



Triangle Special Planning Area Update

Community Workshop #4
February 22, 2018

Meeting Agenda

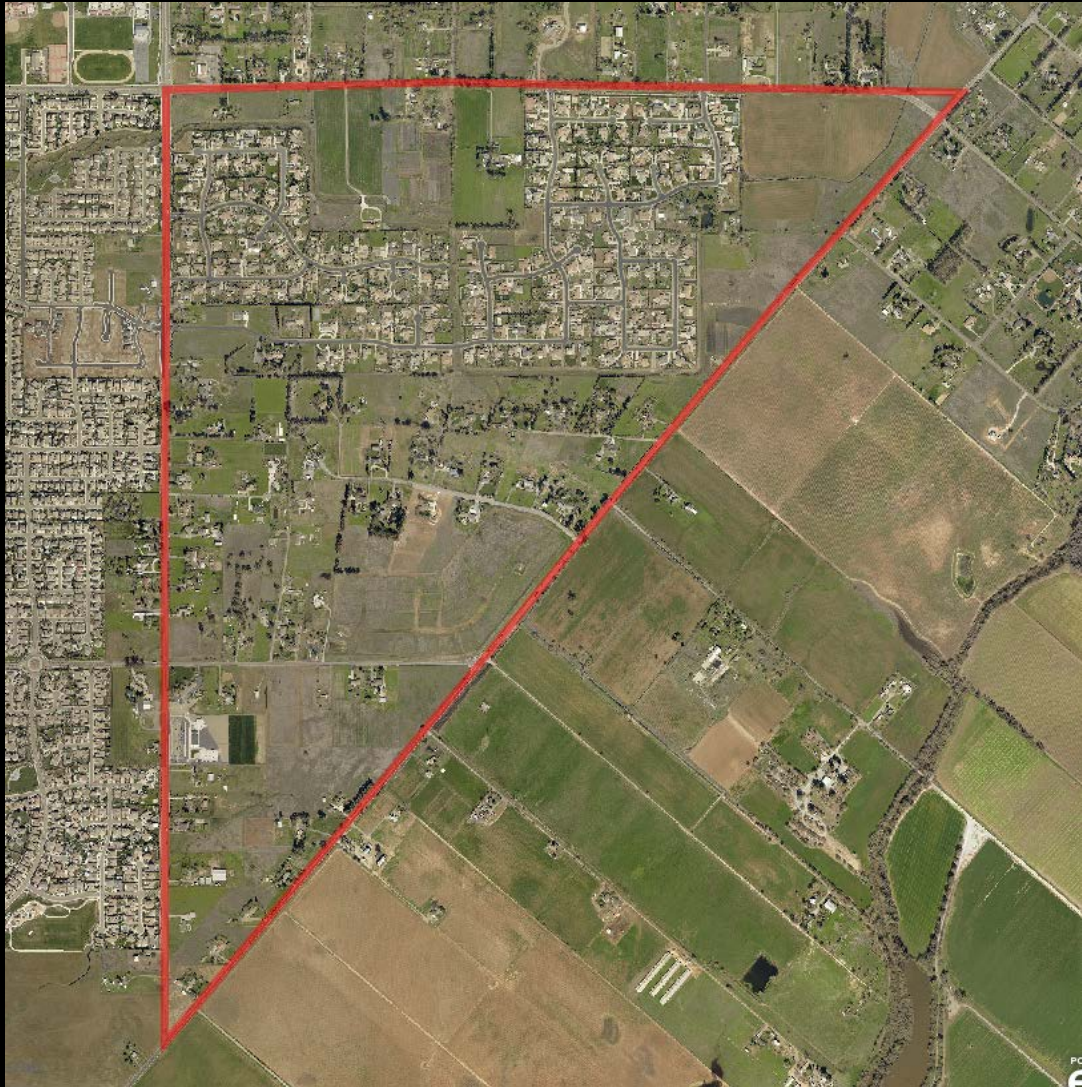
Welcome and Introductions

Recap of the Project

Summary from discussion to date

Discuss concept land use layouts

