

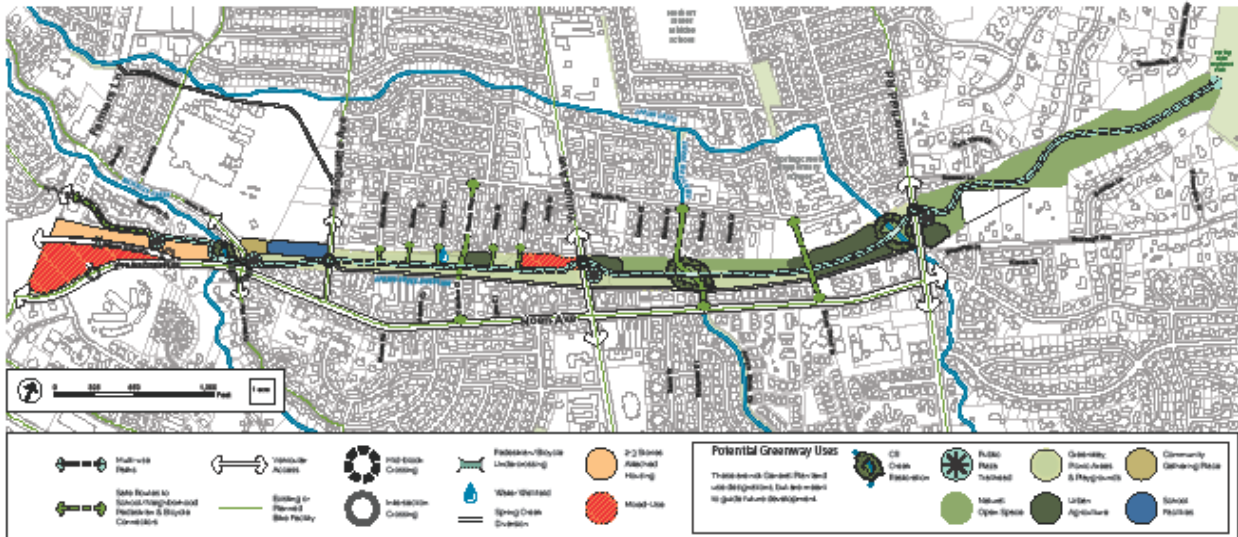
2019 GENERAL PLAN AND ZONING CHANGES

On July 9, 2019, the Santa Rosa City Council adopted [Resolution No. 2019-095](#), approving a General Plan Amendment and zoning changes for the entire 57-acre Southeast Greenway property.

Southeast Greenway Illustrative Map

The General Plan Amendment consisted of several parts. The first is the "[Southeast Greenway Illustrative Map](#)" below, included as a new figure in the Land Use and Livability Element of the General Plan. The City's staff report described this map as "the Preferred Land Use and Circulation Alternative that came out of the community process and joint Planning Commission and City Council review. It outlines the land use concepts and provides general guidance on the future master park planning and potential physical development of the Southeast Greenway area. The Illustrative Map outlines the general uses and standards of building density and intensity for the area and was the basis for the proposed General Plan land use amendment." The adopted map and land use concepts do not represent specific proposed development or park master planning, which will need to be analyzed further in project-level environmental review.

Southeast Greenway Illustrative Map



<https://srcity.org/DocumentCenter/View/24636/Final-Preferred-Alternative-Illustrative-Map>

Within the 47 acres of the Greenway property proposed for public ownership between Matanzas Creek and Spring Lake Regional Park, the following types of recreation, open space and other public uses are identified on the Illustrative Map:

Greenway, Picnic Areas and Playgrounds

- 18.3 acres between Matanzas Creek and Sierra Park Creek for parkland with a mostly natural appearance and a minimum width of 125 feet
- Pathways for pedestrians, bicyclists, and non-motorized access
- Native plantings; and some play areas and picnic areas near access points.

Natural Open Space

17.8 acres in the east half of the Greenway for wildlife habitat and planting with appropriate native plants.

Creek Restoration

3.1 acres around the three creeks that cross the Greenway to be restored with riparian vegetation where appropriate and have access limited to designated trails.

Public Plaza Trailhead

1.0-acre total for four entry areas along the Multi-Use Paths for trailheads, small gatherings, gateways, signage, seating, and possibly restrooms, kiosks, public art, and public parking.

School Facilities

1.4 acres adjoining Montgomery High School for joint-use active recreation (swim center, running tracks, basketball, or tennis courts), outdoor classrooms, restrooms, and lighting. The area could be used by other schools and the community-at-large and could benefit from sharing the school's existing parking lots.

Community Gathering Place

0.5 acre next to Montgomery High School and parking areas for large, organized community events like celebrations, festivals, and concerts, possibly including a small amphitheater.

