



Age Restricted (AR) Residential Rezone Policy August 2015

Currently there are no existing General Plan policies that provide direction for the conversion of large areas¹ of previously entitled property within a specific plan area or entitled property subject to a Development Agreement, to exclusively Age Restricted communities. The "Policy" that is contained within this document is being proposed to provide this framework. It has been developed based on supporting the core elements of the City's Mission, Vision and Values.

Intent:

To address Age Restricted (AR) requests, the intent of this document is to provide supporting implementing policies. These implementing policies are intended to support the City's Mission Statement. The overarching goal to be applied to AR Rezone requests is to allow for age-restricted uses without creating undue burdens to the City's General Fund or public services, and to provide a Citywide balance of land uses including; a mix of housing types for all segments of the community. Roseville's Specific Plans have been created comprehensively, and shall continue to maintain their individual vision, such as; maintaining transit corridors and alternative transportation connections, commercial centers, balanced schools, parks and amenities.

General Plan:

The primary policy document that the Age Restricted (AR) Rezone Policy supplements is the City's GENERAL PLAN. The General Plan serves as the long-term policy guide for the physical, economic and environmental growth of the City. It provides a statement of the community's vision relating to land use, circulation, air quality, open space and conservation, parks and recreation, public facilities, safety, noise and housing. The General Plan consists of a series of goals, policies and implementation measures to be applied in combination with the Guiding Principles in the preparation and review of new development proposals. All development is required to be consistent with the General Plan and be in substantial consistency with the vision of the specific plan.

City of Roseville Mission, Vision & Values:

The Mission, Vision & Value Statements are intended to provide an overall vision of where the City is heading and identify the values it will use to get there. The City's adopted Mission is to:

"Create and maintain a vibrant community environment and enhance the quality of life for our residents, businesses, customers and partners by providing exceptional facilities, programs and services in a fiscally responsible manner."

¹ Defined as a rezone over 10 acres in size that would convert non-residential uses to residential uses. Existing low density and medium-density residential are allowed by right. Maintaining the existing balance of land uses, and simply moving uses around would be considered de minimis and would not be subject to the rezone policy.

Policy:

The following provides a summary of each applicable Mission, Vision & Value Statement, followed by the corresponding discussion of the Policy Requirements:

1. **FISCAL HEALTH** – *the intent of this vision statement is to ensure the City's ability to fund all desired services at a very high level and assure budget control and predictability by maintaining ample fiscal reserves.*

Any proposed project should individually result in a fiscal benefit to the City or, at a minimum, no negative effect on the General Fund. Each project shall be modeled individually for Citywide impacts utilizing the City's fiscal model.

- **Any Age Restricted Rezone shall, on a stand-alone basis, have an overall neutral or positive fiscal impact on the City's General Fund services.**

At a minimum, existing fee structures within the adopted Development Agreement (DA) for development of City amenities, public benefit fee, operations, and facilities (e.g. parks, fire stations, libraries, etc...) will remain consistent with the original DA provisions unless modified by the City.

- **Increases in General Fund service demands shall be mitigated by a Communities Facilities District (CFD) or other mechanisms to offset the costs of the project.**
- **Development Agreement amendments shall include a waiver, or at City's discretion a reduction of the fee deferral.**

2. **A WELL-PLANNED COMMUNITY** – *the intent of this vision statement is to establish the City's desire to develop a well-conceived and well-integrated set of plans to guide decision making and resource allocation. A well-planned community also stresses the need to work closely with neighborhood organizations, local and regional agency partners and the private sector.*

At a minimum the proposed project shall maintain the original vision of the specific plan including walkability, access to services, and a balance of land uses.

- **Any AR Rezone within an adopted specific plan shall require a specific plan amendment and all associated entitlements (SPA, DA, GPA, etc.).**
- **Any AR Rezone shall maintain the original vision and implement the policies of the specific plan**
- **Any AR Rezone shall meet the City's affordable housing goals consistent with the City's Housing Element.**
- **No more than fifteen percent (15%) of all residential units shall be converted to age restricted per specific plan, to ensure that the specific plan remains balanced. Any request above 15% may be considered subject to Council direction.**
- **Public amenities as identified in the specific plan shall be maintained.**

- 3. A STRONG COMMUNITY IDENTITY AND SENSE OF PLACE** – *the intent of this vision statement is to develop a balance of land uses including housing, employment sites, shopping areas, schools, parks and open space etc. This includes a vibrant downtown, a positive image in the region and pride in the community.*

The City's General Plan includes policies relating to land use types, mixes, intensity and overall form and ensuring the need for an orderly development pattern facilitating the provision of services in an efficient and economical manner. In addition, it is important that new development protect existing neighborhoods and create identity in new neighborhoods.

- **Any AR Rezone proposal shall maintain the integrity of neighborhoods and create a sense of place in new neighborhoods.**
- **Any AR Rezone must include provisions for converting back to non-age restricted land uses should market demands change in the future.**

- 4. COMMUNITY INFRASTRUCTURE THAT IS COMPLETE AND UP-TO-DATE** – *the intent of this vision statement is to provide state of the art and well-maintained roads, utilities, and facilities.*

- 5. A HEALTHY, SAFE AND SECURE COMMUNITY** – *the intent of this vision statement is to maintain a community in which all involved feel safe and secure.*

- 6. THE HIGHEST QUALITY COMMUNITY SERVICES AND ORGANIZATIONS** – *the intent of this vision statement is to encourage community service organizations, assist the disadvantaged, facilitate programs and services, and in doing so, the City's cost effectiveness and efficiency lower the private sector's cost of doing business in Roseville.*

The General Plan includes numerous policies relating to public facilities and services. These include policies that address funding and desired service levels for roadways, water, wastewater, electric, solid waste, libraries, police and fire. The Guiding Principles emphasize that new development must fully fund needed facilities and services and not impact the cost or reliability of those services provided to current residents and businesses.

- **Any AR Rezone shall include a plan to ensure full funding and maintenance of improvements and services at no cost to existing residents (including increased utility rates). A proposal shall not burden/increase the cost, or diminish the supply and reliability of services.**
- **Any AR Rezone shall include planned public transportation to the project location, within a minimum 1/4 – mile walking distance.**
- **Any AR Rezone shall work with the school district to minimize impacts to existing or planned schools.**