



Triangle Special Planning Area Update | Community Workshop #2  
November 14, 2017

Meeting  
Agenda

---

Welcome and Introductions

---

Recap of the Project

---

Summary from the September Meeting

---

Discussion of Key Issues

---

Next Steps



## 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



## 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

## 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 Scope

### What We Are Working On:

- Refinements to the boundaries of the zoning areas/density blocks
- Development standards for
  - Different lot sizes
  - Streets
  - Landscape corridors and buffer areas

### What We are Not Working On:

- Removal of the ¼ and 1/3-acre components

## Issues Raised at the September Meeting

- Agricultural Preservation
- Water
- Sewer
- Storm Drainage
- Schools
- Parks
- Public Safety (Police and Fire)
- Traffic
- Property Access
- Street Design
- Noise/Sound Walls
- House Scale and Setbacks

## Standards in the SPA Today

- 75-foot “perimeter yard setback” around the outside of all new subdivisions/developments
- Height limits
  - 1-story for lots < 2 acres
  - 2-story for lots ≥ 2 acres
- Smaller setbacks in the Kapalua/Van Ruiten area than the rest of the SPA
- Maximum lot coverage of 20%

## Agricultural Preservation

### Issue and Discussion

New development will create a conflict with existing agricultural uses. While the City has a “Right to Farm Ordinance,” how will these potential conflicts be addressed?

## Agricultural Preservation

### Possible Solutions

- City's regulations protect legal rights to farm
  - Conflicts may still arise
  - Opportunities to limit the interface between incompatible uses through density, screening, and other design components should be considered
- 1/3-acre area could be modified to not adjoin existing farming operations
  - Maintain existing 75-foot setback (buffer) requirement
  - landscape the setback area to provide a visual screen and function as a wind screen

## Water

### Issue and Discussion

Where is the water for the potential development coming from and how will it impact local groundwater resources, including impacts to existing wells?

## Water

### Possible Solutions

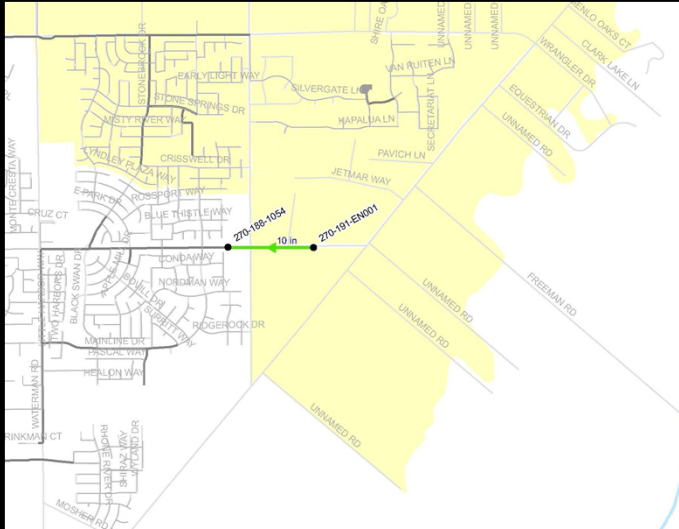
- Continue to require public water connections for new development on less than 2 acres.
- Continue to impose water efficiency requirements on new development.
- Existing wells will remain
- No requirement to go to public water in the future

## Sewer

### Issue and Discussion

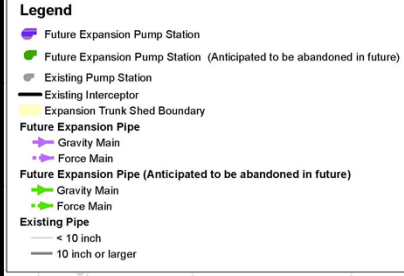
While the regional treatment plant will have capacity for the potential development, what is the capacity of area trunk pipes for increased flow? What improvements have been completed and what still needs to be completed?

