Downtown Form Based Code

City Council, November 13, 2018

Two Public Hearings

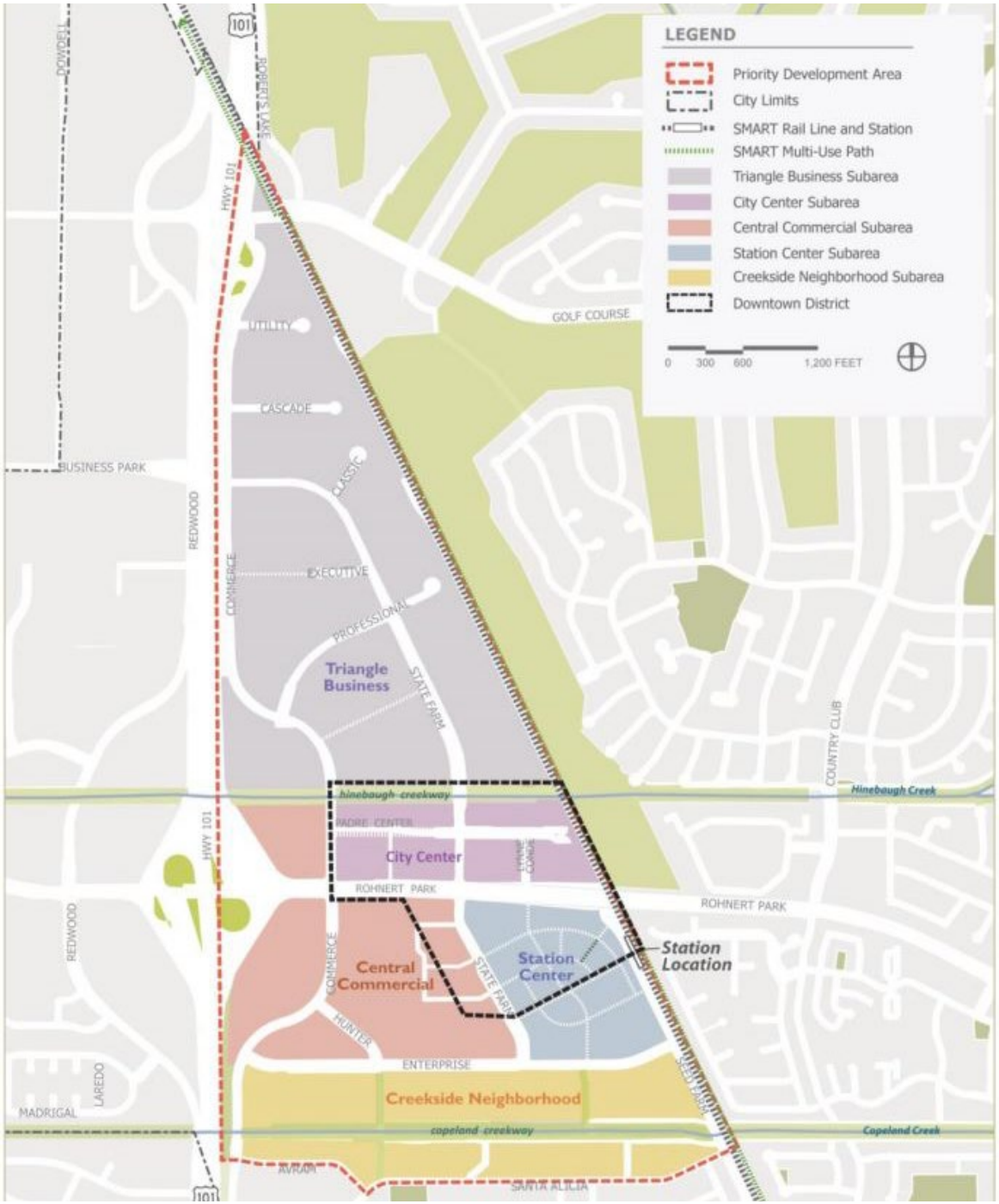
1. Form-based Code (rezoning)

