



## City of Rohnert Park Planning Commission Report

**DATE:** August 22, 2018

**ITEM NO:** 8.3

**AGENDA TITLE:** Study Session: Presentation on the Station Avenue Project and the Downtown Form-Based Code

**LOCATION:** 6400 State Farm Drive, 600 Enterprise Drive, and the entire Downtown District Amenity Zone

**GP / ZONING:** Mixed Use / Station Center Planned Development

**APPLICANT:** David Bouquillon, Laulima Development / City of Rohnert Park

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### **RECOMMENDATION**

Receive presentation on the Station Avenue project and an update on the Downtown Form-Based Code, and provide feedback to staff.

### **BACKGROUND**

Laulima Development has applied for Final Development Plan approval as well as a tentative map for the former State Farm Campus. The City has concurrently applied for the portion of the Final Development Plan that covers the City's Corporation Yard. The plan contemplates an urban, mixed-use project spread across 32 acres that includes a central square, a 'station building,' approximately 460 residential units, approximately 130,000 square feet of retail, approximately 120,000 square feet of office, and a 156 room hotel.

On a parallel track, staff has been working with our consultant Opticos, as well as the project applicant to develop a Form Based Code (FBC) for the larger Downtown District Amenity Zone. The FBC will make modest revisions to the Downtown District Amenity Zone borders to better fit property lines, and will codify the design guidelines adopted within the Central Rohnert Park Priority Development Plan in 2016. The FBC will create certainty for property owners and developers, streamline the approval processes for conforming development proposals, and create conditions that will over time enable the development of a high-quality, walkable urban environment.

### **CURRENT STATUS AND NEXT STEPS**

The Planning Commission has conducted a series of study sessions on both the Downtown Form-Based Code and the Station Avenue project. Staff has learned that the applicant intends to modify their Final Development Plan application by moving the residential apartments from the core mixed-use buildings along the planned Station Avenue to the southern half of the site (replacing many of the townhomes that were originally proposed). The program for the site, or the retail / office square footages and number of hotel rooms will remain largely the same as what has been previously studied and discussed. The site design and building architecture are expected to change significantly due to a dramatic reduction in building height anticipated along Station Avenue.

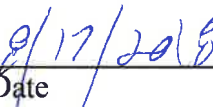
The project applicant is still working towards having the majority of the project complete and ready for occupancy in the third quarter of 2020. This completion date is driving an efficient and streamlined approval process. Pending the review of the revisions, entitlements could be completed this fall. Staff and the applicant's team will continue working closely together to achieve the applicant's desired schedule. Once the revised Final Development Plan has been received, staff will schedule additional study sessions and public hearings as appropriate to advance the project.

### **APPROVALS:**

  
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Zach Tusinger, AICP, Planner III

  
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Date

  
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Jeff Beiswenger, AICP, Planning Manager

  
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Date