

Stadium Area Master Plan "PD" Zoning District

February 6, 2008

Amended November 26, 2013 per Ord. No. 872 and Ord. No. 874

Amended January 10, 2017 per Reso. No. 2017-10

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1. Purpose

In accordance with Zoning Code Chapter 17.06, Article VII., the purpose of this “PD” Planned Development Zoning District is to set forth the standards for the development of this Final Development Plan (hereafter referred to as the Stadium Area Master Plan or SAMP) through the adoption of the development standards and the listing of the permitted uses.

a. Project Objectives.

- Create additional jobs within the City of Rohnert Park.
- Increase housing opportunities within the City of Rohnert Park.
- Promote implementation of General Plan goals, objectives and policies for jobs/housing balance, community growth, infrastructure improvements, and preservation of resources and environment.
- Promote implementation of Area Plan goals, objectives, and policies for infrastructure and public services.
- Provide direction for new development within the SAMP.
- Redevelopment of formerly developed industrial and institutional land.

b. Development Standards. The applicable development standards for the SAMP shall be consistent with the Zoning District which implements the General Plan land use designation for the property as shown in Table 1 below.

Table 1
General Plan Designations and Corresponding Zoning

General Plan Designation	Implementing Zoning District
Commercial – Regional	“C-R” Regional Commercial
Public/Institutional	“P-I” Public Institutional
Parks/Recreation	
High Density Residential	“R-H” High Density Residential

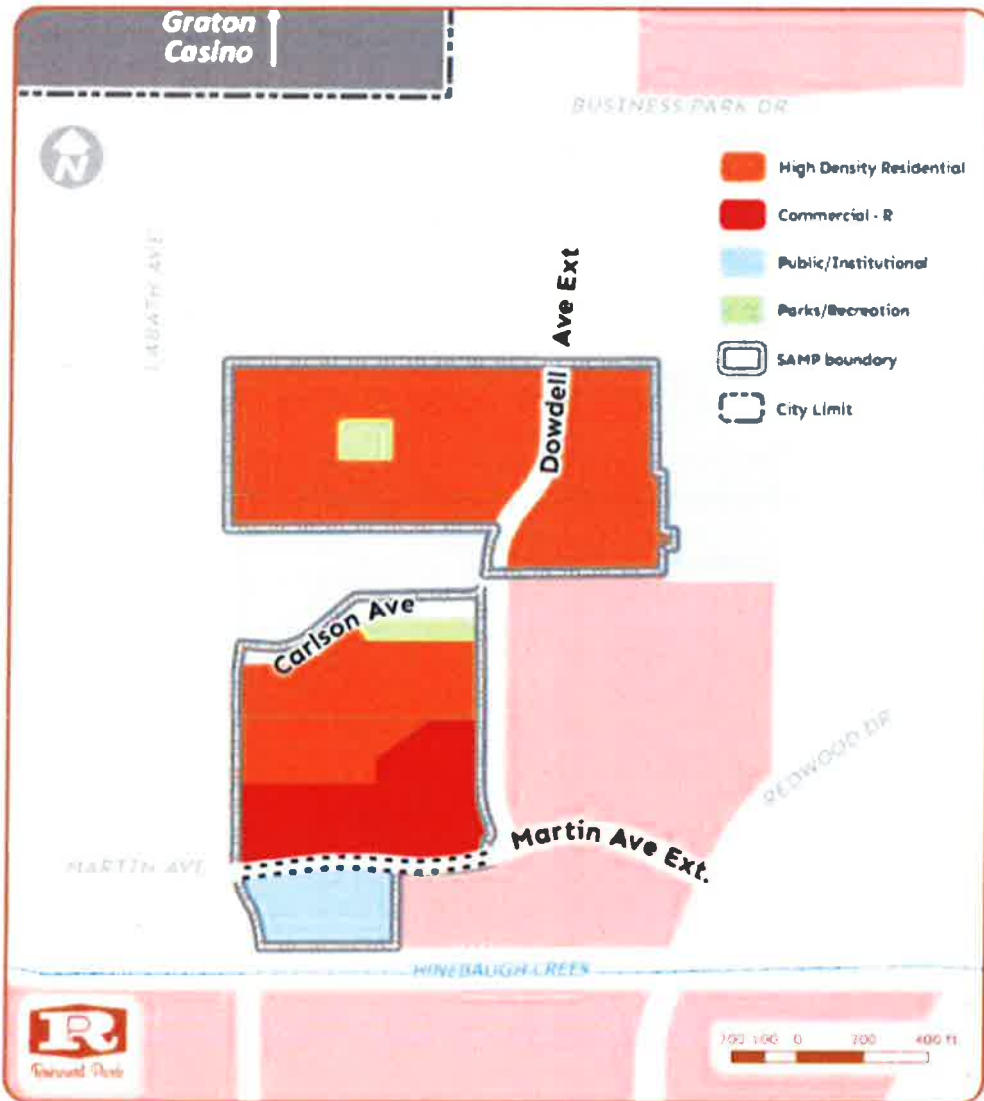
c. Permitted Uses. The applicable Zoning District that corresponds to the General Plan designation shall be used to determine permitted and conditionally permitted uses.