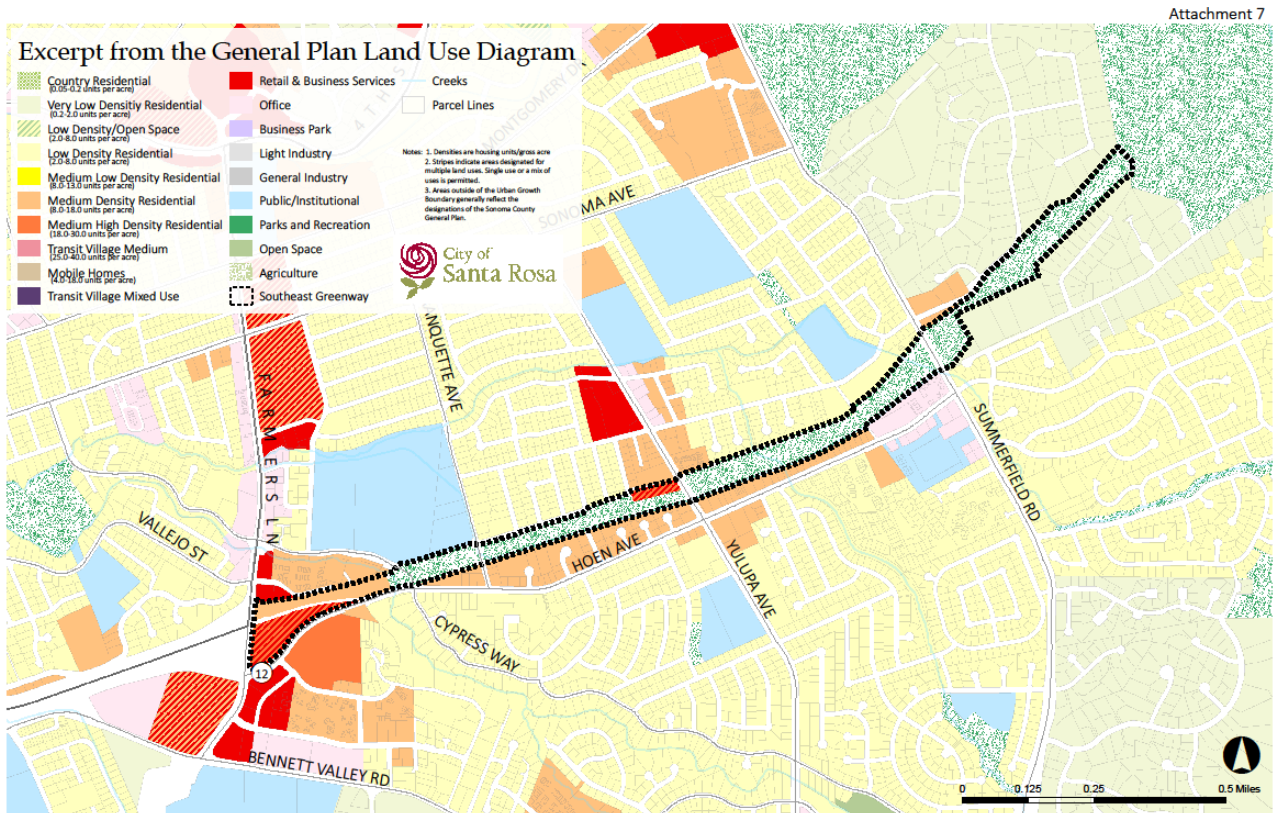
Urban Agriculture

5.1 acres total for orchards or farms between Sierra Park Creek and Summerfield Road and three community garden sites located near pedestrian and bicycle paths crossing the Greenway.

Southeast Greenway Land Use Map, Goals, and Policies

The second part of the General Plan Amendment changed the City's General Plan [Land Use map](#) to be consistent with the Illustrative Map. The Parks and Recreation Land Use designation is applied to the entire 47 acres to be devoted to the public uses described above. To help meet community needs for housing and business services, the General Plan Amendment also designated the other 9.6 acres of the State-owned Greenway property for residential and commercial land uses, as follows:

- A mixed-use designation of Medium High Density Residential / Retail and Business Services is applied to two sites, a 1.2-acre site on the west side of Yulupa Avenue and a 4.7-acre site bordered by Farmers Lane, Hoen Frontage Road, and the Highway 12 on-ramp. The Medium High Density Residential designation allows residential development with densities between 18 to 30 dwelling units per acre. The Retail and Business Services designation allows a variety of business services, but the uses are limited on these two sites by the zoning text changes described below.
- The Medium Density Residential designation is applied to a 3.7-acre site between Vallejo Street and the Highway 12 on-ramp east of Farmers Lane. This designation allows housing densities ranging from 8 to 18 dwelling units per acre.



