



# Triangle Special Planning Area Update

December 6, 2018

# Overview

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- Update to the Triangle Special Planning Area for consistency with the pending General Plan Update
  - Revisions to the land plan based upon prior City Council direction
  - Update infrastructure and service information
  - Update allowed uses and development standards
- Request Planning Commission direction on 3 questions so SPA revisions may be finalized
- Return to Commission for recommendation to Council in January

# Background

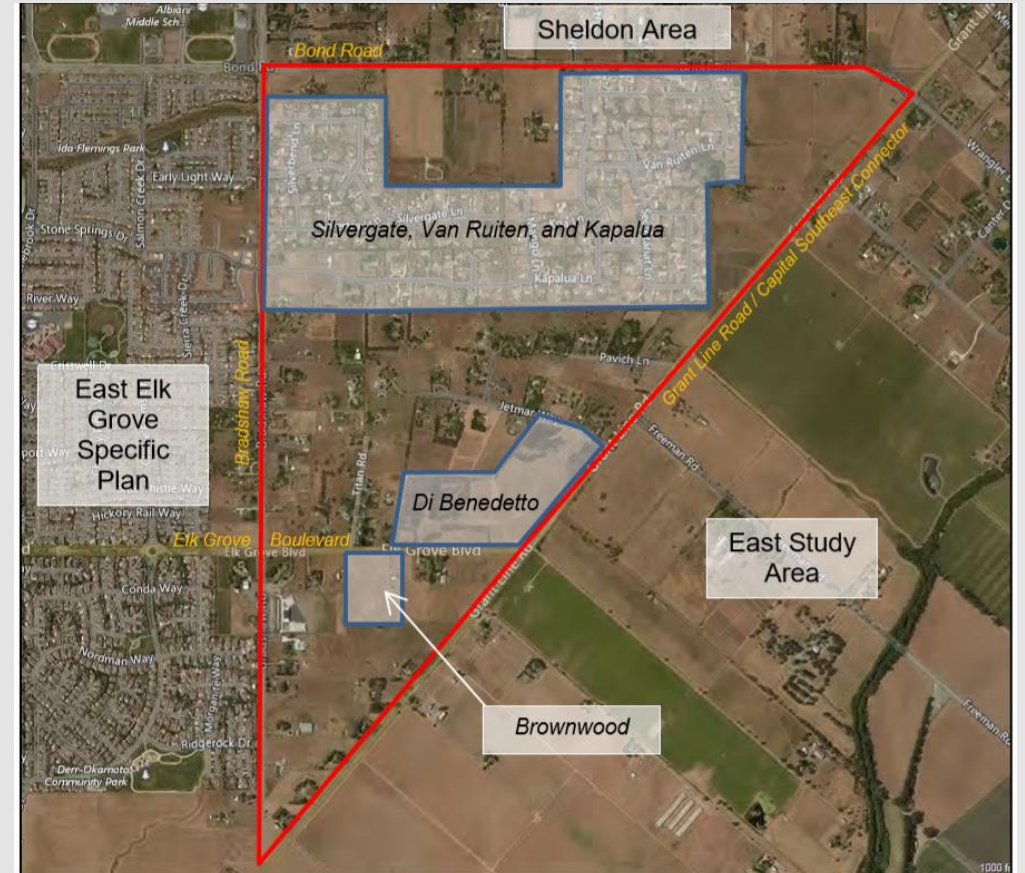
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- Area bounded by Bond Road, Bradshaw Road, and Grant Line Road; bisected by Elk Grove Boulevard
- Historically rural character
- Prior County and City approvals for 1-acre subdivisions along/near Bond Road
- 2003 General Plan: Residential on lots of 1-acre; 40 acres commercial
- 2004: Triangle SPA adopted to implement General Plan