2. Administrative Procedures

3. Future development shall be subject to the procedures that are outlined in the Zoning Code Chapter 17.06, Article VII, for example tentative maps, conditional use permits and/or detailed design approvals. **Land Use and Zoning**

a. Land Use. Figure 1 illustrates the four General Plan designations that are within the boundaries of the SAMP. They include: High Density Residential (12-24 units/acres), Commercial-Regional, Public/Institutional, and Parks/Recreation.

Figure 1
SAMP General Plan Designations



STADIUM AREA MASTER PLAN

High Density Residential - 22.6 acres[±]

The General Plan High Density Residential designation accommodates residential development at densities ranging from 12.1 to 24.0 units per gross acre and accommodates a wide range of housing types, ranging from single family attached to multifamily and is intended for specific areas where higher densities may be appropriate.

Commercial-Regional - 6.6 acres[±]

The General Plan Commercial (Regional) designation is intended to provide sites for retail areas containing a wide variety of businesses, including: retail stores, eating and drinking establishments, commercial recreation, service stations, auto and repair services, financial, business and personal services, hotels, motels, and educational and social services. Residential uses may be conditionally permitted. The maximum FAR is 1.5 for hotel/motel projects and 0.4 for all other uses. Shopping centers typically provide department or big-box retailers which attract regional shoppers. Neighborhood – oriented commercial uses may be limited within this designation.

Public/Institutional - 3.0 acres[±]

The General Plan Public/Institutional designation provides for schools, government offices, transit sites, and other facilities that have a unique public character, as well as Sonoma State University. Religious facilities would be also permitted in this designation. The Public/Institutional site within the Master Plan is intended for construction of a City Public Safety facility.

Parks/Recreation - 0.65 acres[±]

The General Plan Parks/Recreation designation provides for active and passive parks and recreational areas, recreation complexes, community fields, public golf courses, stadiums, arboretums, and greenways. Ancillary facilities such as concession stands, clubhouses, and equipment rental are also allowed. The City's General Plan land use diagram is not parcel specific. Uses on sites which are less than one acre in size are not depicted on the diagram. Future residential projects will be required to include private or public recreational land consistent with City policies.

- b. Zoning.** The Zoning District for the SAMP site is "P-D" Planned Development; however, the Zoning District standards which implement the corresponding General Plan land use designation, as indicated in Table 1, shall apply. For example:

The "R-H" (High Density Residential) zone shall apply to areas which are designated by the General Plan as High Density Residential.

The “C-R” (Regional Commercial) zone shall apply to areas which are designated by the General Plan as Commercial –Regional.

The “P-I” (Public Institutional) zone shall apply to areas which are designated by the General Plan as Parks/Recreation and areas designated Public/Institutional.