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

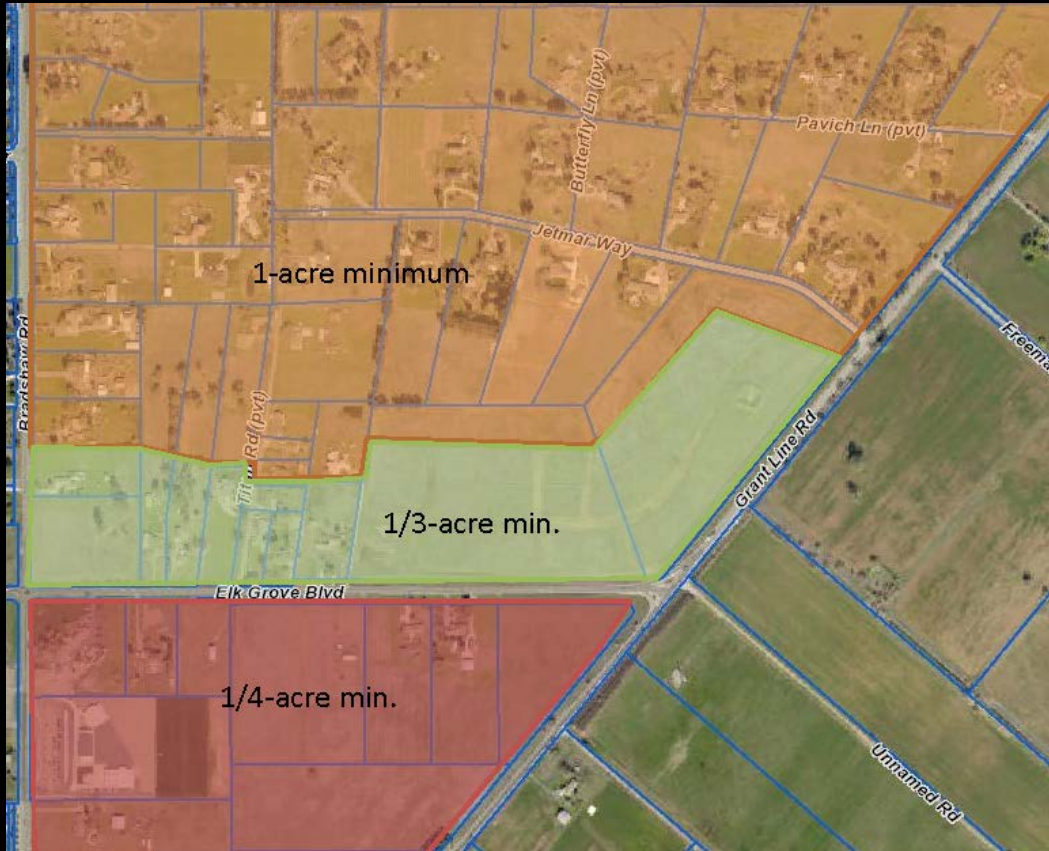
- 1-acre lots throughout
- Walls along Elk Grove Blvd and Bradshaw Rd
- Grant Line Road
 - Large landscape area
 - No berm specifically required
- Commercial overlay sites



