

# Round Barn Village General Plan Amendment & Rezoning

Planning Commission

---

November 30, 2017

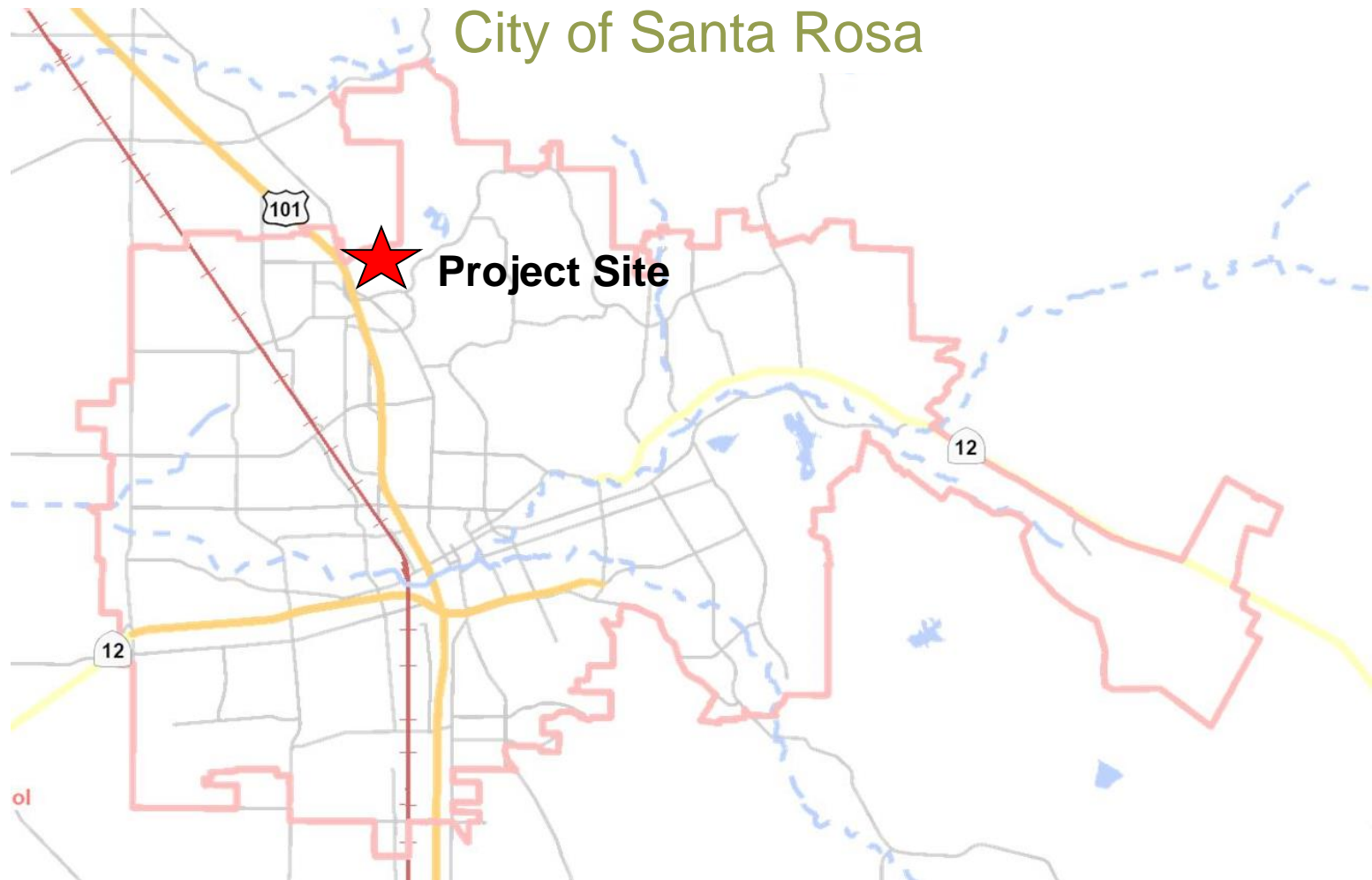
Aaron Hollister  
Planning Consultant  
Planning and Economic Development

## General Plan Amendment and Rezoning of 40.18-acre project site

- General Plan Amendment from Business Park to Medium Low Density Residential and Open Space
- Rezoning from PD72-001 to R-1-6 and Open Space Conservation
- No development proposal and no other entitlements at this time

