



ITEM IV-B: REZONE, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT – NERSP PCL 15 LOT 15 (STONE POINT) – 1471 STONE POINT DRIVE - FILE# 2008PL-040 (RZ-000046, GPA-000048, & SPA-000034)

REQUEST

The City requests approval of a Rezone, General Plan Amendment, and Specific Plan Amendment for Lot 15 to change the zoning and land use from Planned Development 178 (PD 178)/Business Professional (BP) to Parks & Recreation to reflect the current use of an existing 2-acre park site (Lot 15) within the Stone Point Master Plan area.

Lot 15 was designated for a park under MPP 01-05. However, due to an oversight, the zoning and land use were never updated to reflect these approvals. This change is administrative in nature and will clean up an inconsistency between the zoning/land use and the approved/existing use of the property.

Property Owner/Applicant: City of Roseville, Planning & Redevelopment Department

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Recommend the City Council adopt two (2) findings of fact for the Rezone;
- B. Recommend the City Council approve the Rezone;
- C. Recommend the City Council approve the General Plan Amendment;
- D. Recommend the City Council adopt one (1) finding of fact for the Specific Plan Amendment; and
- E. Recommend the City Council approve the Specific Plan Amendment.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The Stone Point Master Plan area consists of 19 lots which encompasses 130 acres. The Stone Point area is bound by Miner's Ravine, East Roseville Parkway, Rocky Ridge Road, Eureka Road, and North Sunrise Avenue.

In May 2002, entitlements were processed that permitted the phased construction of a 1.65 million square foot campus consisting of research and development/professional office uses under File# MPP 01-05. At that time, the 130-acre site was subdivided into 19 lots that varied in size from 1.15 acres to 25.9 acres. Of these 19 lots zoned Planned Development 178 (PD 178), Lot 15 was identified within the Stone Point Master Plan as a 2-acre public park which was intended to serve as a recreational amenity for employees within the campus.

In 2005, additional entitlements were approved for the Stone Point area that permitted the rezone of Lots 8-14 from PD 178 to Attached Housing (R3) for Lots 8 & 9 and 11-14 and from PD 178 to Parks and Recreation (PR) for Lot 10. As residential projects are required to pay fees related to park dedication and neighborhood parks, park credits were given to the project based on the two, two-acre parks anticipated on Lots 10 & 15. At that time, a Rezone (RZ), General Plan Amendment (GPA), and

Specific Plan Amendment (SPA) should have been processed for Lot 15 (as was done for Lot 10) to bring the zoning and land use for Lot 15 into conformance with the Master Plan.

In April 2007, the construction of the two-acre public park on Lot 15 was completed. The park is known as Piches Park and has been dedicated by the previous property owner to the City. Consistent with the intent of the Master Plan, the park serves the existing employees of the campus and will be available to serve the future residents and employees of the plan area.

Currently, Lots 8 & 9 are proposed for a RZ, GPA and SPA (among other entitlements) to allow for office and lodging/sports and recreation uses on the properties. As this project is under consideration, staff wanted to take the opportunity at this time to clean up the inconsistency between the zoning/land use and the approved/existing use on Lot 15.

EVALUATION

As indicated in the project description, Lot 15 is already developed as a park consistent with the Stone Point Master Plan, which is the guiding document for the development of the Stone Point campus. Previous analysis and actions determined that the site was a suitable park site and is consistent with the General Plan, Specific Plan, and Stone Point Master Plan. The RZ, GPA, and SPA are merely being carried out to correct an inconsistency between the zoning/land use and the approved/existing use on Lot 15. Consistent with the findings listed in the recommendation section of this report, staff has determined that given the administrative nature of the changes that the proposed project: 1) will not have a negative impact on the public interest, health, safety and welfare of the City and 2) subject to the approval of the RZ, GPA, and SPA, the project will be consistent with the objectives, policies, programs and land use designations specified in the General Plan and the Northeast Roseville Specific Plan.

CONCLUSION

This action will allow for the zoning and land use designation for Lot 15, to be consistent with its approved use as indicated in the Stone Point Master Plan as well as its existing use as a developed public park.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration was previously adopted on May 23, 2002 under MPP 01-05 for the Stone Point Master Plan area that anticipated and evaluated the change in zoning and land use for Lot 15. Based on the approved Mitigated Negative Declaration/Initial Study that was prepared/adopted, the Planning Commission determined that with mitigation measures, the project would not have a significant effect on the environment. The Planning & Redevelopment Director has confirmed that this project is consistent with the previously adopted Mitigated Negative Declaration and that no further environmental review is required.

RECOMMENDATION

The Planning & Redevelopment Department recommends the Planning Commission take the following actions:

- A. Recommend that the City Council adopt the two (2) findings of fact as stated below for the **REZONE - NERSP PCL 15 LOT 15 (STONE POINT) – 1471 STONE POINT DRIVE – FILE # 2008PL-040 (RZ-000046)**:

1. *The proposed rezone is consistent with the General Plan; and*

2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- B. Recommend that the City Council approve the **REZONE - NERSP PCL 15 LOT 15 (STONE POINT) – 1471 STONE POINT DRIVE – FILE # 2008PL-040 (RZ-000046)** as shown in **Exhibit A**.
 - C. Recommend that the City Council adopt a resolution approving the **GENERAL PLAN AMENDMENT – NERSP PCL 15 LOT 15 (STONE POINT) – 1471 STONE POINT DRIVE – FILE # 2008PL-040 (GPA-000048)** as shown in **Exhibit B**.
 - D. Recommend that the City Council adopt the one (1) finding of fact as stated below for the **SPECIFIC PLAN AMENDMENT – NERSP PCL 15 LOT 15 (STONE POINT) – 1471 STONE POINT DRIVE – FILE # 2008PL-040 (SPA-000034)**:
 1. *The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and Northeast Roseville Specific Plan.*
 - E. Recommend that the City Council approve the **SPECIFIC PLAN AMENDMENT – NERSP PCL 15 LOT 15 (STONE POINT) – 1471 STONE POINT DRIVE – FILE # 2008PL-040 (SPA-000034)** as shown in **Exhibit C**.

EXHIBITS

- A. Rezone
- B. General Plan Amendment
- C. Specific Plan Amendment