



Triangle Special Planning Area Update

Community Workshop #5
September 17, 2018

Meeting Agenda

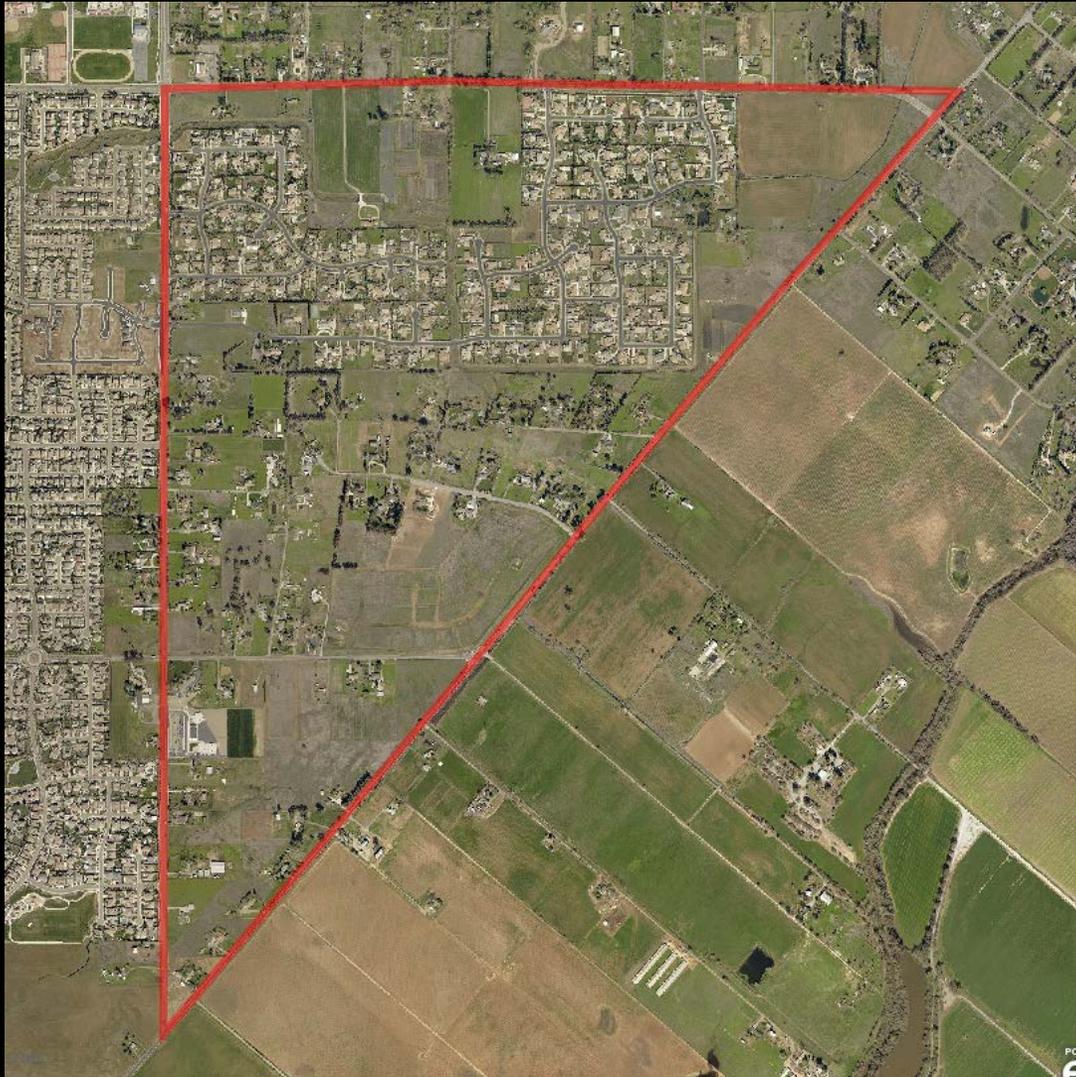
Welcome and Introductions

Recap of the Project and Discussion
to Date

Review Draft SPA Revisions

Discuss Outstanding Items

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

Existing Land Plan

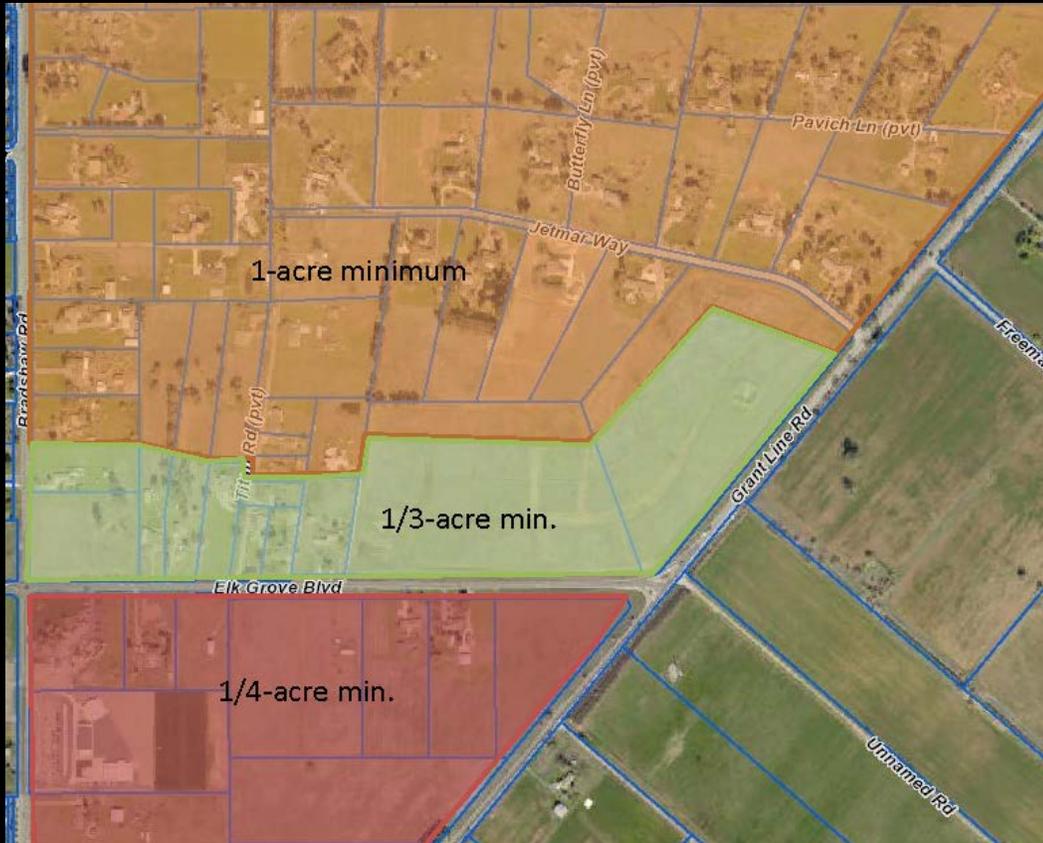
- 1-acre lots throughout
- Walls along Elk Grove Blvd and Bradshaw Rd
- Grant Line Road
 - Large landscape area
 - No berm specifically required
- Commercial overlay sites



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



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 to Date

- 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

Takeaways from the November Meeting

- No changes to Right-to-Farm
- Low community interest in allowing clustering
- Preference is for berms, rather than sound walls
- Consider eliminating the 75' perimeter setback requirement in the south area