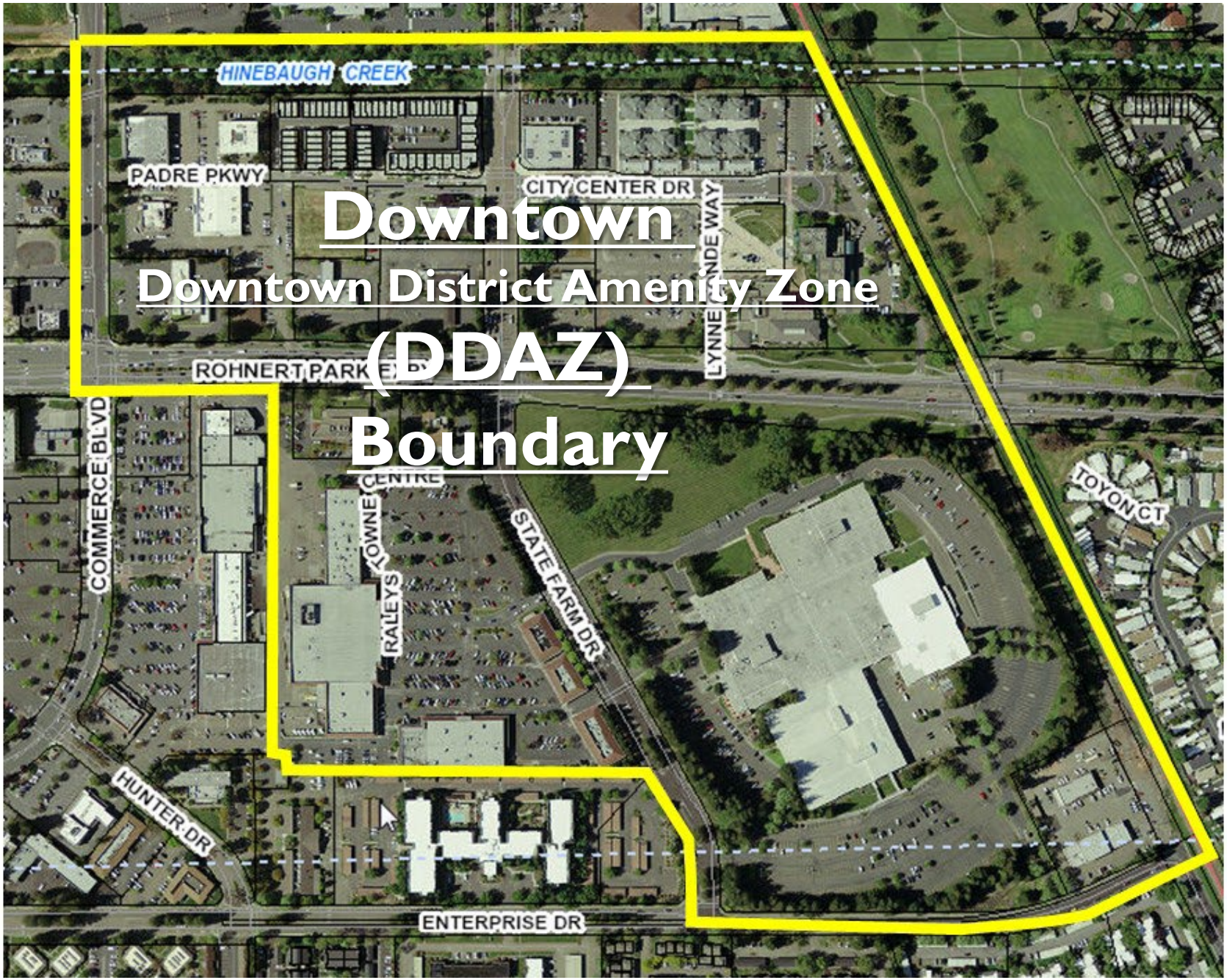
2. Station Avenue Entitlements
   - Final Development Plan
   - Conditional Use Permit
   - Tentative Map
   - Development Agreement

Why a Form Based Code?