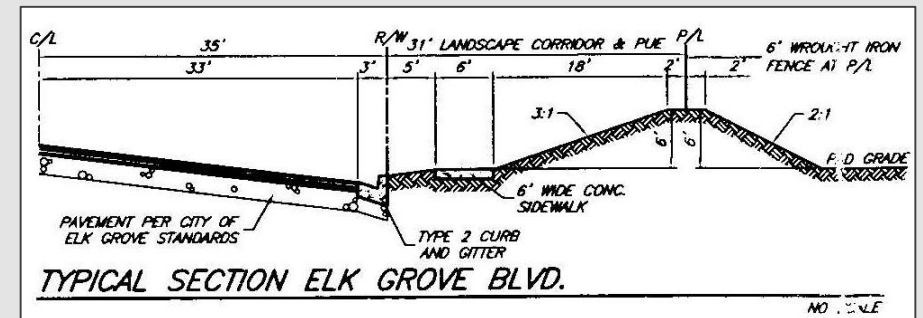
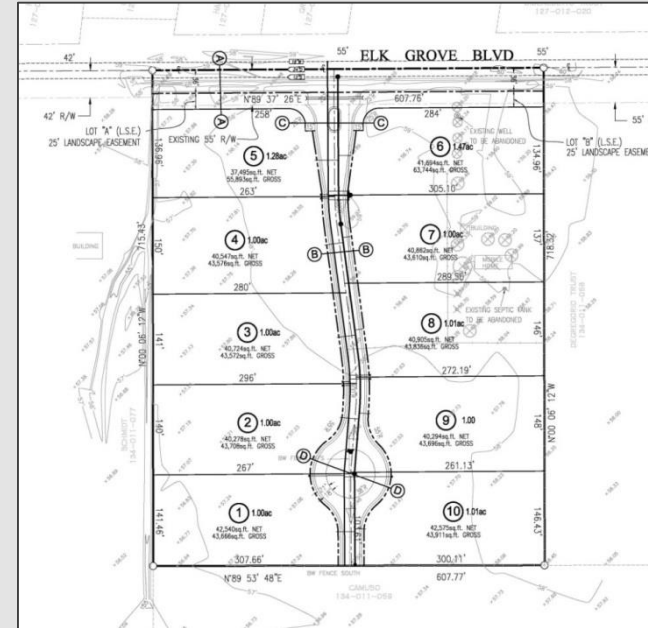
# Development Context

- Sheldon Rural Area to north (2-acre lots)
- East Elk Grove to west (traditional suburban development)
- East Study Area to southeast (draft General Plan)
- Developed projects
- Prior project approvals



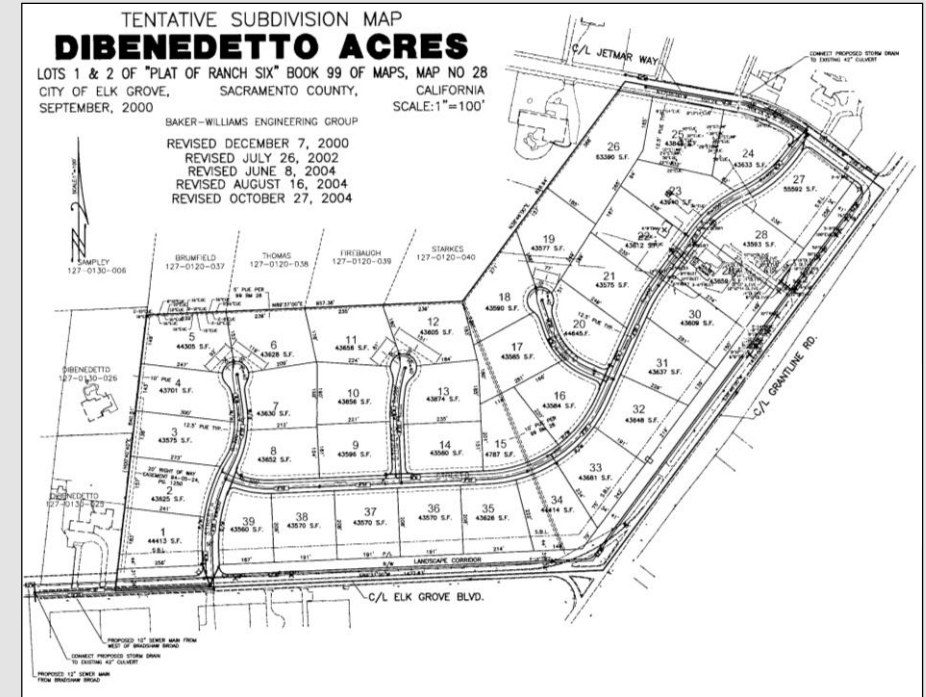
# Brownwood Project (2006)