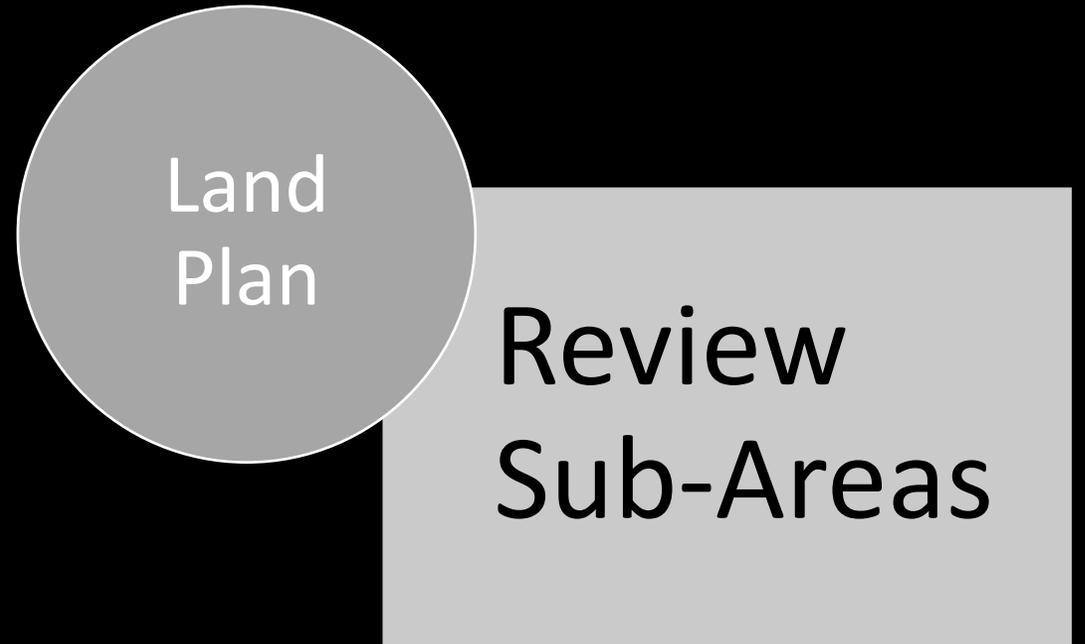
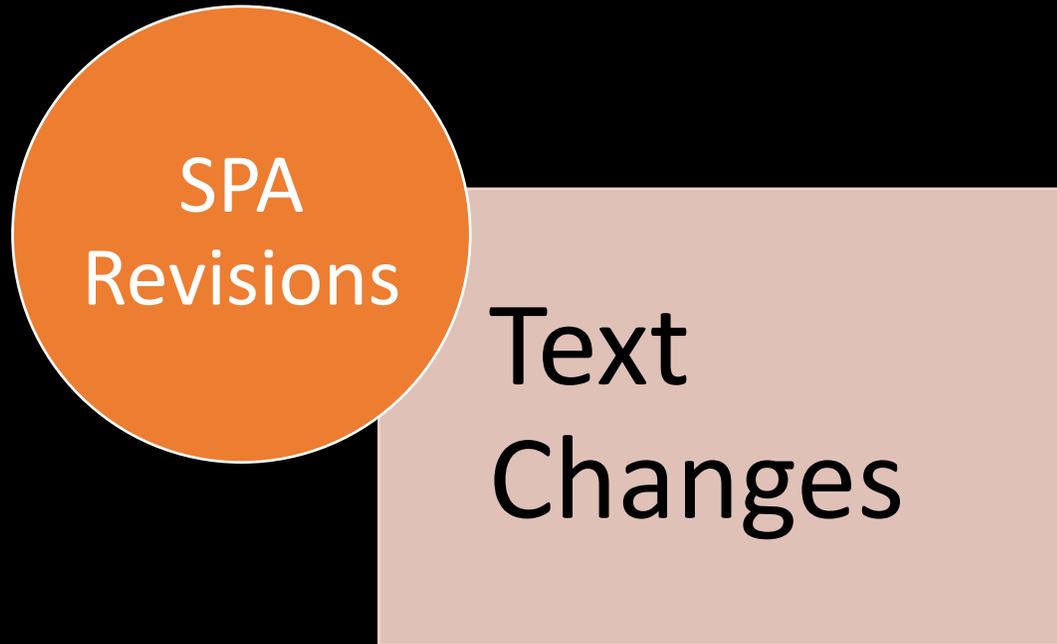
Takeaways from the December Meeting

- Desire to see a range of land plan alternatives for discussion
- Berms should only be along Grant Line Road
- Consider larger lots along Elk Grove Boulevard with front-on orientation (no berm/wall)
- Include front-on lots along Jetmar Way
- Back of Di Benedetto should be lots, not a street

