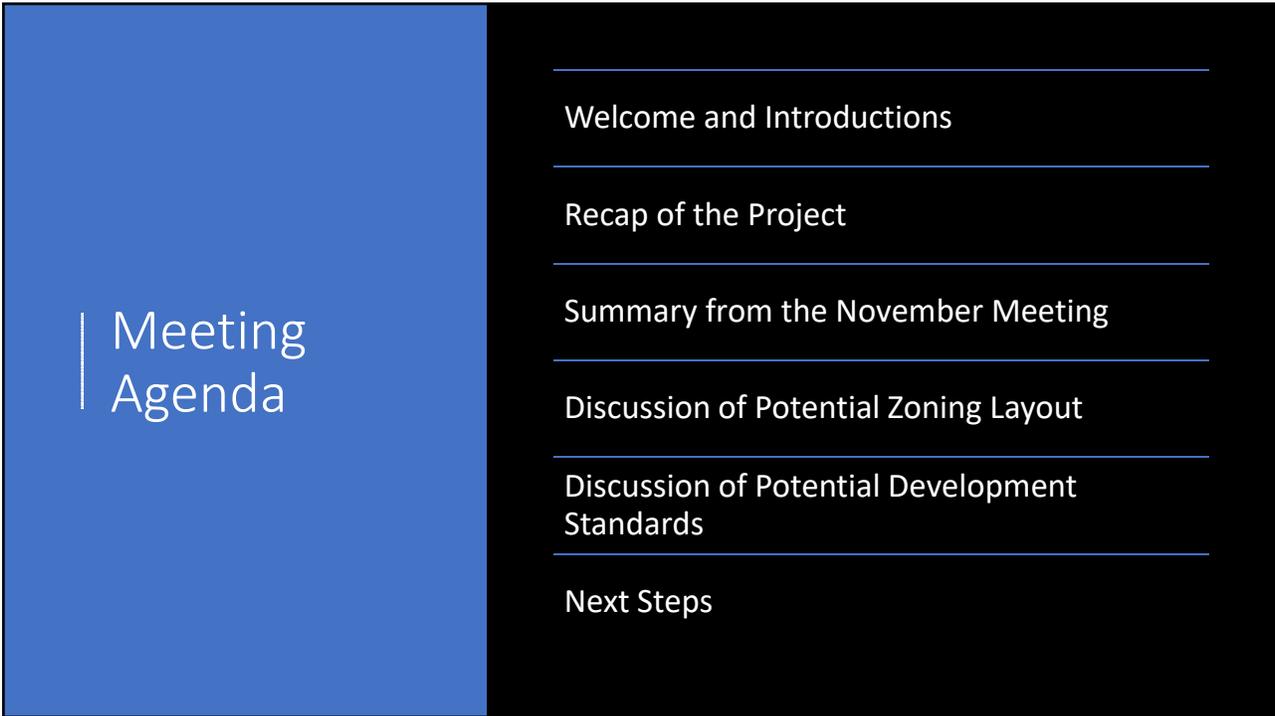




Triangle Special Planning Area Update | Community Workshop #3
December 19, 2017



Meeting
Agenda

- Welcome and Introductions
- Recap of the Project
- Summary from the November Meeting
- Discussion of Potential Zoning Layout
- Discussion of Potential Development Standards
- 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 across the plan

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

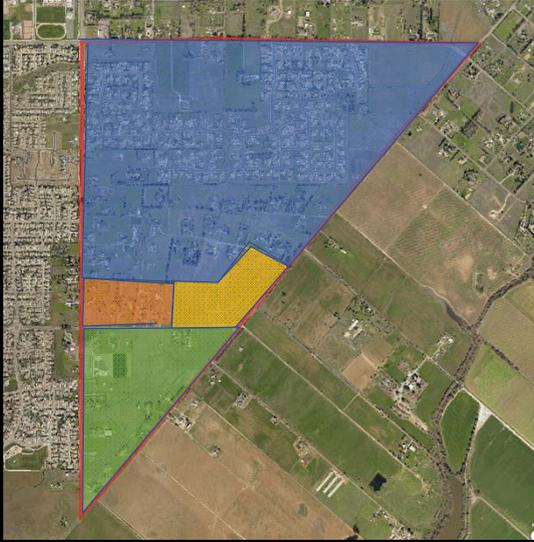
- No changes to Right-to-Farm
- Low community interest in allowing clustering
- Preference is for berms, rather than sound walls
- Consider eliminating the 75' perimeter setback requirement in the south area

