

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Agenda Date: 6/22/2015

Agenda Item: 15.b

Department Approval



City Manager Approval



Item Description: Twin Lakes Next Steps: Summary To-Date on Land Uses, Subareas, and Building Heights

1 **BACKGROUND**

2 At the June 8, 2015 City Council meeting, the City Council continued the discussion about
3 regulating land uses in the various places across the Twin Lakes redevelopment area.

4 Recognizing that this series of Council conversations was not meant to arrive at any final
5 conclusions and that it will eventually lead to a public hearing and recommendation from the
6 Planning Commission, the Councilmembers appeared to reach some consensus on the following
7 points to advance the discussion.

- 8 a. The parcels north of Terrace Drive, abutting the low-density residential neighborhood,
9 are different enough from the other areas within Twin Lakes to warrant evaluation as a
10 unique subarea. This area, now tentatively called CMU-1, is shown on the revised Twin
11 Lakes Subareas map and represented in the revised land use table, included with this
12 RCA as Exhibit A. Building heights in CMU-1 should be limited to 35 feet.
- 13 b. Building heights in CMU-2, CMU-3, and CMU-4 should be limited to 65 feet, except for
14 a 100-foot strip along Langton Lake Park, within which building height should be limited
15 to 35 feet. This 100-foot strip is illustrated on the revised Twin Lakes Subareas map in
16 Exhibit A.
- 17 c. 24-hour retail sales should be distinguished from other businesses that might have
18 employees working at all hours of the day. With this distinction, 24-hour retail can be
19 prohibited in CMU-1 and CMU-2, and provisionally allowed in the more intensive areas,
20 and non-retail uses could be provisionally allowed in CMU-2, CMU-3, and CMU-4.
21 Where 24-hour uses are not allowed (or when uses have not received approval to operate
22 as such), parameters will be required to specify the allowed hours of operation; uses
23 which would operate outside of those standard hours would have to be individually
24 reviewed and approved. The details of how this will work can be initiated at the Planning
25 Commission review.
- 26 d. Limited production and processing should be provisionally allowed (rather than
27 permitted) in CMU-1. Upon reviewing the current standards about noise and other
28 potential adverse impacts, Councilmembers did not seem to feel that more restrictive
29 provisions were necessary.
- 30 e. “Big Box Retail” will be defined as a stand-alone, single-tenant retail structure with a
31 gross floor area of 100,000 square feet or more, and will be provisionally allowed only in
32 CMU-4. The “big box” regulations will need to clearly exempt conventional multi-tenant
33 centers.

34 **NEXT STEPS**

35 With the direction provided through this series of discussions, Planning Division suggests that
36 the next step of the process is to craft the draft language to implement this direction and hold the
37 public hearings for the proposed comprehensive plan map change, zoning map change, and
38 zoning text amendments. Public hearings would address:

- 39 • Amending the text of the CMU district to:
 - 40 ○ differentiate the subareas in the land use table
 - 41 ○ define and establish regulations for 24-hour uses
 - 42 ○ define and establish regulations for “big box” retail
 - 43 ○ replace the Regulating Plan requirement with a series of design standards (similar
44 to other commercial zoning districts) as the City Council had recommended in
45 2013-2014, while additional actions may be necessary to preserve certain
46 requirements like those related to where additional park land is to be dedicated,
47 where connections to Langton Lake Park are required, and building the pedestrian
48 corridor along County Road C2; staff will review and recommend an approach to
49 the Planning Commission
- 50 • Amending the comprehensive plan and zoning maps to re-designate the parcels north of
51 Terrace Drive from its current HDR designation and applying the 100-foot restricted
52 building height buffer

53 The discussions of land uses have identified several uses as good candidates for requiring
54 “provisional” approval as conditional uses or as part of a Planned Unit Development (PUD).
55 Because the process to create PUD regulations begins on July 6, 2015, these provisionally-
56 allowed uses can be designated as PUD in the zoning text amendment which would secure their
57 places in the CMU districts but developers would not have access to the uses until the process of
58 creating the PUD code is completed.

59 **POLICY OBJECTIVE**

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

62 **BUDGET IMPLICATIONS**

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

66 **STAFF RECOMMENDATION**

67 Review the summary of the Twin Lakes zoning discussions, and direct Planning Division staff to
68 initiate the process of amending the comprehensive plan and zoning code as discussed above and
69 refer the issue to the Planning Commission for further review.

