



# Community Input Meeting

## *211 N. McCarrons – Former Armory Site*

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COMMUNITY DEVELOPMENT STAFF

NOVEMBER 15, 2016



## Meeting Outline

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1. Receive Presentation From Staff - Handouts
2. Questions and Comment Period About the Zoning Process
3. Complete Checklist Outlining Development Options

➤ *Feedback will be summarized and presented to the City Council.*

## *211 N. McCarrons – Site History*

➤ Previously a dairy farm, McCarrons School was built in 1936.



**ROSEVILLE**

## Site History Continued...

1940



1953



**The buildings were sold to the National Guard in 1981**

## The Site Today



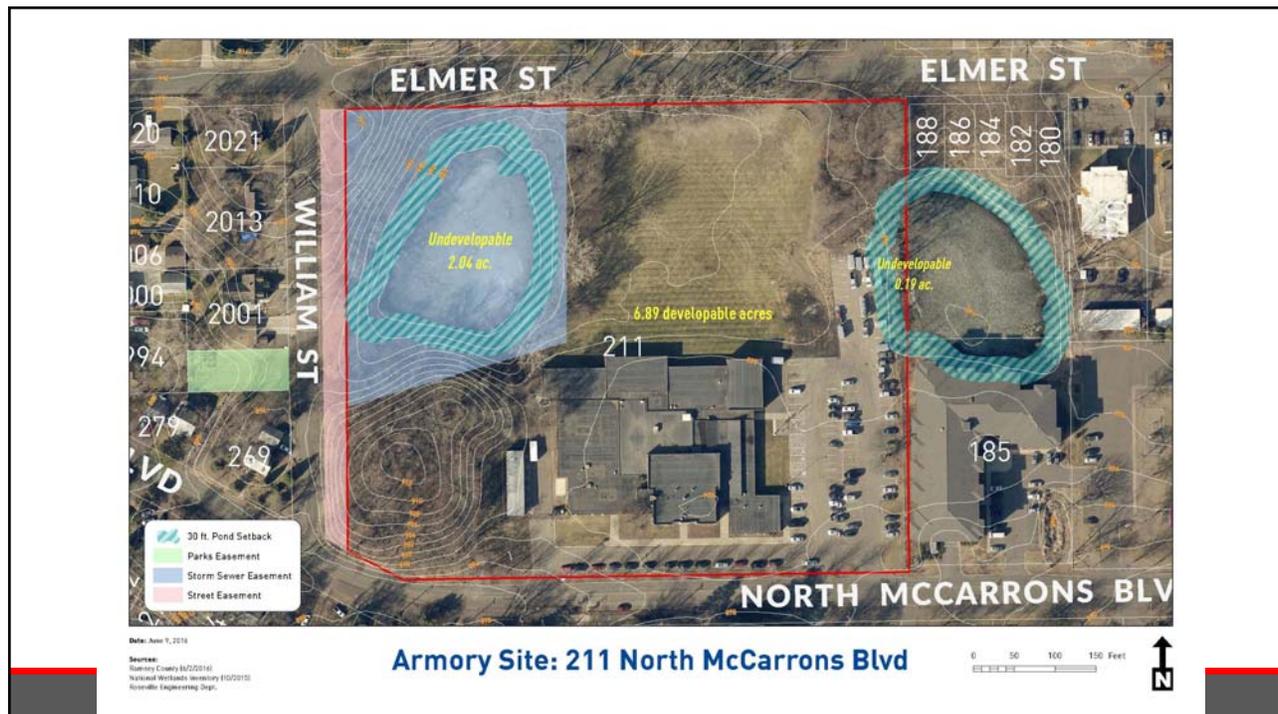
## Site History Continued...

- On January 21, 2016, the City of Roseville was notified of its Right of First Refusal for consideration to acquire 211 N. McCarrons from the Department of Military Affairs.
- Both the Roseville City Council and Ramsey County decided against acquiring the property.
- The City Council directed staff to engage the community in a rezoning process.
- The site will now be placed on the market for sale.
- At this time the current zoning is: *Institutional*.

