

## **Attachment 1**

### **Key Revisions Between the Preliminary Draft and Hearing Draft of the Specific Plans**

The Preliminary Draft Specific Plans were published in July 2022, after which two workshops were held to discuss the drafts. Below is a description of the key changes and revisions made as part of the Public Hearing Draft Specific Plans published in September 2022.

#### Atlantic Street Corridor

- The boundaries of the Atlantic Street Corridor Specific Plan have been modified, and are no longer proposed to include any of the single-family residential properties south of Shearer Street.
- In the Atlantic Street Corridor Specific Plan, properties north of Shearer Street which are currently zoned for single-family or two-family uses (these are the properties east of East Street) remain unchanged; previously we had proposed to change this to multifamily residential zoning.
- In the Atlantic Street Corridor Specific Plan, the permitted uses in the General Commercial zone are proposed to be changed to ensure the existing businesses on Wills Road may continue without becoming inconsistent with the zone. As revised, auto body uses would only require a Conditional Use Permit if the business is within 300 feet of a residential property, instead of a Conditional Use Permit always being required. The result of this proposal is that auto body uses along Atlantic Street will continue to require a Conditional Use Permit, but auto body uses on Wills Road will not.

#### Douglas-Sunrise Corridor

- In the Douglas-Sunrise Corridor Specific Plan, properties north of Cardinal Way which are currently zoned for single-family or two-family uses are proposed to remain unchanged; previously we had proposed to change this to multifamily residential zoning.
- In the Douglas-Sunrise Corridor Specific Plan, the commercial area between Lead Hill Boulevard and Sierra Gardens drive was proposed to be rezoned, with a portion Community Commercial and a portion General Commercial. This proposal has been changed to rezone the entire area Community Commercial. In further review of the businesses located on the property, the Community Commercial zone is most consistent with the existing uses.

#### New General Policies and Policy Modifications

- Accessibility was added as a key consideration when determining pavement treatments, in response to a comment that some treatments make the ground uneven and difficult to traverse.
- A new policy on preservation and reuse was added to the Atlantic Street and Douglas-Harding Corridor Specific Plans, offering the incentive of streamlined processes to projects, which propose to retain the key features of buildings constructed in the 1940s or earlier. This was in response to comments that preservation and reuse should be a consideration in the plans.
- The affordable housing policy was revised to include a trigger, which is that the required 10% affordability goal must be achieved prior to the occupancy of the 400<sup>th</sup> unit in the Plan Areas.
- In the Design Guidelines, the Multifamily residential step back rule was revised to provide a quantified definition for “no more than one story taller.” The revised language reads “no more than one story (not to exceed 15 feet) taller.”

- In the Design Guidelines, the step back rule was added to the Commercial and Mixed Use Guidelines.
- In the Design Guidelines, the Frontage Improvement Guidelines and Standards FI-2 has been revised to provide a definition of “large canopy trees.” The standard has also been modified to indicate that porches, stairs, and building entry features may be located within a landscape area. The purpose of this modification was to clarify that building entries connected to the sidewalk would be permitted. Finally, the standard was modified to indicate that landscape materials should be water-conserving, and should harmonize with adjacent, updated frontage designs.

### New Plan Features

- A glossary has been added to each Corridor Plan.
- The Land Use chapters have been updated to include more explanation and description of land use designations and zoning designations.
- The Public Hearing drafts have been formatted to include additional imagery, color, and visual interest, in order to make the finished versions of each plan more engaging. The Preliminary Draft plans were largely focused on text, and imagery was limited to the necessary figures (streetscape plans, land use plans, etc).
- The revised proposal is to place all development standards and processes within the City’s Zoning Ordinance (Roseville Municipal Code Chapter 19), in a new Special Area chapter (rather than a stand-alone Special Area Ordinance) titled Chapter 19.33 Commercial Corridor Plans. The Preliminary Draft plans included all development standards and processes within the Corridor Plan (Design Guidelines and Implementation chapters). This was included to ensure all elements of the plans could be found in a single place. However, these development standards and processes must be adopted through a Special Area Ordinance, which would be a separate document. This duplication of standards, in an Ordinance and in each plan, could lead to confusion and version-control issues in future. Also, stand-alone Ordinances are difficult for members of the public to find or access. The revised proposal to include all of the standards and processes in the Zoning Ordinance will ensure the Ordinance is easy to access and is in the same place as the citywide development standards and processes. To avoid duplication, all of the regulatory standards and processes have been removed from the Corridor Plans; references and links to the location of the standards in the Zoning Ordinance are provided instead. We then remade the process descriptions in the Corridor Plans into user-friendly summaries of how the regulatory processes work, including flow charts. This approach means that vital information remains within the Corridor Plans, written in a more accessible way. For the more legalistic, regulatory language, the Corridor Plans direct readers to the Zoning Ordinance.