

# PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING SEPTEMBER 11, 2008

Prepared by: Elisa Reynolds, Associate Planner

ITEM V-A:

REZONE - NWRSP URBAN RESERVE REZONE - PCL 73B - 2551 WOODCREEK OAKS & 1585 PLEASANT GROVE BLVD - FILE# 2008PL-094 (RZ-000048)

## **REQUEST**

The Planning and Redevelopment Department requests approval of a Rezone for two (2) undeveloped parcels in the Northwest Roseville Specific Plan Area. This change is administrative in nature and will remove the outdated Urban Reserve zoning and replace it with current zoning that reflects the approved/existing use of the property (Mahany Park and Woodcreek High School).

Property Owner: City of Roseville, Roseville Joint Union High School District Applicant: City of Roseville, Planning & Redevelopment Department

### **SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Recommend the City Council adopt the two (2) findings of fact for the rezone; and
- B. Recommend the City Council approve the rezone.

#### **SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this request.

# **BACKGROUND**

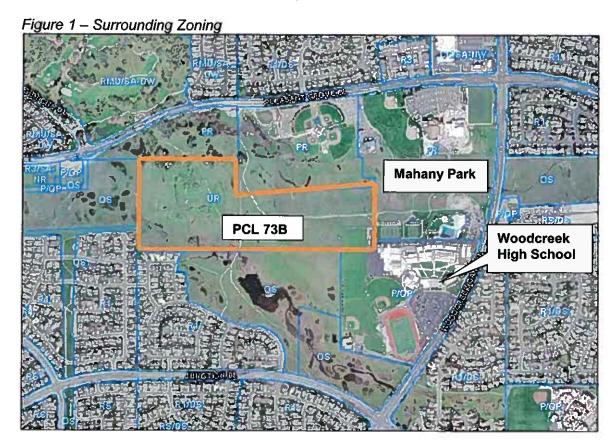
In May 1989, the City Council adopted the Northwest Roseville Specific Plan (NWRSP). The subject of this rezone action is NWRSP Parcel 73B, which is currently zoned Urban Reserve (UR). Parcel 73B, consists of two parcels which are located south of (behind) Mahany Park and west of (behind) Woodcreek High School (see Exhibit A or Figure 1 below). Parcel 017-370-016 is a 2.28-acre parcel adjacent to Woodcreek High School owned by the Roseville Joint Union High School District. Parcel 017-370-015 is a 46.1-acre parcel adjacent to Mahany Park owned by the City of Roseville. Both parcels have a land use designation of Open Space (OS). There is no change to the land use designation proposed with this action.

Parcel 73B was designated Urban Reserve as a location that "could potentially absorb any overflow of dwelling units" (NWRSP, 2-13). The plan area is now built-out and Parcel 73B has been absorbed into Woodcreek High School and Mahany Park. As shown in Exhibit A, staff proposes to rezone the parcels to conform to their actual use: Parks and Recreation (PR) and Public/Quasi-Public (P/QP).

### **EVALUATION**

Section 19.16.010 defines the Urban Reserve zoning designation as "lands that are anticipated to receive urban land use entitlements". The UR zoning designation was appropriate while Parcel 73B was being reserved in case it was needed for the siting of overflow dwelling units within the plan area. However, the UR zoning is not consistent with the actual use of the property.

As indicated in the project description and shown in Figure 1 below, the 46-acre portion of Parcel 73B has been used as an open space area at Mahany Park and the 2.2-acre portion of Parcel 73B has been absorbed into the Woodcreek High School campus. This rezone will simply correct an inconsistency between the zoning and the existing use of Parcel 73B.



# **CONCLUSION**

This action will allow the zoning of Parcel 73B to be consistent with its land use designation, its actual use, and with the zoning designations of other parks and schools.

#### **ENVIRONMENTAL DETERMINATION**

This project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15183(a)(b) pertaining to projects consistent with a Community Plan, General Plan, or zoning for which an EIR was certified. The project is consistent with the Northwest Roseville Specific Plan and corresponding EIR adopted in May 1989, and with the City of Roseville 2020 General Plan and corresponding EIR adopted in February 2004, and the existing land use designation on the subject parcels.

# **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 NWRSP URBAN RESERVE REZONE PCL 73B 2551 WOODCREEK OAKS & 1585 PLEASANT GROVE BLVD FILE# 2008PL-094 (RZ-000048):
  - 1. The proposed rezone is consistent with the public interest, health, safety, and welfare of the City; and
  - 2. The proposed rezone is consistent with the General Plan and the Northwest Roseville Specific Plan.
- B. Recommend that the City Council approve the REZONE NWRSP URBAN RESERVE REZONE PCL 73B 2551 WOODCREEK OAKS & 1585 PLEASANT GROVE BLVD FILE# 2008PL-094 (RZ-000048) as shown in Exhibit A.

### **EXHIBIT**

A. Rezone

# **Rezone Exhibit** Project #: RZ-000048, Development #: 2008PL-094 Existing Zoning Proposed Zoning Parks & Recreation Urban Reserve (UR) 1585 Pleasant Grove Blvd (PR) Public /Quasi-Public 2551 Woodcreek Oaks Blvd Urban Reserve (UR) (P/QP) **SUN CITY GOLF COURSE** PLEASANT GROVE BL 196 (T) (M) 1 (M) 1 (M) **BEAR DOG PARK** MAHANY-1585 Pleasant PARK Grove Blvd 2551 Woodcreek Oaks Blvd E 2 2 E FT NO. FT de et no. et con et con WOODCREEK ¥ ¥ ¥ **HIGH SCHOOL** ₩ 2 2 1 mos 8 5 8 5 JUNCTION BL 1,000 500 **ELLIOT** PARK

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