# Project Location

## 0 Round Barn Boulevard





# Project Location

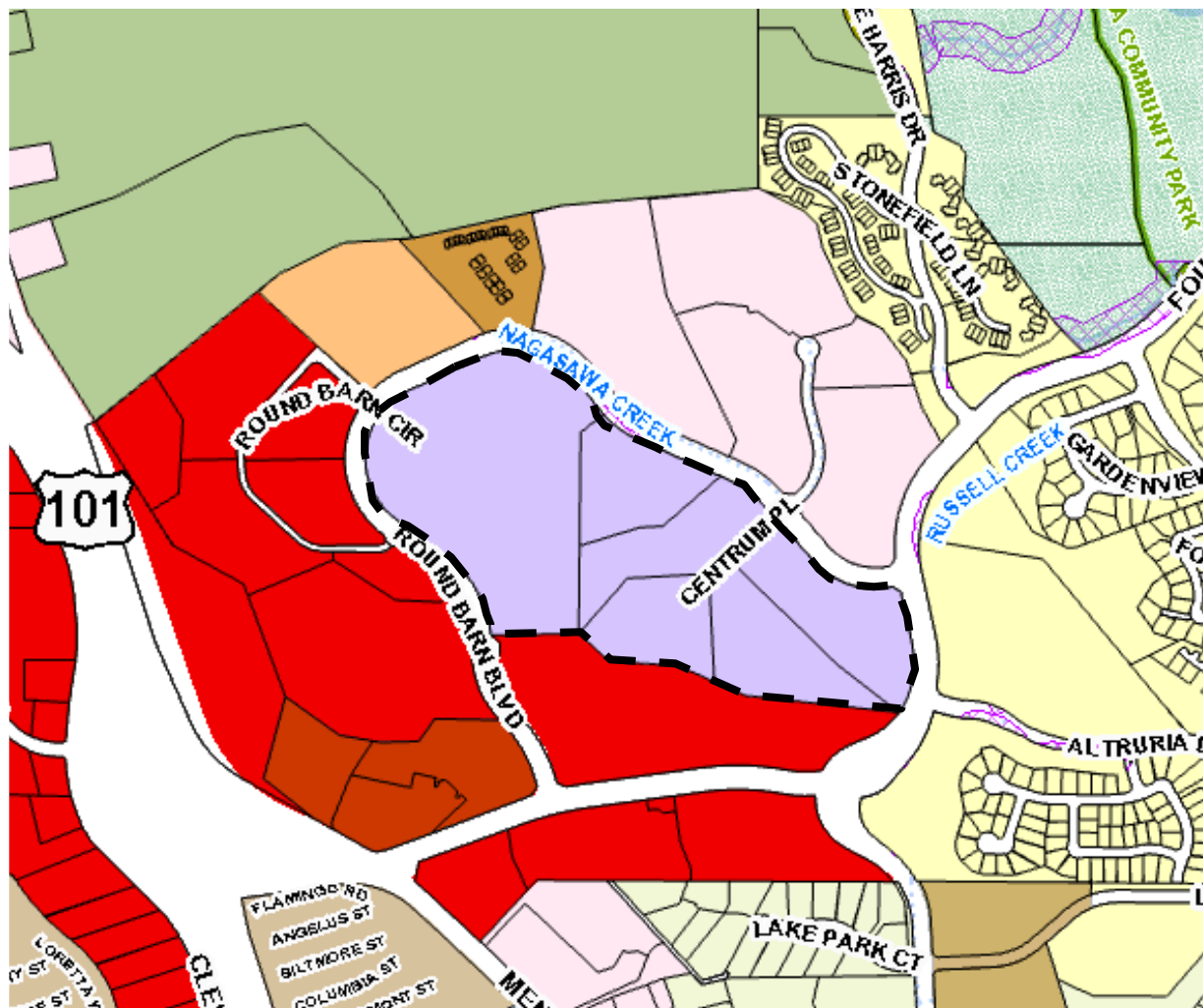
## 0 Round Barn Boulevard

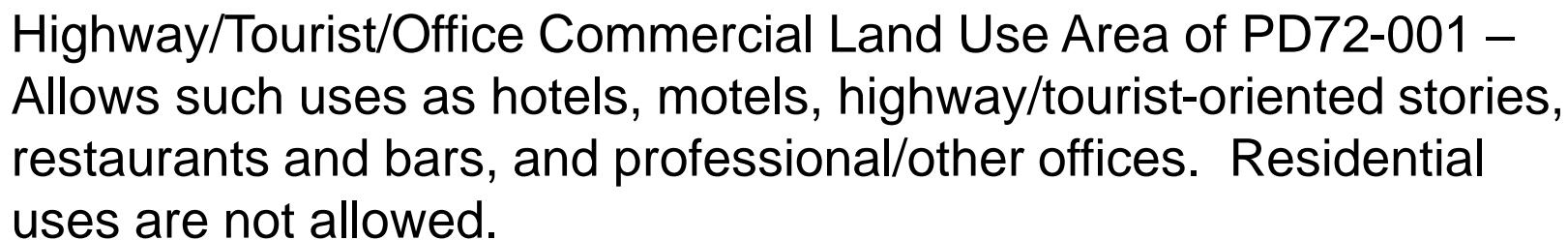


- October 26, 2016 – Pre-Application Neighborhood Meeting. No attendees from the public.
- February 1, 2017 – General Plan Amendment and Rezoning Application
- The application was determined to be complete upon submittal
- June 28, 2017 and September 11, 2017 – The Applicant re-submitted application refinements

