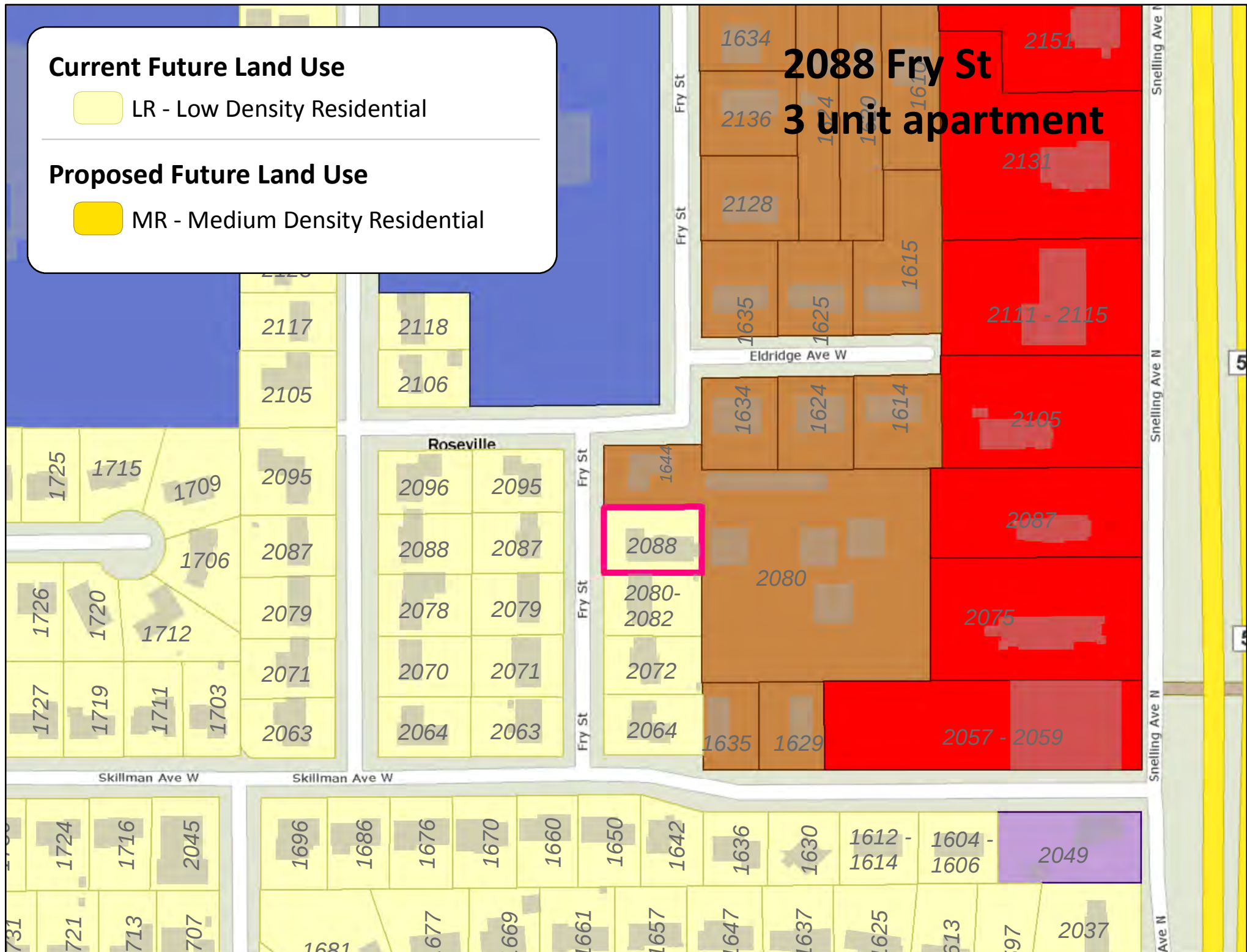
City of Arden Hills



 LR - Low Density Residential

 MR - Medium Density Residential

2088 Fry St
3 unit apartment

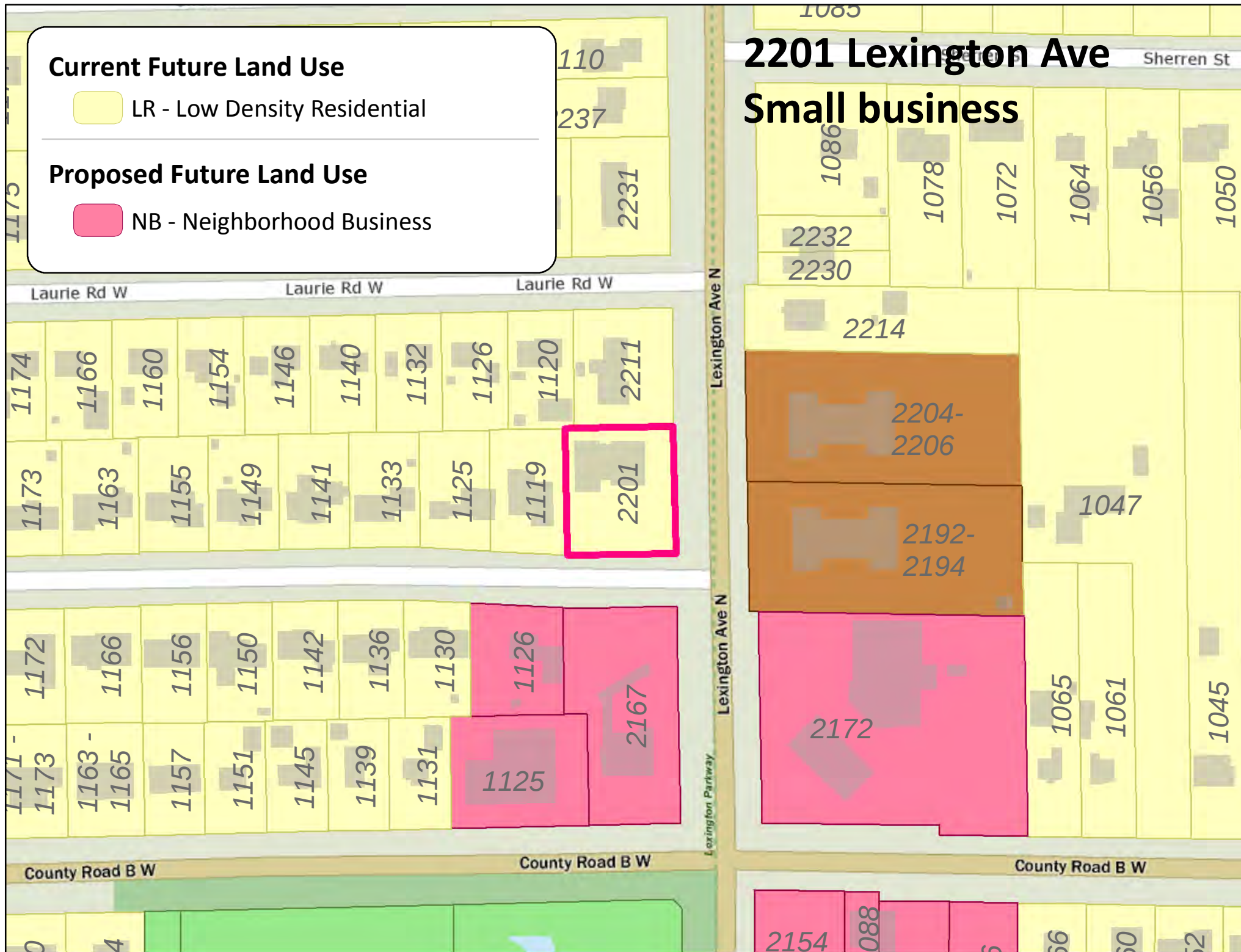


Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 NB - Neighborhood Business



Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 O - Office

Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 O - Office

Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

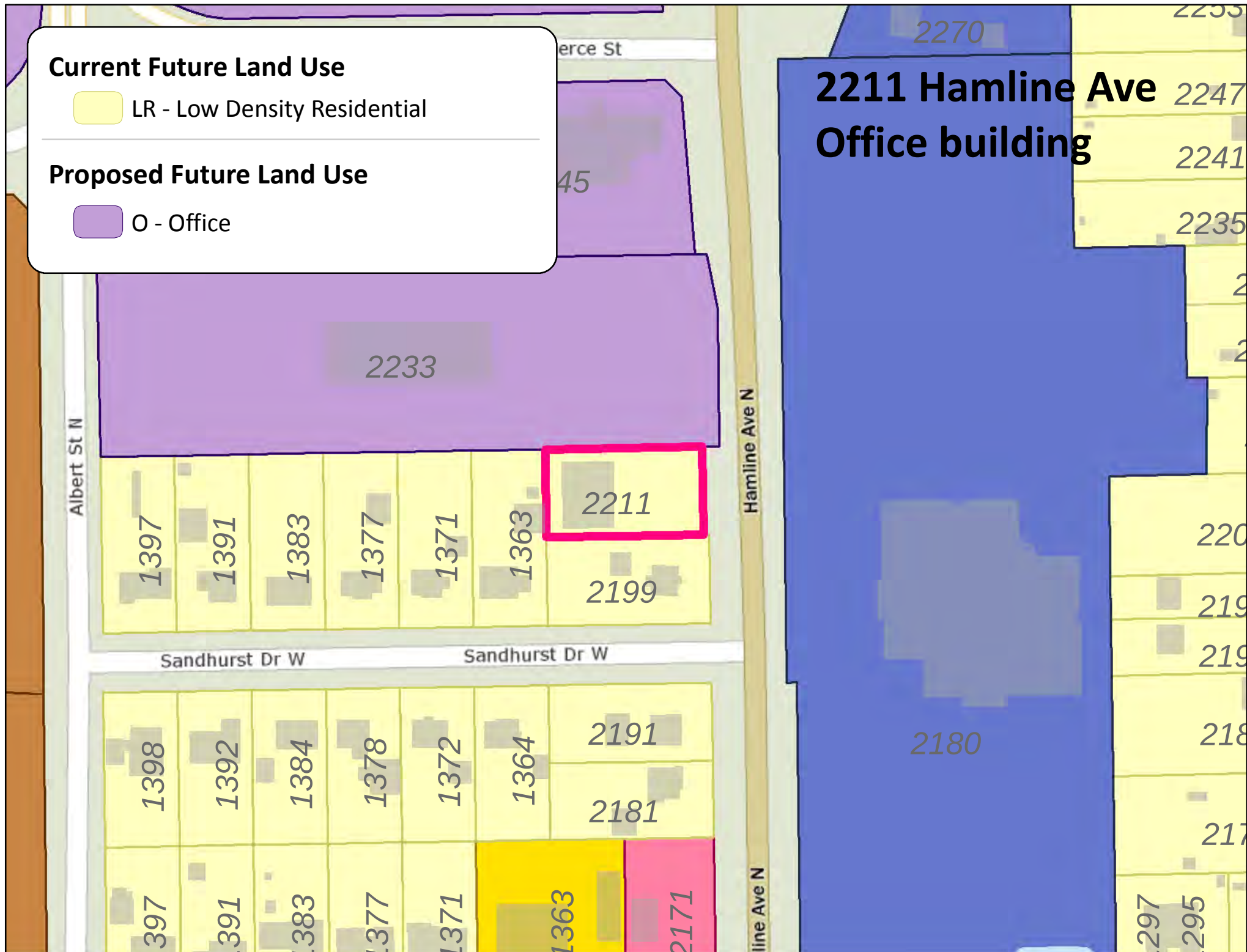
 O - Office

Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 O - Office



Current Future Land Use

 MR - Medium Density Residential

Proposed Future Land Use

 IN - Institutional

Current Future Land Use

 MR - Medium Density Residential

Proposed Future Land Use

 IN - Institutional

Current Future Land Use

 MR - Medium Density Residential

Proposed Future Land Use

 IN - Institutional

Current Future Land Use

 MR - Medium Density Residential

Proposed Future Land Use

 IN - Institutional

2353 Chatsworth St
Real Life Church



2353



1000

2315

965

36

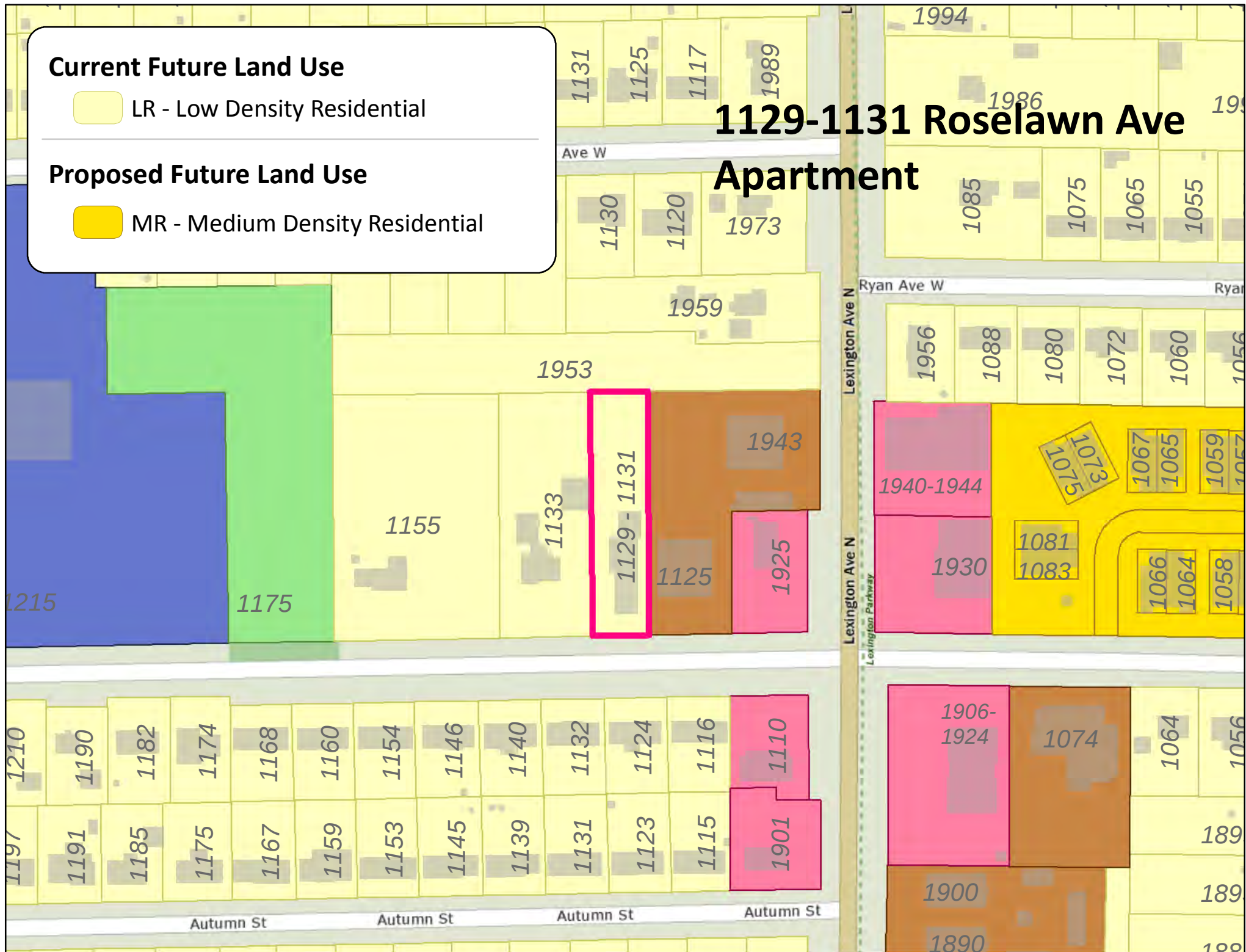