Tonight's Discussion

Zoning Map /
Layout

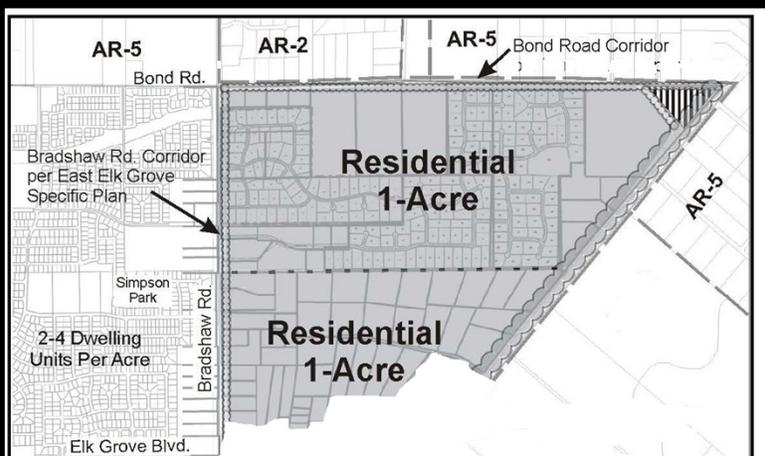
Development
Standards

Zoning Map



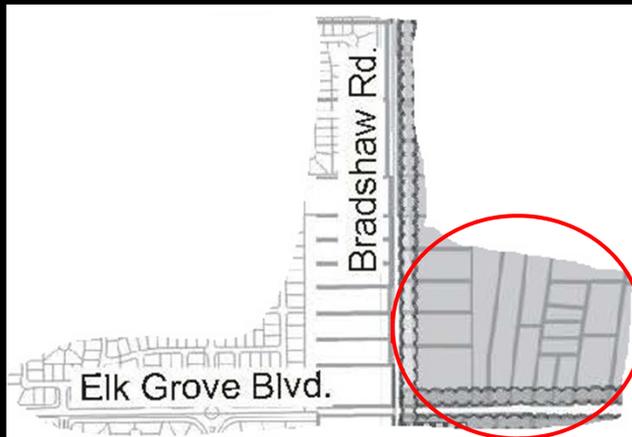
- Discussion divided into 4 areas:
 - North
 - West
 - East
 - South

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

West Area



- No density changes (1-acre lot minimum)
- Different than Council direction
- Berm requirement along Elk Grove Blvd
- 2-lane Elk Grove Boulevard with center turn lane

For East and South Areas...

- Request at the November meeting for a desired target capacity from the developer
- They identified: 400-420 units

East Area

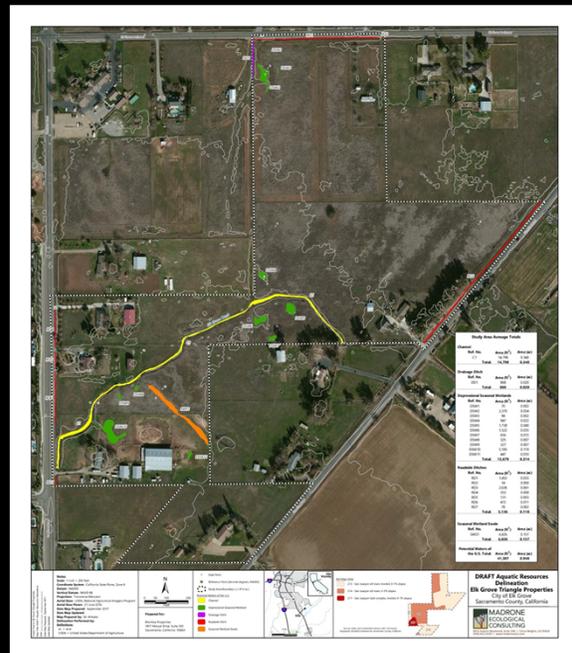


- New layout as directed by City Council
- 2-lane Elk Grove Boulevard with center turn lane
- Berms along Elk Grove Blvd and Grant Line Rd
- 75 ft perimeter setback not included

Existing Plan	Proposed Plan
41 units	111 units

South Area

- Constraints map
 - Elk Grove Creek
 - Ditches
 - Other Wetlands



South Area

- Buffer along Elk Grove Creek and some wetland features
- Assumes other features are filled
- Constraints: 8 acres