- Expedites subsequent approvals
- Downtown Design Review Board
- Expands list of permitted uses for most properties
- Requires "downtown orientation" of buildings (form and design)

- Allows for Alcohol Related Businesses


LEGEND
Priority Development Area
City Limits
SMART Rail Line and Station
SMART Multi-Use Path
Triangle Business Subarea
City Center Subarea
Central Commercial Subarea
Station Center Subarea
Creekside Neighborhood Subarea
Downtown District
0 300 600 1,200 FEET
101
DOWDELL
ROBERTS LAKE
HWY 101
GOLF COURSE
CASCADE
BUSINESS PARK
CLASSIC
REDWOOD
COMMERCE
EXECUTIVE
PROFESSIONAL
Triangle Business
STATE FARM
COUNTRY CLUB
hinebaugh creekway
Hinebaugh Creek
PADRE CENTER
City Center
ROHNERT PARK
Station Location
Central Commercial
Station Center
HUNTER
ENTERPRISE
Creekside Neighborhood
MADRIGAL
LAREDO
copeland creekway
Copeland Creek
AVRUM
SANTA ALICIA

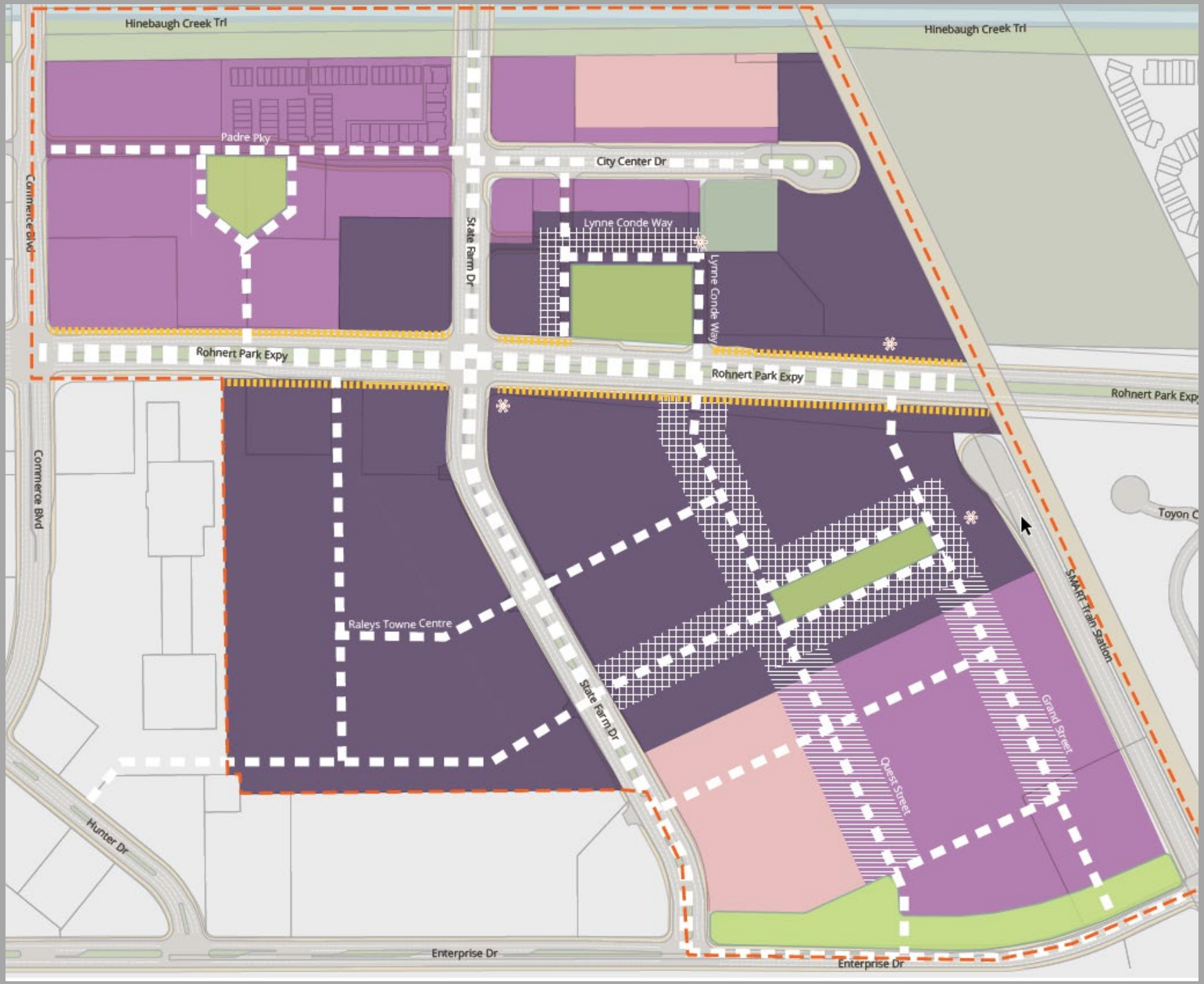


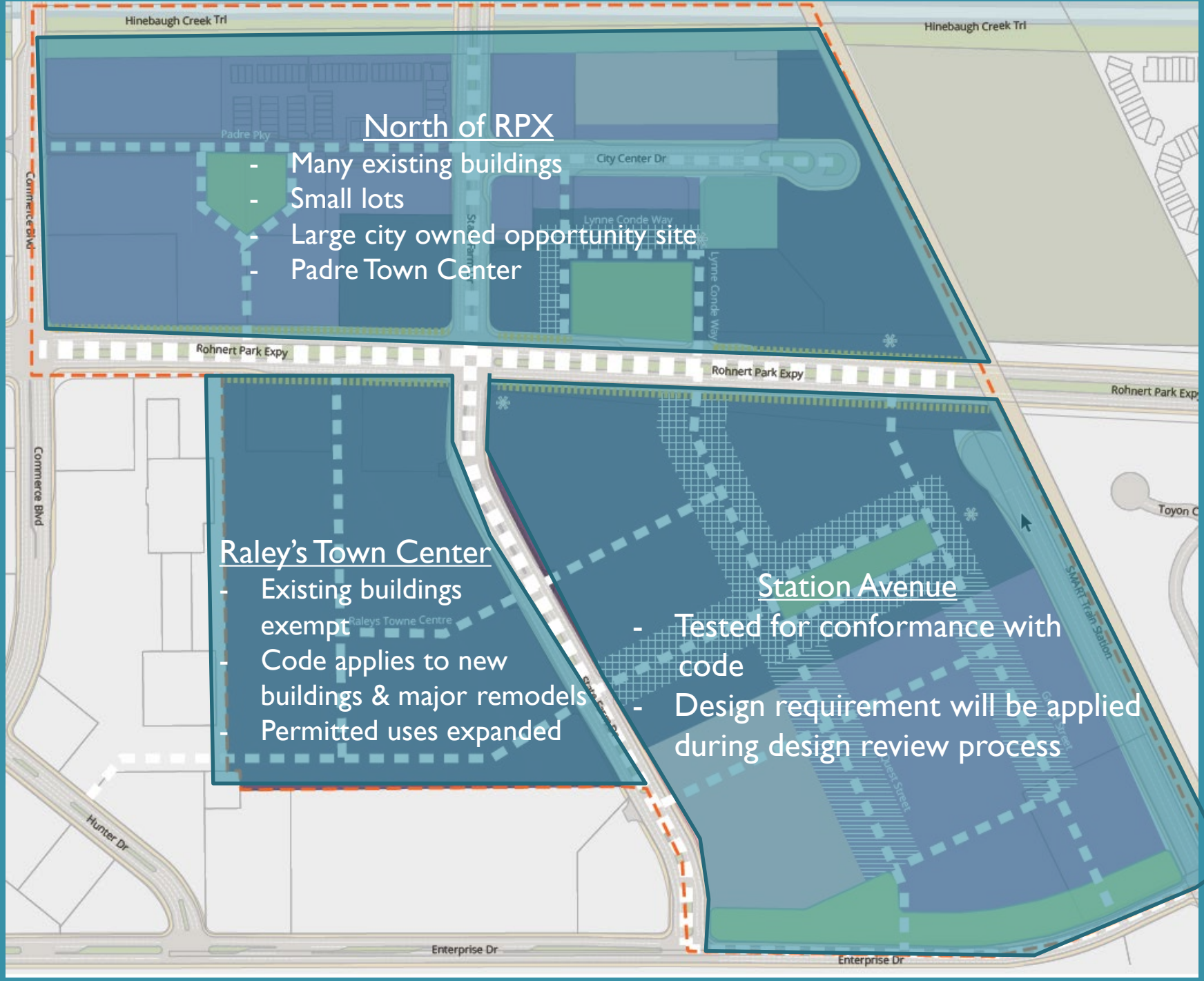
Downtown

Downtown District Amenity Zone

(DDAZ)

Boundary


Hinebaugh Creek Trl
Hinebaugh Creek Trl
Padre Pky
City Center Dr
Commerce Blvd
State Farm Dr
Lynne Conde Way
Lynne Conde Way
Rohnert Park Expy
Rohnert Park Expy
Rohnert Park Exp
Commerce Blvd
Toyon C
SMART Train Station
Raleys Towne Centre
State Farm Dr
Grand Street
Quest Street
Hunter Dr
Enterprise Dr
Enterprise Dr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Hunter Dr
Enterprise Dr
Enterprise Dr
SMART Train Station
Toyon C
North of RPX
- Many existing buildings
- Small lots
- Large city owned opportunity site
- Padre Town Center
Raley's Town Center
- Existing buildings exempt
- Code applies to new buildings & major remodels
- Permitted uses expanded
Station Avenue
- Tested for conformance with code
- Design requirement will be applied during design review process

FBC Transects

Downtown Core

Downtown Main Street

Downtown Neighborhood

Walkable Neighborhood Design

- Implements the regulating plan
- Regulates block sizes, streets, and allocates civic space