 LR - Low Density Residential

LR - Low Density Residential

 MR - Medium Density Residential

MR - Medium Density Residential

1129-1131 Roselawn Ave
Apartment



Current Future Land Use

- LR - Low Density Residential

Proposed Future Land Use

- NB - Neighborhood Business

Current Future Land Use

-  LR - Low Density Residential

Proposed Future Land Use

-  NB - Neighborhood Business

Current Future Land Use

- LR - Low Density Residential

Proposed Future Land Use

- NB - Neighborhood Business

Current Future Land Use

-  LR - Low Density Residential

Proposed Future Land Use

-  NB - Neighborhood Business

1085 Roma Ave

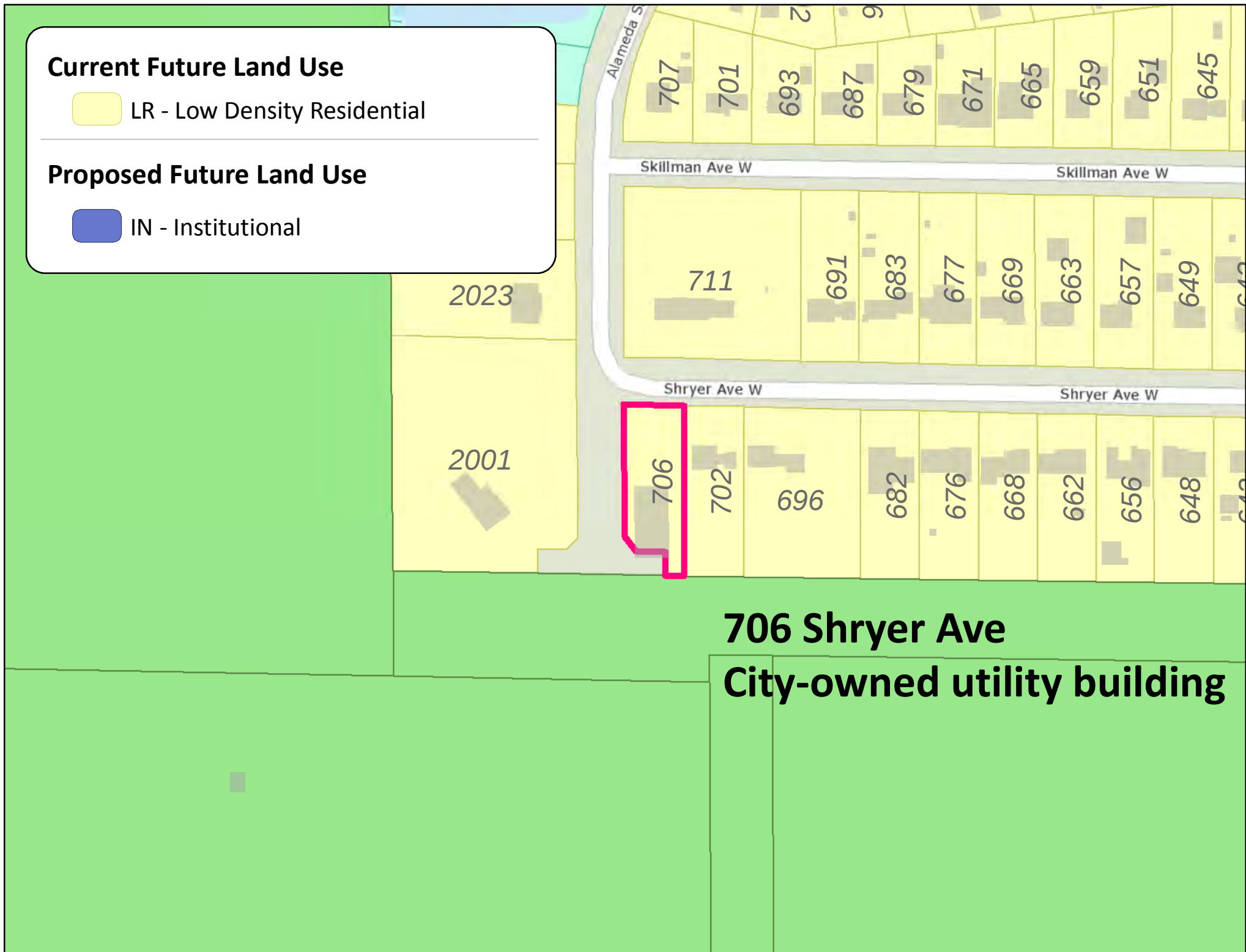
Owned by adjacent business

Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 IN - Institutional



706 Shryer Ave
City-owned utility building

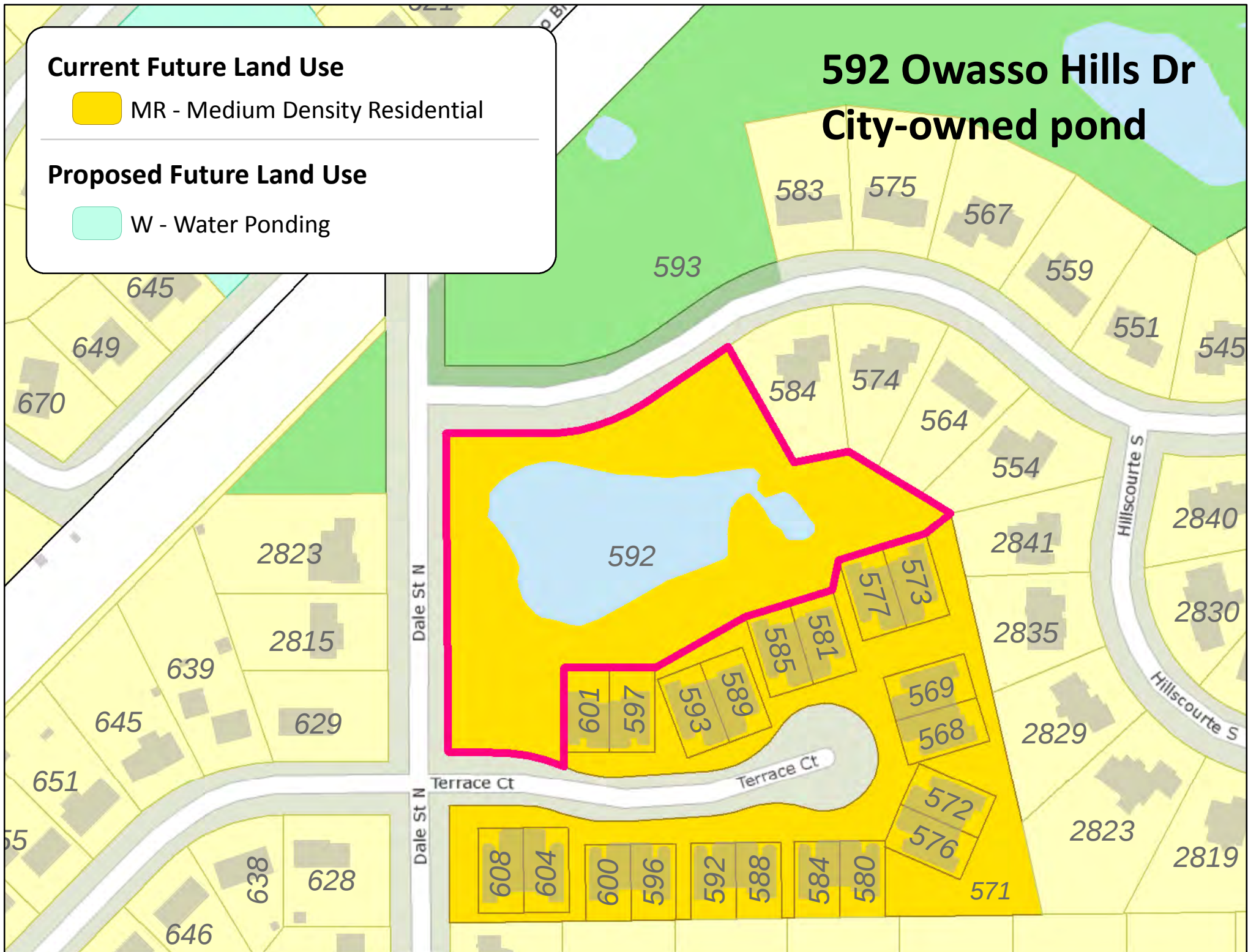
Current Future Land Use

 MR - Medium Density Residential

Proposed Future Land Use

 W - Water Ponding

592 Owasso Hills Dr
City-owned pond



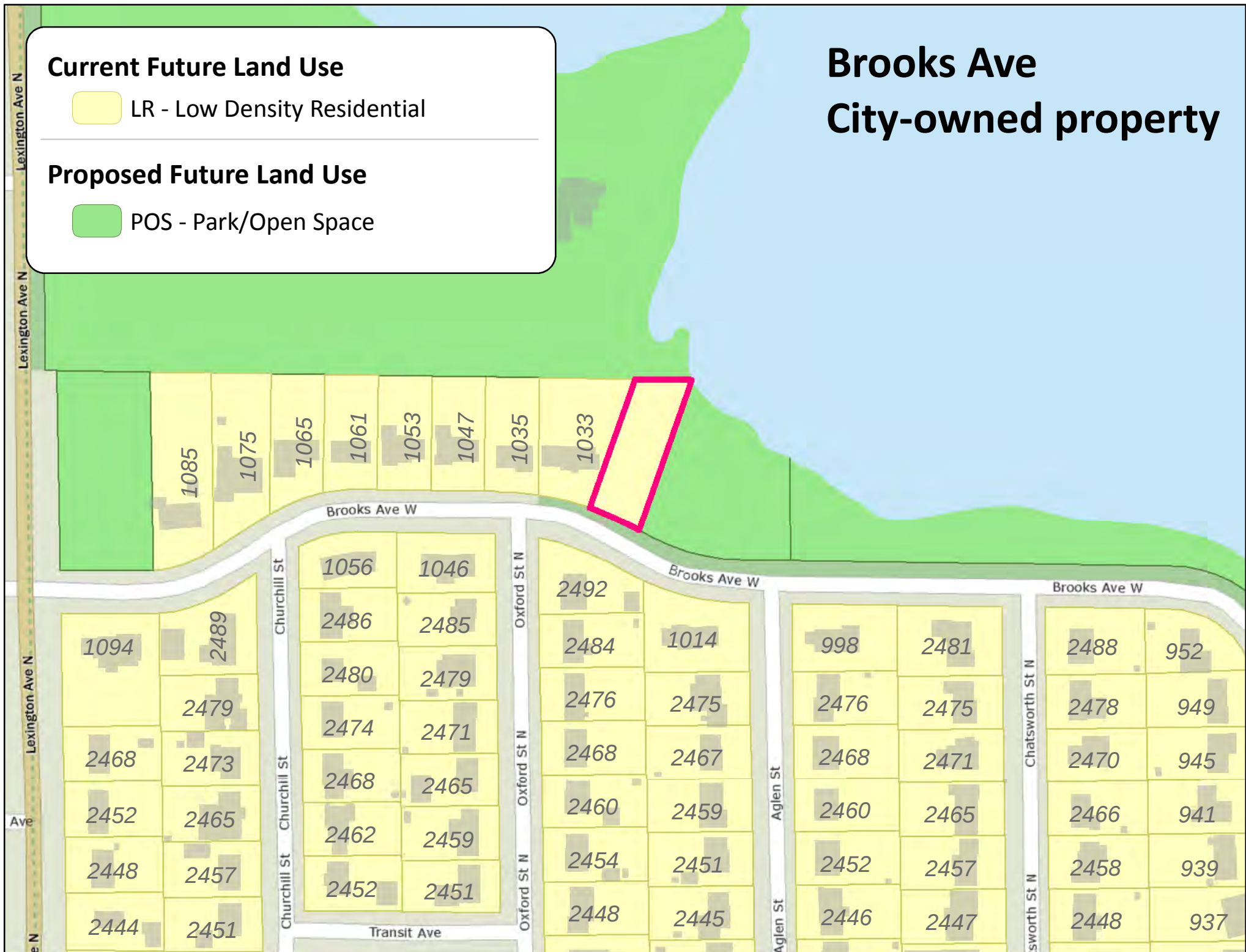
Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 POS - Park/Open Space