# Sewer

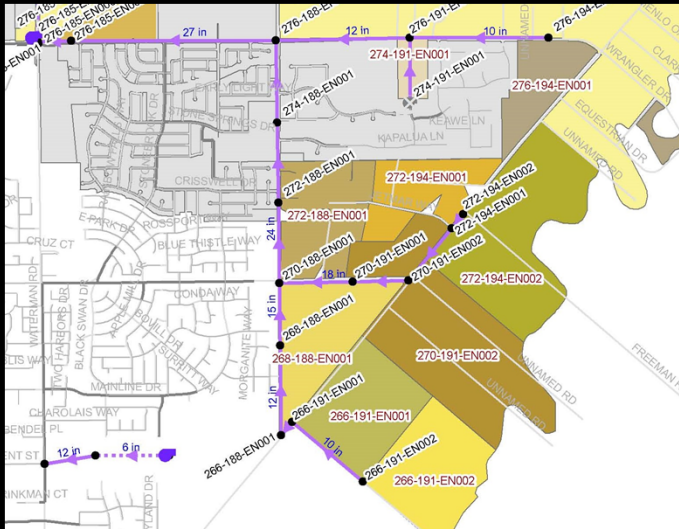


SASD 2010 System Capacity Plan

2020 Conditions  
Trunk Lines

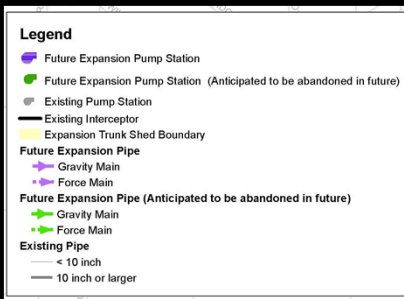


# Sewer



SASD 2010 System Capacity Plan

Buildout Plan  
Trunk Lines





## Sewer

### Possible Solutions

- New development will have to construct the improvements called for in the SASD System Capacity Plan

## Storm Drainage

### Issue and Discussion

Existing properties must not be impacted by drainage from increased development.

## Storm Drainage

### Possible Solutions

- New development must control storm water runoff from the property
- Existing SPA provisions regarding drainage flow
- Drainage improvements require a detained drainage study as part of future development
- As part of preservation of the Elk Grove Creek development can take advantage of GP policy (CAQ-7) allowing clustering
- Under this policy, the gross density of the development would remain the same, but some smaller lot sizes would be allowed

## Schools

### Issue and Discussion

The additional development of this area will impact school capacity in the area. Will this new development provide additional school facilities?

## Schools

### Possible Solutions

- The City will work with EGUSD to confirm that the current planned school site in East Elk Grove is sufficient to address the projected student population, or if a new school site is required.

## Parks

### Issue and Discussion

Increases in population/density will result in increases in police and fire service needs. How will the proposed development address this?

## Parks

### Possible Solutions

- A new local park site may be required in the area south of Elk Grove Boulevard
- The SPA update may do one or more of the following:
  - Identify if one or more sites should be provided.
  - Approximately how large each site(s) should be.
- Prioritize the location of the park and its characteristics (e.g., smaller local-serving park, larger neighborhood-serving park)

## Public Safety

### Issue and Discussion

- Increases in population/density will result in increases in police and fire service needs. How will the proposed development address this?

## Public Safety

### Possible Solutions

- Police Dept. has not identified a need for additional facilities.
- CCSD Fire has identified the need for a new station on Bradshaw just north of Grant Line Road (west side).
  - Site acquired in 2010
  - Will be constructed once sufficient homes are built in the area to support station staffing.
  - The station likely not constructed until development occurred south of Grant Line Road.

## Traffic

### Issue and Discussion

New development will create additional traffic that will cause congestion on area roadways. Roads may need to be expanded to support this development.

## Traffic

### Possible Solutions

- Congestion will occur regardless of changes to the SPA
- Roadways designed to address access concerns and limit or prohibit cut-through traffic within neighborhoods
- Timing of improvements depends on sequencing of development