4. Relationship of Land Uses to Surrounding

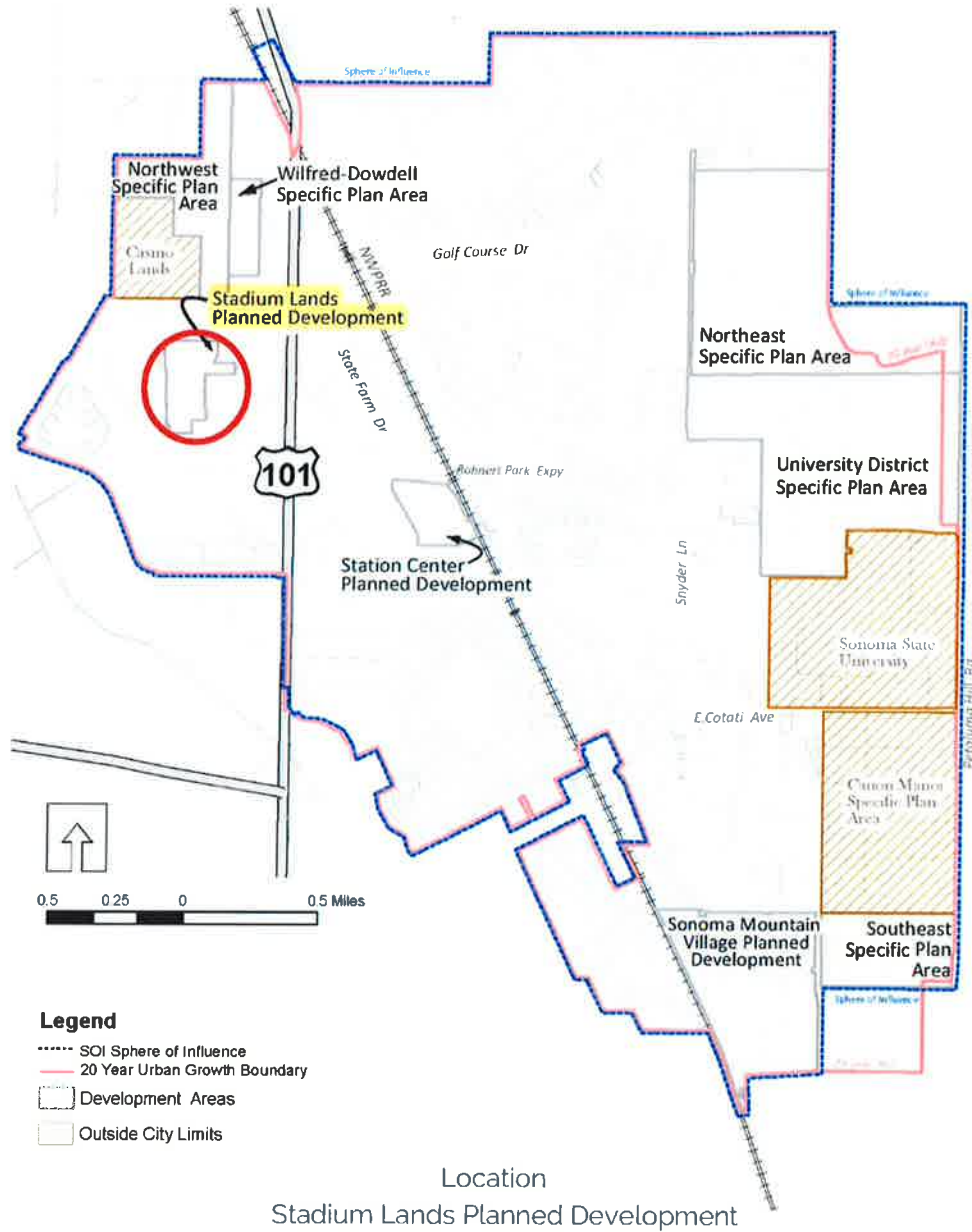
The 32.8 acre SAMP lies in the northwest corner of the City of Rohnert Park¹. The site is bounded to the north by several parcels of land which front onto Business Park Drive; to the east by light industrial and office uses along Redwood Drive; Costco and Ashley Furniture; to the south by Hinebaugh Creek; and to the west by Labath Avenue. The existing land uses include industrial and public/institutional.