Brooks Ave City-owned property



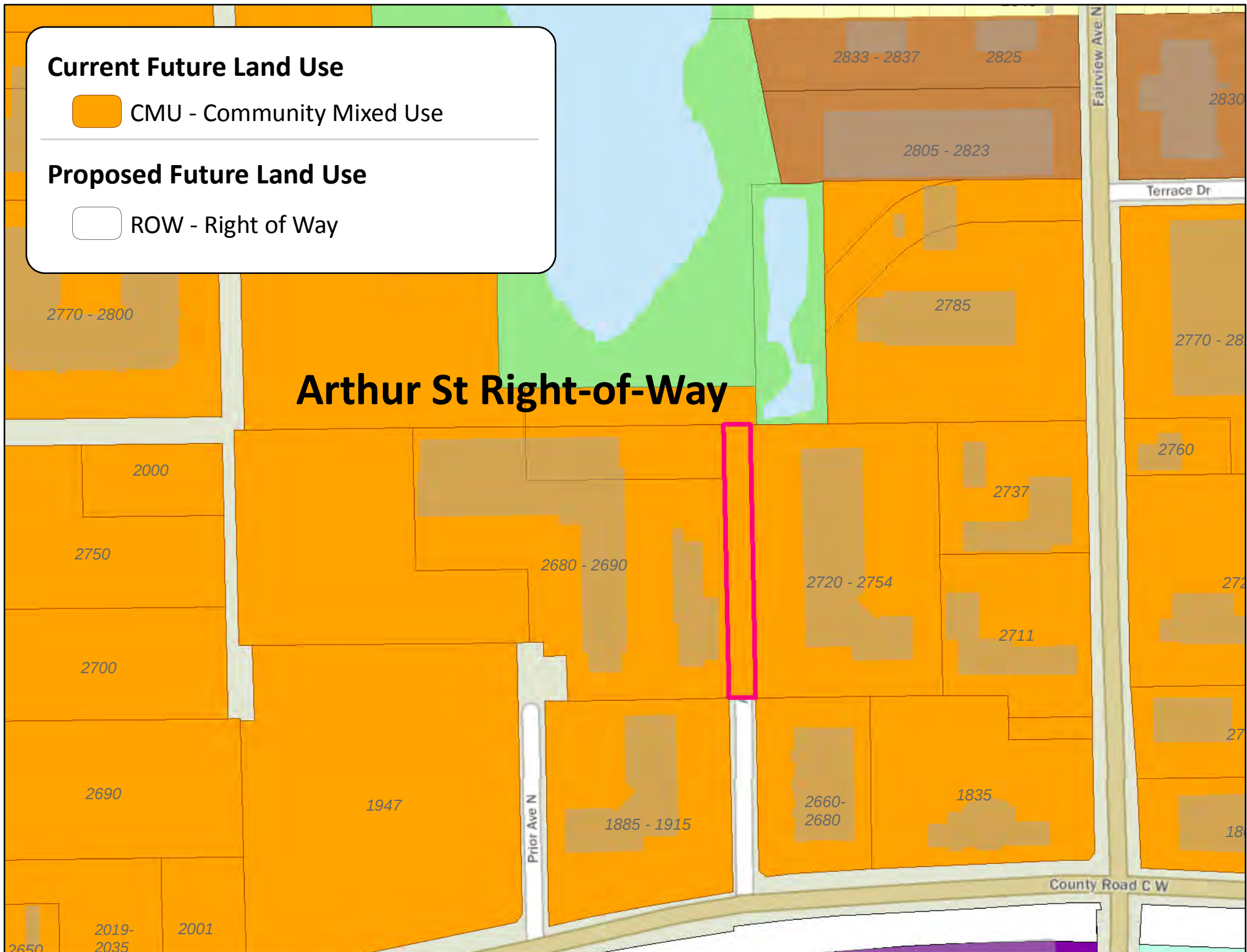
Current Future Land Use

 CMU - Community Mixed Use

Proposed Future Land Use

 ROW - Right of Way

Arthur St Right-of-Way

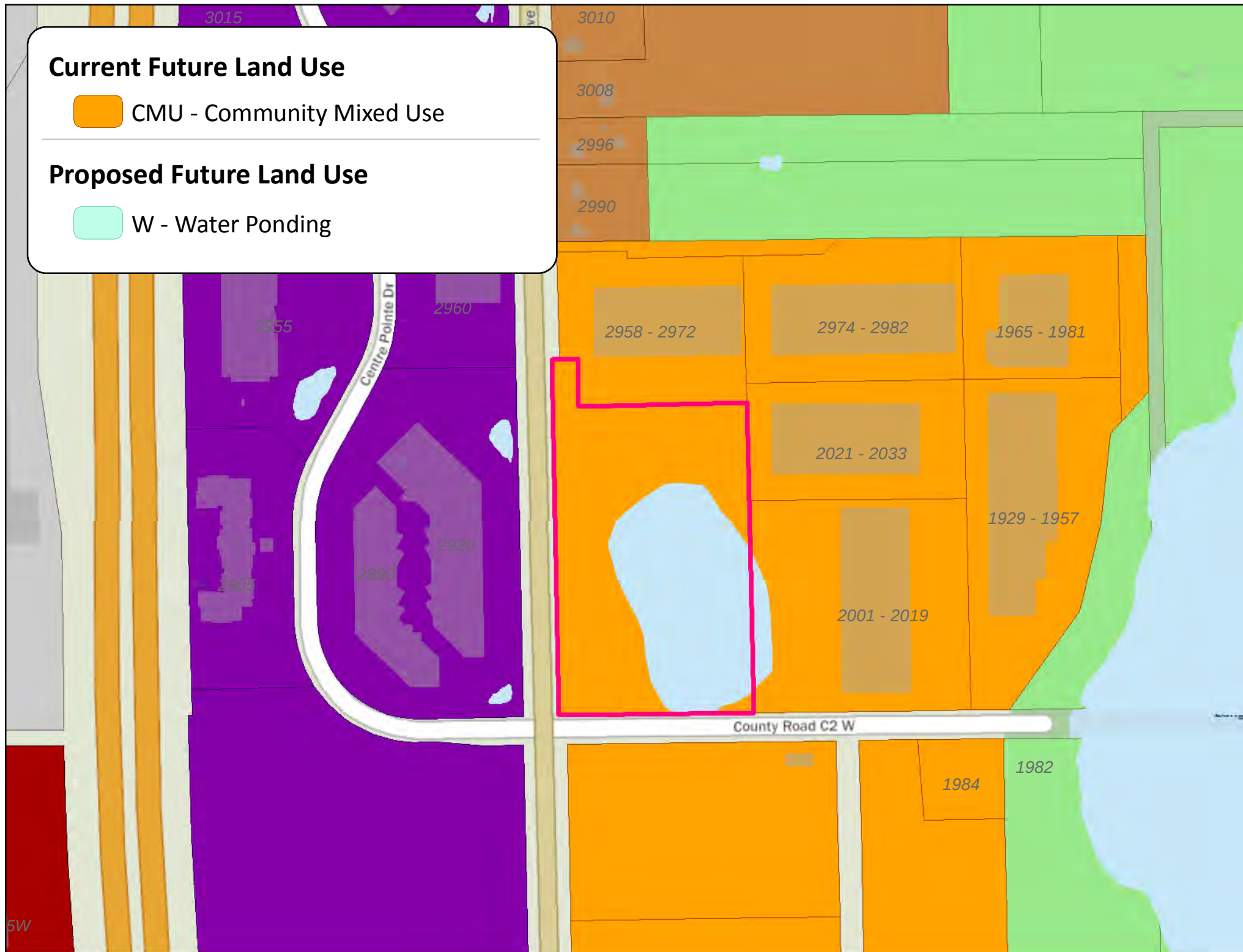


Current Future Land Use

 CMU - Community Mixed Use

Proposed Future Land Use

 W - Water Ponding



Current Future Land Use



CMU - Community Mixed Use

Proposed Future Land Use



ROW - Right of Way

3015

2990 - 3000

2985

2955

2960

2920

Centre Pointe Dr

Centre Pointe Dr

Cleveland Ave N

3010

3008

2996

2990

2958 - 2972

2974 - 2982

1965 - 1981

2021 - 2033

1929 - 1957

Utility Easement

Brenner Ave

3062

3060

2041 - 2043

2031

2040 - 2042

2030

2020

2010

2000

1990

3047

3043

3040

3075

3071

3063

2001 - 2003

3078

3074

3070

3073

3064

3063

3074

3070

3064

3050

1970

1960

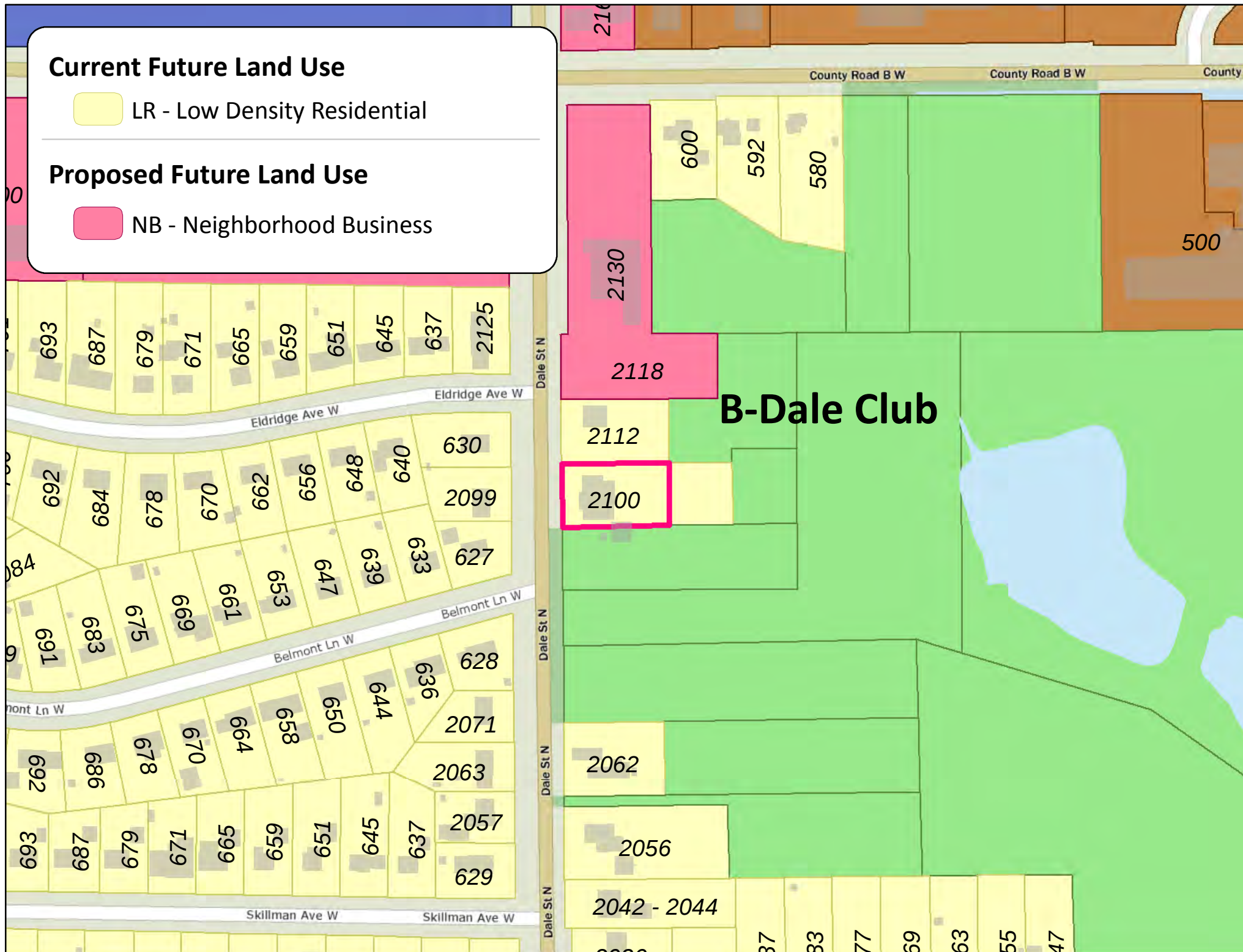
1950

Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 NB - Neighborhood Business



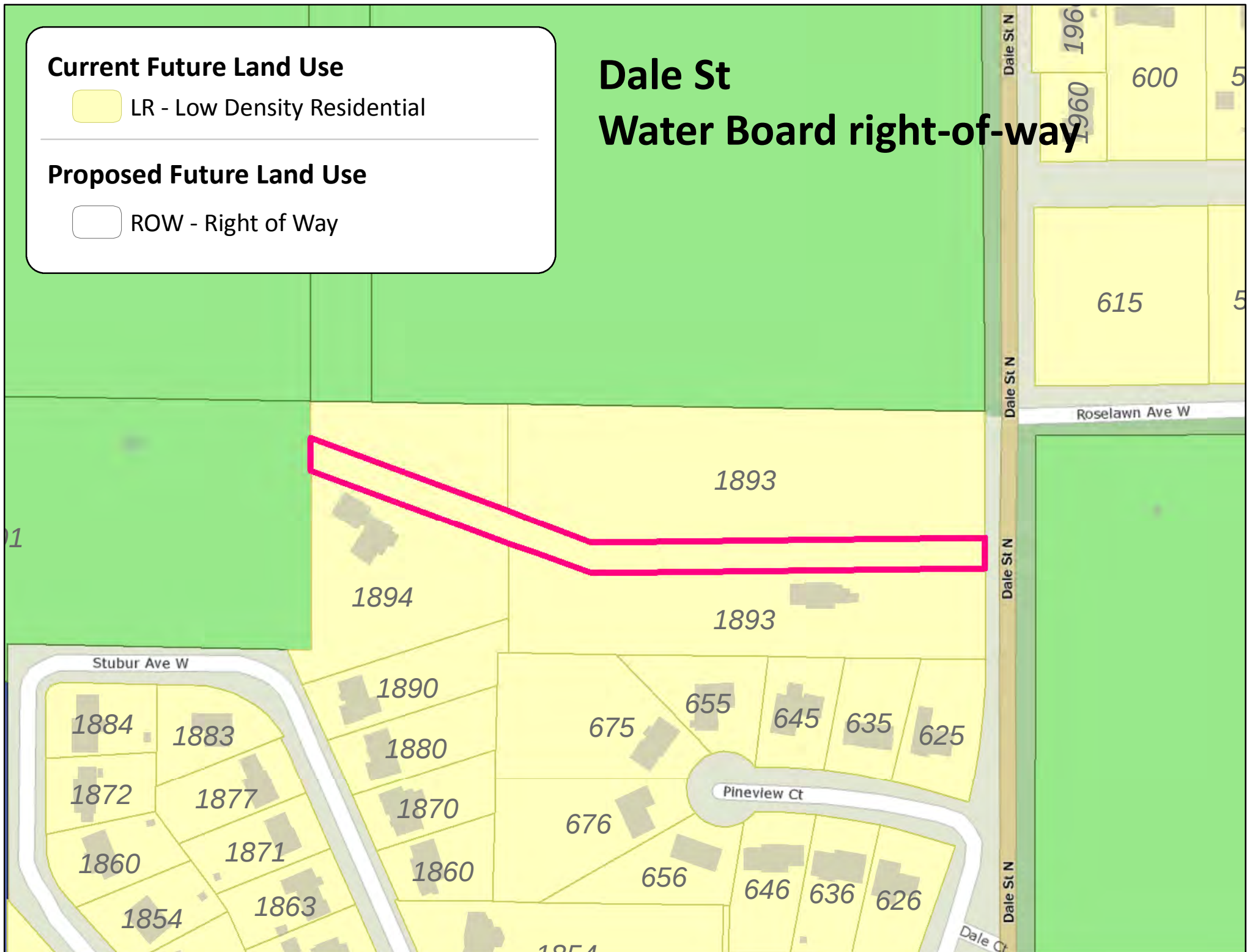
Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 ROW - Right of Way