Takeaways from the February Meeting

- Varying desire for details on access and circulation design
- Split selection for land plan for East sub-area
- Keep West sub-area as 1-acre
- South sub-area

Tonight's Discussion



SPA Revisions

SPA Revisions

- Two versions of document
 - Track Changes
 - Clean Text
- } Will be posted to website tonight
- Key Changes
 - Changes in conditions since 2004
 - Updates references to City procedures and regulations

Overview of the SPA

1. Introduction
2. Purpose and Intent/Administration
3. Setting/Existing Conditions
4. Objectives of the Triangle SPA
5. Land Plan
6. Phasing and Timing
7. Development Process and Approvals
8. Allowed Uses and Development Standards
9. Infrastructure and Public Facilities

Introduction

- Updated references to the General Plan
- Added a history of the Triangle SPA section
- Updated maps

Purpose and Intent/Administration

- Updated references to City Municipal Code and relationship of the SPA to these regulations
- Added a requirement that amendments to the SPA (going forward) require a 4/5th vote of the City Council

Setting/Existing Conditions

- Updated maps
- Updated discussion throughout to reflect current conditions
- Added more details on roadway improvements, including design cross sections
- Removed discussion of vacant properties and status of approved projects
- Removed discussion of Elk Grove Airport

Objectives of the Triangle SPA

- Minor edits to the street access and infrastructure discussion

Land Plan

- Updated introduction consistent with General Plan
- Updated land plan map (additional discussion tonight)

Phasing and Timing

- No major changes

Development Process and Approvals

- New section
- Describes required approvals for new development projects
 - Tentative subdivision maps
 - Conditional Use Permits
 - Design Review
- Establishes obligation that future development engage with community at time of or prior to submitting an application to the City

Allowed Uses and Development Standards

- Substantially reformatted
- Allowed uses reflect/utilize the City's use listing structure in the Zoning Code
- Development Standards divided by development density
 - Lot Size
 - Perimeter Buffer
 - Setbacks
 - Building Heights
 - Site Coverage Limits

Residential Lot Size Standards

Lot Standard	1-acre	1/3-acre	¼-acre
Lot Area, Gross	1 acre	1/3-acre	¼-acre
Lot Depth (min.)	95 feet	95 feet	95 feet
Lot Width (min.)	75 feet	75 feet	65 feet
Street Frontage (min.)	75 feet	75 feet	65 feet



Perimeter Buffer Standards

- Replaces the Perimeter Setback standard
- Applies to all new subdivisions
- Requires a buffer between proposed development and existing uses

Standard	1-acre Area	1/3-acre Area	¼-acre Area
Perimeter Buffer	75 feet	As determined through subdivision design review	

{ Current Standard New Standards }

Setback Standards

Setback (minimum)	1-acre Area			1/3-acre and 1/4-acre Areas	
	Special Subdivisions (Silver Gate, Kapalua, and Van Ruiten Acres)		All Other Areas	Primary	Accessory
	Primary	Accessory	Both Primary and Accessory		
Front	20 feet	20 feet	20 feet	20 feet	See EGMC 23.46 (Accessory Structures)
Rear	25 feet	5 feet	25 feet	20 feet	
Side, Interior Lot	5 feet	5 feet	<ul style="list-style-type: none"> Structures up to 16 feet in height shall be set back at least 10 feet from side property lines. Structures more than 16 feet in height shall be set back at least 20 feet from side property lines 	7.5 feet	
Street Side, Corner Lot	12.5 feet	12.5 feet		15 feet	

Current Standard

New Standards

Building Heights

Building Height	1-acre Area		1/3-acre Area	¼-acre Area	
	Lots < 2 gross acres	Lots ≥ 2 gross acres		Generally	Lots Abutting Key Roads ¹
Primary Structure and Detached Accessory Units	25 feet or 1 story	30 feet or 2 stories	25 feet or 1 story	30 feet or 2 stories	25 feet or 1 story
Accessory Structures	16 feet by right; may exceed this standard up to the height of the primary structure upon approval of a Minor Design Review				

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Current Standard
New Standards

Notes:

1. "Lots Abutting Key Roads" means those lots directly abutting Elk Grove Boulevard and Grant Line Road.