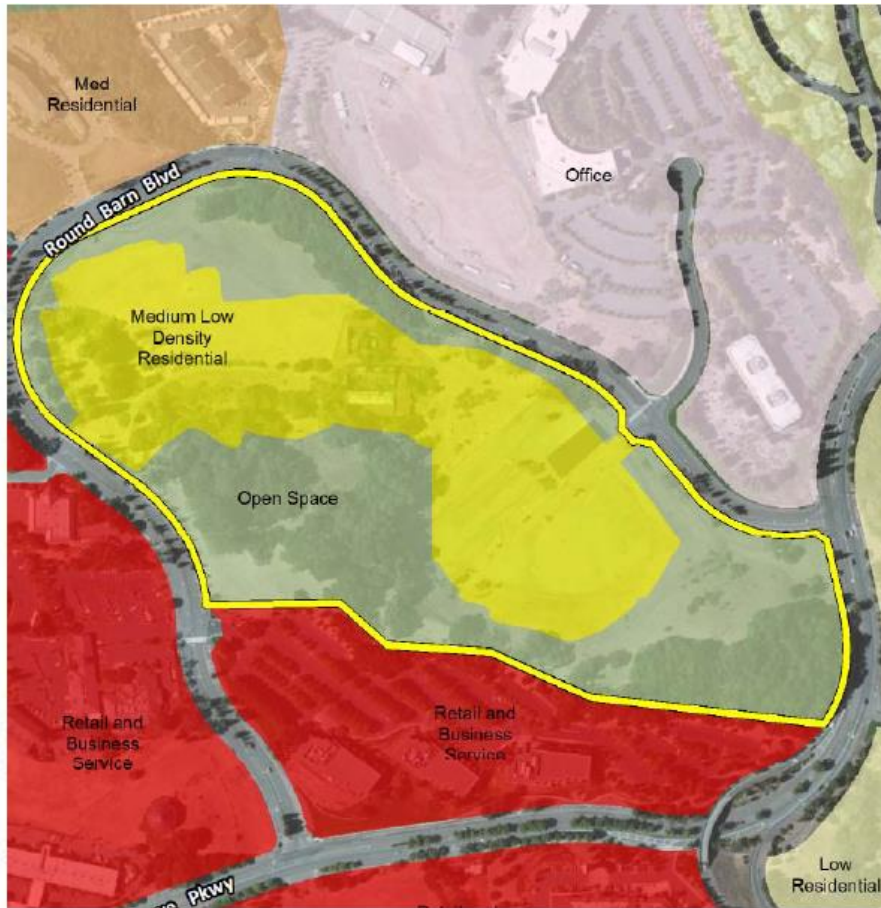


# Existing General Plan

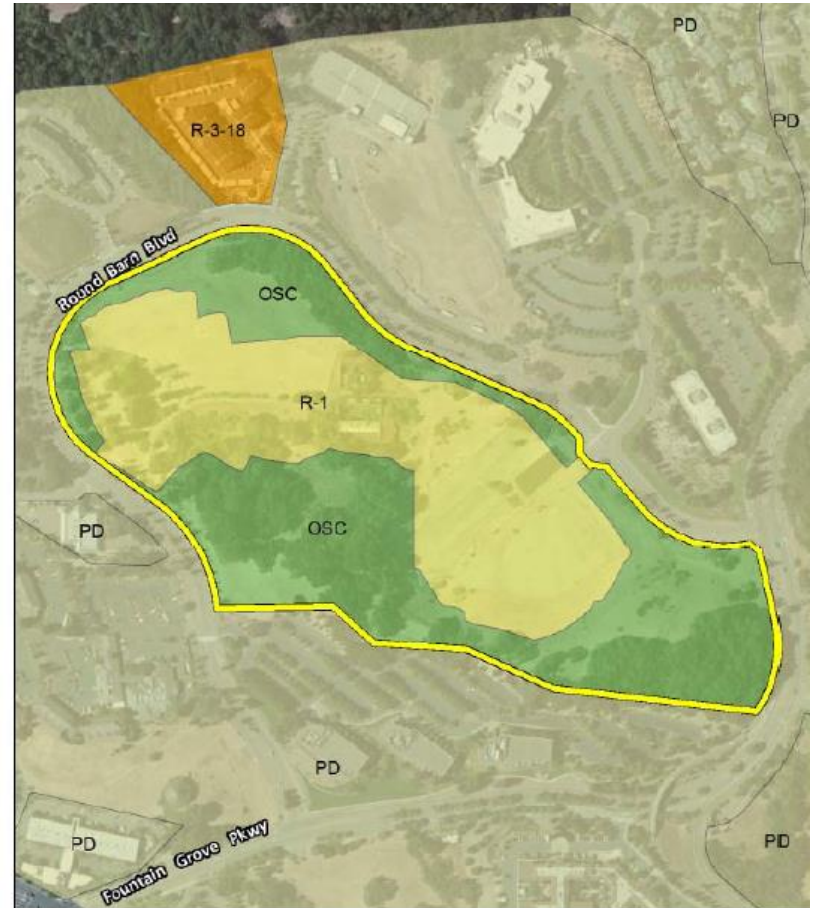