## Property Access

### Issue and Discussion

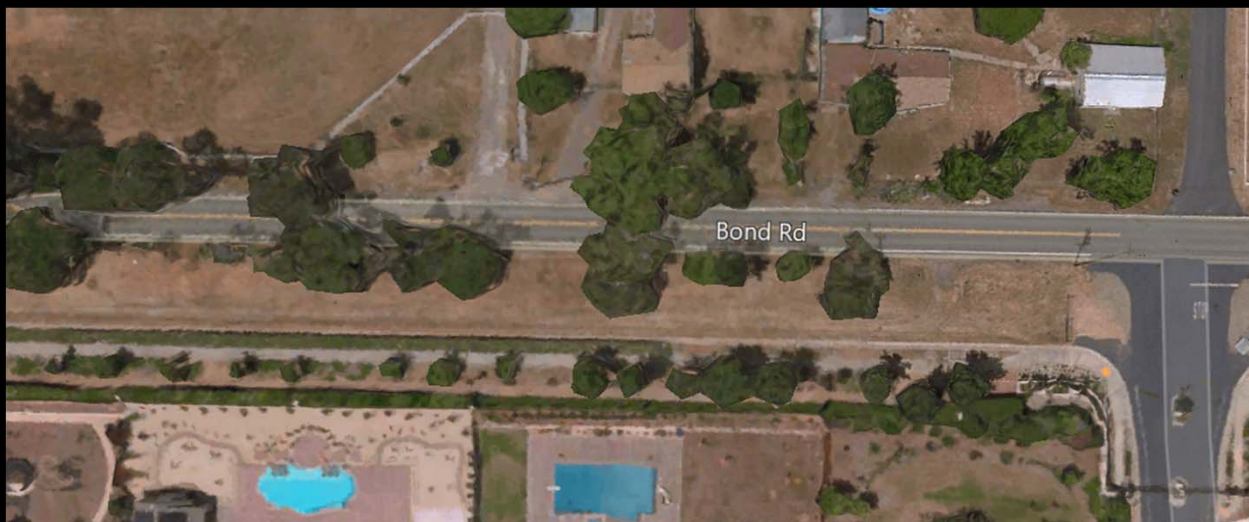
There are a number of existing homes, particularly north of Elk Grove Boulevard, which will likely remain in the future. How will access to these properties be impacted by the new development and how will this impact be addressed?

## Property Access

### Possible Solutions

- Grant Line Rd
  - Pavich and Jetmar to become right-in/right-out
  - U-turn at Elk Grove Blvd.
- Bond Road
  - Consolidate driveways where practicable
  - Relocate east-bound lane to south side of tree grove
  - Add center turn cutouts
- Elk Grove Blvd – Add center turn lane

## Bond Road at Van Ruiten Ln – Existing Conditions

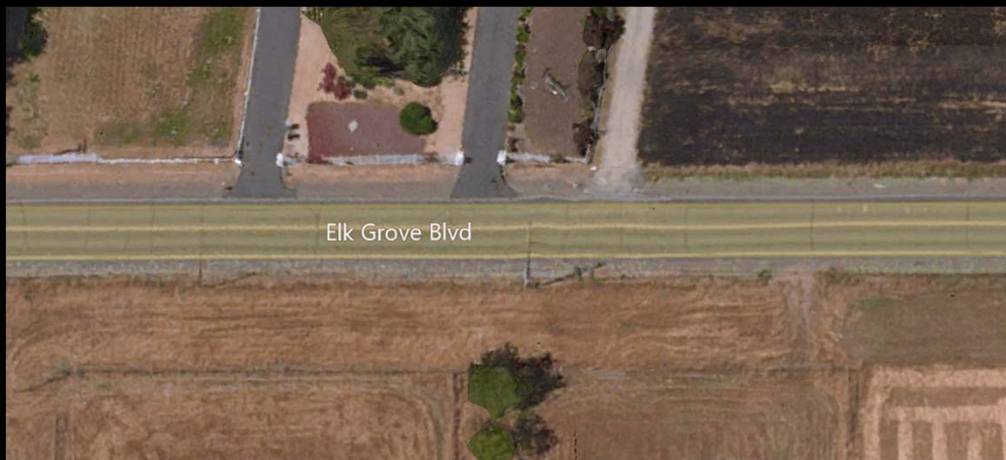


## Bond Road at Van Ruiten Ln – Concept Configuration



*This illustration is a conceptual design and subject to detailed traffic and engineering analysis to determine final configuration, lane widths, turn pocket locations and lengths, acceleration/deceleration locations and designs, and other design factors.*

## Elk Grove Boulevard – Existing Conditions





## Elk Grove Boulevard – Concept Configuration



*This illustration is a conceptual design and subject to detailed traffic and engineering analysis to determine final configuration, lane widths, turn pocket locations and lengths, acceleration/deceleration locations and designs, and other design factors.*

