

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Agenda Date: 5/4/2015

Agenda Item: 15.a

Department Approval



City Manager Approval



Item Description: Twin Lakes Discussion: CMU Uses

BACKGROUND

At the March 23, 2015 City Council work session the City Council provided input regarding a wide range of implementation items for Twin Lakes grouped around 8 areas as follows:

1. Seeking a strategic brownfields consultant
2. Whether any of the subareas where public input indicated very little support for residential uses (Subareas 2, 5, 6 or 7) should be considered for rezoning to a more traditional commercial district rather than a mixed use district.
3. Whether Big Box retail or 24 hours operations should be further restricted in any areas.
4. Whether height should be restricted in any areas.
5. Whether any areas that have not been redeveloped should be considered for upgrade rather than redevelopment areas
6. Whether there are any other uses that should be reconsidered as far as permitted, conditional or prohibited status based on the feedback that has been received
7. Whether expansion of Langton Lake Park should be considered
8. Whether the City Council would still like to pursue the previously tabled rezoning of the HDR zoned area north of Terrace Drive or take some other action

The discussion in this RCA will draw on the public input about land use preferences in Twin Lakes gathered in January and February 2015 to address item number 2 in the above list, and to begin the discussion of item number 6. Participants in the January 14th public input meeting put a lot of time into specifying whether they felt each of 29 specified land uses were appropriate or inappropriate in 7 designated “subareas” of Twin Lakes; uses viewed as appropriate in a subarea were marked with a “Y” and uses viewed as inappropriate in a subarea were marked with an “N” and, if people were unsure about a particular use, it could be marked with a “U.” These responses were then aggregated into summary preference values and presented to the participants at a subsequent meeting on February 25th.

The matrix included with this RCA as Exhibit A contains each of the land uses presented for public input, the existing zoning status (i.e., permitted, conditional, or not permitted) for each use, the zoning status contemplated in the fall 2014 discussion of this topic, and the public input summary preference value for each land use in each subarea. Conditional formatting was then applied to the cells containing the summary values, assigning a colored icon to each cell corresponding to the magnitude of the cell’s value: a red arrow represents strongly negative preference (values from -42 to -21); a red triangle represents mildly negative preferences (values

33 from -20 to -11); a yellow bar represents ambivalence (values from -10 to 10); a green triangle
34 represents mildly positive preference (values from 11 to 20); and a green arrow represents
35 strongly positive preferences (values from 21 to 34). This iconography allows one to easily see
36 which uses are supported (or opposed) in a given subarea and how a particular use was viewed
37 across the subareas. Because the land uses are also grouped by type (i.e., commercial, industrial,
38 office, and residential), one can also gauge public input pertaining to broader categories of uses.

39 In reviewing the attached matrix, Planning Division staff has made the following observations
40 about land uses.

- 41 a. Overall: office uses are mildly- to strongly-supported across all subareas with more
42 ambivalence about office showrooms.
- 43 b. Overall: drive-throughs, hospitals, fast-food restaurants, 24-hour retail, and big box retail
44 are mildly- to strongly-opposed across all subareas, with more ambivalence about these
45 in Subarea 7.

46 Planning Division staff began to synthesize these observations into the following suggestions
47 about land uses.

- 48 I. Current zoning does not permit drive-throughs or hospitals and public input suggests
49 these uses should remain not permitted in all subareas.
- 50 II. Current zoning permits fast food restaurants, 24-hour retail, and big-box retail in the
51 CMU district but, given public opposition, these should be not permitted. As an
52 exception, these uses can be considered as conditional or PUD uses in Subarea 7.

53 In reviewing the attached matrix and excluding the uses identified in items I and II above,
54 Planning Division staff has made the following observations about subareas.

- 55 c. Subarea 1: ambivalence about most commercial uses, ambivalence about lighter
56 industrial uses, strong support for office uses, ambivalence about high-density residential
57 uses, mild support for low- to –medium-density residential uses.
- 58 d. Subarea 2: mild support for most commercial uses, ambivalence about industrial uses,
59 strong support for office uses, ambivalence about residential uses.
- 60 e. Subarea 3: ambivalence about most commercial uses, ambivalence about lighter
61 industrial uses, strong support for most office uses, ambivalence about high-density
62 residential uses, mild support for low- to –medium-density residential uses.
- 63 f. Subarea 4: mild to strong opposition to most commercial uses (except daycare), mild
64 opposition to lighter industrial uses, mild support for office uses, ambivalence about
65 high-density residential uses, mild support for low- to medium-density residential uses.
- 66 g. Subarea 5: mild support for most commercial uses, ambivalence about lighter industrial
67 uses, strong support for office uses, ambivalence about residential uses.
- 68 h. Subarea 6: ambivalence about most commercial uses, ambivalence to mild support for
69 lighter industrial uses, mild support for office uses, mild opposition to residential uses.
- 70 i. Subarea 7: ambivalence about most commercial uses, ambivalence to mild support for
71 lighter industrial uses, strong support for office uses, mild opposition to residential uses.
72 Unlike other subareas, Subarea 7 is ambivalent about big-box retail and drive-throughs.