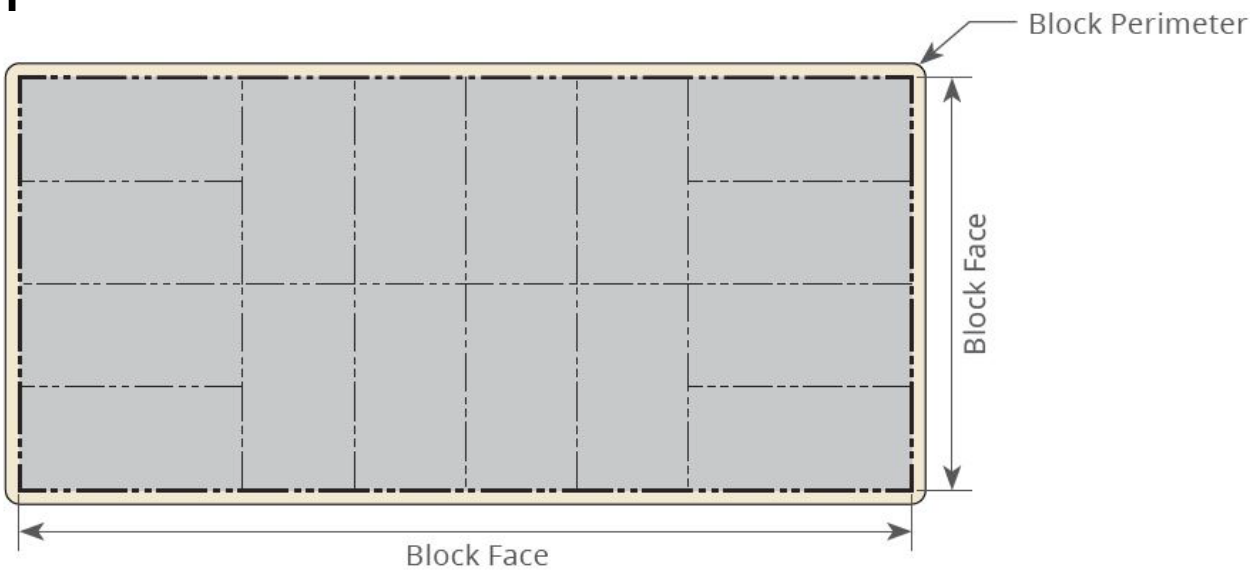


Table 17.06.710.A.2.a: Block Size	
Perimeter Length	2,000 ft. max.
Block Face Length	600 ft. max.

FIGURE 1. DEVELOPMENT PLAN

Frontages

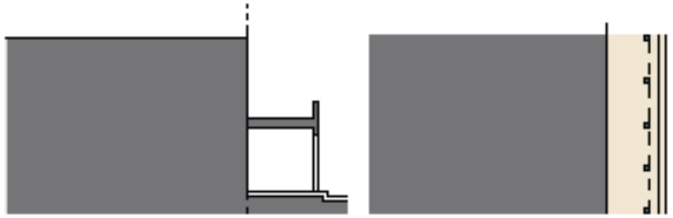
Frontage Examples

Porch: Engaged. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.

Stoop. The main facade of the building is near the frontage line, and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.

Shopfront. The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.
Syn: Retail Frontage, Awning.

Gallery. The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.



Applicability

- Code functions as an "overlay"
- Frontage Requirements
  - Most tenant improvements exempt
  - FBC applies when renovations include more than 50% of existing floor area of building
  - Design review process may still apply
- Walkable Neighborhoods
  - Applies to significant modifications to streets
  - Redevelopment of sites of more than 2 acres

Office/Services	D-N	D-MS	D-C
Adult Day Program	A	A	P
Bank, Financial Services	–	P	P
Business Support Services	–	P	P
Catering	–	P	P
Child Day Care Facility	A	A	P
Health Care Facility			
Major	–	–	P
Minor	–	P	P
Laundry, Coin-Operated	–	P	P
Maintenance Repair Service—Minor	–	–	P
Media Production	–	P	P
Office—Business, Service, Government	P	P	P
Personal Services	P	P	P
Printing and Publishing	P	P	P
Studio—Art, Dance, Martial Arts, Music, etc.	P	P	P
Veterinary Clinic, Animal Hospital	–	P	P

Retail	D-N	D-MS	D-C
Brewpub [2]	–	A	A
Commercial Recreation—Indoor*	A	A	P
Bar/Tavern/Night Club * [2]	–	A [2]	A [2]
Farmer's Market (daily or weekly, year-round)	–	A	A
Kiosk	A	A	A
Liquor Store * [2]	–	A [2]	A [2]
Live-Work Unit	P	P	P
Outdoor and Sidewalk Cafes*	P	P	P
On-Site production of items sold	A	P	P
Restaurant, Cafe, Coffee Shop	P	P	P
Drivethrus	–	–	–
Related alcohol sales[2]	A	A	A
~~Tasting room[2]~~	~~–~~	~~A~~	~~A~~
Retail, General			
≤ 2,500 sf	P [1]	P	P
2,500 sf ≤ 5,000 sf	A	P	P
> 5,000 sf	–	A	P
Related alcohol sales [2]	–	A	A
Smoking/Tobacco Store	–	CUP	CUP
Tasting room [2]	–	A	A
Theater/Performing Arts/Cinema		P	P

