

GENERAL PLAN UPDATE

Opportunity Sites 5 & 7

August 23, 2017



ELK GROVE

A BRIGHTER FUTURE



AGENDA

- Review prior direction on Opportunity Sites 5 & 7

General Plan Update Project Schedule

June-December 2017

January 2018

February-April 2018

May 2018

June/July 2018

Develop Draft
Plan and EIR

Public Release
of Draft Plan
and EIR

Public
Comment

Planning
Commission
Hearing(s)

City Council
Hearing



General Plan-Zoning Relationship

General Plan



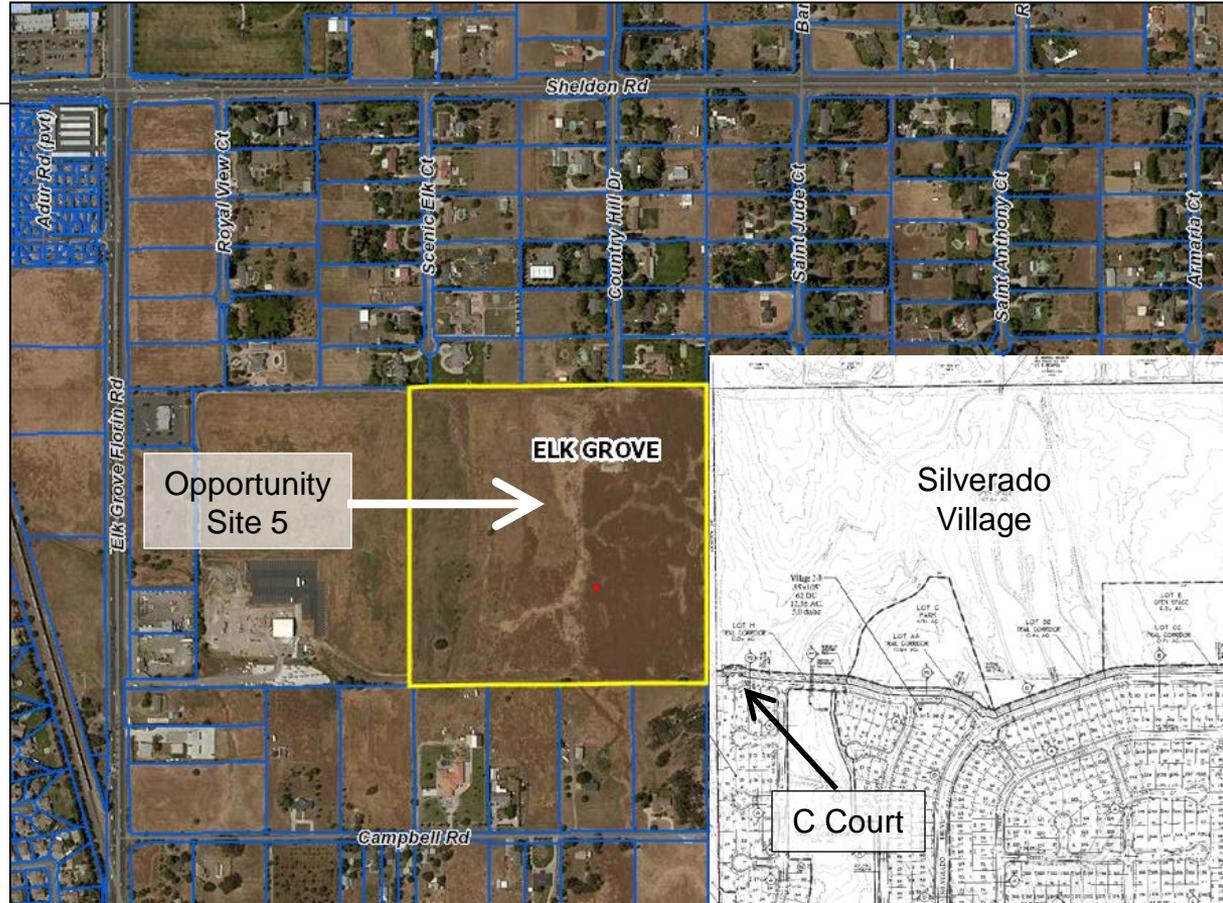
Zoning

- Overarching Policy document
 - Arrangement of land uses and development objectives
- Allowed use regulations
 - Development standards
 - Base Districts
 - Special Planning Areas