# General Plan Amendment & Rezone



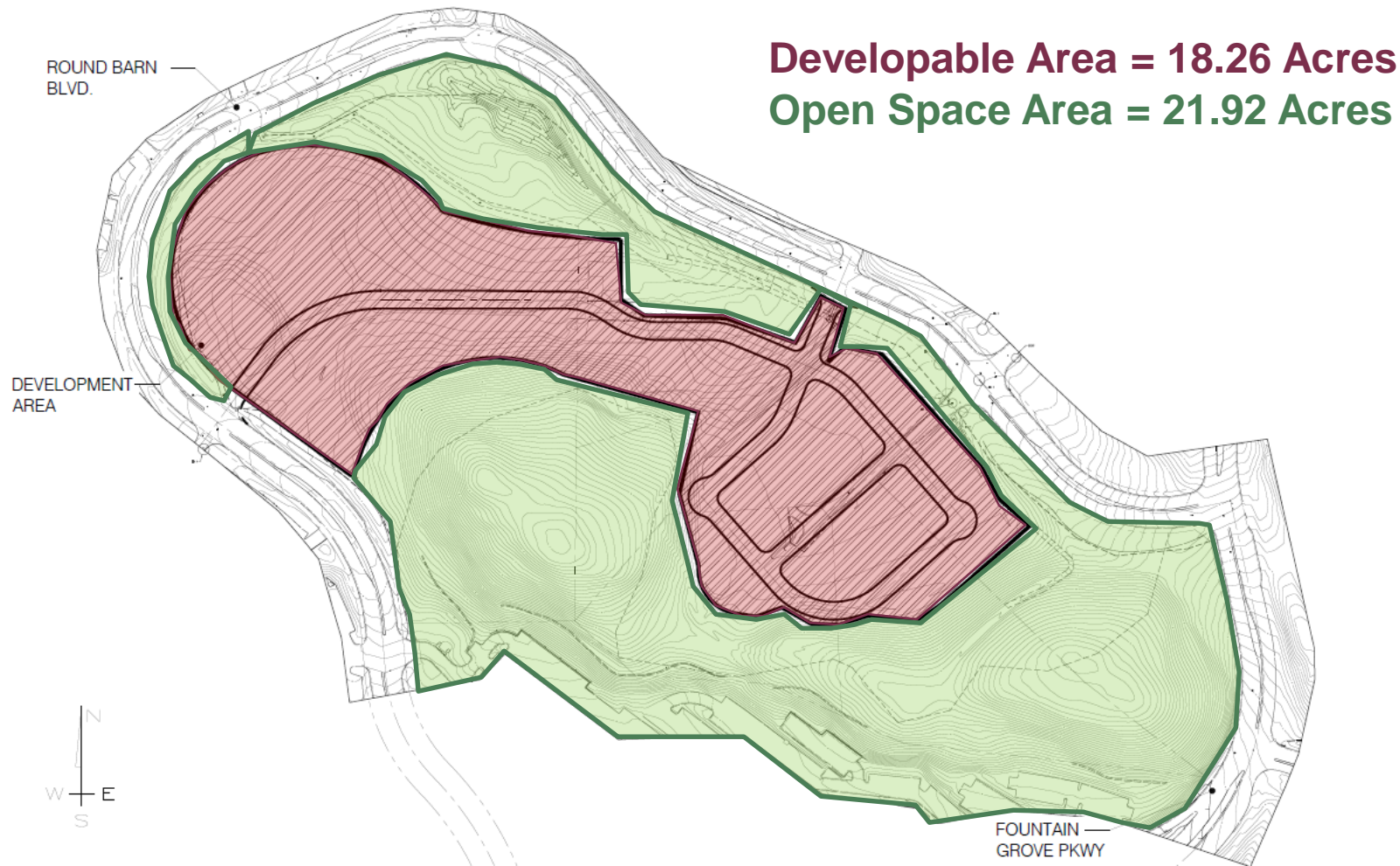
PROPOSED: MEDIUM-LOW DENSITY & OPEN SPACE  
GENERAL PLAN



