

# CHAPTER 1

# INTRODUCTION

## **WELCOME TO THE SOUTHEAST POLICY AREA**

In 2012, the City Council of the City of Elk Grove took the bold step to create a vision and plan for the development of the last large undeveloped area within the City. Focusing on the City's need to better balance its jobs to housing ratio, this 1,200-acre area has been molded into a unique blend of employment, public space, and residential land uses. From the Council's action, Southeast Policy Area, an Employment Oriented Development, was born.

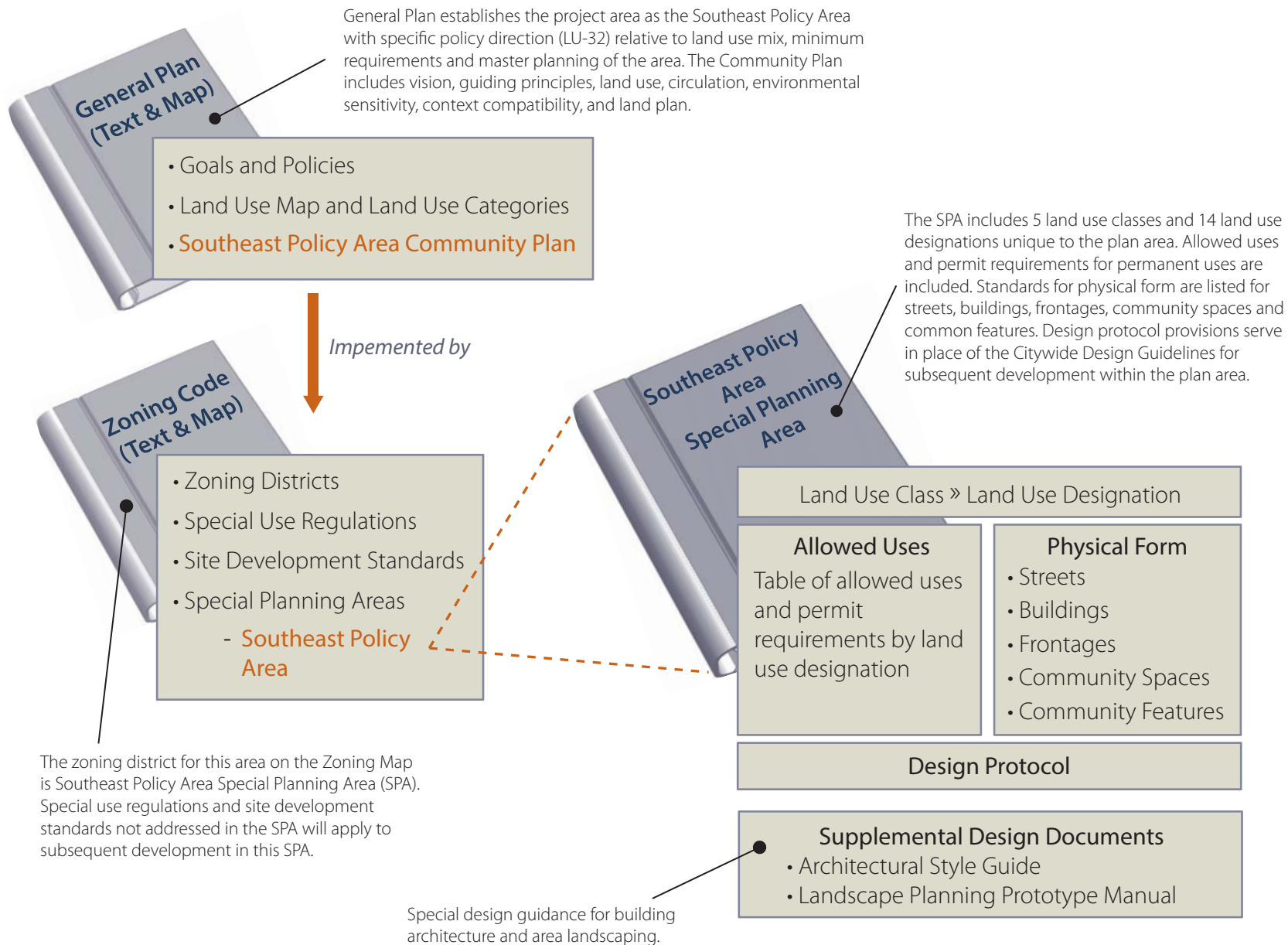
At its core, Southeast Policy Area is a plan for a wide range of job opportunities, supported by a balanced mix of locally oriented retail uses and residential densities. The Southeast Policy Area will be a regional destination for both employment activities and entertainment, such as sports or performing arts. The Southeast Policy Area will integrate with surrounding land uses through the incorporation of parks and open space, trails, and landscaping. A complete transportation network made up of roads, sidewalks, trails, and transit (including light rail) will allow for the safe and effective movement of people and goods within the plan and connect them with other parts of the City and region. Development will be of quality design and materials that contribute to the sense of place and identity for the area and the long-term sustainability for the community.