South Area

- Added EG Blvd and Bradshaw realignments
- Added roadway conditions:
 - EG Blvd: 3-lanes with berm and sidewalk on south
 - Bradshaw: 4-lanes, landscape corridor, sound wall
 - Grant Line: 4-lanes, trail, berm
- 75 ft perimeter setback not included
- Total ROW: 17.5 ac



South Area

- Net land area at top of berms
- Total Area: 77.7 ac
 - Residential only: 67.6
 - Commercial Overlay: 10.1 ac
- 4 dwelling units per acre

		Dwelling Units	Parkland (acres)
Existing Plan		92	0
Proposed Plan	Residential only	244	284
	Overlay	40	



In Total...

- East and South Areas:
 - Collection of 1-acre, 1/3-acre, and 1/4-acre lots
 - Consistent with prior City Council direction
 - 6.6 acres of parkland required
 - Berms on Elk Grove Blvd and Grant Line
 - Elk Grove Creek complex preserved
 - **Maximum buildout*: 395 units**
 - Does not account for ultimate internal street layout and lotting
 - Smaller increase than the Council-directed concept

* Includes Commercial Overlay properties



Discussion

- What are the concerns with this layout?
- Are there changes that should be considered?
- If density along Elk Grove Boulevard is decreased could it be made-up elsewhere (e.g., south of Elk Grove Creek)?

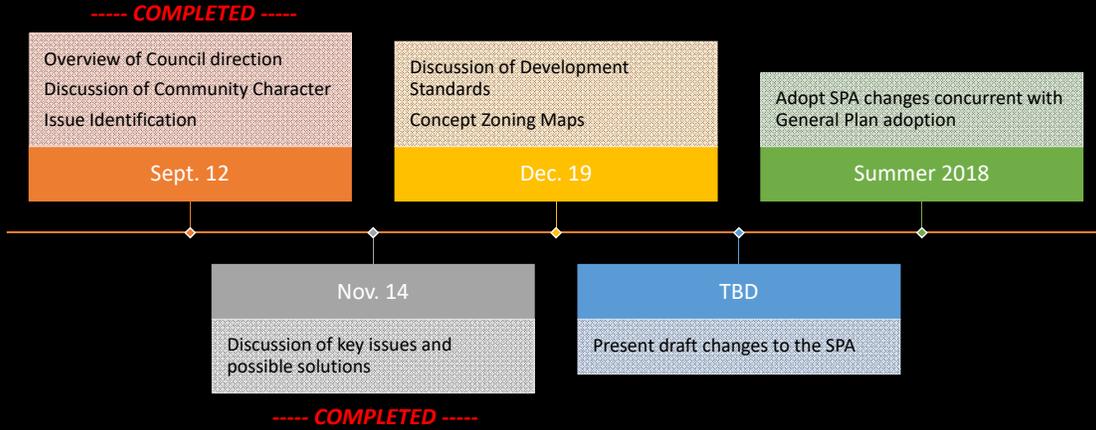
Proposed Development Standards

Standard	1-Acre Lots, Van Ruiten, et al	1-Acre Lots, all others	1/3-Acre Lots	1/4-Acre Lots
Maximum Density	1 du/ac	1 du/ac	3 du/ac	4 du/ac
Minimum Lot Size	1 acre gross*	1 acre gross*	11,000 sf*	9,000 sf*
Lot Width (minimum)	75 ft			
Lot Depth (minimum)	95 ft			
Setbacks (minimum)				
Front	20 ft	20 ft	20 ft	20 ft
Rear	25 ft	25 ft	20 ft	20 ft
Interior Side	5 ft	10 ft / 20 ft	7.5 ft	7.5 ft
Street Side	12.5 ft	12.5 ft / 20 ft	15 ft	15 ft
Maximum Building Height	25 ft / 1 story	25 ft / 1 story 30 ft / 2 story	30 ft / 2 story**	30 ft / 2 story**
Maximum Lot Coverage	25%	25%	45%	50%

* Gross acre includes the street abutting the lot; all others net lot area exclusive of streets.

** Lots abutting Elk Grove Boulevard, Grant Line Road, and Jetmar limited to 1 story (25') maximum.

Next Steps



ELK GROVE
TRIANGLE
SPECIAL PLANNING AREA

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