- 10 acres south of Elk Grove Blvd between Bradshaw and Grant Line
- 10, 1-acre lots (gross)
- Berm along Elk Grove Blvd
- All internal access



# Di Benedetto Project (2007)

- 40 acres at NWC of Grant Line and Elk Grove Blvd
- 40, 1-acre lots (gross)
- Berm along Elk Grove Blvd and Grant Line
- Connections at both Elk Grove Blvd and Jetmar Way
- Preliminary grading completed; approvals have expired

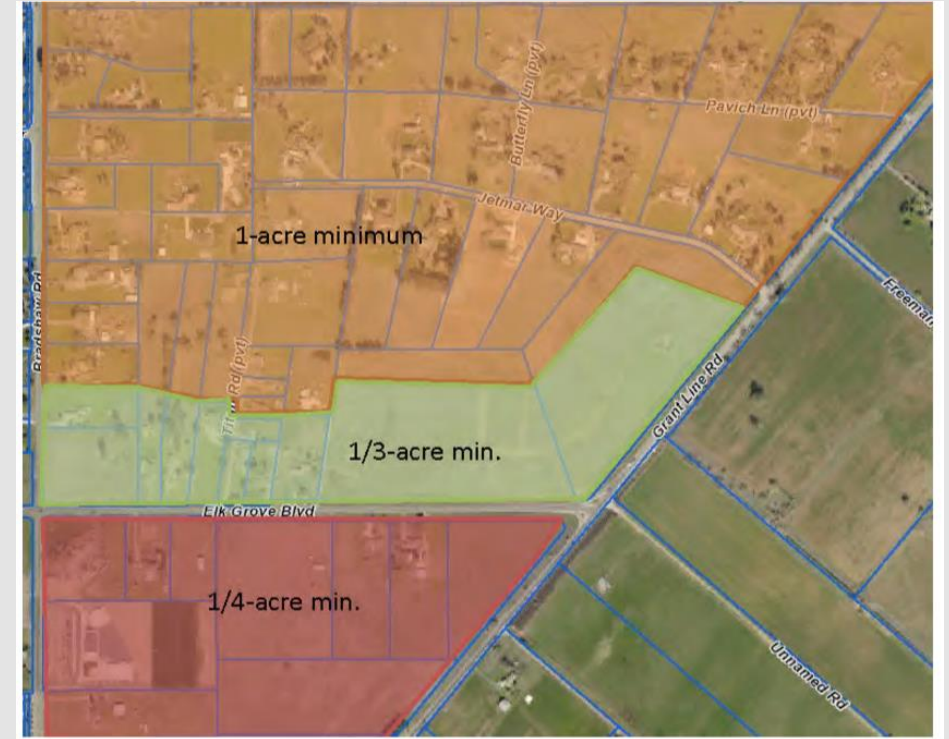




# General Plan Update

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- Infrastructure obligations
- Context of surrounding densities
- March 2017 City Council direction
  - 1/3-acre development along north side of Elk Grove Blvd
  - 1/4-acre development south of Elk Grove Blvd
  - 1-acre development transition along north side of Di Benedetto



# Reaction to Council Direction

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- Support among Di Benedetto and Brownwood property owners, among others
- Other property owners and residents do not support
  - Consistency with prior (2003) Council direction
  - Drainage
  - Traffic
  - Noise
  - Aesthetics