Site Coverage Limits

Standard	1-acre Area	1/3-acre Area	¼-acre Area
Site Coverage	20%	45%	50%

Current Standard New Standards

Other Edits

- Commercial allowed uses table updated to City list of uses
- Minor edits in commercial development standards
- Site planning

Infrastructure and Public Facilities

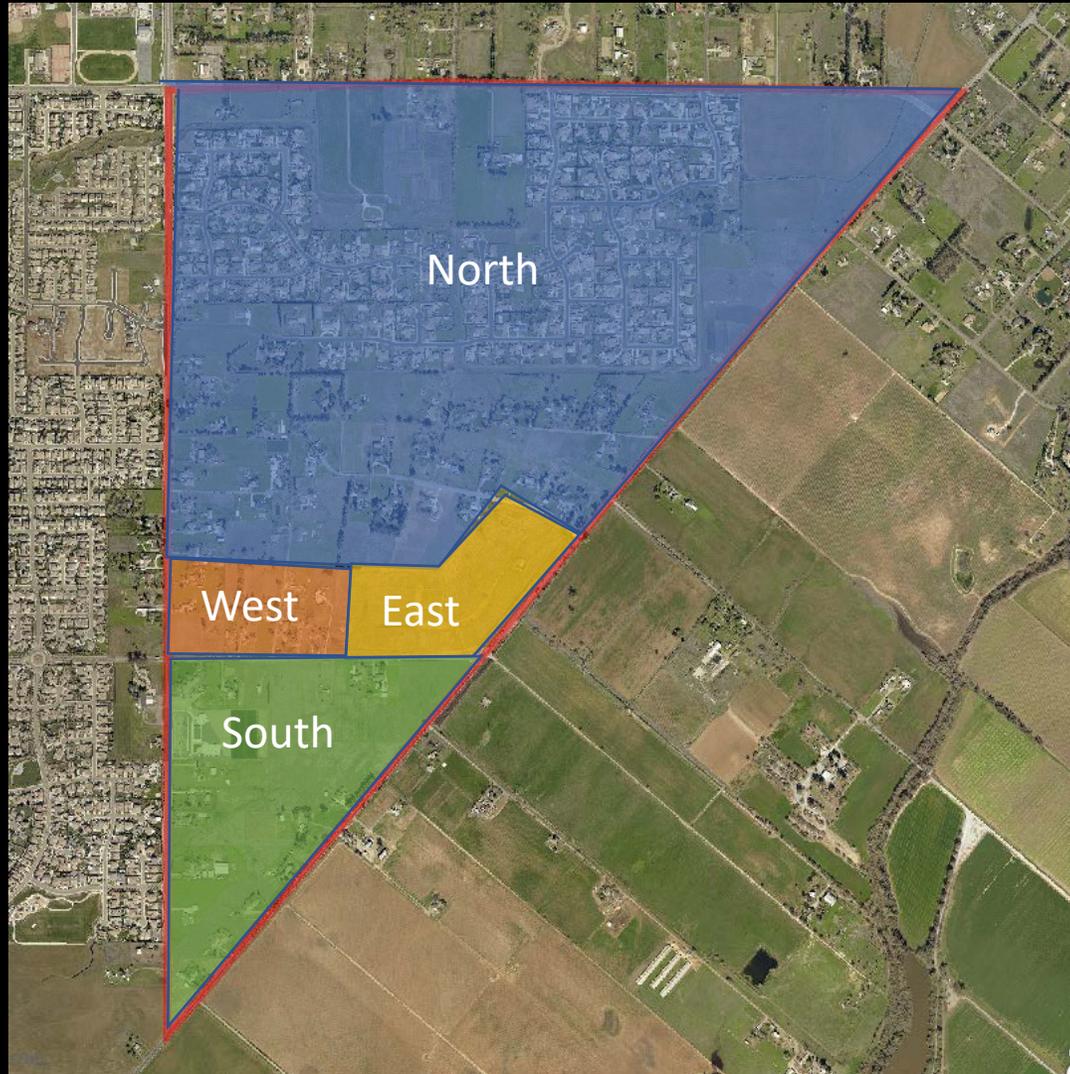
- Minor adjustments to timing and financing consistent with City standards

