

ELK GROVE-FLORIN AND BOND ROADS SPECIAL PLANNING AREA

Adopted April 2019

1. **INTENT.** The intent of the City of Elk Grove in adopting this Special Planning Area is to allow development of residential and commercial uses compatible with the existing flood area and to mitigate the impacts of noise generated from the adjacent railroad.
2. **EXHIBITS.** Figure 1 illustrates the location and configuration of the Elk Grove-Florin and Bond Special Planning Area, including identifying the location of the four Use Areas described in Section 3 below.
3. **PERMITTED USES.** Uses on any portion of the property described in Figure 1 shall be regulated as follows:
 - (a) **Area A:** Within Area A, single-family dwellings, duplexes, or halfplexes are permitted by right. Other residential uses as set forth in EGMC Table 23.27-1 (Allowed Uses and Required Entitlements for Base Zoning Districts) for the RD-6 zone shall also be allowed as provided in that table.
 - (b) **Area B:** Within Area B, Multifamily residential uses with a maximum of 30 dwelling units per acre and home occupations (subject to EGMC 23.82, home occupations) shall be permitted by right.
 - (c) **Area C:** Within Area C, commercial uses shall be allowed as provided in the General Commercial (GC) zone as set forth in EGMC Table 23.27-1 (Allowed Uses and Required Entitlements for Base Zoning Districts).
 - (d) **Area D:** Within Area D, uses as allowed in the Park and Recreation (PR) zone as set forth in EGMC Table 23.27-1 (Allowed Uses and Required Entitlements for Base Zoning Districts).
4. **DEVELOPMENT PLAN REVIEW.** Development within this SPA shall be subject to those permit requirements provided in EGMC Chapter 23.16 (permit requirements).
5. **DEVELOPMENT STANDARDS.**
 - (a) The location and configuration of buildings and other improvements shall comply with the development standards set forth in Chapter 23.29 of the Elk Grove Municipal Code, provided, however, that deviations from such standards may be permitted as provided in EGMC Chapter 23.16 (permit requirements). Specifically:
 - (1) Development in Area A shall conform to the standards of the RD-6 zone.
 - (2) Development in Area B shall conform to the standards of the RD-25 zone.
 - (3) Development in Area C shall conform to the standards of the GC zone.
 - (4) Development in Area D shall conform to the standards of the PR zone.
 - (b) **Grading.** The design, layout, and configuration of the improvement shall minimize the extent and amount of grading. The following techniques shall be considered and utilized where feasible to accomplish the reduction in the extent and amount of grading:

- (1) The use of split level building design and foundation systems to accomplish elevation transitions as close to existing grade as possible.
 - (2) Grading for streets shall be reduced as much as possible, consistent with the minimum requirements for utility service, drainage requirement, and street design and improvement requirements.
 - (3) No grading for purposes of development shall be permitted within the floodway of Laguna Creek. Maintenance work, as allowed under State and/or federal permits shall be permitted.
- (c) Trees. The design, layout and configuration of the improvements shall be accomplished so as to minimize the removal of trees. No native trees having a diameter of nine inches or more, measured four and one-half feet above the ground, shall be damaged or removed unless:
- (1) The trees are located within the right-of-way of an approved building envelope.
 - (2) The trees are specifically approved for removal by the Planning Commission as part of the site plan approval.
 - (3) Such removal is necessary for elimination of diseased growth, for fire prevention and control, erosion and flood control, or as may be required for pedestrian, bicycle, or equestrian paths and trails.
 - (4) Mitigation for removal of trees shall comply with the requirements of EGMC Chapter 19.12 (Tree Preservation and Protection).
- (d) Laguna Creek.
- (1) The floodplain of the creek shall remain in its natural state, unless a hydrologic study approved by the City provides otherwise. Authorized exceptions to this standard are:
 - (aa) Removal and clearing of debris, growth, brush, or trees necessary for the maintenance of the free passage of storm buildings and other improvements.
 - (bb) Construction of any improvements expressly approved by the City Council, or where such improvements are found to be necessary for the prevention of erosion, the protection of public or private property, or for the preservation of the public health, safety, or welfare.
 - (2) All development shall conform to the standards of EGMC 16.50 (flood damage prevention) and EGMC 23.42.050 (flood combining district) as applicable.
 - (3) Any modifications to the floodway/floodplain of Laguna Creek are to be approved by the City Engineer.