# Follow Up Council Direction – August 2017

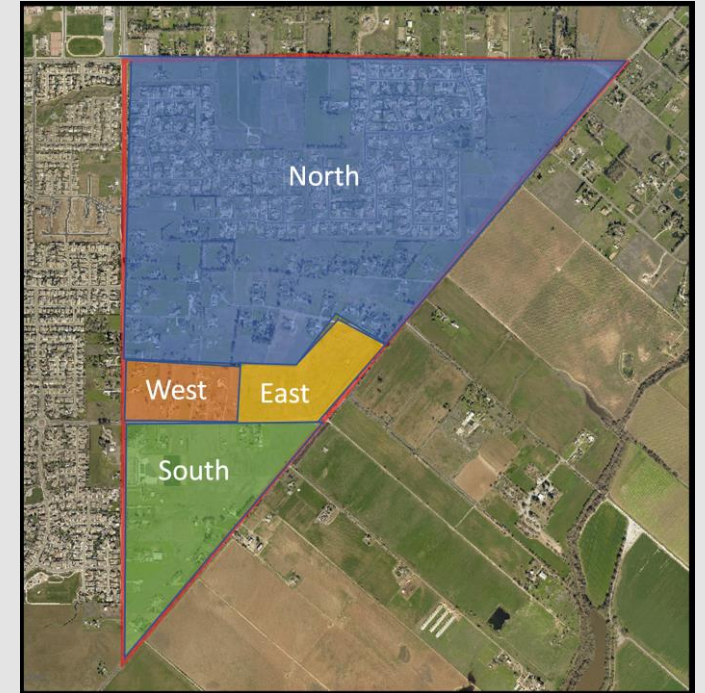
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- No change to land plan revision direction
- Staff directed to work with property owners and residents to address concerns while maintaining consistency with prior direction
  - Refinements to land plan (minor adjustments)
  - Creation of development standards for new lot sizes
  - Updated standards for roadways, landscape corridors, and buffer requirements
  - No elimination of 1/4-acre and 1/3-acre lot sizes

# Process

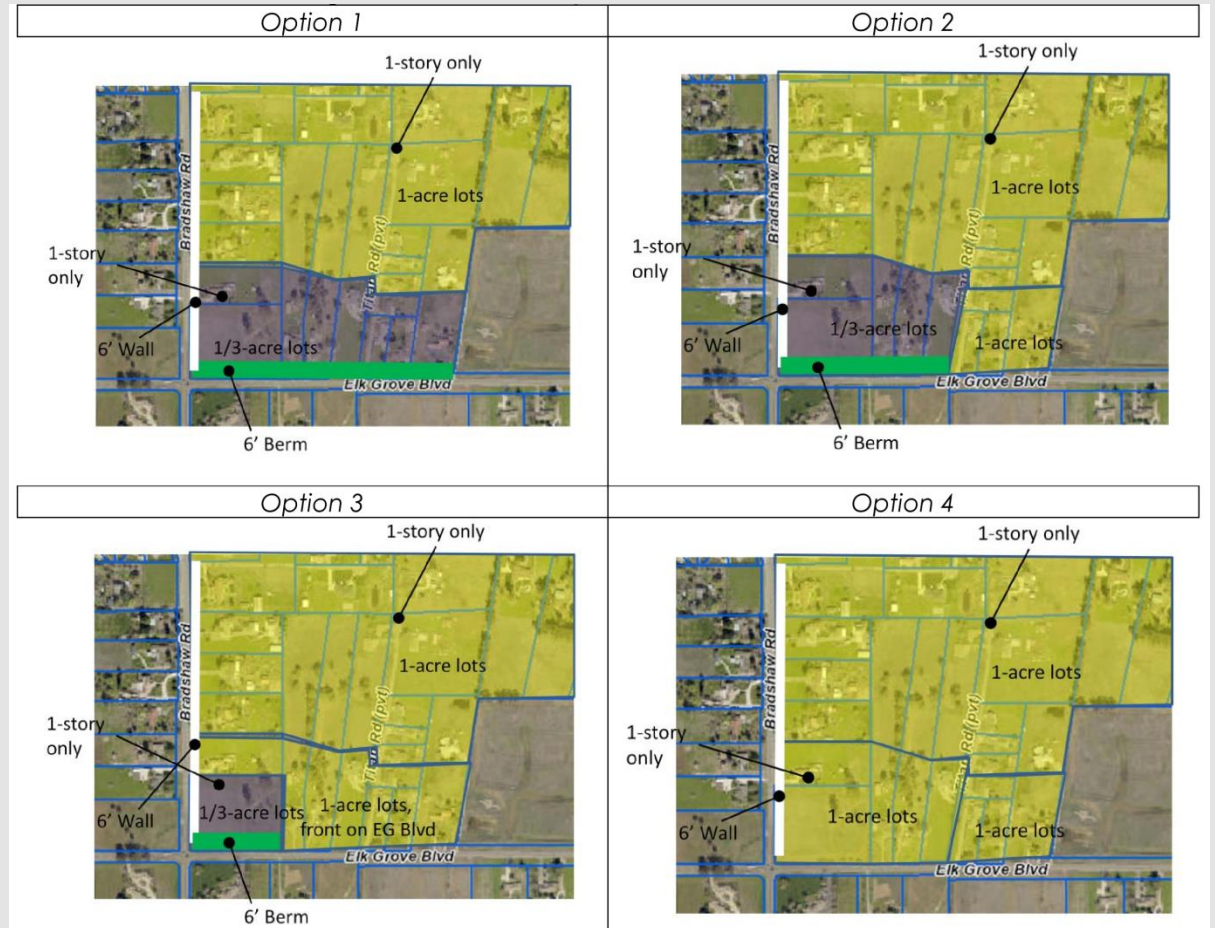
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- Five public workshops to date
  - **September 2017:** Issue identification
  - **November 2017:** Issue report back
  - **December 2017:** Discussion of issues and potential plan revisions
  - **February 2018:** Alternative Land Plan Options and development standards
  - **September 2018:** Draft SPA revisions and additional discussion on options