Your Review of the SPA

- Any questions tonight?
- Please send me any comments/requested edits you have by October 12
 - Email: cjordan@elkgrovecity.org

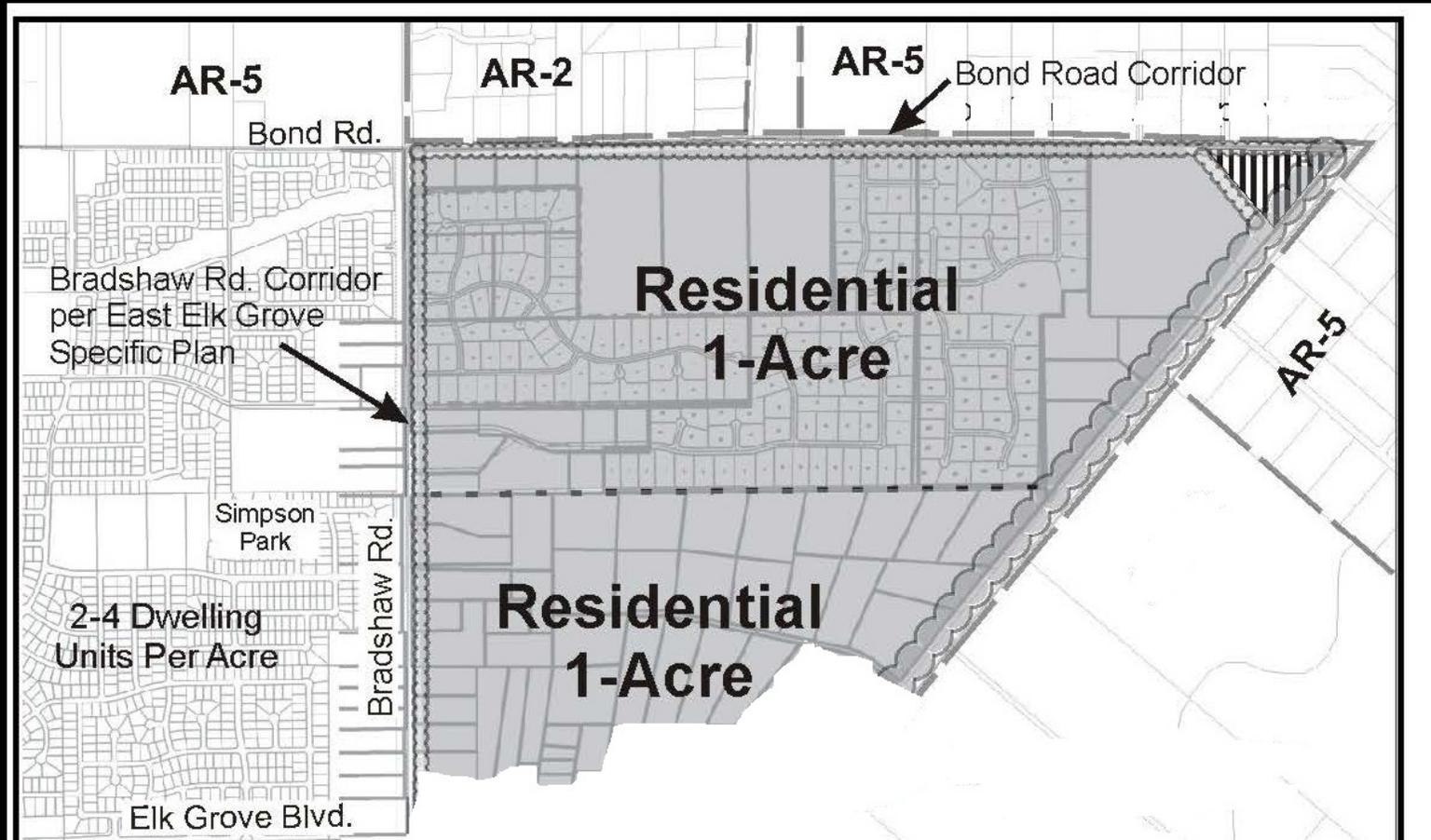
Land Plan

Sub-Areas



- Discussion divided into 4 sub-areas:
 - North
 - West
 - East
 - South

North Area



- No density changes (1-acre lot minimum)
- Berm requirement along Grant Line
- 2-lane Bond Road with improvements
- No changes to Bradshaw Road

East Sub-Area

- Similar to Council Direction
- Maintains existing (approved) berm Grant Line and portion of Elk Grove Blvd
- Shows realignment of Elk Grove Blvd (limits ability to have front-on lots)
- 1-Acre lots along west edge
- Total Dwelling units: ~100 units



West Sub-Area

- No change from existing SPA
- No berm along Elk Grove Blvd
- Total Dwelling units: ~18 units



South Sub-Area

- Incorporates 1-acre lots along Elk Grove Blvd (intended to front-on)
- Eliminates berm along Elk Grove Blvd
- ¼-Acre lots to south
- Total Dwelling units: ~243 units