## **PURPOSE AND APPLICABILITY**

This document implements the City's adopted vision and policies for the Southeast Planning Area as outlined in the General Plan and corresponding Community Plan. More specifically, this document establishes the land use pattern, allowed uses, and development standards for land within the Southeast Policy Area Special Planning Area (the SPA). The purpose of this SPA is to provide unique and imaginative planning standards and regulations, which cannot be provided through the application of the City's standard zoning districts. Therefore, this document functions to replace the citywide zoning regulations for subsequent development of land within the SPA.

The land use requirements and development standards contained in this SPA shall apply to all property within the SPA as delineated on the official zoning map of the City. Where the regulations herein conflict with corresponding regulations in the Citywide Zoning Code, these regulations apply. Where the SPA is silent about special use regulations (e.g., wireless communication facilities), and site development standards (e.g., lighting standards, sign regulations) addressed in the citywide code, the citywide regulations and standards apply.

## Document Function and Use



## ORGANIZATION

This SPA is set up as a modified form-based code, which is an alternative approach to zoning than has traditionally been used in Elk Grove. This code places greater emphasis on the character and function of development than provided in traditional zoning in order to create a more complete and vibrant community. It does this through standards for pedestrian spaces, requirements for building orientation, and design standards for new buildings. Specifically, development requirements, while regulated by land use class and land use designation, are organized based upon the type of building being developed (e.g., office park, industrial/flex, vertical mixed use). This allows specific standards to be applied to each building form, rather than applying generalized, universal standards to all development in the land use designation. These standards are in addition to typical land use requirements for specific use types (e.g., conditional use permits).

### SPA Organization



#### **Chapter 2: Land Plan**

Describes the system of land use classes and land use designations that form the basis for the area land plan. This chapter also includes a community character/ transect section to illustrate the relationship between various land use designations.



#### **Chapter 3: Allowed Uses**

Identifies the allowed land uses in each specific land use designation throughout the plan, along with permit requirements.



#### **Chapter 4: Physical Form**

Identifies the regulations for the physical form of development within the plan area across five physical form types: streets, buildings, frontages, community spaces, and common features.



#### **Chapter 5: Design Protocol**

Establishes design requirements and guidelines (referred to collectively as design protocols) for development.



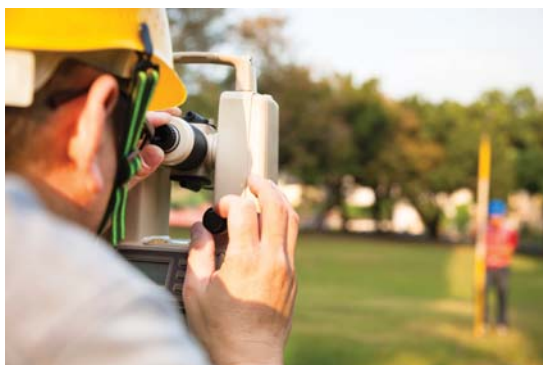
#### **Chapter 6: Glossary**

Provides definitions for specialized terms used in this SPA.