## Street Design

### Issue and Discussion

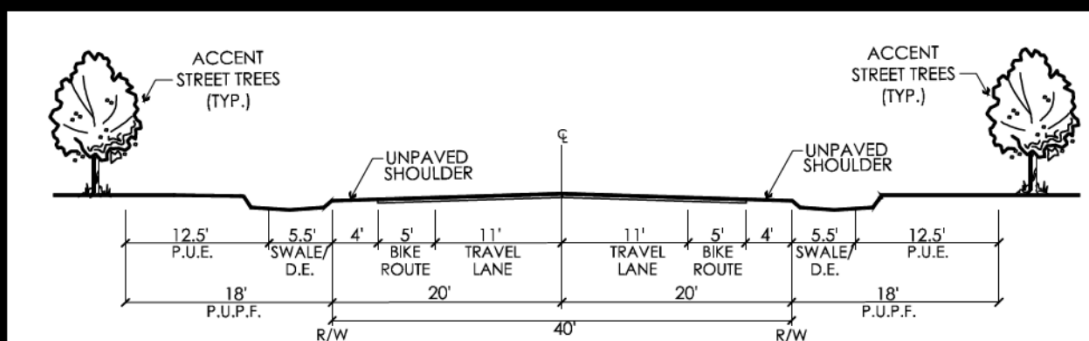
Will sidewalks and street lights be required for all new street construction? What types of landscape improvements will be required? Will drainage be in a ditch or gutter? This area has rural characteristics that need to be reflected in the ultimate design.

# Street Design

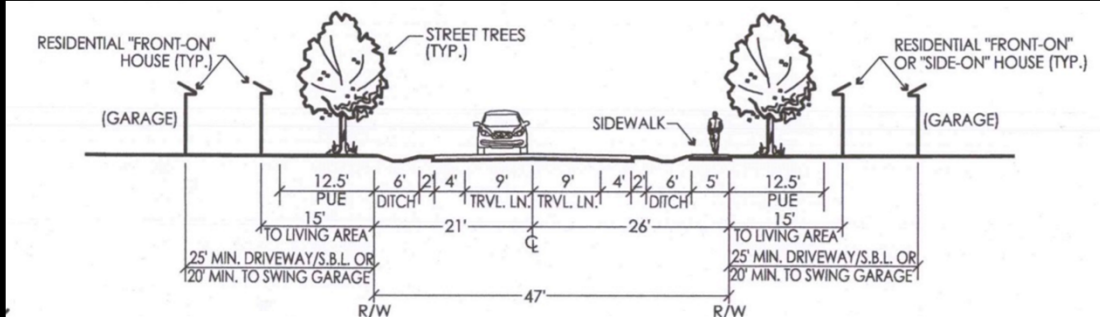
## Possible Solutions

- Sidewalks
  - Along one side of arterials
  - Some pedestrian-safe area within subdivisions (especially in denser areas)
- Lighting
  - Only at intersections
  - Minimize scale and light spill
- Landscaping
  - Variety of trees, shrubs, and groundcover
  - Drought tolerant
  - The City can impose higher design standards
- Drainage – Generally ditches

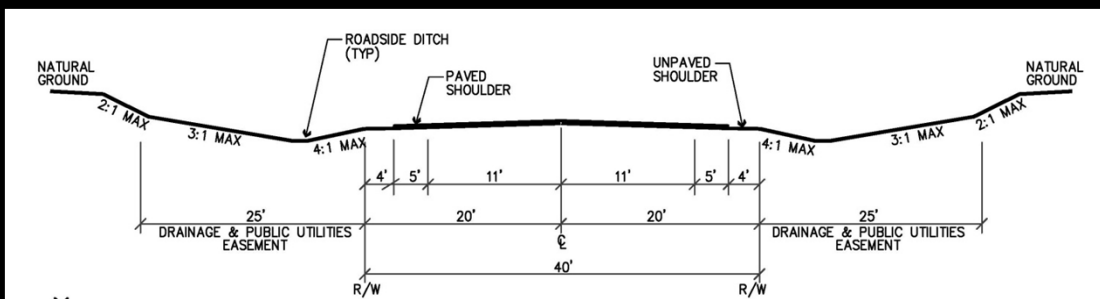
## Internal Street Design Option #1



## Internal Street Design Option #2



## Internal Street Design Option #3



## Noise/Sound Walls

### Issue and Discussion

The City requires new residences to be screened from roadway noise. Typically, this is accomplished with a sound wall between the home and the roadway. Sound walls are not consistent with the aesthetic character of the area. Therefore, how will this be accomplished?