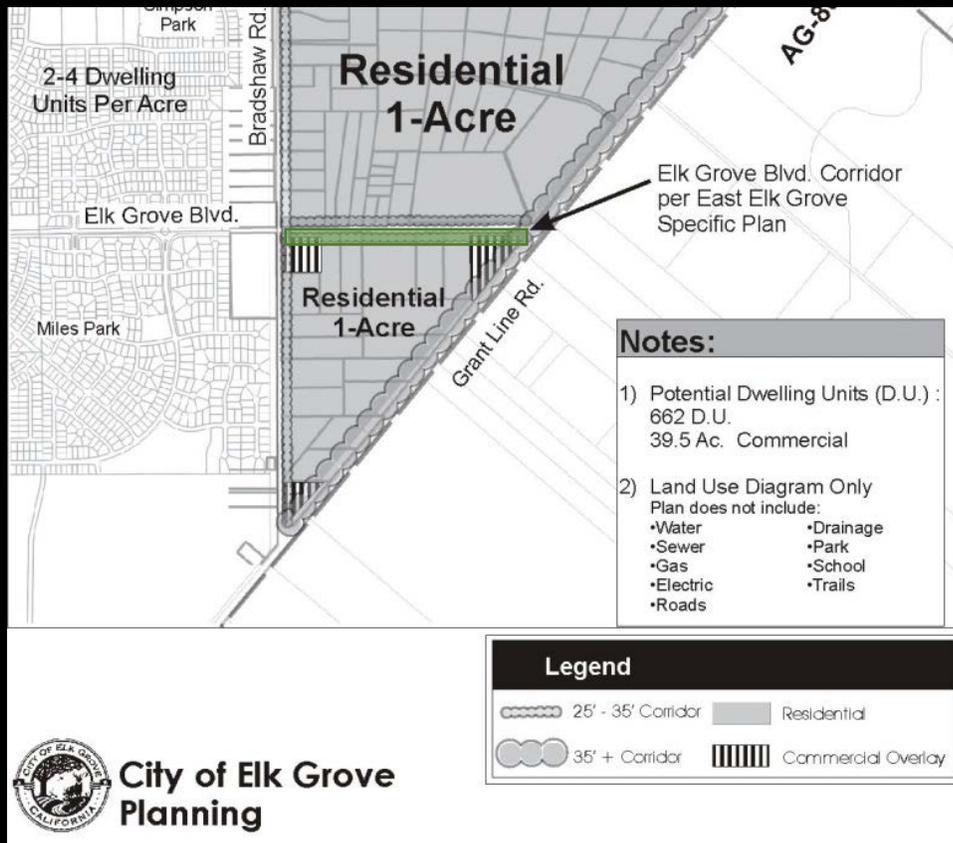


Concerns Raised at February Workshop

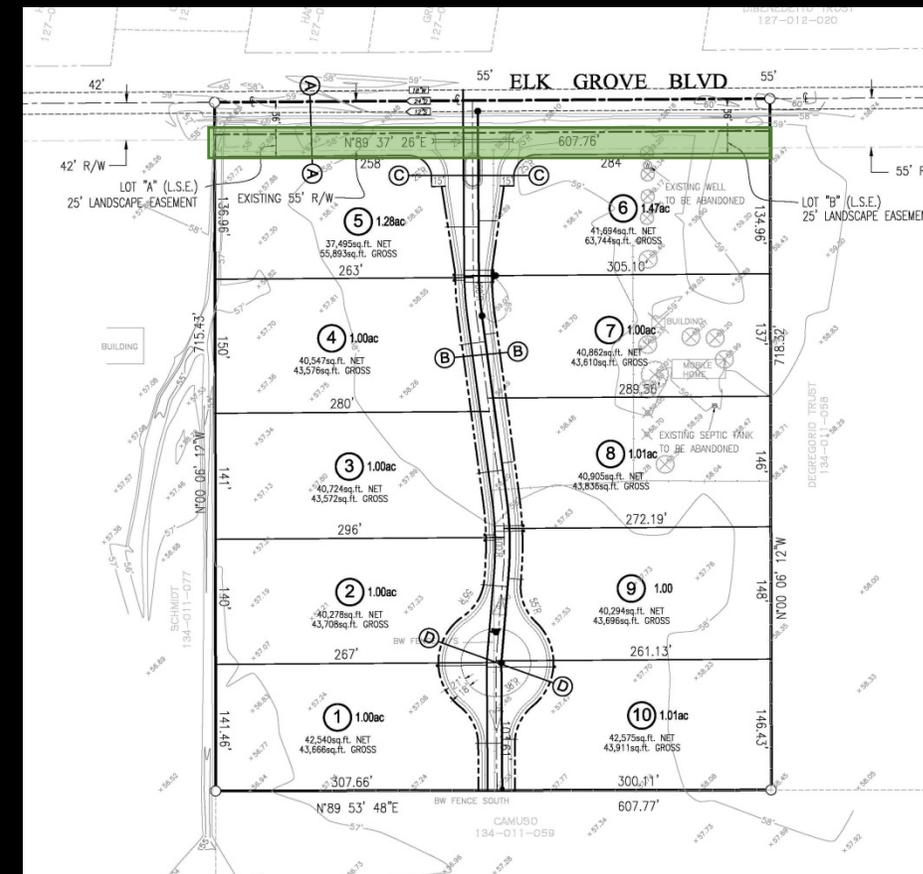
- Density along Elk Grove Boulevard
- Include/don't include a berm along Elk Grove Boulevard
- How tall will homes be?
 - Lots along Elk Grove Boulevard (1-acre row)
 - Homes behind 1-acre row

For Reference

Existing SPA



Prior Brownwood Approval



Visual Simulation

- Worked with resident and developer
- Set “story poles” on Brownwood Site at 20 feet high
- Located at potential building sites
 - 1-acre front-on lot (1-story home)
 - ¼-acre lot behind (2-story home)
 - Density/spacing consistent with potential lot sizes and proposed setbacks

Existing Conditions



1-Acre Fronting



Outstanding Questions

- East Sub-Area
 - Any revisions/edit necessary?
- South Sub-Area
 - Keep 1-acre lots along Elk Grove Blvd?
 - Allow 2-story behind the 1-acre lots?

Next Steps

----- COMPLETED -----

Overview of Council direction
Discussion of Community Character
Issue Identification

Sept. 12, 2017

----- COMPLETED -----

Discussion of Development
Standards
Concept Zoning Maps

Dec. 19, 2017 and Feb. 22, 2018

Please provide comments on the
draft SPA revisions

Oct. 12, 2018

Nov. 14, 2017

Discussion of key issues and
possible solutions

Sept. 17, 2018

Present draft changes to the SPA

TBD

Adopt SPA changes concurrent with
General Plan adoption

----- COMPLETED -----

----- COMPLETED -----



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