73 Planning Division staff began to synthesize these observations into the following suggestions
74 about subareas.

- 75 III. Subarea 2 and Subarea 7 could be grouped because they have land use preference scores
76 that are similar in nature and magnitude and they are adjacent to the areas with the
77 greatest traffic volumes.
- 78 IV. Subarea 1, Subarea 3, and Subarea 4 could be grouped because they have land use
79 preference scores that are similar in nature, except that the magnitudes of the scores in
80 Subarea 4 are biased toward lower-intensity versions of the various uses, and they are
81 adjacent to Langton Lake Park.
- 82 V. Subarea 5 and Subarea 6 could be grouped because they have land use preference scores
83 that are similar in nature and magnitude, except that residential uses are generally less
84 supported in Subarea 6, and they are situated more or less in the middle of the Twin
85 Lakes area—not in the highest traffic areas and not abutting Langton Lake Park.
- 86 VI. Residential uses generally (and low- to medium-density residential uses in particular) are
87 supported in Subarea 1, Subarea 3, and Subarea 4, and these are the three subareas which
88 have portions directly abutting Langton Lake Park. If Twin Lakes Parkway/Terrace Drive
89 is viewed as a dividing line with respect to residential density, low- to medium-density
90 residential uses appeared to have mild to strong support north of Twin Lakes
91 Parkway/Terrace Drive, with higher-density residential uses having ambivalence to mild
92 support south of that roadway.

93 Maps illustrating the subareas as identified in the matrix and illustrating the subarea groupings
94 discussed above is included with this RCA as Exhibit B.

95 **POLICY OBJECTIVE**

96 Redevelopment of the Twin Lakes area has been a top City policy objective for more than two
97 decades.

98 **BUDGET IMPLICATIONS**

99 Depending on the direction provided by the City Council, there could be budget implications
100 either due to additional costs or revenues. As these action steps are clarified, they will be brought
101 back to the City Council with more explanation of any budget impact.

102 **STAFF RECOMMENDATION**

103 The most important goal of the May 4th discussion is to use the provided public input
104 information to provide guidance about how to group subareas that ought to have similar
105 regulations and to differentiate between subarea groups that ought to be regulated differently.

106 **REQUESTED COUNCIL ACTION**

107 This is information as part of the broad discussion of a wide range of Twin Lakes topics. Staff is
108 seeking Council consensus with respect to subarea groupings and, perhaps, with respect to the
109 handful of land uses about which public input reveals strong, unified support or opposition.

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RCA Exhibits: A: Twin Lakes land use/public input matrix