## Noise/Sound Walls

### Possible Solutions

- Requirement for wall/berm can be waived when the “outdoor activity area” is screened in some other way (e.g., screened by home)
- Prior projects included 6-foot berm with fence at top
- Elk Grove Blvd
  - Projected travel volumes too low to justify frontage streets
  - “Front-on” lots not practical
- Bradshaw Road and Grant Line Road

## Example 1: Berm



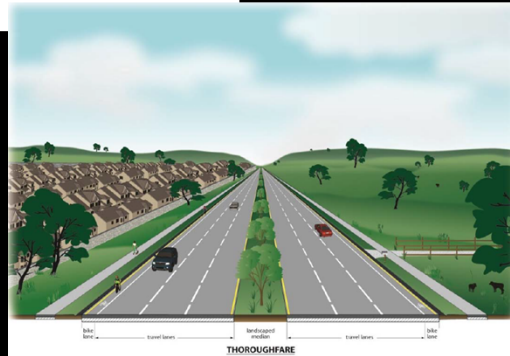
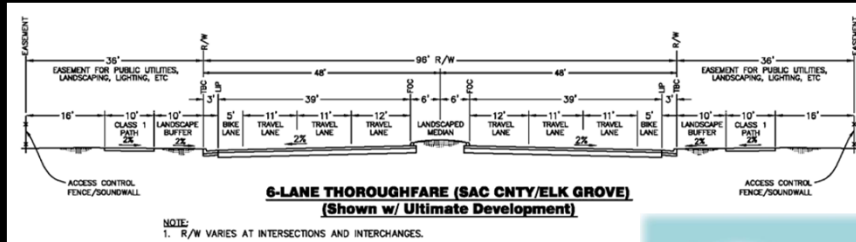
- 6-foot tall Berm
- 6-foot tube-steel fence at top
- Trees planted every 30-feet along slope

## Example 2: Wall



- 6-foot masonry wall
- 36-feet behind ditch
- Trees planted every 30 feet

## Grant Line Road – Approved Design



## Noise/Sound Walls

- Three key segments:
  - Elk Grove Boulevard
  - Bradshaw Road
  - Grant Line Road
- What is the preferred design?
  - Berms
  - Walls
  - Combination
  - Other
- Architectural and landscape design will be important elements going forward
- Does this include large entry monumentation or just a higher level of landscape treatment?

### Possible Solutions



## Example Monumentation



## House Scale & Setbacks

### Issue and Discussion

Development in the Triangle should be consistent with the more rural character, including larger setbacks and reduced house massing

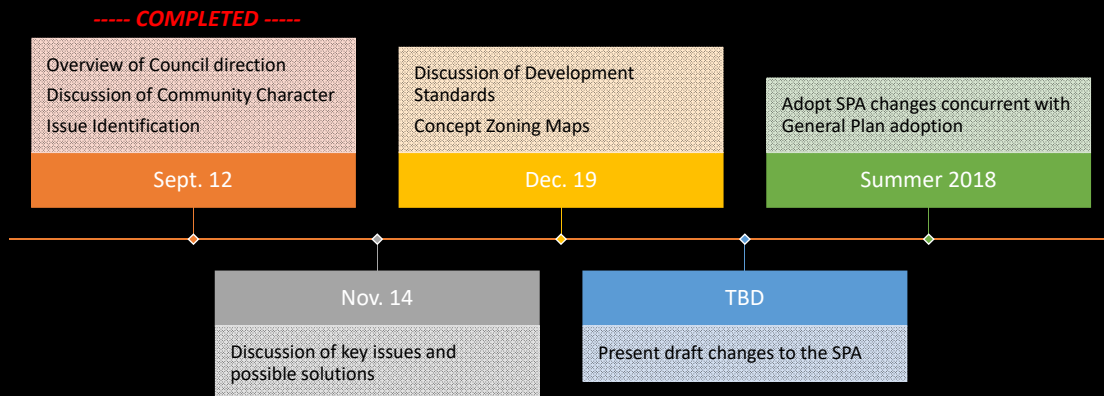
# House Scale & Setbacks

## Possible Solutions

- Is it necessary to retain the 75-foot perimeter setback in all areas?
  - Elk Grove Boulevard
  - Grant Line Road
  - Bradshaw Road
  
- Development Standards – TBD
  - 1/3-acre lots: 10,000-12,000 square foot lot area
  - 1/4-acre lots: 8,500-10,000 square foot lot area
  
- Can look at increased design standards to address quality concerns.



# Next Steps







ELK GROVE  
TRIANGLE  
SPECIAL PLANNING AREA

Triangle Special Planning Area Update | Community Workshop #2  
November 14, 2017