The boundary of the SAMP is somewhat irregular since in some cases it follows public rights-of-way e.g., Labath, Carlson and Dowdell Avenues and in other cases it follows parcel lines. The land to the north of the future extension of Carlson Avenue comprises a contiguous (i.e. adjoining) parcel, as does the land south of Carlson; the total property encompasses approximately 32.8 acres of land. The SAMP consists of relatively flat land which is mostly undeveloped.

As illustrated in Figure 2, the Northwest Specific Plan and the Wilfred Dowdell Specific Plan lie to the north of Business Park Drive and the proposed SAMP.

¹ The area’s designation as the “Stadium Area” refers to the stadium located within the planning area which was the home of the now defunct Sonoma County Crushers baseball team. The developer has an option to purchase the property from the City of Rohnert Park.

Figure 2
Location Map



Location
Stadium Lands Planned Development

11-2016

In arriving at a preferred development vision for the SAMP consideration was given to several factors including location, access, parcel size and configuration, existing land uses in the area, and market demands.

With regards to location and access, the SAMP is positioned adjacent to the Costco operation which attracts customers from many of the nearby communities the majority of whom arrive to the area via Highway 101. Because of the strong drawing power of Costco, it is anticipated that additional retail/commercial activity could be supported in the SAMP. Other existing land uses in the area, such as the Press Democrat newspaper operation located to the northeast of the SAMP and the KRCB Channel 22 public broadcast television station located north of Carlson Blvd., are self-contained business destinations and therefore do not generate the type of commercial traffic and attraction which Costco does. Other activities to the north of Costco include the City of Rohnert Park's Animal Shelter and the City's wastewater pumping station.

Based on recent discussions and studies concerning the potentials for development of other land uses in the SAMP, which were conducted as part of the planning efforts in preparing this plan, it is anticipated that some demand exists for new hotel rooms, commercial development, and residential (rental) housing in Sonoma County, and elsewhere in Northern California. Based on this analysis, new hotels, commercial space and dwelling units should be successful in the SAMP.

Based on the foregoing considerations and following the guidance provided by the General Plan, the proposed development to be accommodated in the SAMP may be characterized as having four components: Regional Commercial, High Density Residential, Public/Institutional, and Parks (see Figure 1).

The commercial uses are to be developed in the southern portion of the Zoning District. This site has the potential for generating additional retail based on existing commercial uses in the area including the Costco facility on the corner of Martin Avenue and Redwood Drive and the other commercial uses which are next to U.S. Highway 101, along Redwood Dr. This commercial area flanks the future extension of Dowdell Avenue into this area and is accessible via Martin Avenue, a major arterial which, via Redwood Dr. and Rohnert Park Expressway links the SAMP with the freeway. Given the size of the parcel (about 15.7 acres with 6.6 acres designated for commercial uses), it is anticipated that this site could accommodate a hotel and/or a moderate sized retail development.

The northwestern part of the SAMP property is envisioned to develop with high density multifamily or single family (attached) residential units to the east and west sides of the extension of Dowdell Avenue

The principal land uses to be developed within the SAMP are listed in Table 2.

Table 2
SAMP Land Use & Development Program

Land Use	Gross Acreage	Housing Units	Commercial
High Density Residential	22.55	up to 473	none
Commercial – Regional	6.6	none	up to 300,000 sf
Public/Institutional	3.0	none	None
Park	0.65	none	None
Totals	32.8	up to 473	up to 300,000