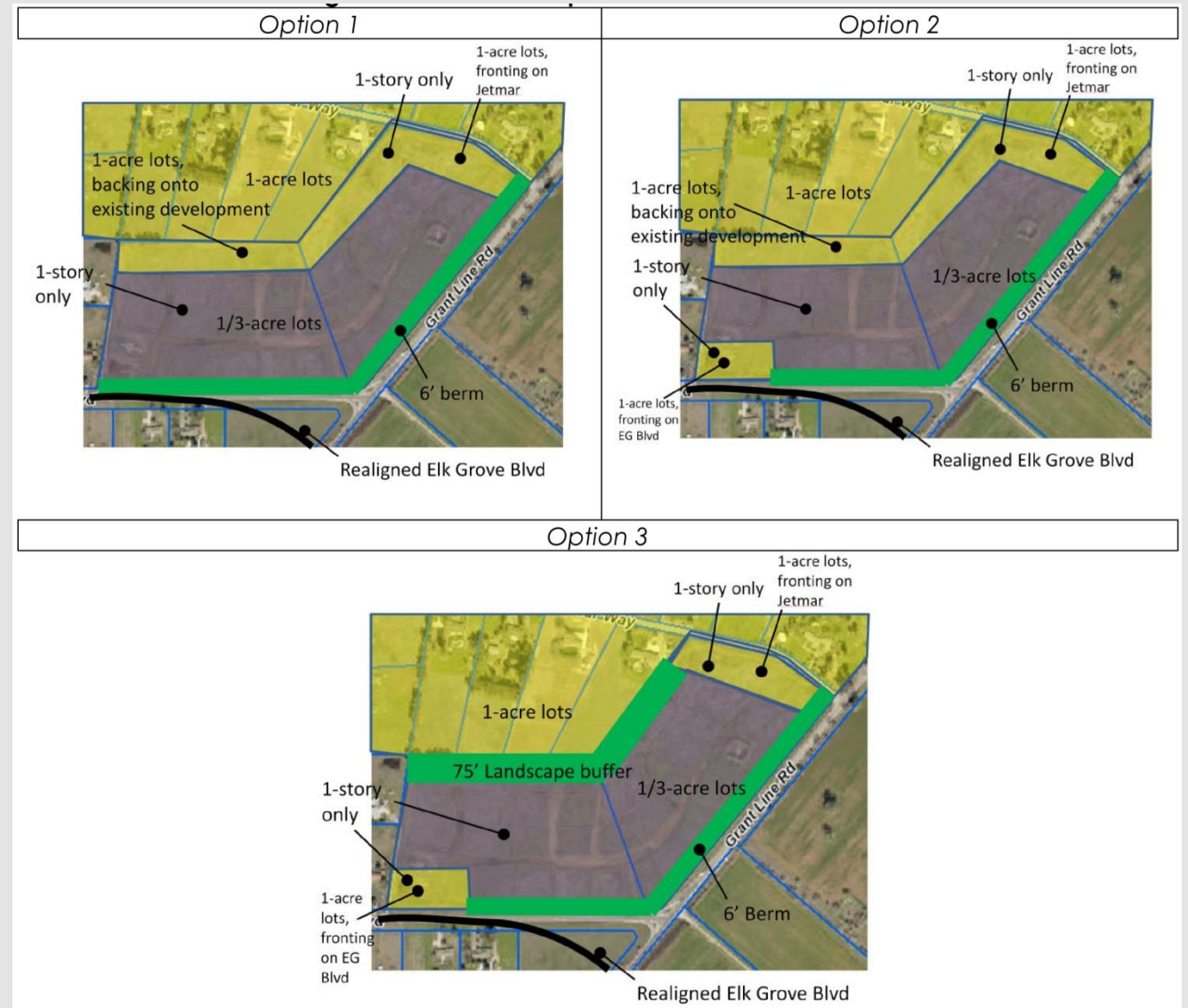
# West Sub-Area

- Range of options that kept varying levels of the 1/3-acre development
- Majority favored Option 4