Opportunity Site 5

- 40-acre site
- GP: Rural Residential
- Zoning: RD-4/RD-5

- Prior project approved by County in 1996
- City General Plan 2003
- Silverado Village



Site 5: Prior Council Direction and Options

Prior Direction

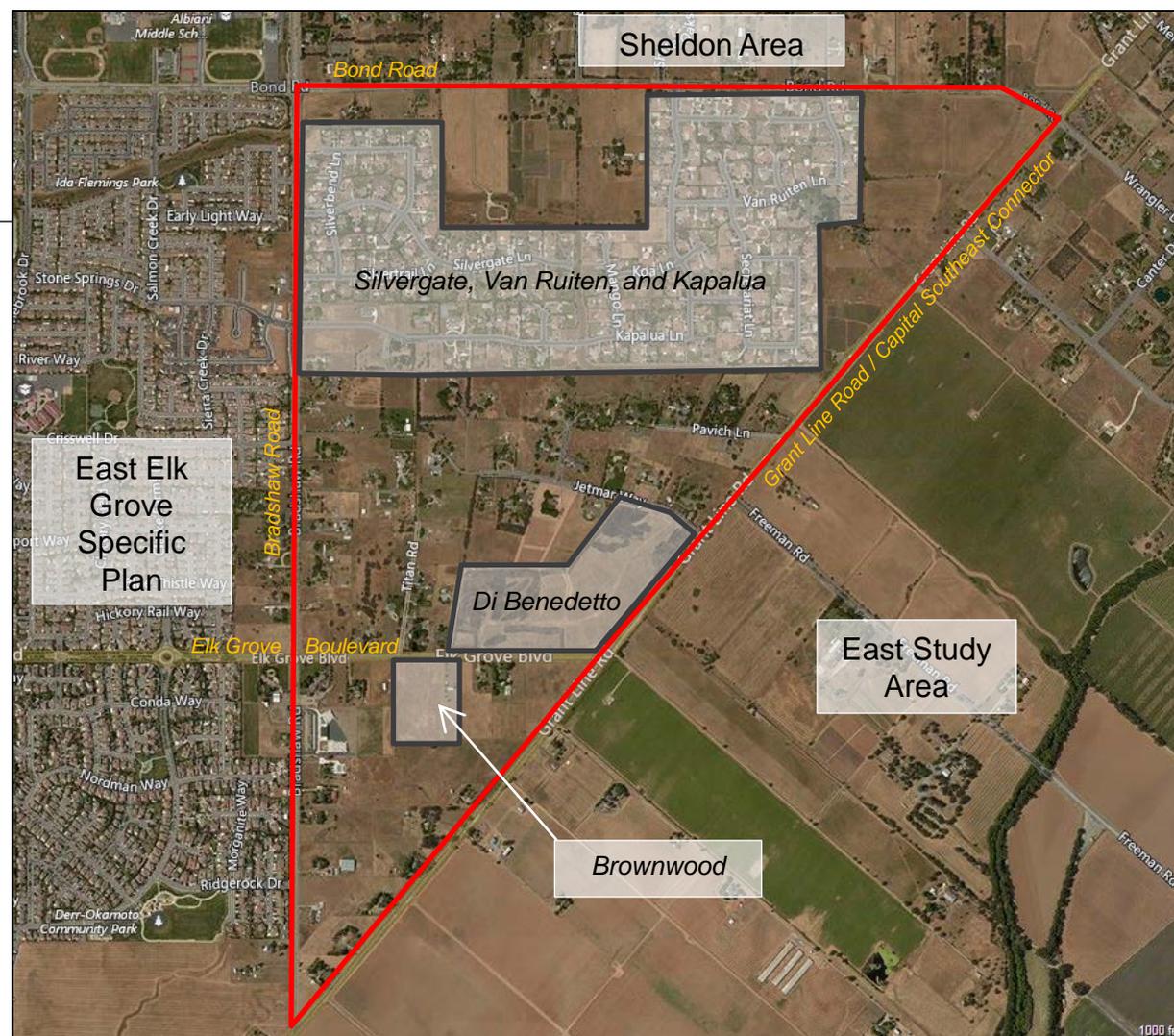
- No change in General Plan at this time
- Applicant may file their own GPA and Subdivision application
- Application should include a Development Agreement to address timing and access issues