5. Applicable Codes and Standards

All future entitlements will be required to comply with the Codes and Standards that are in effect at the time the application is deemed complete unless otherwise superseded by the SAMP or a negotiated Development Agreement. Examples include but shall not be limited to:

a. Rohnert Park Municipal Codes

- Green Building Ordinance
- Inclusionary Housing Ordinance
- Public Art Ordinance
- Park Land Dedication/Fee

b. Rohnert Park Standards

- Affordable Housing Linkage Fee
- Public Facilities Finance Plan Fees
- Adopted Engineering Standards

c. Project Design. Future residential and/or commercial projects shall conform to the City of Rohnert Park General Plan Community Design Element, adopted Design Guidelines, and City of Rohnert Park Engineering Standards. During the review process, particular attention shall be given to the following:

- The interface between the industrial, residential, commercial and public/institutional land uses.
- The arrangement between buildings and spaces such that provisions are made to ensure complementary transition between uses.
- The arrangement between structures and spaces shall result in a cohesive design among similar land uses.
- Building materials, colors, linkage to sidewalks, parking placement, landscape design, and plant materials to complement existing and proposed uses.

- Conditions of the General Construction Activity NPDES permit from the Regional Water Quality Control Board.
 - Proper site design and/or noise attenuating devices to reduce the indoor and outdoor noise levels for sensitive receptors.
 - Special consideration should be given to memorialize the “Stadium.”
- d. **Subareas.** The SAMP includes several distinct subareas (see Figure 3), including: Fiori Estates (apartments); The Reserve (apartments); Residences at Five Creek (mixed use); and the Public Safety Facility. In order to provide guidance for future development, a detailed development plan for the Residences at Five Creek project has been included as Appendix A.

