



Taylor Street Elementary School
February 18, 2026



Robla Community Meeting

Meeting Purpose



Provide context and information about ongoing city planning efforts



Answer questions and collect feedback on our processes



Share ways to stay engaged with these projects

Agenda

- Staff Presentations
 - Zoning Code Update: Schedule and Scope
 - Development in Areas with Rural Infrastructure
 - Robla Community Plan

Take notes

- Feedback and Questions Stations

Talk with staff

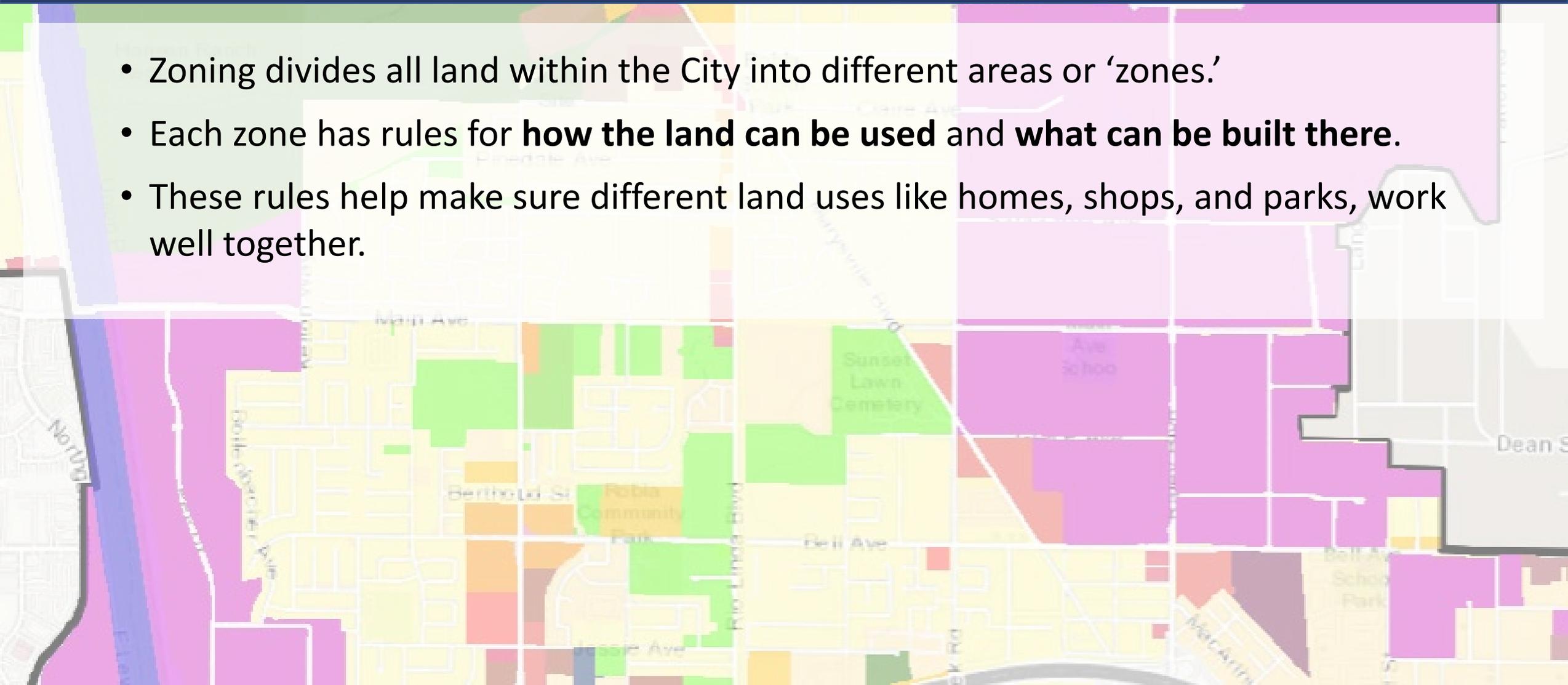
- Large Group Report-out

*Hear what others
had to say*

Zoning Code Update Project: Scope and Schedule

What is zoning?

- Zoning divides all land within the City into different areas or ‘zones.’
- Each zone has rules for **how the land can be used** and **what can be built there**.
- These rules help make sure different land uses like homes, shops, and parks, work well together.



What does zoning do?

Zoning influences how neighborhoods grow and change. It can:

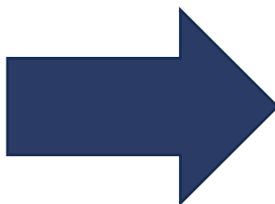
- Guide the type and scale of development across the city
- Set limits on building types, height, and placement
- Shape where housing, businesses, and public places can go

Zoning shapes how our city looks, feels, and functions

Why is the City updating the zoning code?

2040 General Plan made major changes to how development is regulated

- Adopted February 2024
- Removed max densities
- Regulating building size instead of homes per acre
- Allowing a greater mix of land uses citywide



Zoning Code Update to make code consistent with General Plan

- Target adoption: December 2026
- Updates to align Zoning Code standards with General Plan framework
- Required by State law

Zoning Code Update Scope



Consolidate
Residential Zones



Codify the MMH
Interim Ordinance



Update
Development
Standards



Consolidate
Dwelling Land Uses



Require Gas
Stations to Provide
EV Charging



Ensure Airport Land
Use Compatibility



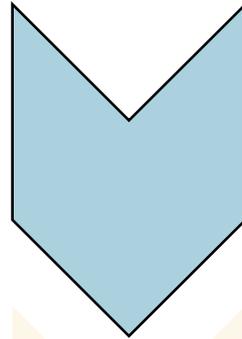
Streamlining
Amendments



Rezone Parcels for
Consistency

Tip: For a full-length presentation on the Zoning Code Update Scope, check out the staff presentation to the Planning and Design Commission on August 14, 2025, Item 3.