Dale St Water Board right-of-way



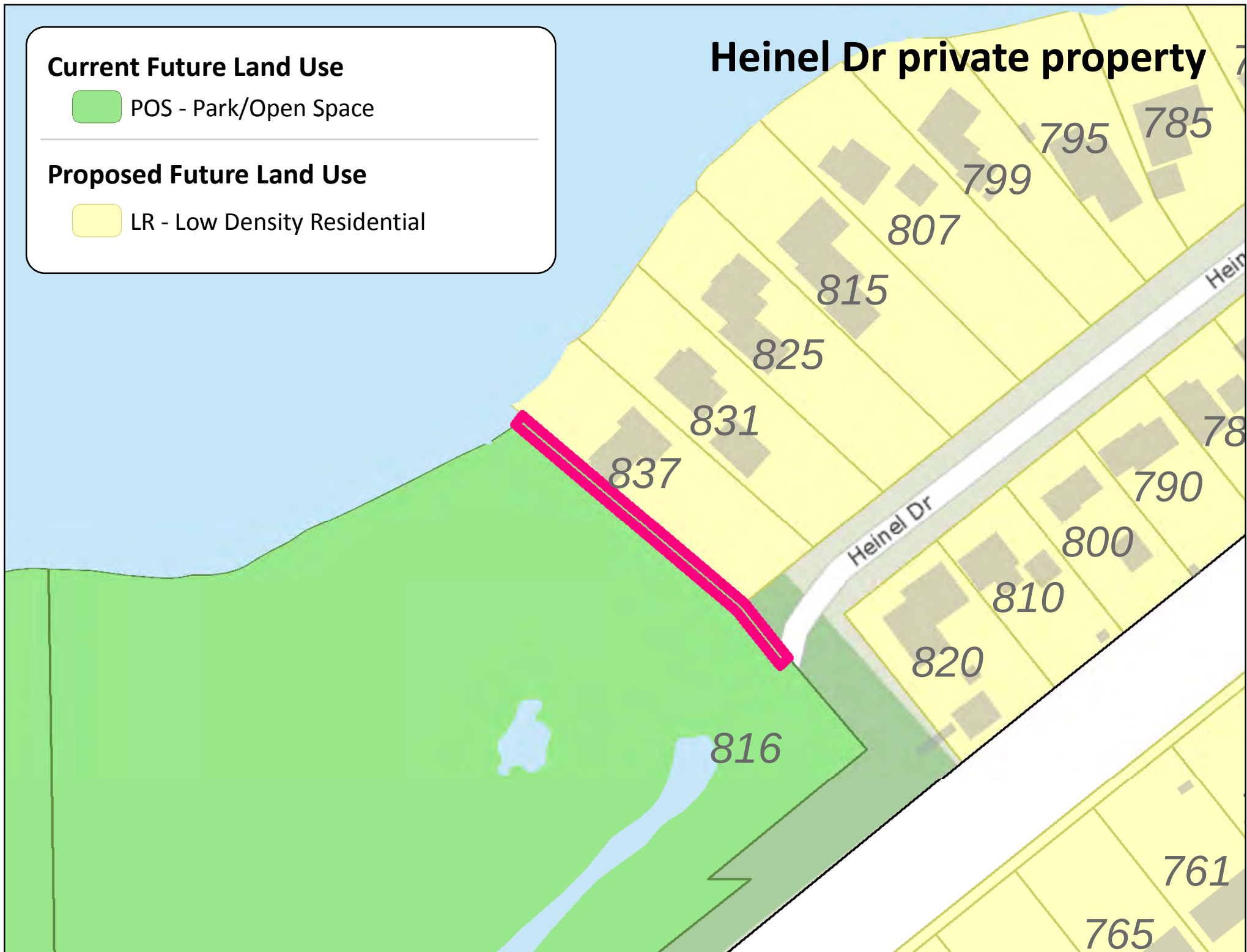
Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 LR - Low Density Residential