Figure 3 – SAMP Subareas

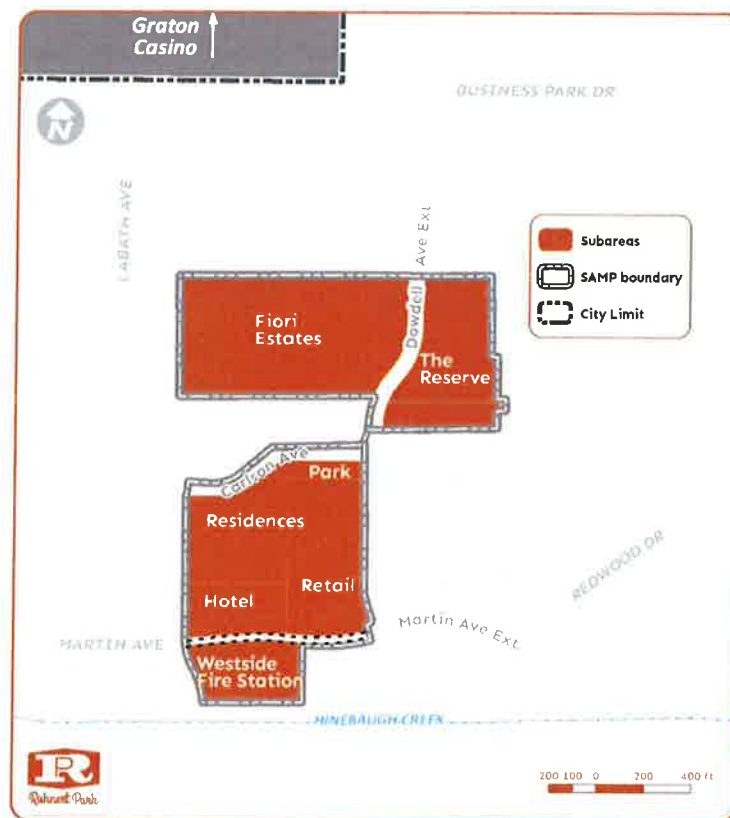


Figure 3. Subareas
STADIUM AREA MASTER PLAN

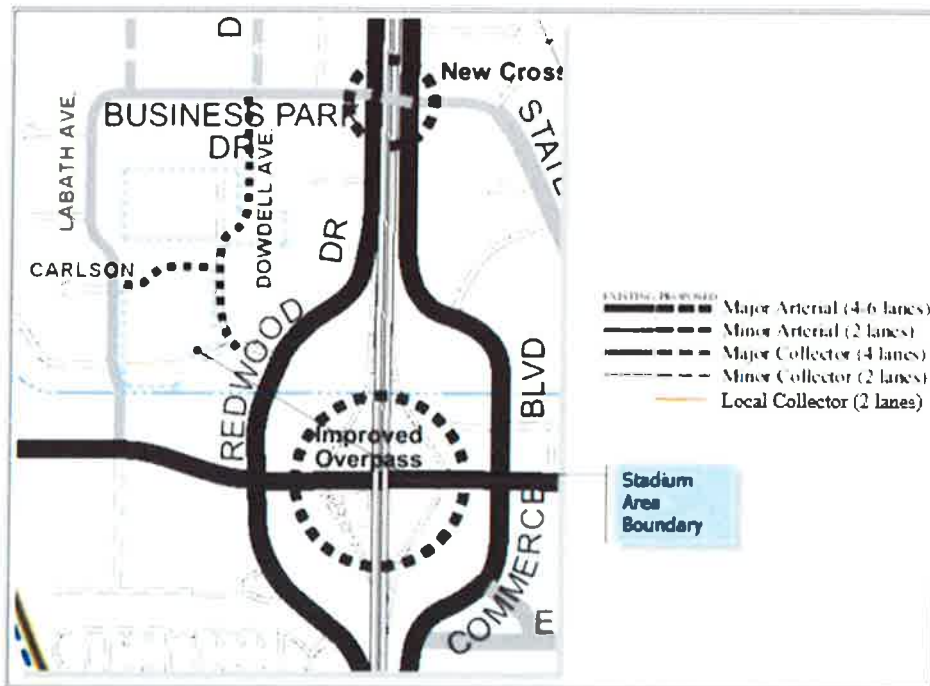
- e. **Mitigation and Monitoring Reporting Program (Stadium Area Master Plan EIR).** CEQA Guidelines Section 15097 requires the incorporation of the Mitigation and Monitoring Reporting Program (see EIR certification resolution).

6. Circulation Plan

- a. **Existing Circulation.** The existing and future circulation for the site, in accordance with the adopted General Plan, is illustrated in Figure 3. It shows the connection of Martin Avenue between Labath and Dowdell Avenues and no connection on Dowdell Avenue to Business Park Drive.
- b. **Proposed Circulation:** The SAMP includes a conceptual circulation plan, Figure 4, but does not include specifics in terms of internal circulation or how the various retail and residential uses would interface with the adjacent streets. Further review will be required upon application for specific development and conditions of approval will be applied.

The conceptual circulation scheme indicates that Dowdell Avenue will be extended between Martin Avenue and Business Park Drive, and that Carlson Avenue will be extended from Labath Avenue to the new extension of Dowdell Avenue. Martin Avenue will serve as a local connector between Labath and Dowdell Avenues to serve the new public buildings that will be accessed via Martin and to provide additional connectivity to vehicles, bicycles and pedestrians. Martin is envisioned as a slow-speed street that would allow for on-street parking. The final circulation plan will be reviewed upon application for specific development.

Figure 4
Proposed Circulation



c. Proposed Streets and Improvements.

- Dowdell Avenue (north extension) to Business Park Drive. Dedicate, improve and/or reconstruct the full width of Dowdell Avenue from Martin Avenue to Business Park Drive as a minor arterial. The half width (32 foot right-of-way) street improvements shall consist of a 7 foot center turn lane, a 12 foot travel lane, a 5 foot Class II bike lane and a 6 foot sidewalk located behind an 8 foot planter strip.
- Carlson Avenue (east extension) to Dowdell Avenue. Dedicate, improve and/or reconstruct the full width of Carlson Avenue from Labath Avenue to Dowdell Avenue as a minor arterial. The half width (25 foot right-of-way) street improvements shall consist of a 12 foot travel lane, a 5 foot Class II bike lane and a 6 foot sidewalk located behind an 8 foot planter strip.
- Martin Avenue from Dowdell Avenue to Labath Avenue. Improve Martin Avenue as a local connector between the two major roadways. This could be provided as a public right-of-way or a private street with a public easement. On-street parking may be provided and pedestrian access through the site must be accommodated.

d. Proposed Intersection Improvements and Modifications.