# East Sub-Area

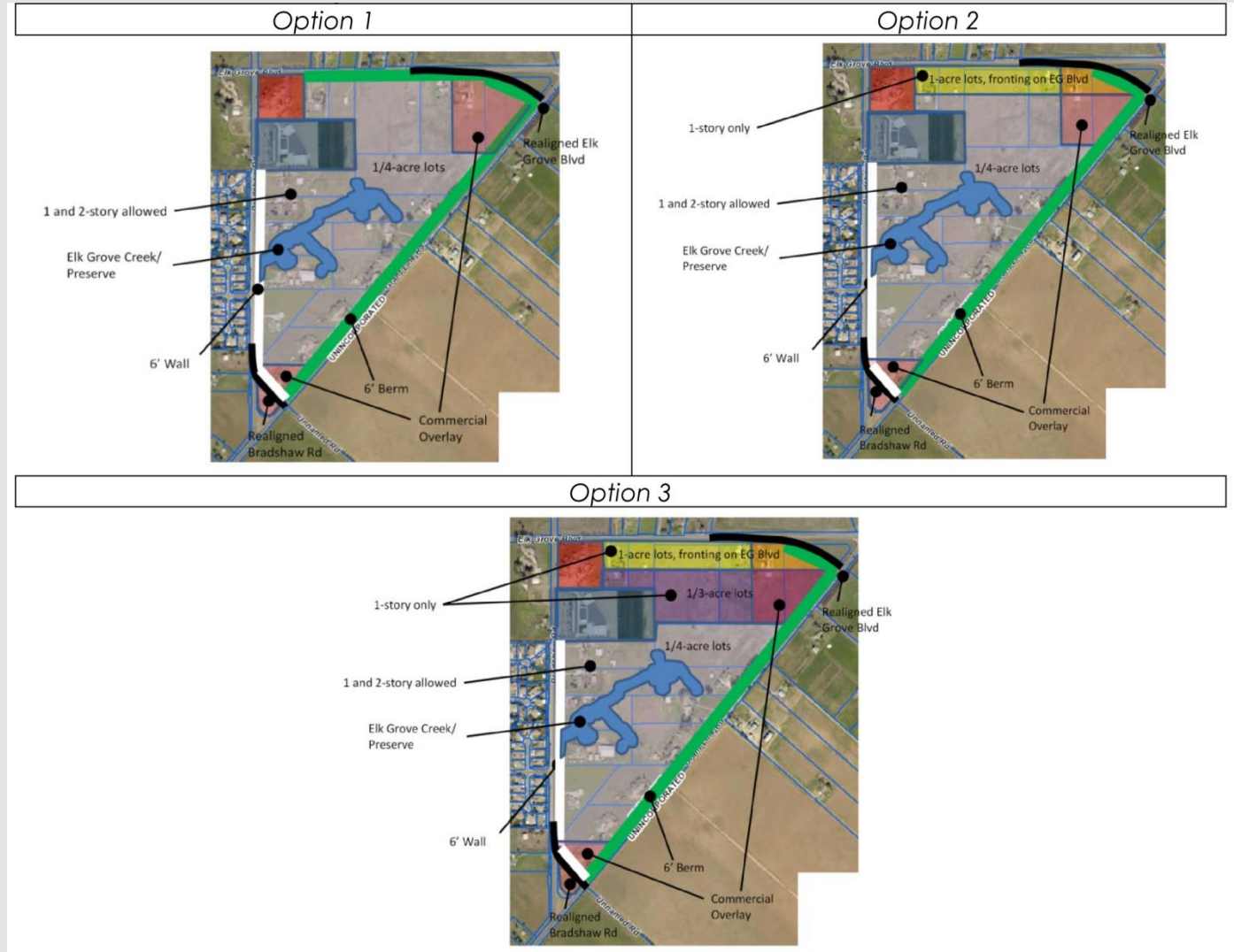
- General support for options 1 or 2
- Comments regarding western edge with adjoining homes