- (e) Coordination of Projects. The Planning Commission, in receiving and approving development plans, shall consider the relationship of circulation pattern of the proposed project with neighboring projects to ensure compatibility and coordination of projects with each other and with the community plan.
- (f) Setbacks. Except as otherwise provided in section (a) above, setbacks shall be established at time of development plan review, except that along Bond Road and Elk Grove-Florin Road a 25 foot landscaped planter shall be required.
- (g) Road Improvements. Prior to the issuance of any building permits, the owner(s) shall deed to the City the necessary right-of-way for Bond and Elk Grove-Florin Roads, and any other public road approved for the site, based upon widths acceptable to the City. Installation of improvements shall be in accordance with City requirements.
- (h) Multifamily Development. In addition to compliance with any other development standards set forth in this section, any multifamily development proposed in Area B shall comply with the following standards:
 - (1) Incorporate into the design of the buildings a noise level reduction consistent with the General Plan.
 - (2) Patios and balconies adjacent to Elk Grove Florin Road shall be constructed with noise barriers four feet (4') and three- and one-half feet (3' 6") in height, respectively.
 - (3) There is to be only one 45-foot wide access drive from Elk Grove Florin Road. Any secondary driveway is to be for emergency vehicle access only.

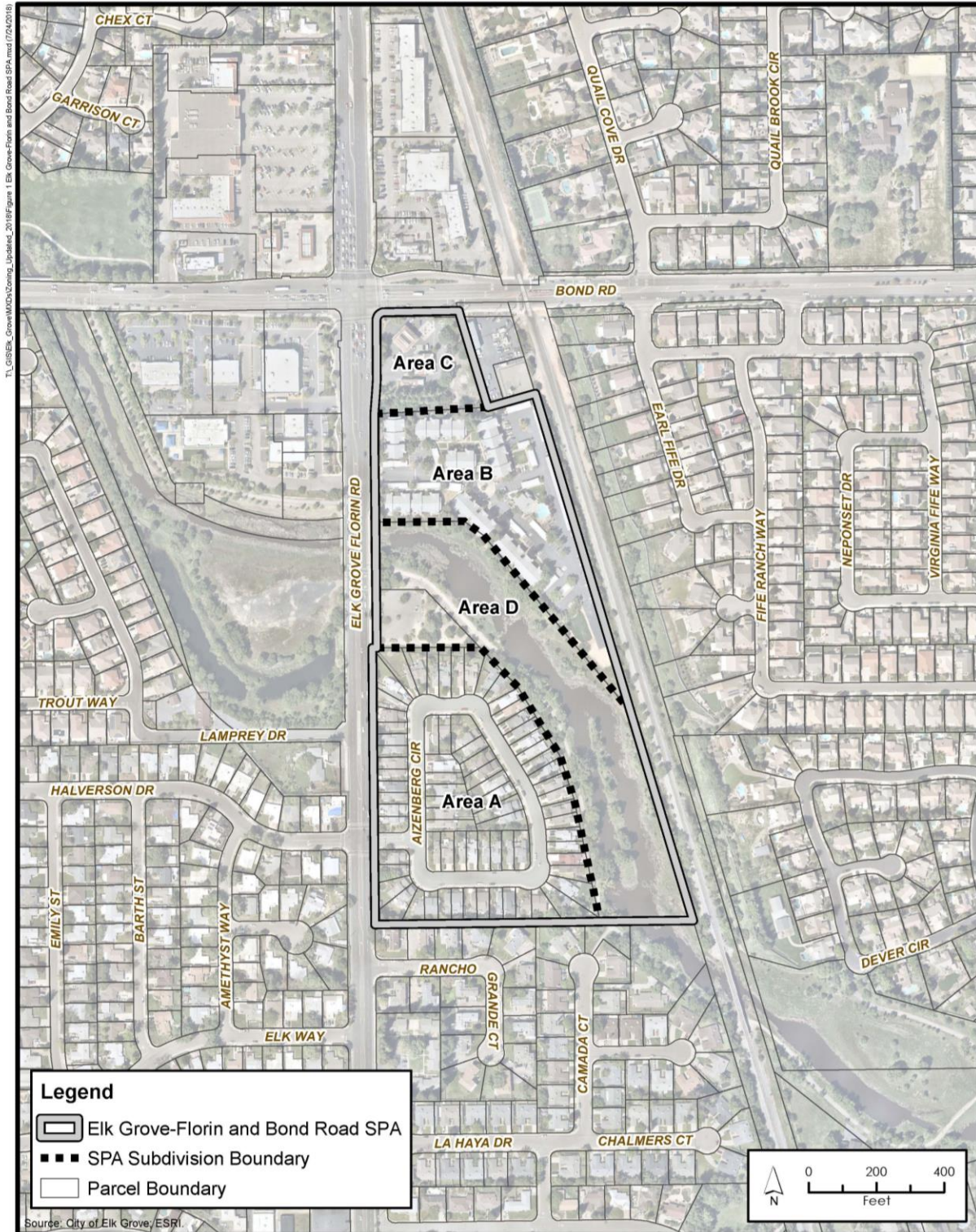


Figure 1

Elk Grove-Florin and Bond Road
Special Planning Area



City of Elk Grove
Development Services