## HOW TO USE THIS DOCUMENT

This SPA is uniquely organized when compared to the Citywide Zoning Code. As such, the following information is provided to help property owners, business owners, and tenants understand how to use this document.

### Using This SPA



#### If you want to subdivide property

Subdivisions are governed by Title 22 of the City's Municipal Code. In addition to the standards and procedures in Title 22, subdivisions must also comply with the regulations in Chapters 4 and 5 of this SPA.

Specifically:

- Street sections and public improvements as provided in Chapter 4
- Requirements for public spaces as provided in Chapters 4 and 5
- Subdivision design as provided in Chapter 5



#### If you want to develop your property

The development of property in the City first requires the approval of a Design Review Permit. The design of buildings and their layout on the property is governed by the regulations of this SPA. Specifically:

- Chapter 4 identifies the development standards by physical form (e.g., setbacks, building forms, frontage forms)
- Chapter 5 provides design protocols (e.g., architectural design guidelines and standards) for new development



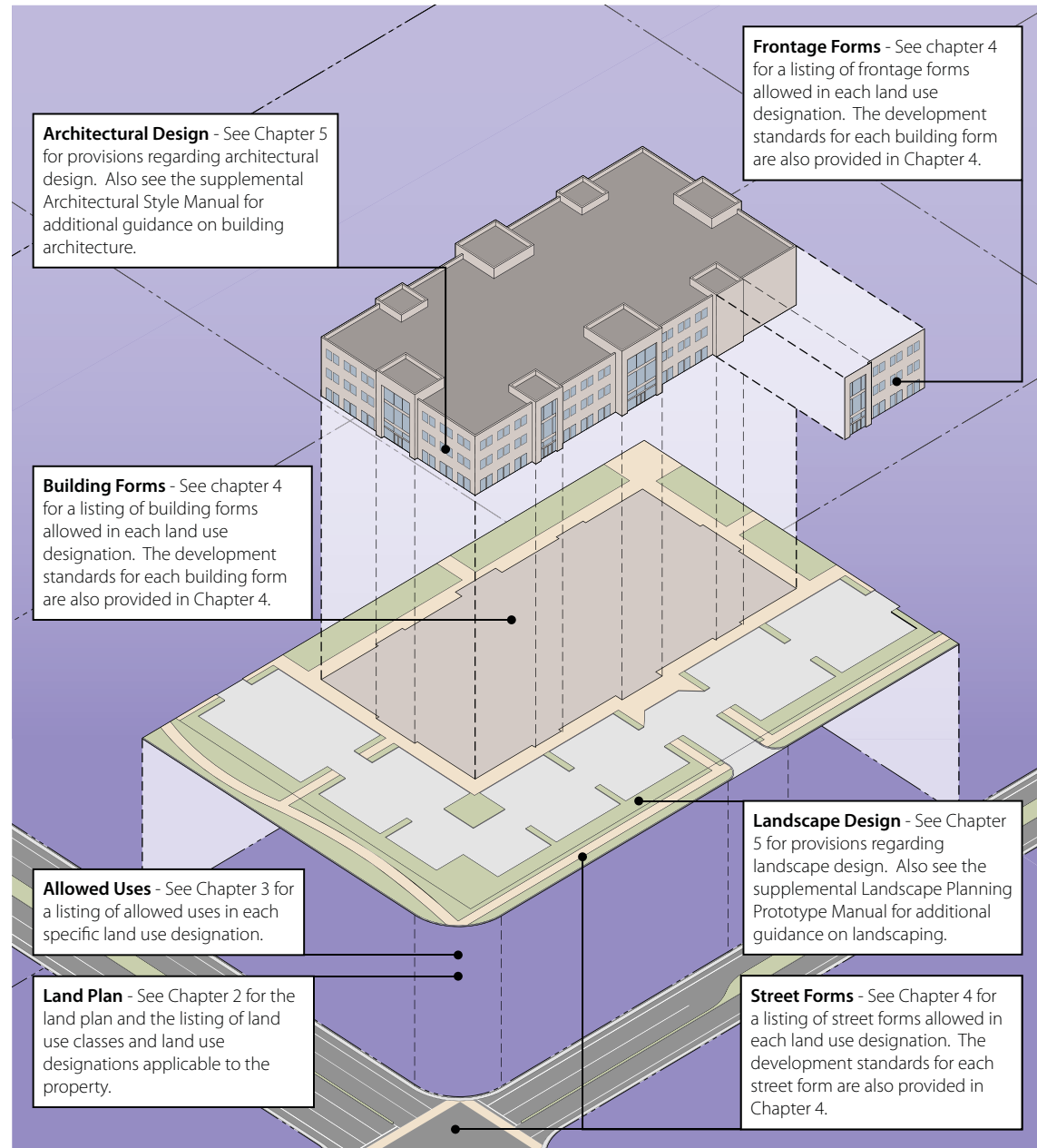
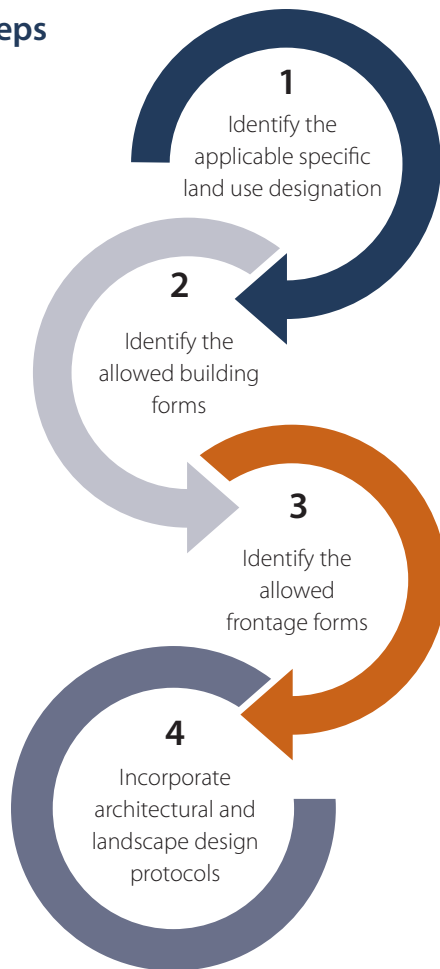
#### If you want to occupy a building with a use