- Redwood Drive at Wilfred Avenue. Eastbound approach to Wilfred Avenue intersection will require reconfiguration to include a left turn lane, two through lanes and a shared through right turn lane. The southbound Redwood Drive approach will require reconfiguration to provide dual left turn lanes and a shared through right turn lane. Projects within SAMP shall pay impact fees or contribute a proportional share of the necessary improvements.
- Commerce Blvd at State Farm Drive. Signalization is required. Projects within SAMP shall pay impact fees or contribute a proportional share of the necessary improvements.
- Redwood Drive at Business Park Drive. Signalization is required. Projects within SAMP shall pay impact fees or contribute a proportional share of the necessary improvements.
- Redwood Drive at Rohnert Park Expressway. Modify the northbound approach of Redwood Drive to provide a left turn lane, two through lanes and a right turn lane. Right turn overlap signal phasing should be added to the northbound, southbound, and westbound approaches. These lane modifications will also facilitate the installation of a bicycle lane at the intersection. Projects within SAMP shall pay impact fees or contribute a proportional share of the necessary improvements.
- Dowdell Avenue at Business Park Drive. Signalization or single lane traffic roundabout is required and shall be included with future project.
- Rohnert Park Expressway at Labath Avenue. Modify the NB approach to include a left turn lane, single through lane, and dual right turn lanes. Modify the SB approach to include a left turn lane and shared left turn-thru-right-turn lane. Modify signal phasing to split-phase north and south. Projects within SAMP shall pay impact fees or contribute a proportional share of the necessary improvements.
- Rohnert Park Expressway at US 101 SB ramp. Modify the EB approach to provide two thru lanes and a dedicated right turn lane. Install lane assignment signs to notify drivers on SB Redwood Drive prior to Rohnert Park Expressway intersection. Projects within SAMP shall pay impact fees or contribute a proportional share of the necessary improvements.
- Rohnert Park Expressway off ramp at US 101 NB ramp. Re-strip NB off ramp approach with a left turn lane, shared left turn-thru lane, and right turn lane. Projects within SAMP shall pay impact fees or contribute a proportional share of the necessary improvements.

- e. Proposed On-Site Bicycle and Pedestrian Facilities.** All streets within the SAMP shall include sidewalks on both sides. On-site pedestrian sidewalks and/or paths shall connect all activity areas. Bike racks shall be provided at all retail uses and within residential areas.
- A class II bike lane shall be constructed upon reconstruction of Labath Avenue from Hinebaugh Creek to Carlson Avenue.
 - A class II bike lane shall be included as part of the construction of the Dowdell Avenue extension

- Martin Avenue shall include sidewalks to allow for pedestrian access and through traffic.

7. Estimate and Timing of Other Needed Infrastructure

The timing of all circulation or other infrastructure improvements shall be determined upon future project conditioning.

- a. Public Safety Facility.** The project proponent is responsible for dedicating to the City of Rohnert Park a 3 acre site for future development of a Northwest Public Safety Facility. Projects within SAMP shall pay impact fees or contribute a proportional share for improvements in order to meet the goal of a 4 minute response time. Martin Avenue shall be extended to provide access to both Dowdell Avenue and Labath Avenue.
- b. Parks and Recreation.** The project proponent is responsible for parkland dedication and/or improvement as required upon submittal of a future subdivision map for residential development.
- c. Utilities.** The project proponent is responsible for the installation of all required utilities upon future development unless the City accepts the payment of impact fees.

8. Parking Requirements

Development plans for the parcels comprising SAMP shall provide a minimum parking supply that is consistent with the parking requirements contained in the Zoning Code at the time of project review. An alternative parking plan may be considered upon submittal and review of a parking analysis that is conducted by a qualified individual or firm.