70 **REQUESTED COUNCIL ACTION**

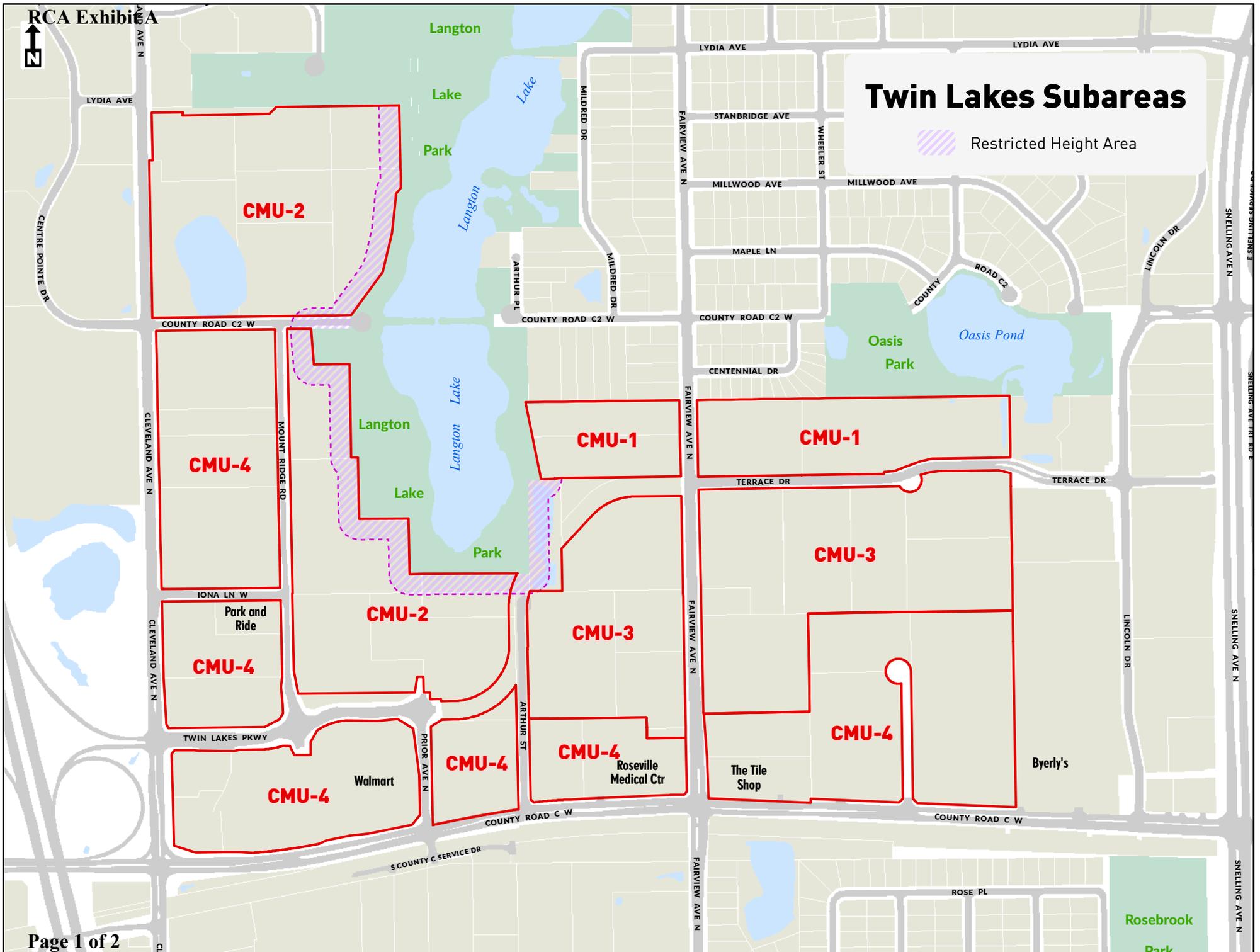
71 By motion, direct staff to initiate the processes to amend the comprehensive plan and zoning
72 code as discussed in recent City Council meetings and as summarized in this RCA.

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RCA Exhibits: A: Partial table of Twin Lakes land uses &
revised Twin Lakes subareas map



Twin Lakes Subareas

 Restricted Height Area



RCA Exhibit A

Land Use	Existing CMU Zoning	2014 Proposed CMU Amendment	Tentative Subarea A	Tentative Subarea D	Tentative Subarea C	Tentative Subarea B
			CMU-1	CMU-2	CMU-3	CMU-4
24-hour operation (NOT RETAIL)	P		NP	C*	C*	C*
Accessory: drive-throughs	NP	NP	NP	NP	C*	C*
Civic/Institutional: hospital	NP	NP	NP	NP	NP	NP
Commercial: daycare center	P	P	P	P	P	P
Commercial: lodging (hotel)	P	P	NP	NP	NP	P
Commercial: restaurants, fast food	P	P	P	P	P	P
Commercial: restaurants, fast food WITH DRIVE THROUGH	NP	NP	NP	NP	NP	NP
Commercial: restaurants, traditional	P	P	P	P	P	P
Commercial: retail (24-hour operation)	P	P	NP	NP	C*	C*
Commercial: retail (big box, ≥ 100,000 sq. ft.)	P	C	NP	NP	NP	C*
Commercial: retail (smaller scale)	P	P	P	P	P	P
Commercial: vertical mixed use	P	P	NP	NP	P	P
Industrial: light industrial	NP	NP	NP	NP	NP	NP
Industrial: limited production/processing	NP	P	C*	P	P	P
Industrial: limited warehousing/distribution	NP	C	C*	C*	C*	C*
Industrial: manufacturing	NP	NP	NP	NP	NP	NP
Industrial: Warehouse	NP	NP	NP	NP	NP	NP
Office: clinic, medical, dental, or optical	P	P	P	P	P	P
Office: corporate headquarters	P	P	P	P	P	P
Office: general	P	P	P	P	P	P
Office: office showroom	P	NP	P	P	P	P
Residential/Family: multi-family	P	P	C*	C*	C*	C*
Residential/Family: one-family attached (duplex)	NP	NP	NP	NP	NP	NP
Residential/Family: one-family attached (townhome/row house)	P	P	P	P	P	P
Residential/Family: one-family detached	NP	NP	C*	C*	NP	NP
Residential/Group: assisted living	C	C	C*	C*	C*	C*

Legend
P = Permitted
C = Conditional
NP = Not Permitted
C* = For further consideration as conditional use or Planned Unit Development