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

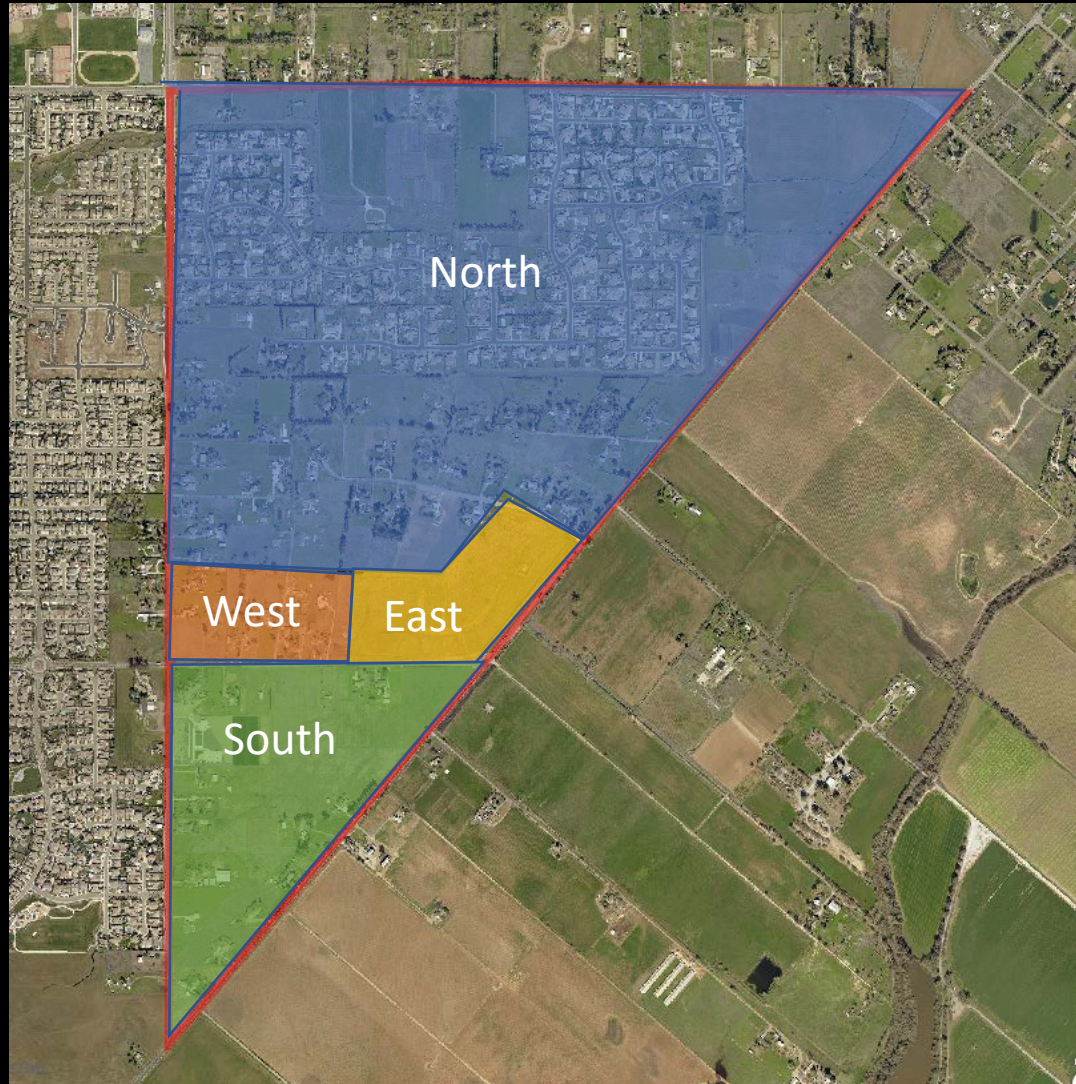
- Desire to see a range of land plan alternatives for discussion
- Berms should only be along Grant Line Road
- Consider larger lots along Elk Grove Boulevard with front-on orientation (no berm/wall)
- Include front-on lots along Jetmar
- Back of Di Benedetto should be lots, not a street