<https://srcity.org/DocumentCenter/View/25503/General-Plan-Land-Use-Diagram>

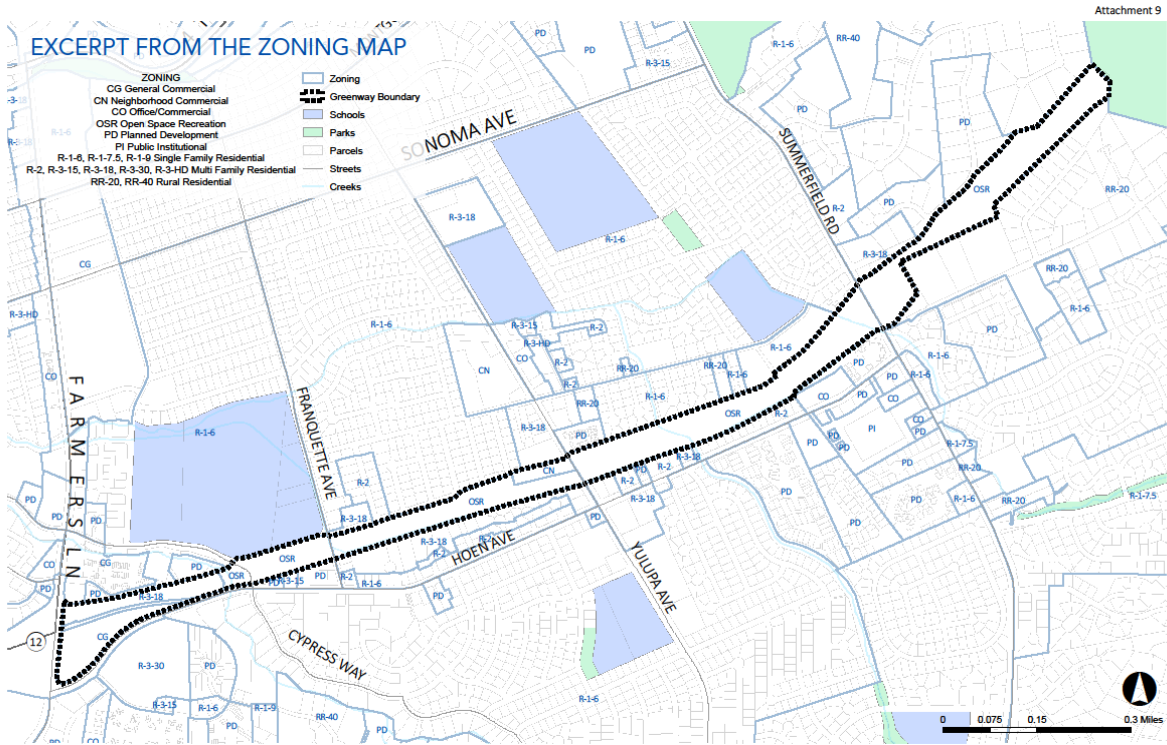
The General Plan Amendment also included the addition of new text goals and policies for the Southeast Greenway area to explain the map designations and guide the future development of the Greenway. These new goals and policies are stated in full in City Council [Resolution No. 2019-095](#).

The new language in the Land Use and Livability Element addresses environmental sustainability, accessibility, safety, economic vitality, and compatibility with adjacent uses. A new goal in the Transportation Element states that the Greenway will help provide a non-motorized transportation link between Spring Lake Park, Farmers Lane, downtown, regional trails, and surrounding neighborhoods and schools. In the Public Services and Facilities Element, new goals and policies require providing open space and recreational and educational opportunities, maintaining a continuous open space, accommodating public infrastructure needs, and coordinating improvements with the community.

Zoning Map

The City Council approvals included changes to zoning to be consistent with the General Plan Amendment.

- The adopted [City zoning map](#) below shows OSR Open Space Recreation zoning on all areas designated Parks and Recreation by the General Plan.
- The CG Commercial General zoning on the 4.7-acre site bordered by Farmers Lane, Hoen Frontage Road and the Highway 12 on-ramp allows commercial uses mixed with residential uses, consistent with the mixed-use General Plan designation of Medium High Density Residential combined with Retail and Business Services.
- On the smaller 1.2-acre site on the west side of Yulupa Avenue, this mixed-use General Plan designation is implemented with a more limited NC Neighborhood Commercial zoning. On both of these mixed-use sites, the allowed commercial uses are limited by the attached zoning text changes at [Proposed Zoning Code Text Amendment](#).
- The Medium Density Residential General Plan designation applied to a 3.7-acre site between Vallejo Street and the Highway 12 on-ramp east of Farmers Lane is implemented with a R-3-18 Multi-Family Residential zoning allowing housing densities between 8 to 18 dwelling units per acre.



<https://srcity.org/DocumentCenter/View/25509/Approved-Zoning-District-Map>