Heinel Dr private property



Current Future Land Use

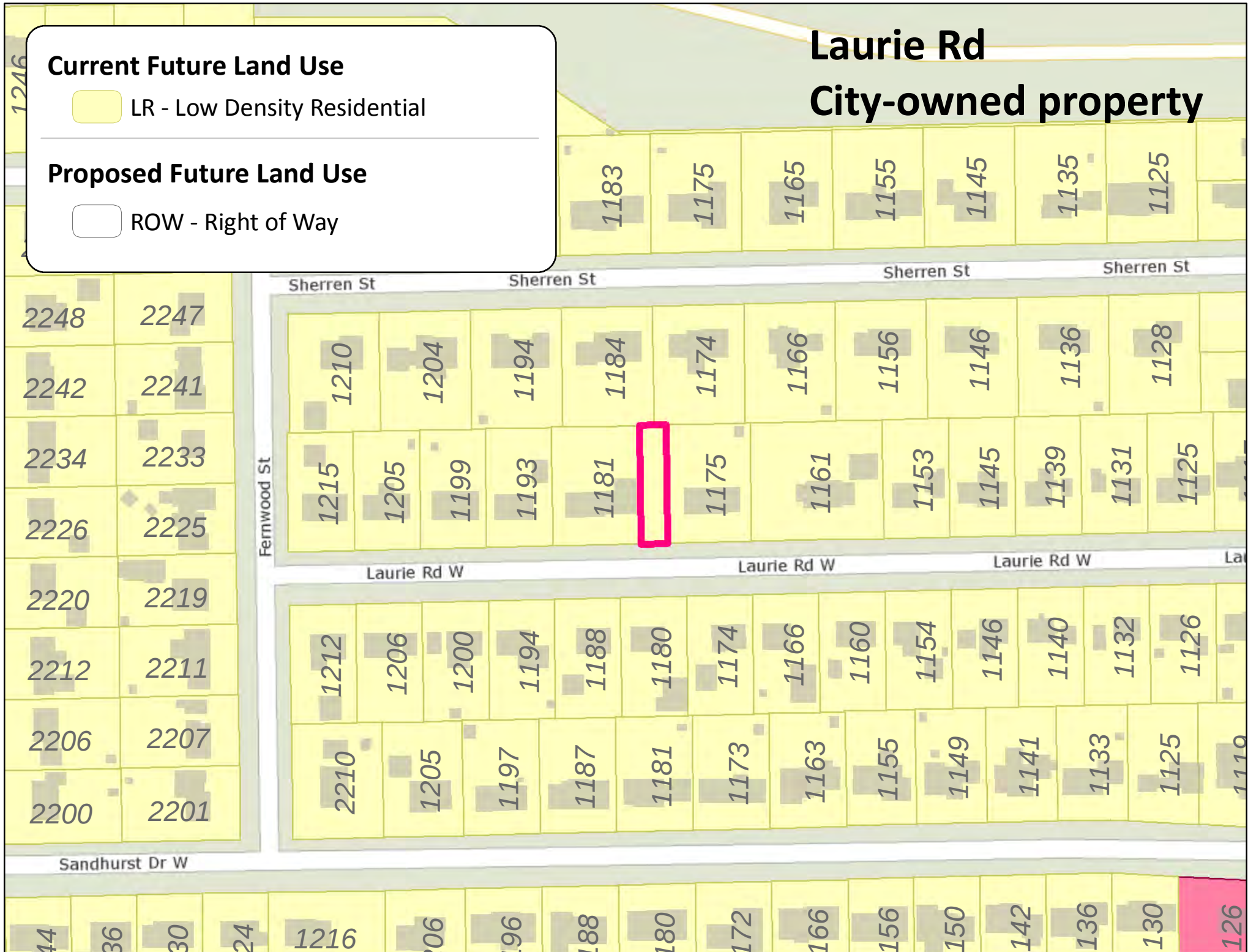
 LR - Low Density Residential

Proposed Future Land Use

 ROW - Right of Way

Laurie Rd

City-owned property

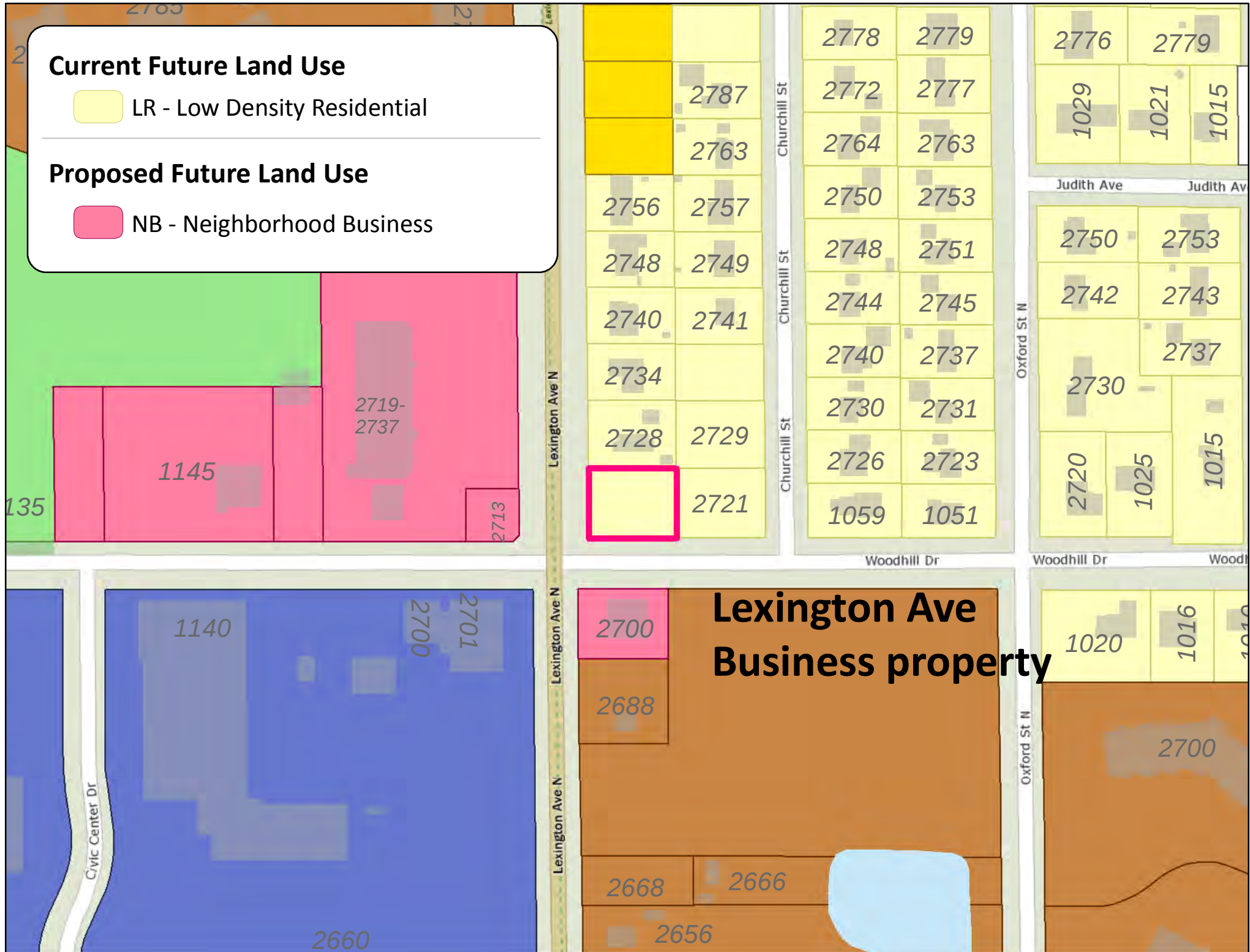


Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 NB - Neighborhood Business

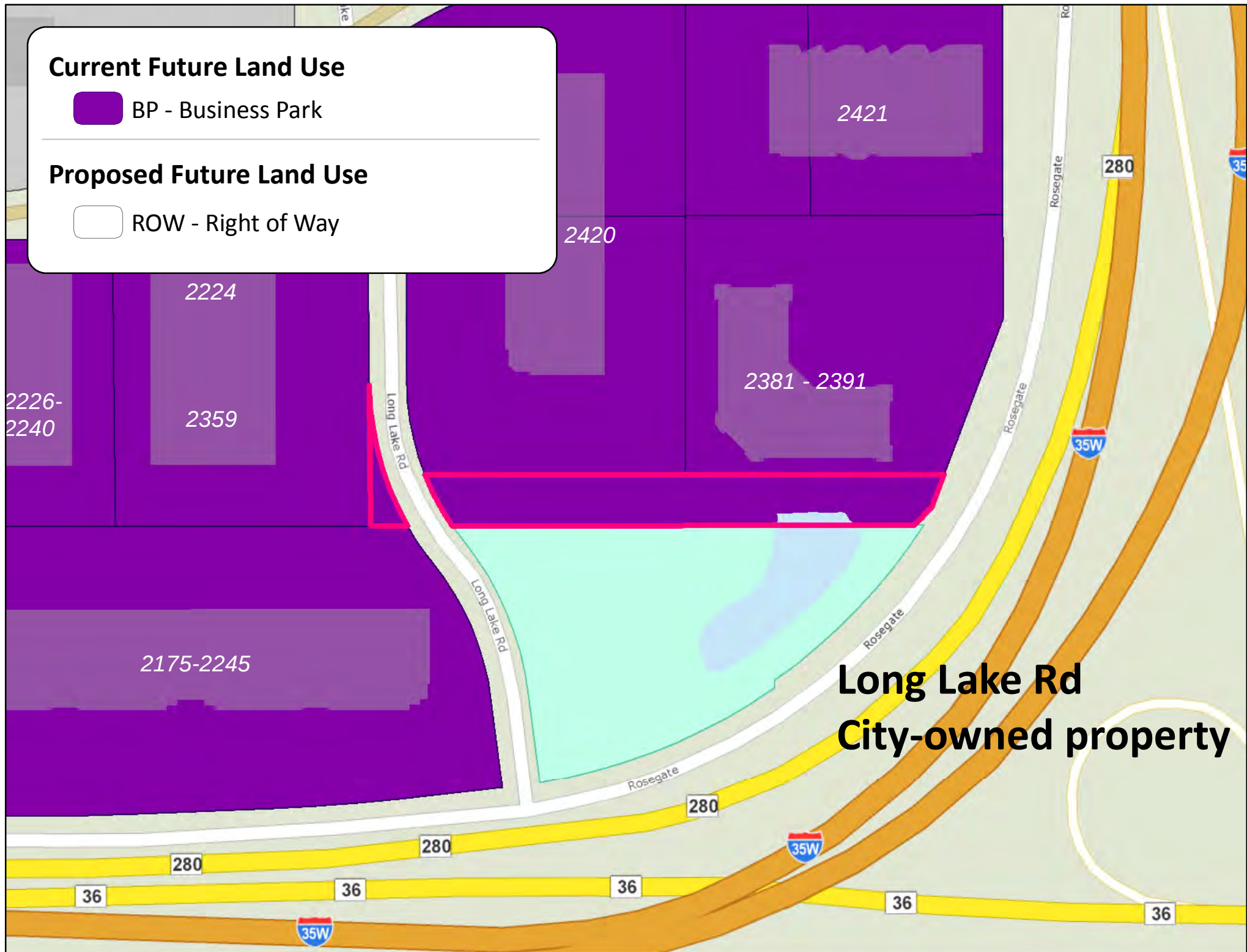


Current Future Land Use