Tonight's Discussion

Zoning Map /
Layout

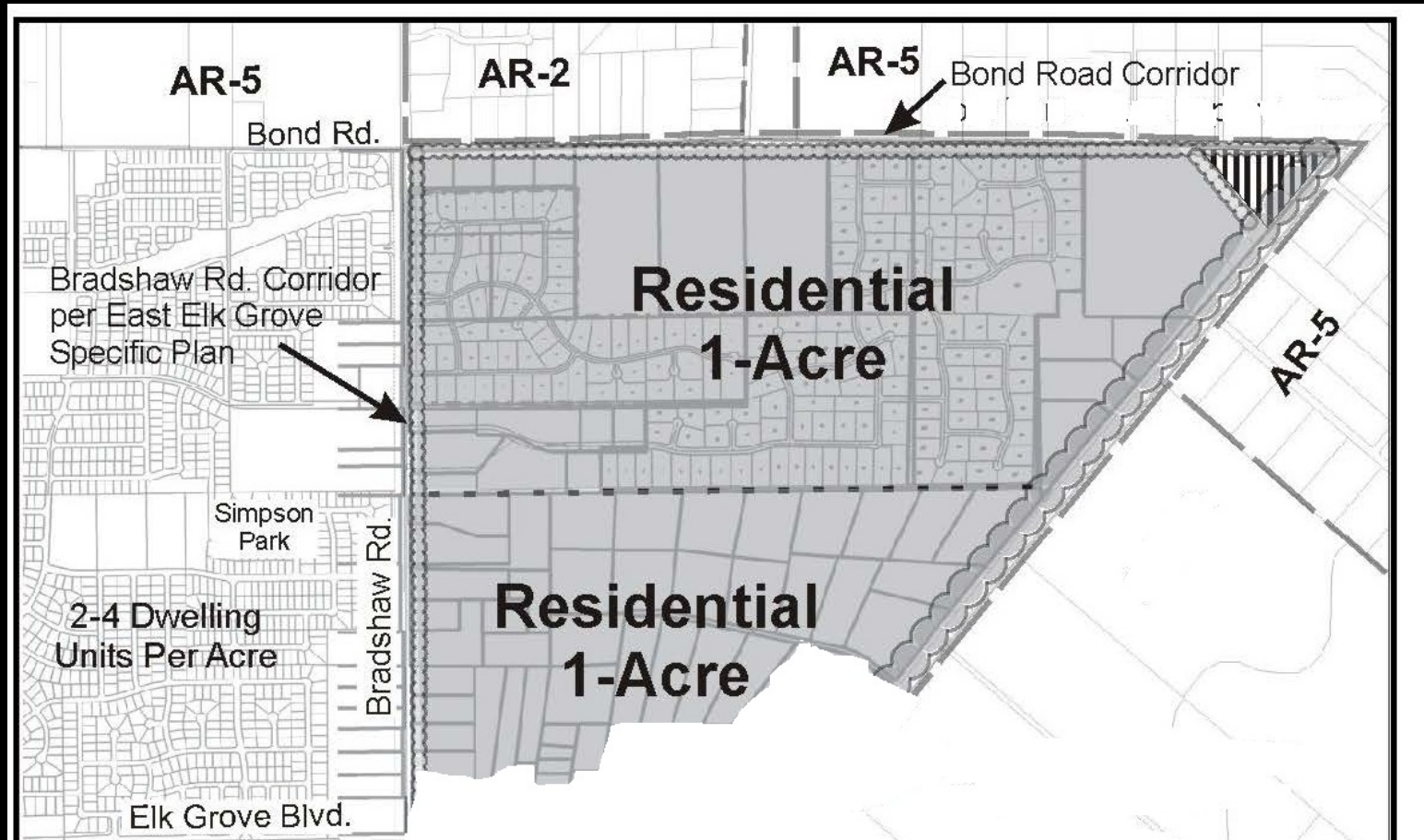
Development
Standards

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

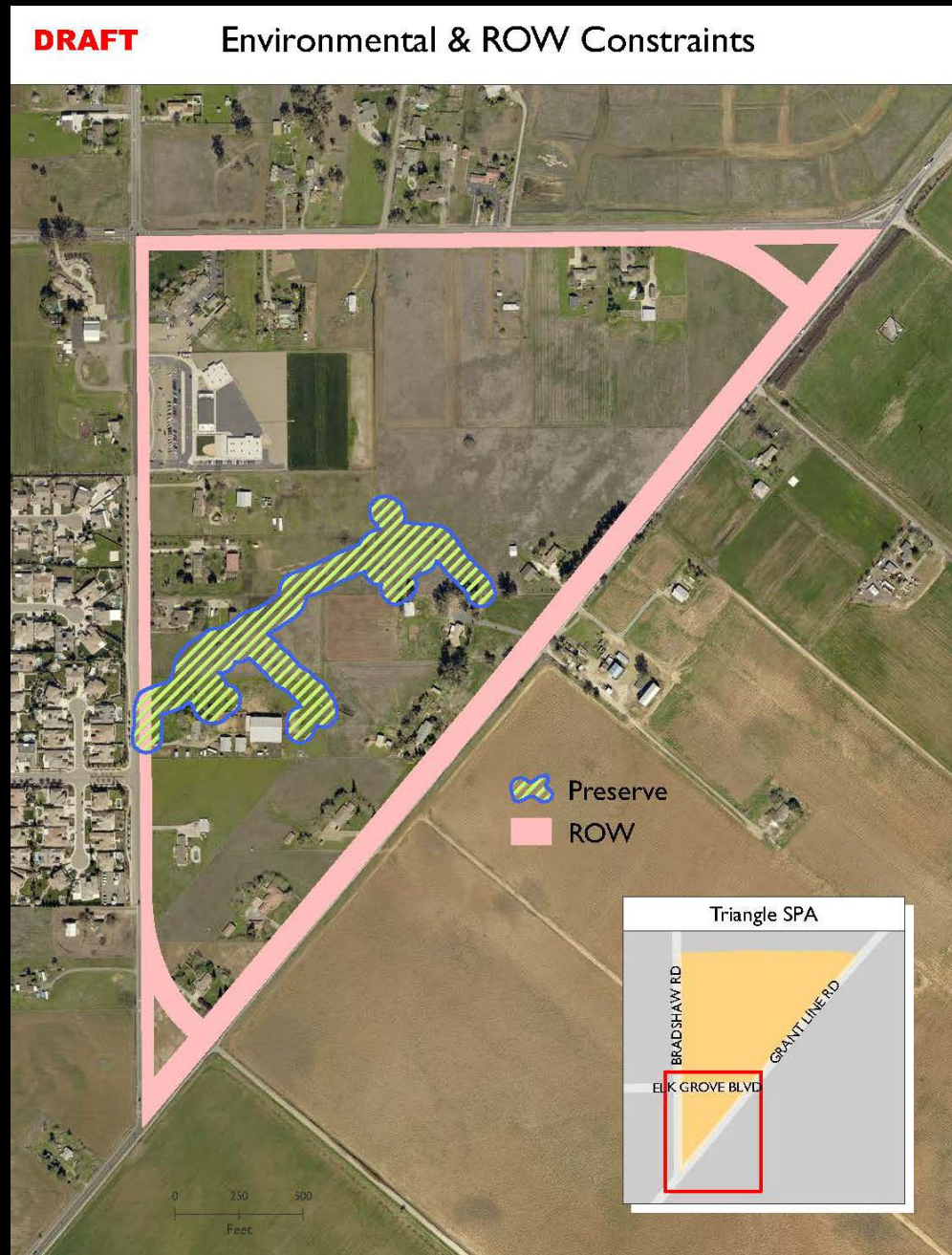
Constraints

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



Constraints

- Elk Grove Blvd and Bradshaw realignments
- Future roadway conditions:
 - EG Blvd: 3-lanes with 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



Land Plan Concepts

- **East Area**

- Concept E1 – Existing Council Direction
- Concept E2
- Concept E3

- **West Area**

- Concept W1 – Existing Council Direction
- Concept W2
- Concept W3
- Concept W4

- **South Area**

- Concept S1 – Existing Council Direction
- Concept E2
- Concept E3

Concept E1

- Existing Council Direction
- Maintains existing (approved) berms on Elk Grove Blvd and Grant Line
- Shows realignment of Elk Grove Blvd
- Total Dwelling units: ~111 units