PROPOSED: R-1 & OSC  
ZONING



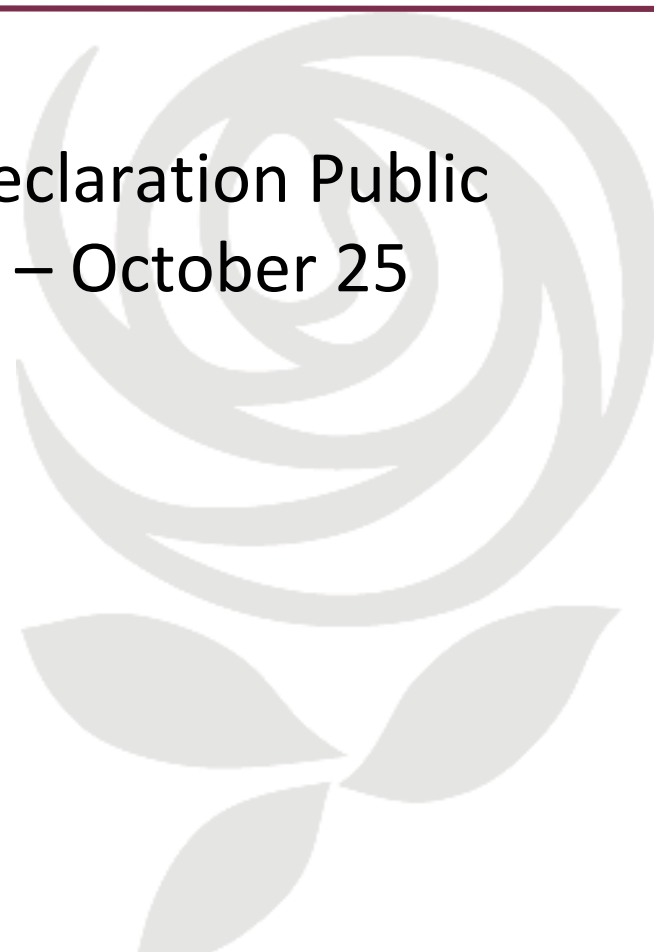
# Sample Development Plan



# Environmental Review

## California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration Public Review Period from September 25 – October 25
- Mitigation measures related to:
  - Air Quality
  - Biological Resources
  - Cultural Resources
  - Geology & Soils
  - Hazards & Hazardous Materials
  - Noise



- Absorption Rate & Demand for Business Park Uses in Santa Rosa
- Traffic – Residential Trips vs. Business Park Trips; Cumulative Traffic with planned uses in area



- Existing Buildings and Developable Lands could accommodate 4.1 million square feet of industrial and office uses
- Annual Absorption Rate is 140,000 square feet
- 4.1 million square feet could absorb 30 years' worth of demand in the City
- Cannabis Production Effects
  - Will rents and demand for industrial/business park space increase as a result of the industry?

- Potential Residential Project at maximum density would result in 2,308 fewer daily trips
- Cumulative traffic impacts related to proposed resort project in County Jurisdiction



# Public Comments

---

- A comment was received from the Cumulative traffic impacts related to proposed resort project in County Jurisdiction from the Greenbelt Alliance
- No other public comment was received



It is recommended by Planning and Economic Development Department that the Planning Commission make the following recommendations to City Council:

1. Recommend adoption of the MND & MMRP
2. Recommend approval of the General Plan Amendment Request
3. Recommend approval of the Rezoning Request

Aaron Hollister  
Planning Consultant  
Planning and Economic Development  
[ahollister@srcity.org](mailto:ahollister@srcity.org)  
(707) 543-4634