Chapter 3 identifies the allowed uses and permit requirements specific to the use of land by use type. See this chapter for uses that are allowed by right, allowed by a permit, or not allowed based upon land use designation. Uses not specifically listed in this SPA may be permitted if the Planning Director determines that the use is similar to other uses listed.

## Organization of Form-Based Regulations

The following diagrams illustrate how the provisions of this SPA are organized with respect to the design and application process.

### Steps



## ADMINISTRATION

This SPA is adopted, by reference, as part of the City's zoning regulations (Title 23 of the City's Municipal Code, herein after the Zoning Code). The SPA functions as a special purpose zoning district under Chapter 23.40 of the Zoning Code. See page 1-3 of this chapter for an illustration of document function and use.

- **Relationship to Citywide Regulations** – This document is intended to provide the land use and development standards for land within the SPA. However, where this SPA is silent on a matter, the Citywide zoning regulations shall govern. Where there is a conflict between the SPA and the Zoning Code, this SPA shall govern.
- **Permit Requirements and Allowed Uses** – Development within the SPA shall comply with all land use entitlement and permit requirements and procedures as provided in Chapter 23.16 of the Zoning Code. Chapter 3 of this SPA identifies when a land use permit (e.g., conditional use permit) is required.
- **Approving Authority** – The approving authority for land use entitlements and permits required in this SPA shall be as provided in Chapter 23.14 of the Zoning Code; however, the designated approving authority for major design reviews for projects in the Office and Light Industrial/Flex Specific Land Use Types shall be the Zoning Administrator.
- **Appeals** – The process for filing and processing an appeal for a land use entitlement or permit shall be as provided in Chapter 23.14 of the Zoning Code.
- **Interpretation** – The interpretation of the provisions of this SPA shall be governed by the procedures in Chapter 23.12 of the Zoning Code.