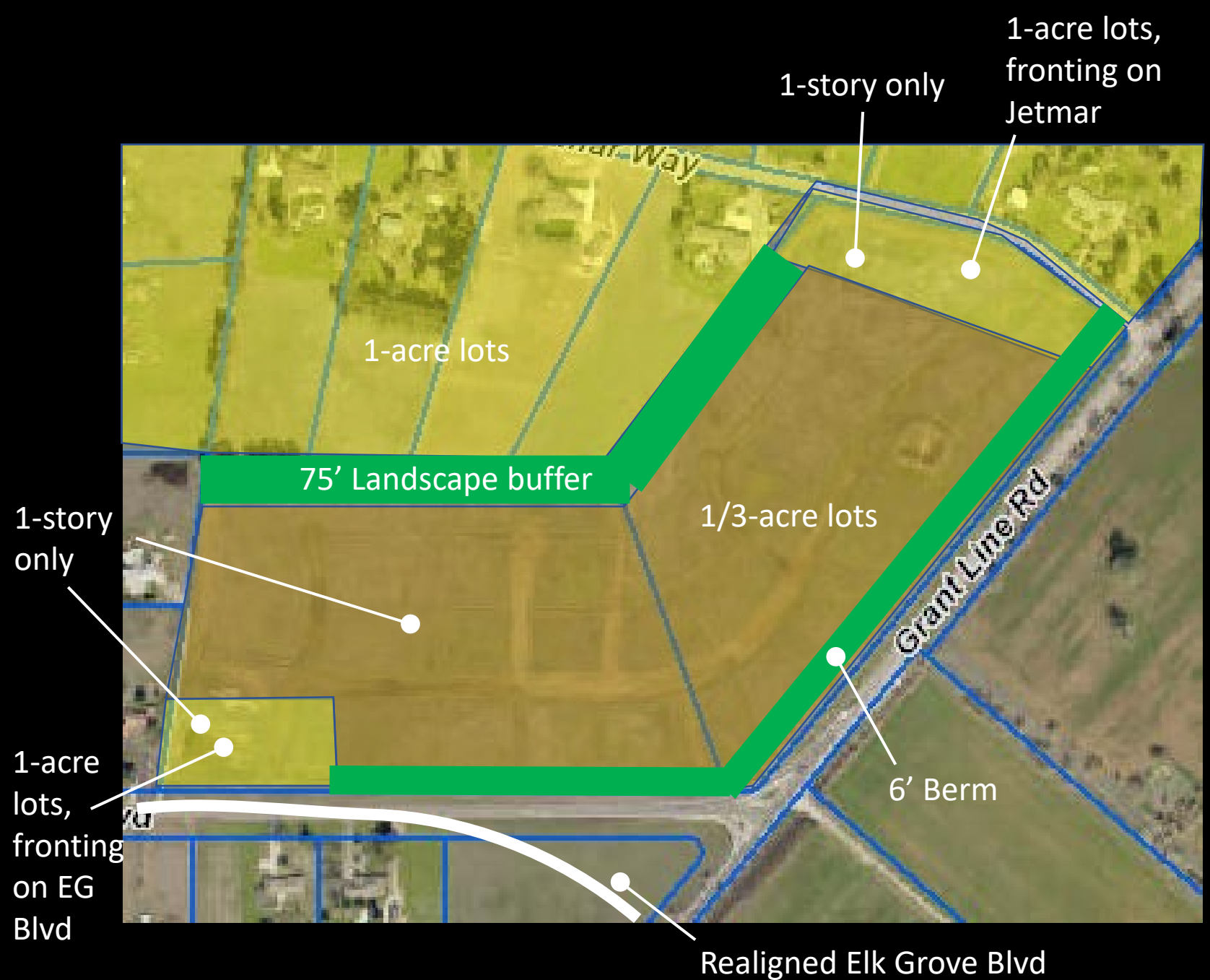
Concept E2

- 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)
- Total Dwelling units: ~108 units



Concept E3

- Has a 75' landscape buffer along back
- 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)
- Total Dwelling units: ~100 units



Concept W1

- Existing Council Direction
- Berm along Elk Grove Blvd
- No new front-on lots
- Total Dwelling units: ~55 units



Concept W2

- Reduces 1/3-acre lots
- Berm along Elk Grove Blvd only along new development
- Total Dwelling units:
~38 units



Concept W3

- Further reduces 1/3-acre lots
- Berm along Elk Grove Blvd only along new development
- Total Dwelling units:
~27 units