Zoning Code Update Schedule



Analysis

- Current – Spring 2026



Community Engagement

- Spring – Summer 2026



Prepare Ordinance

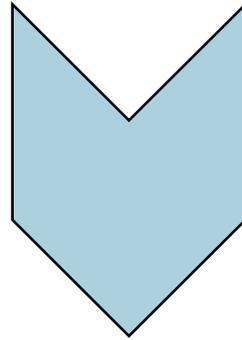
- Fall – Winter 2026



Final Public Hearings and Adoption

- Winter 2026

Zoning Code Update Schedule



Analysis

- Current – Spring 2026

In this phase we are analyzing:

- Different options for missing middle housing
- Appropriate commercial uses in residential areas
- Consistency with other city codes
- Consulting with other departments

Missing Middle Housing (MMH)

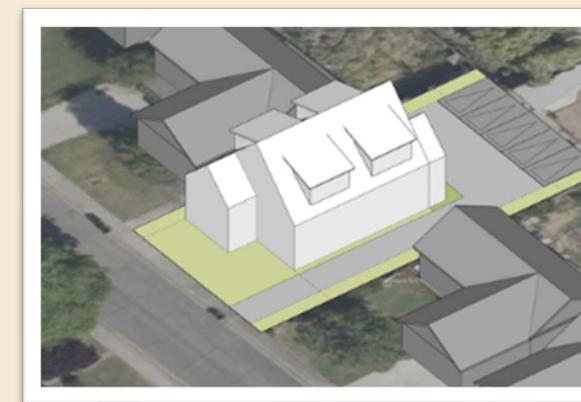
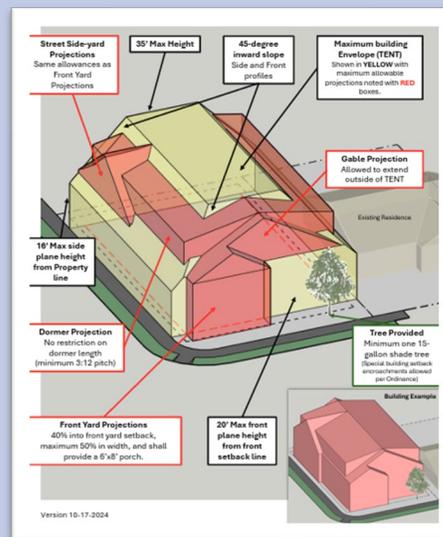
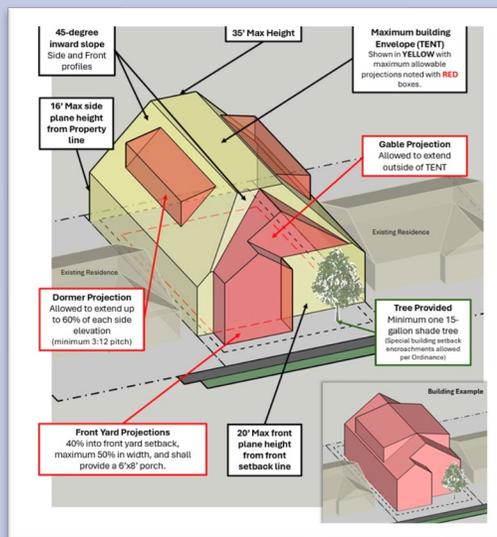
*MMH standards allow **house-sized buildings with more than one home**, such as duplexes, triplexes, fourplexes, and cottage courts, usually built to the same size and scale as the surrounding single-family homes*



Missing Middle Housing (MMH)

Temporary Standards Analysis (Adopted September 2024)

Permanent Standards Analysis (In Progress with Zoning Code Update)



Tested how to regulate building size and shape so a single building with multiple units inside would still feel like a house in scale

Studying more scenarios, such as:

- balancing neighborhood scale with Council direction for larger buildings near transit, and
- multiple buildings on one property

Development in Areas with Rural Infrastructure

Robla Community Plan

Community Plan Process

Pre-scoping Activities In Progress



- Reviewing prior plans, development projects, meeting notes.
- Documenting concerns and issues.

Next Steps



- Develop engagement plan.
- Confirm key issues.
- Co-create shared vision.

Questions and Feedback Stations

Stations

1. Pick a station
2. Talk with staff
3. Walk to the next station
4. Repeat!

Tip: If one station is very crowded, try another and circle back in a few minutes.

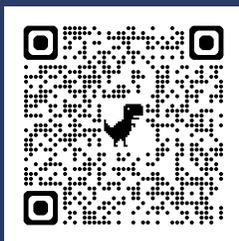
Stations:

- Zoning Code Update
- Missing Middle Housing
- Robla Community Plan

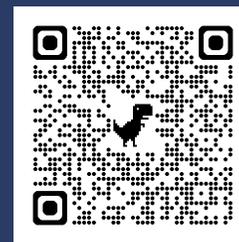
Large Group Report-Out

Thank you!

- Join us this spring for meetings on Missing Middle Housing:
 - **March 26:** Planning and Design Commission – Missing Middle Housing Recommendations Workshop
 - **April 28 (tentative):** City Council – Missing Middle Housing Recommendations Workshop
- Join us this summer for engagement and a Council workshop on all proposed updates to the Zoning Code
- Visit the project webpage and sign up for our email list to stay updated



Scan QR to visit
Zoning Code
Update Webpage



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Process Webpage