# South Sub-Area

- Constraints analysis
- Feedback focus:
  - Density along Elk Grove Blvd
  - Berm along Elk Grove Blvd
  - Height limits for homes
- No consensus on land plan



# Elk Grove Blvd Street Scene

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**Existing Conditions**



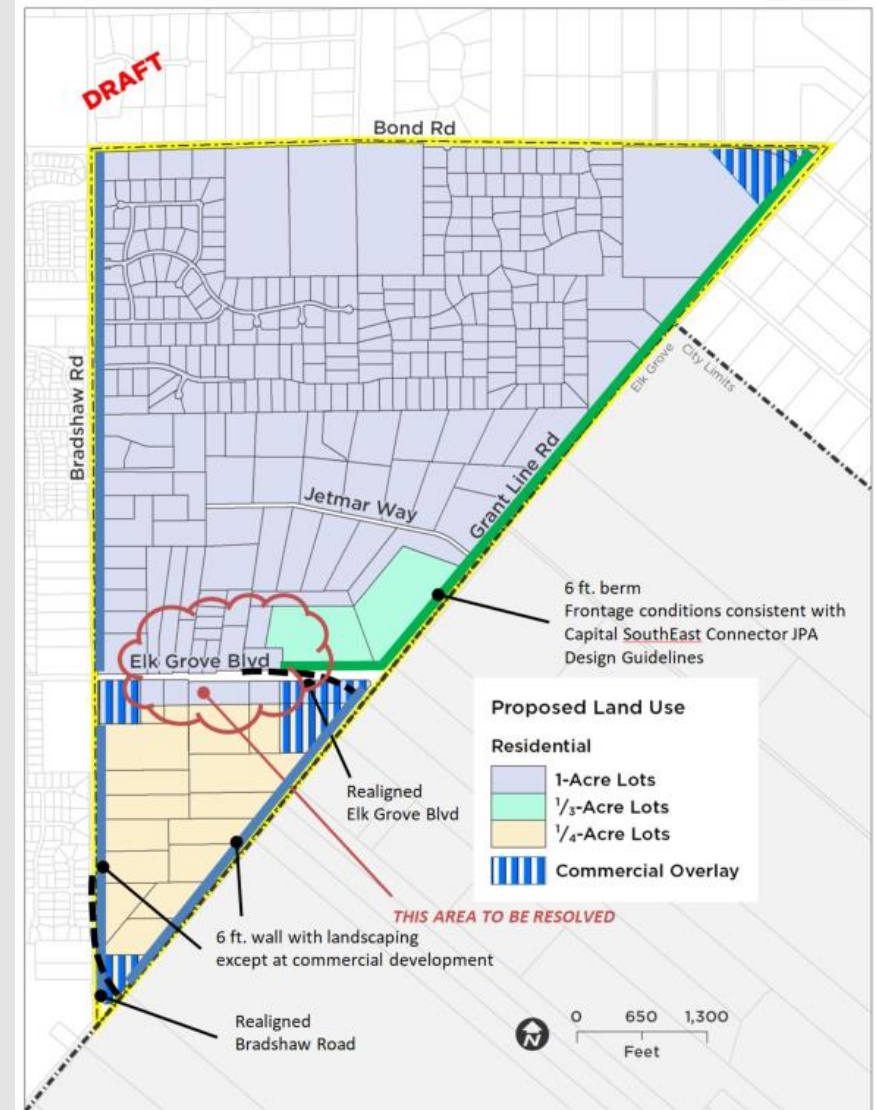
**Simulated Conditions**





# Draft Land Plan

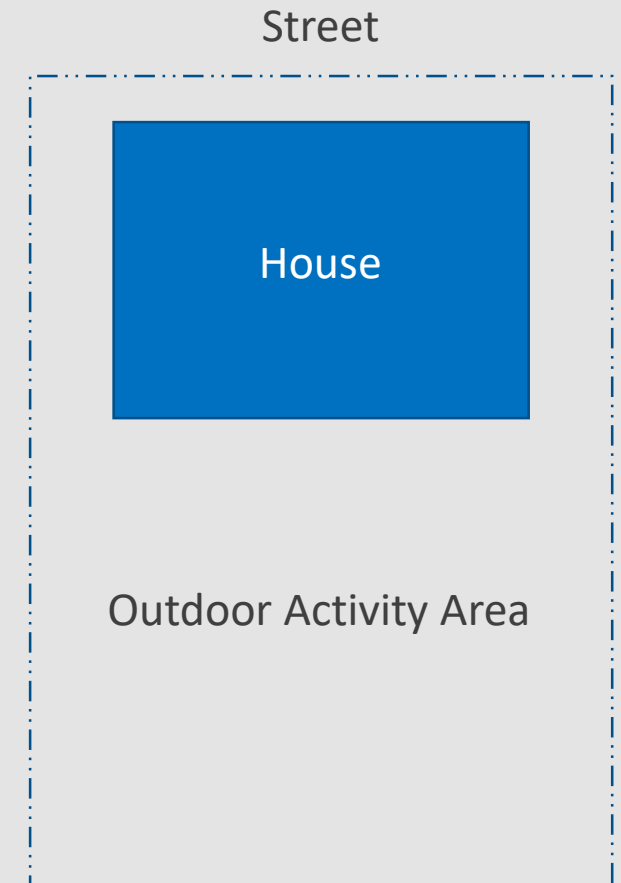
- West Sub-area: 1-acre lots
- East Sub-area: Option 2+
- South Sub-area: Option 2
- Sound wall along Grant Line Road
- Elk Grove Blvd corridor needs resolution



# Berm Issue

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- Noise attenuation issue
- Roadway noise needs to be addressed
- Typically addressed through:
  - Walls
  - Berms
  - Home orientation
- Prior approvals in the Triangle Area have used berms
  - Di Benedetto
  - Brownwood



# Draft SPA Amendments

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- Whole sections updated based upon changed conditions
- Administration section updated with correct references
- A provision requiring a 4/5<sup>th</sup> vote of Council to make subsequent amendments
- Discussion on roadway design updated and cross sections added for the arterials
- New section on development process and approvals
- Allowed uses and development standards substantially updated
  - Reflect the new 1/3-acre and 1/4-acre lot sizing
  - Allowed use listing updated to use the same allowed use listings as the rest of the City's Zoning Code

# Public Comment on September Draft SPA

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- Threshold for public outreach
- Reference to rural character
- Measurement of lot area by gross or net basis
- Berm along commercial development
- Increase lot coverage allowance for 1/4-acre lots
- Jetmar Way access on Grant Line Road in future condition
- Sewer hookup requirement

# Planning Commission Direction – Issue 1

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- What condition should be provided along Elk Grove Boulevard?
  - Should a berm be required or should it be prohibited and front-on lots be required?
  - If front-on lots are supported, staff will make adjustments to the design standards relative to garage placement.

# Planning Commission Direction – Issue 2

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- What adjustments, if any, should be made to the land plan on the Di Benedetto property and along Elk Grove Boulevard given the direction on Issue 1?
- Should the lots along Elk Grove Boulevard be one-acre in size or 1/3-acre in size?



# Planning Commission Direction – Issue 3

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- Should lot sizes be measured on a gross or net acreage basis?
  - Existing SPA uses gross acre
  - Current General Plan measures density on the gross basis
  - The Zoning Code uses net lot area (RD-4 = 8,500 sf)

# Next Steps

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- Planning Commission direction on the three issues
- Any other direction as appropriate
- Continue the item to January 17, 2019
  - Final draft SPA
  - CEQA analysis (General Plan EIR)
  - Resolution for recommendation to City Council



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