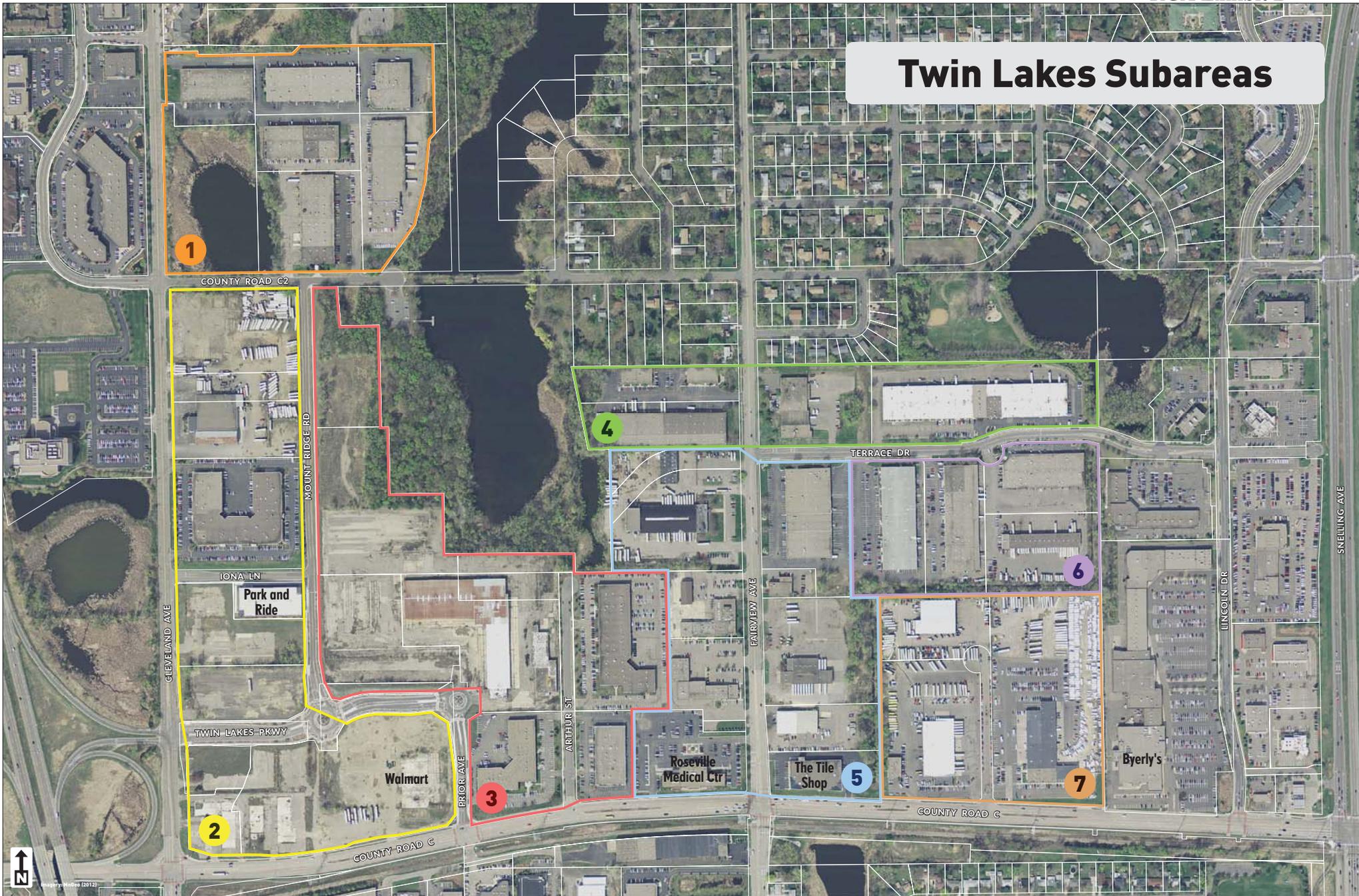
B: Twin Lakes Subareas maps

RCA Exhibit A

Land Use	Zoning		S1	S2	S3	S5	S6	S7	Zoning	S4
	Existing CMU Zoning	2014 Proposed CMU Amendment	Pref. Value	Existing HDR-1 Zoning	Pref. Value					
Accessory: drive-throughs	NP	NP	↓	▽	▽	↓	▽	—	NP	↓
Civic/Institutional: hospital	NP	NP	—	—	▽	▽	—	—	NP	↓
Commercial: daycare center	P	P	—	▲	—	▲	—	—	C	▲
Commercial: lodging (hotel)	P	P	—	▲	▽	↓	↓	—	NP	↓
Commercial: restaurants, fast food	P	P	↓	—	▽	▽	↓	—	NP	↓
Commercial: restaurants, traditional	P	P	▲	↑	—	▲	—	▲	NP	▽
Commercial: retail (24-hour operation)	P	P	↓	↓	↓	↓	↓	▽	NP	↓
Commercial: retail (big box)	P	C	↓	↓	↓	↓	↓	—	NP	↓
Commercial: retail (smaller scale)	P	P	—	▲	—	▲	—	—	NP	—
Commercial: vertical mixed use	P	P	—	—	▽	—	—	—	NP	↓
Industrial: light industrial	NP	NP	—	—	—	—	▲	▲	NP	—
Industrial: limited production/processing	NP	P	—	—	—	—	—	—	NP	▽
Industrial: limited warehousing/distribution	NP	C	—	—	—	—	—	—	NP	—
Industrial: manufacturing	NP	NP	▽	▽	▽	▽	—	—	NP	↓
Industrial: Warehouse	NP	NP	—	▽	—	—	—	—	NP	▽
Office: clinic, medical, dental, or optical	P	P	↑	↑	↑	↑	—	▲	NP	▲
Office: corporate headquarters	P	P	▲	↑	—	▲	▲	▲	NP	—
Office: general	P	P	↑	↑	↑	↑	↑	↑	NP	↑
Office: office showroom	P	NP	—	▲	—	▲	▲	▲	NP	—
Residential/Family: multi-family (condominium)	P	P	▲	—	—	—	▽	—	P	—
Residential/Family: multi-family (luxury)	P	P	—	—	▲	—	▽	—	P	—
Residential/Family: multi-family (market rate)	P	P	—	—	—	▽	↓	—	P	▽
Residential/Family: multi-family (Section 8)	P	P	↓	↓	▽	↓	↓	▽	P	↓
Residential/Family: multi-family (senior/co-op)	P	P	▲	—	▲	—	▽	—	P	—
Residential/Family: multi-family (workforce)	P	P	—	—	—	▽	▽	▽	P	↓
Residential/Family: one-family attached (duplex)	NP	NP	—	▽	—	—	▽	▽	NP	▲
Residential/Family: one-family attached (townhome/row house)	P	P	▲	—	▲	—	—	—	P	▲
Residential/Family: one-family detached	NP	NP	▲	—	▲	—	—	—	NP	▲
Residential/Group: assisted living	C	C	▲	—	—	—	—	—	P	—

Legend	
Zoning Designations	
P	= Permitted
C	= Conditional
NP	= Not Permitted
Summary Preference Values	
↑	= 34 to 21
▲	= 20 to 11
—	= 10 to -10
▽	= -11 to -20
↓	= -21 to -42

Twin Lakes Subareas



BCA Exhibit B
Twin Lakes Subareas