 BP - Business Park

Proposed Future Land Use

 ROW - Right of Way

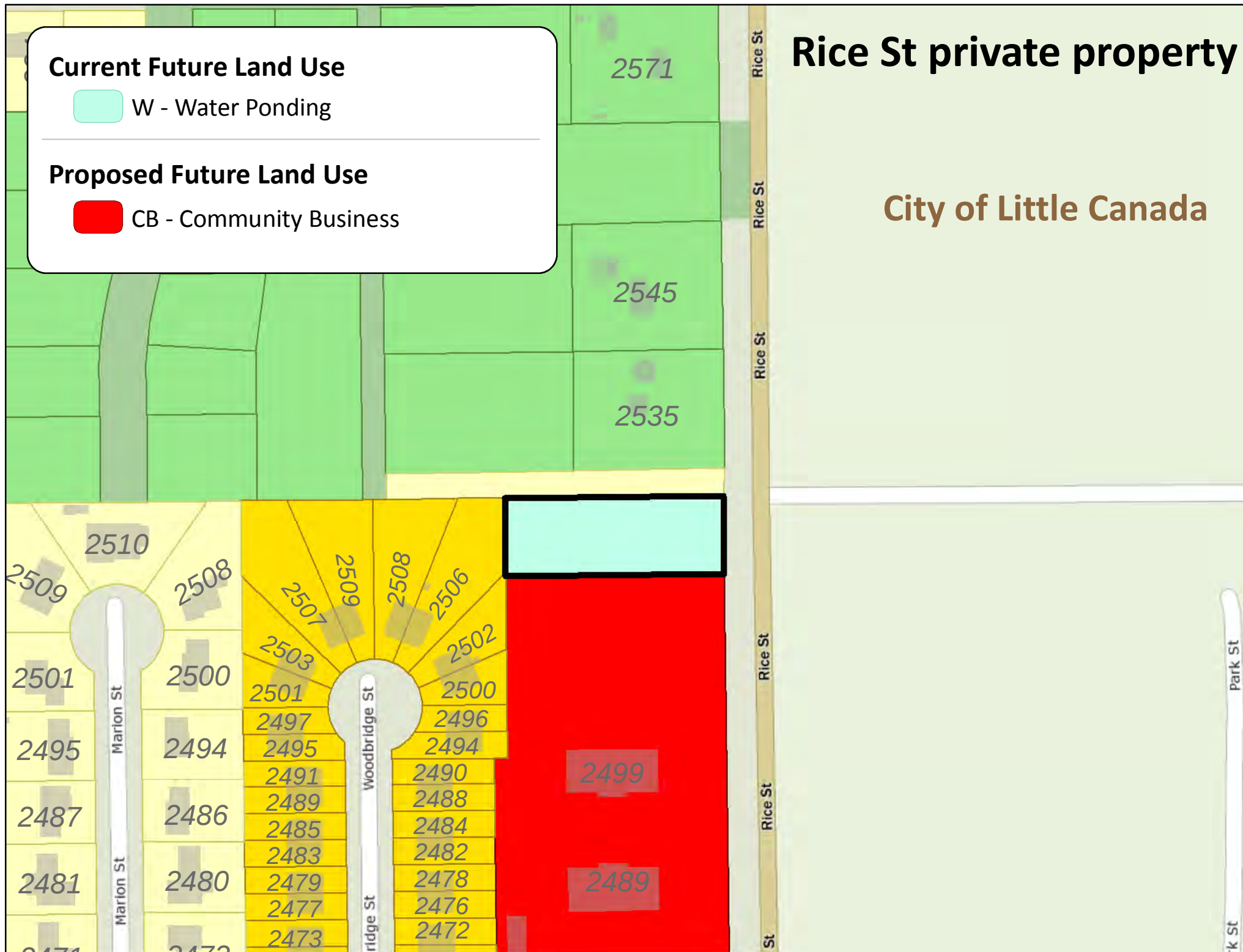


Current Future Land Use

 W - Water Ponding

Proposed Future Land Use

 CB - Community Business

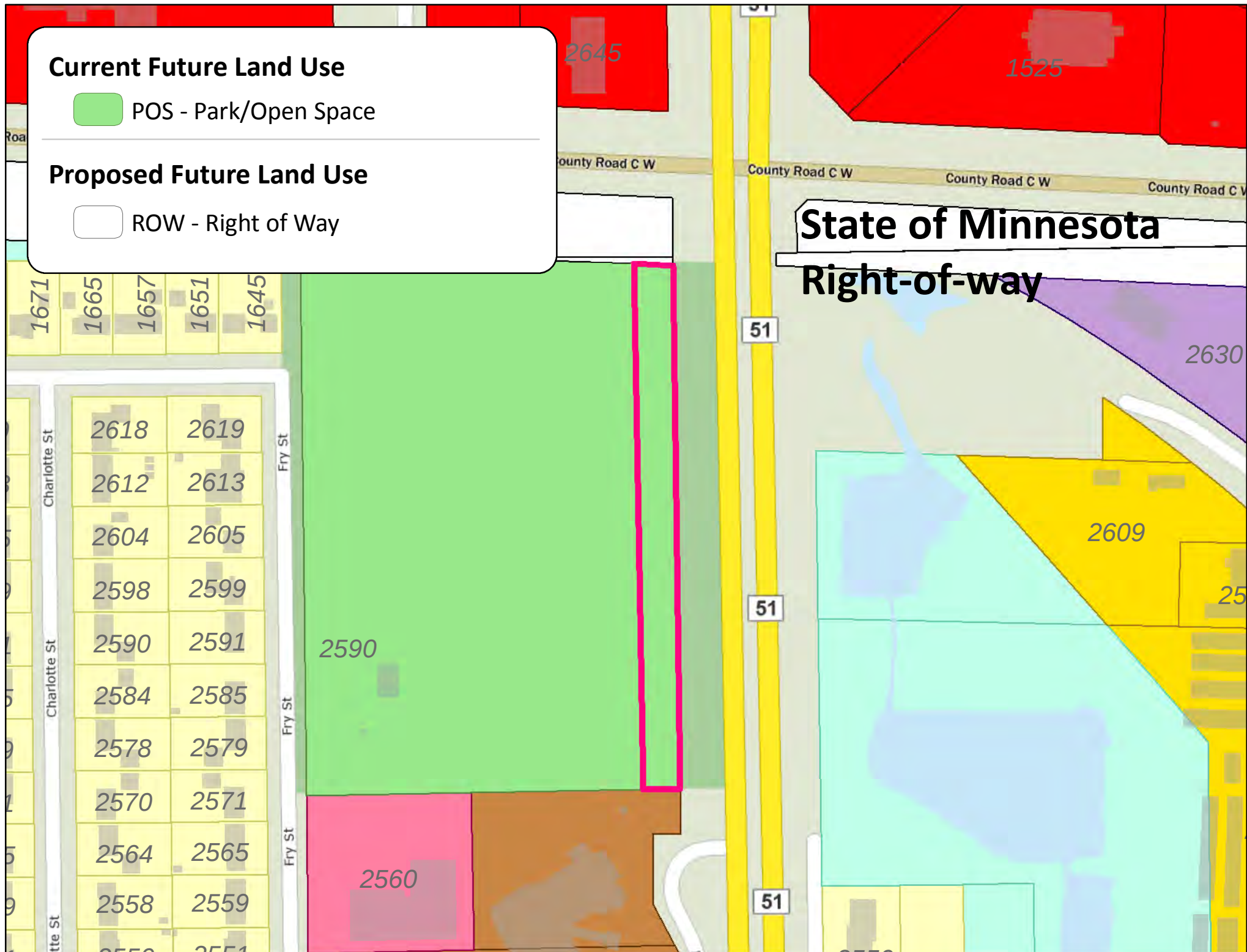


Current Future Land Use

 POS - Park/Open Space

Proposed Future Land Use

 ROW - Right of Way



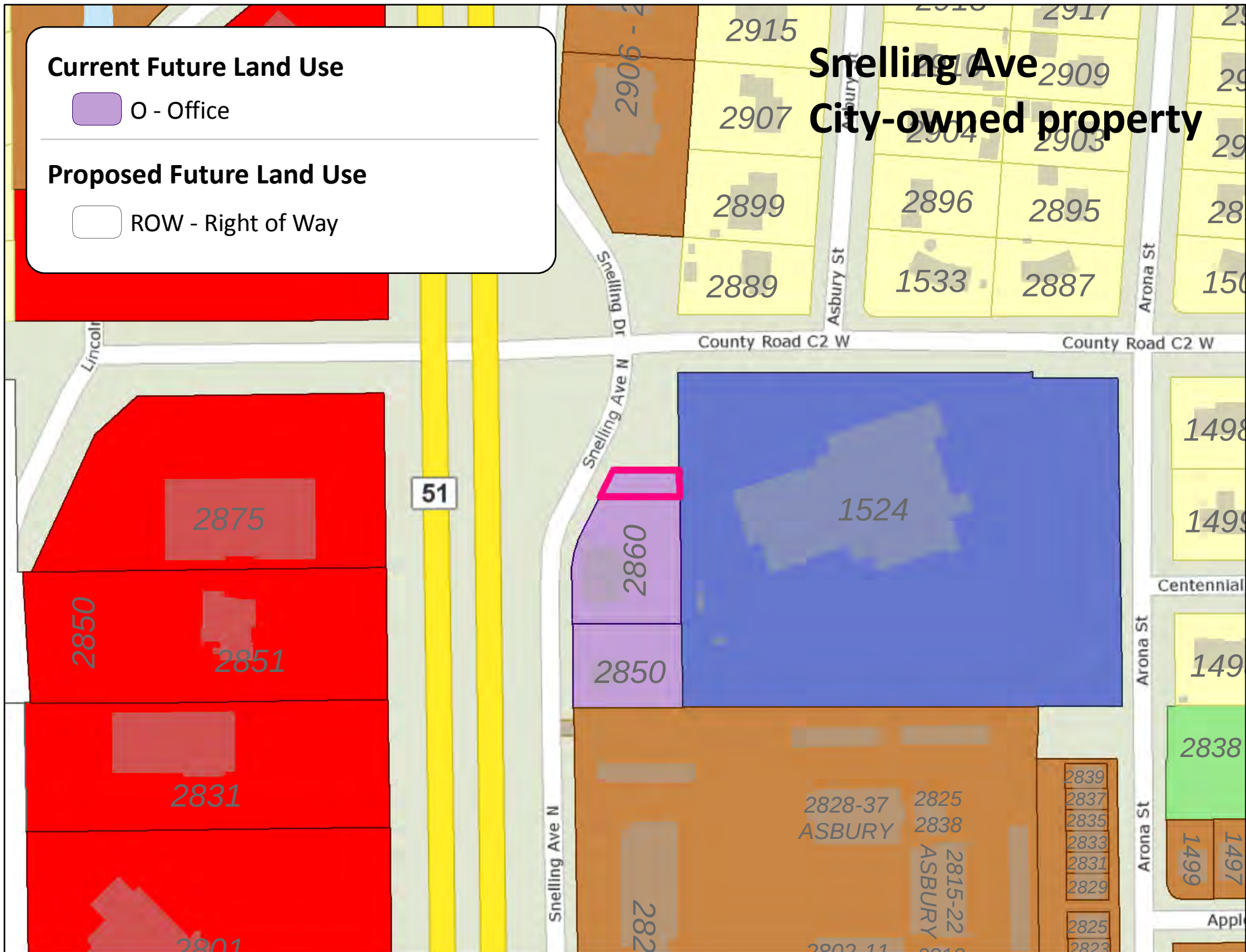