Exceptions to Alcohol Beverage Ordinance

- Form-based Code create exemptions from Alcoholic Beverage Ordinance:
- 1000 foot rule:
  - Applies to ABC License #s 40, 42, 48
  - 1,000 ft from schools, places of worship, hospitals, parks, playgrounds
  - 1,000 ft from other alcoholic beverage establishments.
- Permitting and review procedures still required through public safety

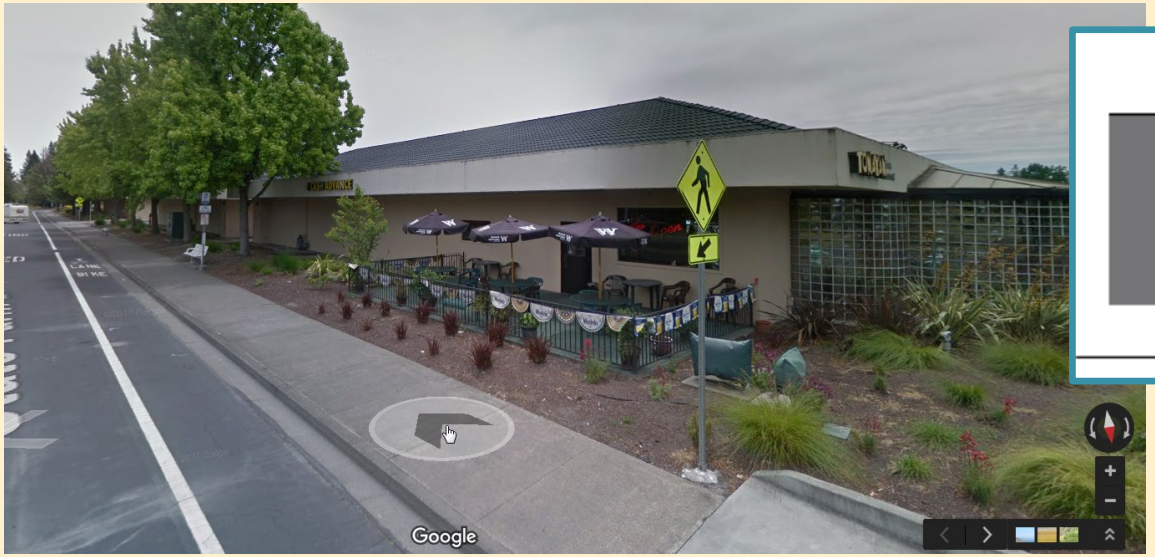
Review Authority

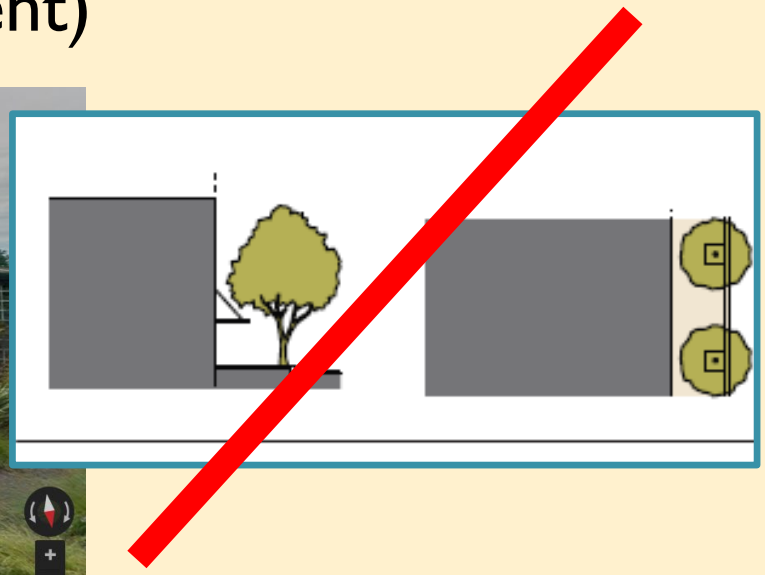
Table 17.06.740.A.3.a: Review Authority					
Type of Action	Applicable Code Section	Director/ Zoning Administrator	DDRB	PC	CC
Interpretation	17.02.040	Decision	--	Appeal	Appeal
Zone Change	17.25, Article VII	Recommendation	--	Decision	Appeal
Administrative Permit (A)	17.25, Article V	Decision	--	Appeal	Appeal
Conditional Use Permit (CUP)	17.25, Article I	Recommendation	--	Decision	Appeal
Minor Modification	17.06.740.C	Decision	--	Appeal	Appeal
Design Review	17.06.740.D	Recommendation	Decision	--	Appeal
Variance	17.25, Article II	Recommendation	--	Decision	Appeal
Certificate of Zoning Compliance	17.25, Article VI	Decision	--	Appeal	Appeal

