

Triangle Special Planning Area Update | Community Workshop #1
September 12, 2017

Meeting
Agenda

- Welcome and Introductions
- Overview of the Triangle Area
- The General Plan Update
- Overview of Proposed Changes
- Issues to Be Explored
- Community Character Discussion

Outreach Meeting Objectives

01

Present the Council-directed density changes to the community

02

Describe the development process and how the General Plan and Zoning (SPA) work to inform proposed projects

03

Discuss and define the ultimate character of the community

04

Identify amendments to the SPA to implement the density changes

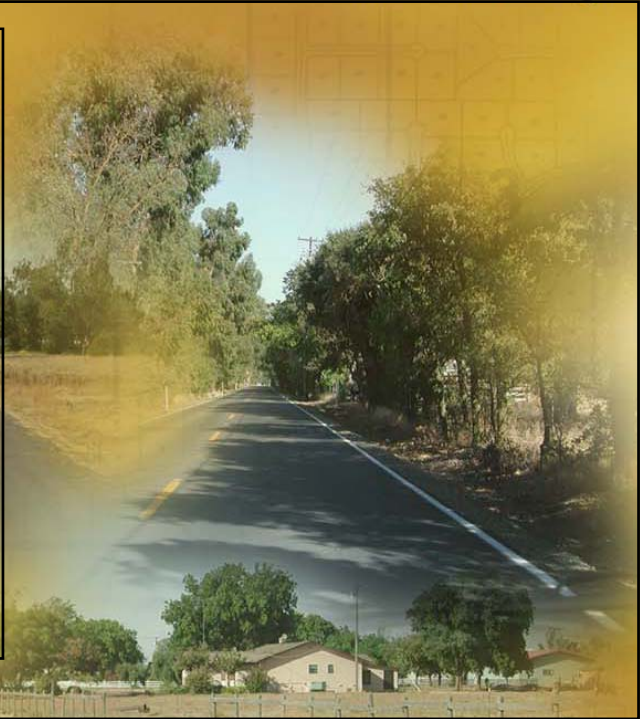


The Triangle Area

- East side of Elk Grove
 - Bond Road
 - Bradshaw Road
 - Grant Line Road
- 710± net acres
- 2004 Comprehensive Plan (the Triangle SPA)
 - 1-acre minimum lot size


Triangle Area History

- 1999: Remington/Silvergate subdivision
- 2001:
 - Van Ruiten and Kapalua subdivisions approved
 - Kassis and Di Benedetto projects proposed
- 2002:
 - Vision Map with mix of 1-, 2-, 5-, and 10-acre lots
 - City Council directs preparation of Triangle Plan
- 2003: Triangle SPA prepared; multiple public workshops and Planning Commission meetings; 1-acre plan created
- 2004: Triangle SPA adopted by Council




The Existing SPA Talks About...

- 1-acre residential with specific commercial overlays
- The “low density rural character of the area”
- Allowing residential development in association with agricultural activities
- Right-to-farm regulations
- “Class C” streets with no curbs or sidewalks
- Subdivision design that avoids sound walls
- Use of open fencing



The General Plan Update

- Policy and long-term vision of the City
- Began in June 2015
- Comprehensive look at policies and land uses Citywide
- Opportunity Sites identified for further discussion
- Triangle Area selected because:
 - Infrastructure obligations and financing concerns
 - Density consistency considering future Connector and development south of Grant Line Road



Overview of Proposed Changes

Council directed that:

- Areas south of Elk Grove Boulevard allow for 1/4-acre lots
- Areas just north of Elk Grove Boulevard allow for 1/3-acre lots
- Transition on Di Benedetto to 1-acre lots on north
- All other uses/densities remain the same

What do these changes mean?

Existing Plan

- All areas 1-acre minimum lots
- Some commercial overlay sites
- Maximum development potential: 701 units

Proposed Plan

- Collection of 1-acre, 1/3-acre, and 1/4-acre minimum lots
- Commercial overlay sites remain
- Maximum development potential: 1082 units
 - Increase of 381 units

Questions at this point?

City Council Direction

Hold a series of community meetings to discuss the Triangle SPA and potential changes

Talk with the community to identify issues and explore potential solutions

Work collaboratively with the community to select preferred solutions to the identified issues

Outreach Process

1

Community Character discussion

2

Discuss Development Standards

3

Present draft SPA amendments

4

Finalize SPA amendments

Outreach Process



Issues to be Explored

- Drainage
- Access
- Street Design
- Lighting
- Noise/Sound walls
- Landscaping
- House scale and setbacks
- Parks and Schools
- Others???

Community Character

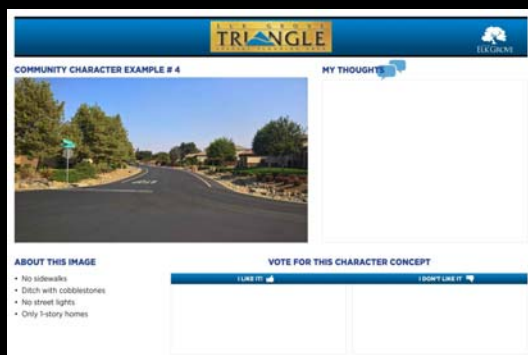
- What are those things that define the Triangle Community?
- What should someone know when designing a new subdivision?

Visual


Scale

Other Attributes

Community Character Exercise



- Each example shows a different design approach for the proposed density range for the Triangle Area
- Use the red and green dots to vote for each example – do you generally like it or not?
 - Please only vote once per example
 - Please don't share your dots
- Add your thoughts about each with the Post-It notes



ELK GROVE
TRIANGLE
SPECIAL PLANNING AREA

Triangle Special Planning Area Update | Community Workshop #1