# Benefits of Local Zoning Control

## ZONING CAN....

- Protect and enhance property values.
- Help to implement the community goals and objectives of the comprehensive plan.
- Conserve existing neighborhoods.
- Allow potential nuisance uses to be located away from residential neighborhoods
- Provide for better lot arrangement.
- Protect recreational areas and open space.
- Conserve environmentally sensitive areas.
- Most importantly, zoning gives the community some control over its land uses, appearance, and quality of life in the future.



## Zoning Designations

### Residential

-  LDR-1 - Low Density Residential-1
-  LDR-2 - Low Density Residential-2
-  MDR - Medium Density Residential
-  HDR-1 - High Density Residential-1
-  HDR-2 - High Density Residential-2

### Commercial

-  NB - Neighborhood Business
-  CB - Community Business
-  RB - Regional Business
-  RB-2 - Regional Business-2

### Employment

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

### Mixed Use

-  CMU - Community Mixed Use
-  CMU-2 - Community Mixed Use-2
-  CMU-3 - Community Mixed Use-3
-  CMU-4 - Community Mixed Use-4

### Public / Institutional

-  INST - Institutional
-  PR - Park and Recreation

## What to think about when thinking about zoning....

- Density
- Possibility of more than one use on site
- Long Term Vision
- Not specific businesses
- Access
- Site Features
- Impact to Roads and Traffic
- The Market

## Low Density Residential (LDR) 4-8 Units Per Acre

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### **LDR-1 Permitted Uses**

Single-family detached  
 Accessory dwelling unit  
 Community residential facility (state  
 licensed 1-6 persons)

### **LDR-2 Permitted Uses**

Two-family detached home (duplex)  
 Two-family attached home (twinhome)  
 One-family attached home  
 (townhome/rowhouse)

## Medium Density Residential (MDR) 5-12 Units Per Acre

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### **MDR Uses Include:**

Single-family detached home	State licensed group home (1-6 persons)
Two-family detached home (duplex)	State licensed group home (7-16 persons)
Two-family attached home (twinhome)	Assisted living facility
One-family attached home (townhome/rowhouse)	Nursing home
Multi-family (3-8 units per building)	
Multi-family (8 units or more per building)	

# High Density Residential (HDR) 12-24 units per acre

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## **High Density Residential-1 & 2 Permitted Uses**

Single-family attached home (townhome/rowhouse)

Multi-family (3-8 units per building)

Multi-family (8 units or more per building)

Manufactured home park

Live-work unit

State licensed group home (1-6 persons)

State licensed group home (7-16 persons)

Assisted living facility

Nursing home

## Commercial Uses

(Neighborhood Business, Community Business, Regional Business, and Community Mixed Use)

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### **Permitted Uses in Neighborhood Business**

Office

Medical, dental, or optical clinic

General and personal service retail

Animal hospital/vet clinic

Bank or financial institution

Day care center

### **Permitted Uses in Other Commercial Districts**

Big Box Retail

Restaurant

Mixed Use (commercial street level/residential on top)

General and Personal Service Retail

Hotel

## Public/Institutional Uses

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### **Permitted Uses in Institutional Districts**

Cemetery

Library

School

Museum

Community Center

Place of Assembly

Government Center

Off-Site Parking

## Park and Recreation District

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### **Park & Recreation Uses Include:**

Ampitheater

Athletic Fields

Golf Course

Dog Park

Gardens

Waterparks

Sport Court with lights

## We Want Your Input – Complete the Online Survey

[www.cityofroseville.com/ArmorySurvey](http://www.cityofroseville.com/ArmorySurvey)

The image displays two side-by-side screenshots of a web-based survey form. The left screenshot shows the 'Housing' section with checkboxes for various housing types like 'Affordable Apartments', 'Luxury Apartments', and 'Assisted Living'. Below it is the 'Commercial Uses' section with options like 'Big Box Retail', 'Corporate Headquarters', and 'Hotel'. The right screenshot shows the 'Institutional Uses' section with options like 'Church', 'Hospital', and 'Government Building'. Below that is the 'Industrial Uses' section with options like 'Light Industrial', 'Warehouse', and 'Manufacturing'. At the bottom of the right screenshot is a 'Comments' text area and a 'SUBMIT' button.

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## Questions & Comment

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