PC is the DDRB unless it appoints a separate body.

Raley's Request #1

- Requests exemption from Frontage Requirements
- Optional Change would:
  - Exempt all remodels from frontage requirements
  - Requirement would still apply to new buildings and expansions
- Design requirements would still apply
- Option prepared (see attachment)





Raley's Request #2

- Allow drive-thru restaurants in Downtown (without restrictions)
- Optional Change would:
  - Allow replacement / expansion of existing drive-thrus
  - Frontage requirements apply
- Option prepared

  (see attachment)

Recommendation

- Introduce and waive first reading of ordinance to:
  - Adopt an amendment to the Zoning Map (to alter boundaries of the Downtown District Amenity Zone)
  - Adopt and amendment to the Rohnert Park Municipal Code, Chapter 17.06 (Land Use Regulations) to implement a Form-Based code for the Downtown District Amenity Zone

Additional Information

Option to exempt existing buildings from frontage requirements

17.06.700.A.2. Applicability

a. The standards and procedures of this Chapter will be applied to any development within the boundaries of the DDAZ FBC Overlay as shown on the City of Rohnert Park Zoning Map when one or more of the following occur:

   1) The project requires new or modified vehicular access to the site;
   2) The project includes new construction of 2,000 sf or greater;
   3) The project includes addition(s) over 10% ~~or renovations of over 50%~~ of existing gross floor area of the building; and/or
   4) All or part of the project site lies within the Station Center Planned Development (P-D) Zoning district.

b. <u>For all buildings and site improvements, including those not subject to "a." above, any changes to the exterior of a building or site plan elements are subject to the Design Review process established by Section 17.06.740.D of this code.</u>

Option to allow drive-thrus

Restaurant, Cafe, Coffee Shop	P	P	P
Drive Thrus	–	–	–
Related alcohol sales [2]	A	A	A
Existing Drive Thru replacements and/or expansions[3]	–	–	CUP
Retail, General			
≤ 2,500 sf	P [1]	P	P
2,500 sf ≤ 5,000 sf	A	P	P
> 5,000 sf	–	A	P
Related alcohol sales [2]	–	A	A
Smoking/Tobacco Store	–	CUP	CUP
Tasting room [2]	–	A	A
Theater/Performing Arts/Cinema	–	P	P
Temporary Use	TUP	TUP	TUP

Key

P Permitted **A** Administrative Permit **CUP** Conditional Use Permit **TUP** Temporary Conditional Use Permit

– Not Permitted

Land Use Limitations/Notes

[1] Permitted only in Open sub-zone.

[2] Alcohol related uses are permitted in D-MS and D-C and exempt from municipal code section 8.34.040 (D & E) and section 8.34.060 (C &D) which restrict alcohol sales proximate to parks and plazas.

[3] Existing Drive Thrus may be replaced and/or expanded to the following requirements:

a. Private Frontage Required in Section 17.06.730.C.

b. All buildings must place primary entries along public sidewalks.

c. No Drive Thru lanes are permitted between a public sidewalk and the primary entry of the building.