Current Future Land Use

 O - Office

Proposed Future Land Use

 ROW - Right of Way

Snelling Ave
City-owned property

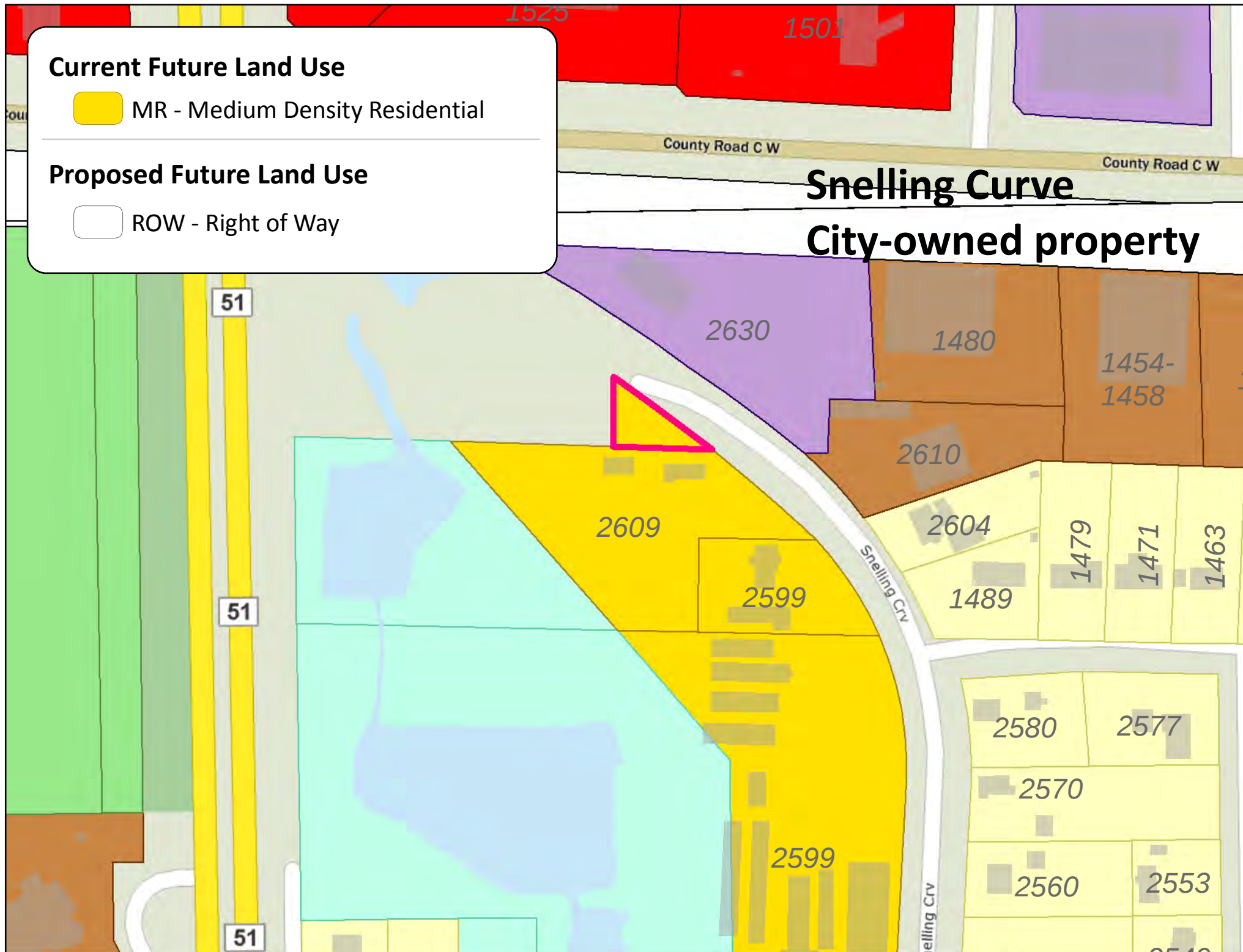


Current Future Land Use

 MR - Medium Density Residential

Proposed Future Land Use

 ROW - Right of Way



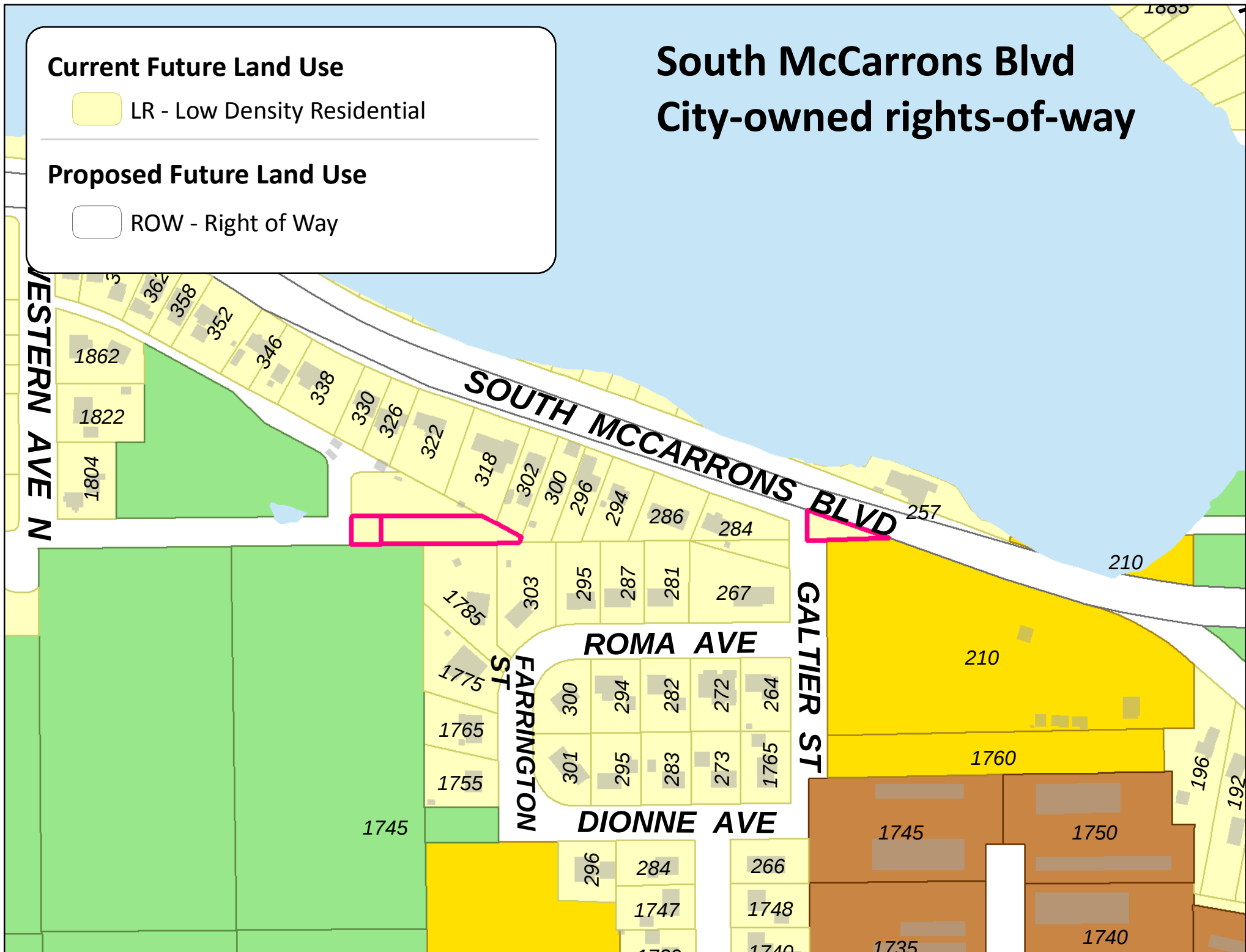
Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 ROW - Right of Way