Concept W4

- Eliminates 1/3-acre lots
- No berm along Elk Grove Blvd
- Total Dwelling units:
~18 units



Concept S1

- Existing Council Direction
- Berm along Elk Grove Blvd
- No new front-on lots
- Total Dwelling units:
~284 units

1 and 2-story allowed

Elk Grove Creek/
Preserve

6' Wall

1/4-acre lots

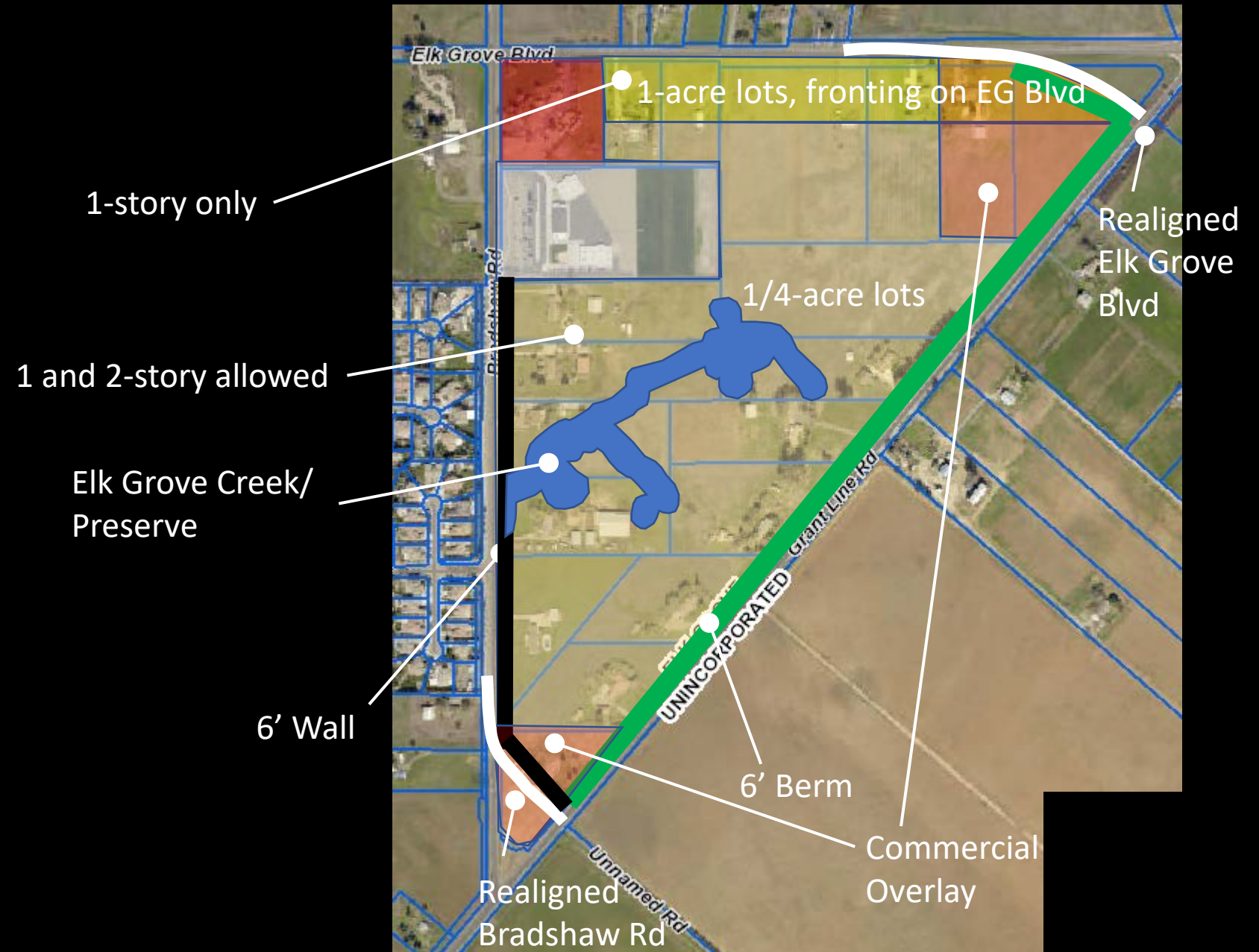
6' Berm

Commercial
Overlay



Concept S2

- Incorporates 1-acre lots along Elk Grove Blvd
- Eliminates berm along Elk Grove Blvd
- Total Dwelling units: ~243 units