Options

- A. Continue with prior direction
- B. Change direction to include the site as LDR in the GPU

Opportunity Site 7

- Elk Grove Triangle
- Existing SPA
 - Limits development to 1-acre minimum
 - Water and sewer obligations

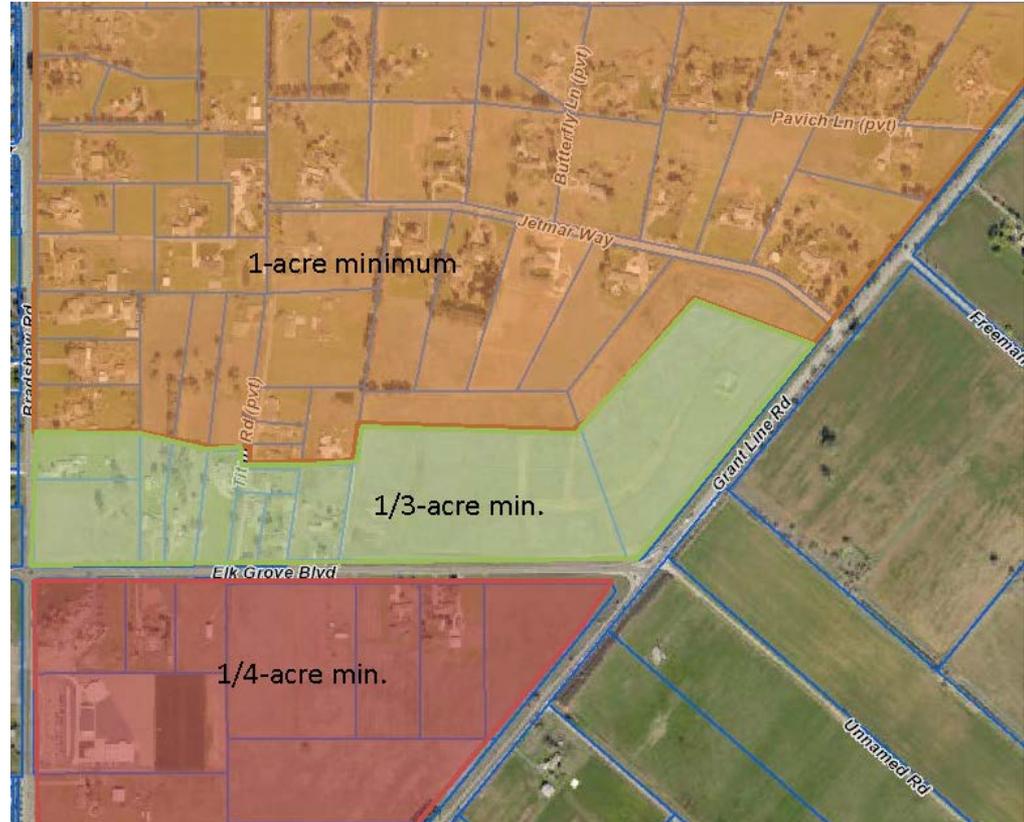


General Plan Update Discussion to Date

- 2003 General Plan/2004 Triangle SPA
- Di Benedetto and Brownwood projects
 - Infrastructure
 - Frontage improvements
- GPU and Study Area development potential
- Community outreach (online and workshop)
- Property owner correspondence

Site 7: Prior Council Direction

- Feathering of density from south to north
- Transition within Di Benedetto project
- Update to the Triangle SPA to follow



Site 7: Council Options

- A. Continue with prior direction
 - Triangle SPA to be updated for consistency
- B. Revise the boundaries of the density breaks
 - Triangle SPA to be updated for consistency
- C. Retain the current 1-acre minimum lot size for the entire area
 - No Triangle SPA amendments

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