South McCarrons Blvd City-owned rights-of-way

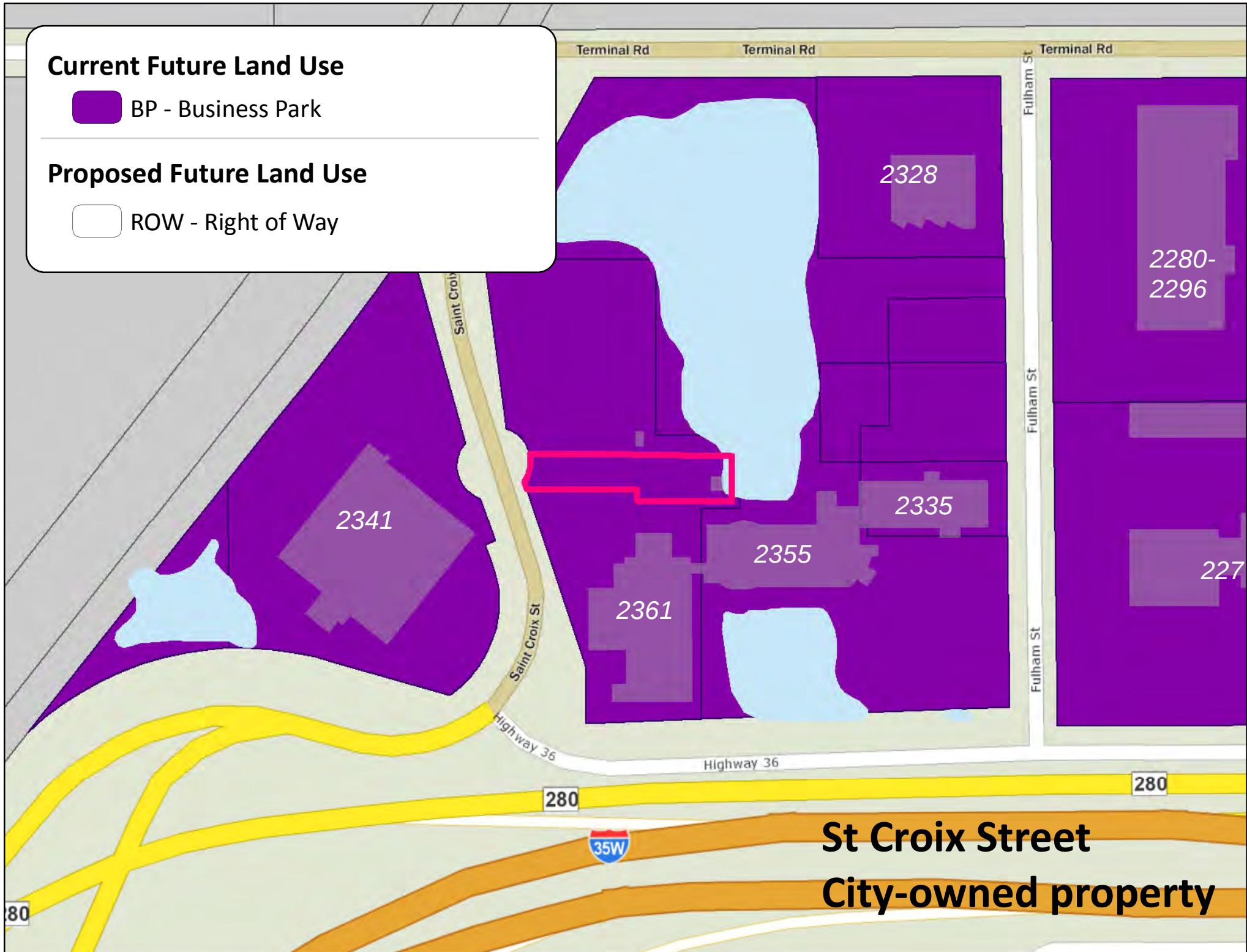


Current Future Land Use

 BP - Business Park

Proposed Future Land Use

 ROW - Right of Way

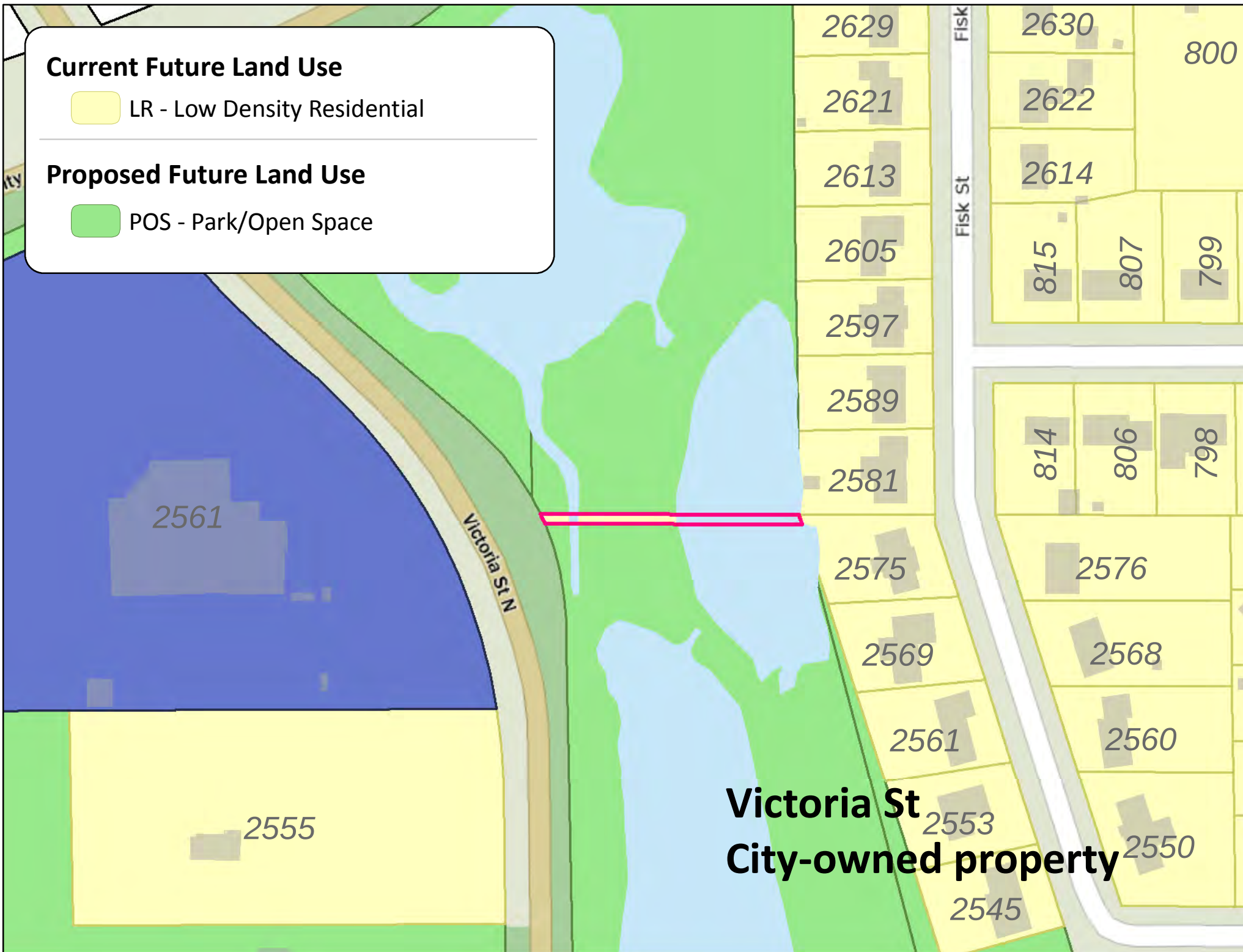


Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

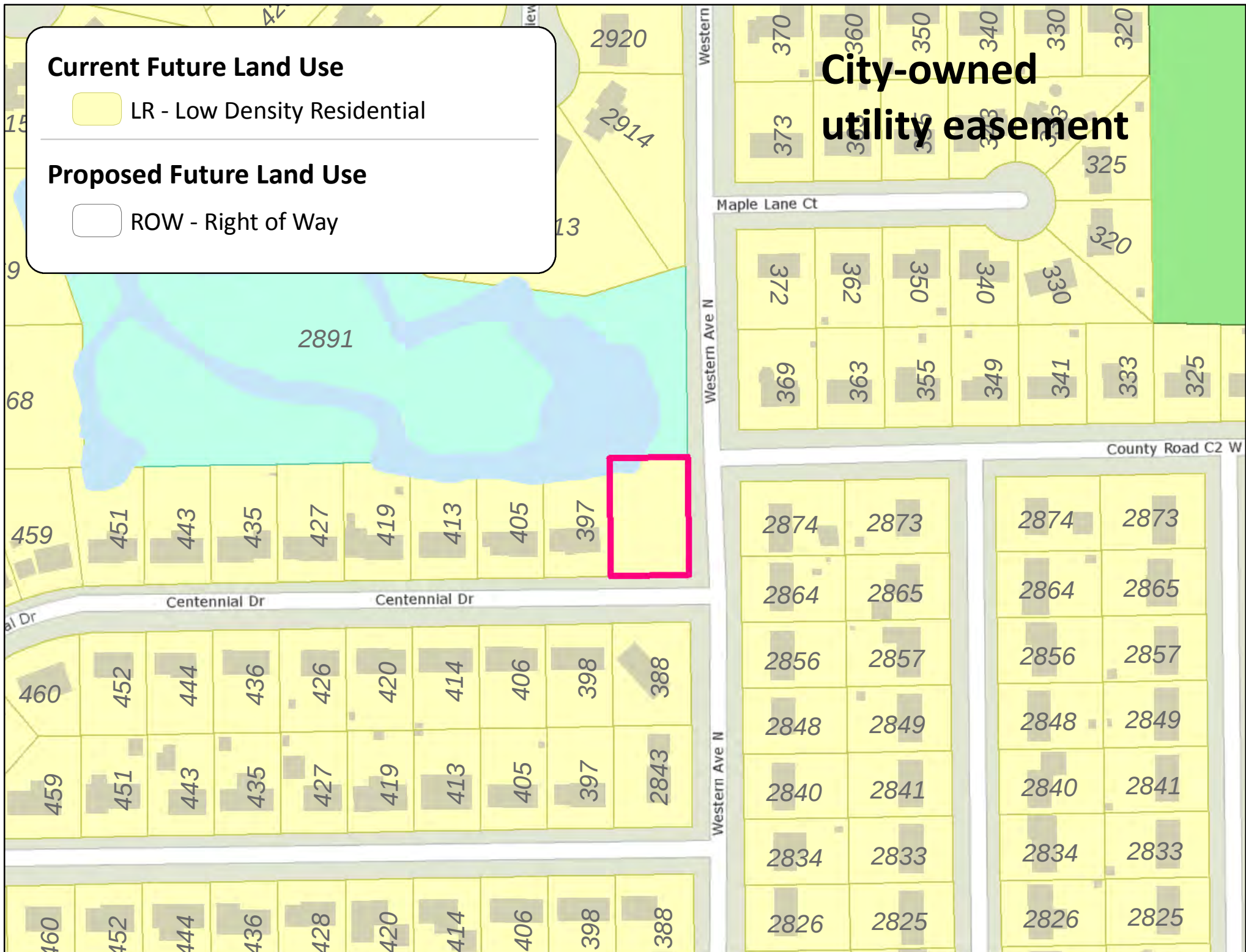
 POS - Park/Open Space



Victoria St
City-owned property

☐ ROW - Right of Way

City-owned utility easement



Current Future Land Use

 LR - Low Density Residential

Proposed Future Land Use

 ROW - Right of Way

West Owasso Blvd City-owned easement

City of Shoreview

