



City of Rohnert Park Planning Commission Report

DATE: February 11, 2016
ITEM NO: 8.1
SUBJECT: Stadium Lands Development Introduction
LOCATION: Parcel Map 180, Lot 1 – Stadium Lands
REQUEST: Update on the Stadium Lands Development
APPLICANT: 356 Advisors and MJW Investments, LLC

Subject

Introductory presentation regarding the Stadium Lands development.

Background

The City of Rohnert Park (“City”) owns approximately 15.25 acres of land at 5870 Labath Avenue on the west side of the City, called Stadium Lands. The City placed the property on the market to be sold for economic development purposes. The amount of property to be sold is approximately 12.25 acres. The City entered into a Purchase and Sale Agreement and Development Term Sheet (“PSA”) with 356 Advisors and MJW Investments, LLC (collectively, the “Developers”). The Developers have put together a proposal on the use of the land, and are initiating the Preliminary Development Plan process.

This property sale is a special case, in that the property is being sold by the City. As mentioned above, the property is being sold for economic development purposes, which is intended to increase the General Fund revenues of the City by at least \$500,000 per year.

The PSA includes a minimum of a 125 room hotel of upscale quality or higher, as well as retail space, high density residential for up to 135 units, and a park. The park component was a requirement based on the high density residential development. The PSA outlines that an amount

of park area and cash value are to be dedicated to the City. This is different than Fiori Estates and the Reserve at Dowdell, in that the park space is not only for the development in which the park is being built, but may serve the other residents in the area.

The revenues generated for the City will support the General Fund, which pays for many of the services provided to residents city-wide, as well as within the project area.

Staff Analysis

The Developers are currently working on their Preliminary Development Plan ("PDP") submittal, and are anticipating submitting an application this month to Development Services. Upon review and acceptance at the staff level, the PDP process will commence with the Parks and Recreation Commission and return to the Planning Commission for approval. When the Planning Commission approves the Priority Development Area ("PDA") an application for a Final Development Plan ("FDP") may be filed. It has been past practice to also take the PDP to the City Council for review prior to the submittal of a FDP, if requested by the applicant, but this is not required by the zoning ordinance.

Environmental Determination

This discussion of the potential development is not subject to CEQA pursuant to Sections 15060(c) (2) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment).

Staff Recommendation


None; this is an informational item.

Attachments:

Stadium Lands Development – Potential Aerial Diagram

APPROVALS:


Bryce Atkins, Senior Analyst


Jeffrey Beiswenger, Planning Manager

2-5-16
Date

2-5-16
Date

Stadium Lands Development—Potential Aerial Diagram