Concept S3

- Incorporates 1-acre lots along Elk Grove Blvd
- Adds 1/3-acre lots behind 1-acre lots
- Eliminates berm along Elk Grove Blvd
- Total Dwelling units:
~225 units



Proposed Development Standards

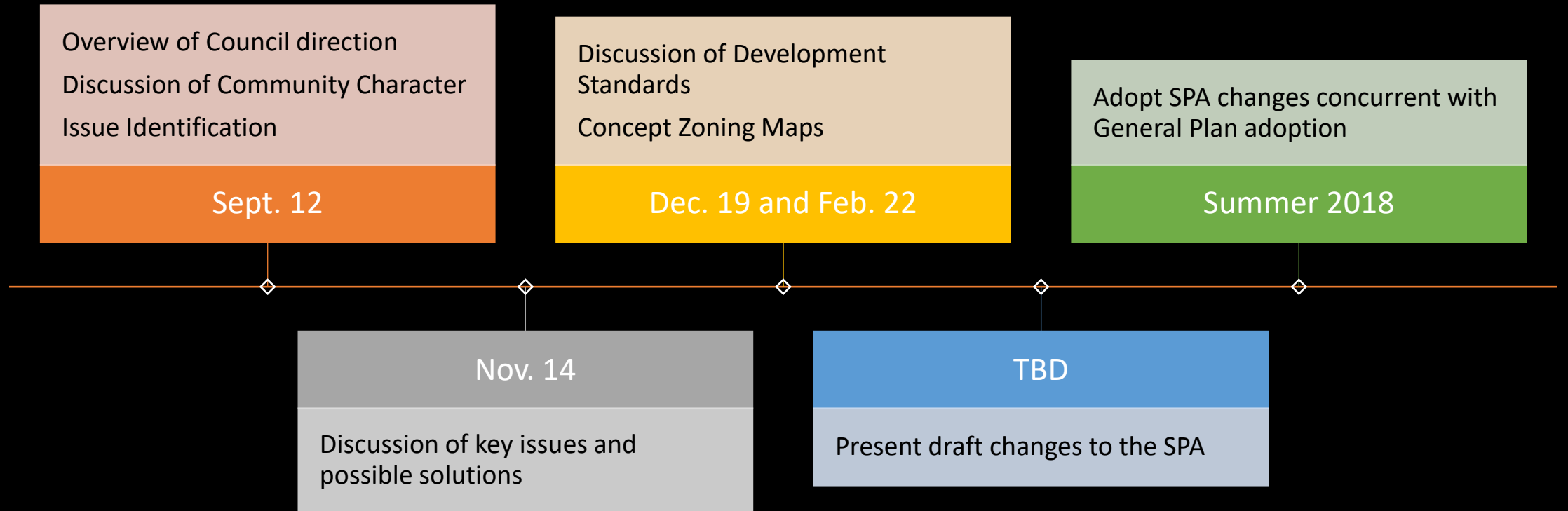
Standard	1-Acre Lots, Van Ruiten, et al	1-Acre Lots, all others	1/3-Acre Lots	1/4-Acre Lots
Maximum Density	1 du/ac	1 du/ac	3 du/ac	4 du/ac
Minimum Lot Size	1 acre gross*	1 acre gross*	1/3 acre gross*	1/4 acre gross*
Lot Width (minimum)	75 ft			65 ft
Lot Depth (minimum)	95 ft			
Setbacks (minimum)				
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	25 ft / 1 story	30 ft / 2 story**
Maximum Lot Coverage	20%	20%	45%	50%

* Gross acre includes the street abutting the lot.

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

Next Steps

----- COMPLETED -----



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