

ITEM III.B: WORKSHOP REGARDING COMPACT RESIDENTIAL DEVELOPMENT

REQUEST

Staff is providing the Planning Commission and Design Committee an overview of the entitlement review process and design guidelines related to compact residential development. This item is for informational purposes and no action is requested.

BACKGROUND

In December 2004, the Sacramento Council of Governments (SACOG) Board of Directors adopted the "Preferred Blueprint Scenario", which is a vision for growth in the Sacramento region that promotes compact, mixed-use development and more transit choices as an alternative to low density development. The goal of SACOG's efforts was to move the region toward a land use pattern that would result in less overall acreage developed and less traffic congestion.

In May 2005, the Roseville City Council adopted "Implementation Strategies to Achieve Blueprint Project Objectives". The Implementation Strategies examined expectations, solutions and ways to educate the public and decision makers on options to implement the Blueprint principles. A key recommendation of the City's Implementation Strategies was to revise the City's Community Design Guidelines to encourage attractive and efficient compact building design.

In August 2007, the City Council authorized the Community Design Visioning Committee and appointed ten stakeholders to sit on this advisory committee. Among the Council's specific charges for the committee was to create new guidelines for compact residential housing. Over a six month period, the Committee crafted revised design guidelines for Planning Commission review and City Council approval.

In February 2008, the Planning Commission recommended the City Council adopt revised Community Design Guidelines that, among other changes, included new guidelines for compact residential housing. In March 2008, the City Council followed the Planning Commission's recommendation and adopted revised Community Design Guidelines. In April 2008, the City Council adopted a Zoning Ordinance Amendment to implement design review for Compact Residential Development projects. This amendment requires design review (Design Review Permit for Residential Subdivision, or DRRS) for all attached or detached single family housing units on property with a General Plan land use designation of Medium Density Residential or higher (seven dwelling units per acre or higher). At the time, a DRRS was only required for residential projects on parcels zoned Small Lot Residential (RS) where modifications to the RS Supplemental Design Standards were requested.

As the overall economy continues to recover and residential development increases, staff is expecting an increase in applications for subdivision maps and design review permits for compact residential developments. Within the West Roseville, Sierra Vista and Creekview Specific Plans, there are over 35 large lot parcels with a land use designation of medium density residential. In anticipation of these applications, staff would like to provide both the Planning Commission and Design Committee with a refresher of the entitlement process and design guidelines related to compact residential development.

ENTITLEMENT PROCESS

- 1) Concurrent Tentative Map and Design Review: In most instances, a Design Review Permit for Residential Subdivisions (DRRS) will be processed concurrently with a Tentative Subdivision Map. Therefore, the approving authority for the DRRS is the Planning Commission. The Zoning Ordinance does allow for the Design Committee to provide the Commission an advisory recommendation if the Planning Manager considers a DRRS application to be inconsistent with the goals and intent of the Community Design Guidelines.
- 2) Deferred DRRS: In some instances, a developer will process a Tentative Subdivision Map for a compact residential development prior to selecting a homebuilder to construct the project. In these instances, the process is similar to that described above, however the DRRS is acted on by the Planning Commission at a date after the Commission approves the Tentative Subdivision Map.

COMPACT RESIDENTIAL DESIGN GUIDELINES

The Community Design Guidelines for Compact Residential Development are included in this report as Attachment 1. The Supplemental Design Standards for the RS District is included in Attachment 2. Staff will provide the Commission and Committee a brief overview of these guidelines and standards.

Attachments

1. Compact Residential Development Design Guidelines
2. Supplemental Design Standards for the RS District