

GENERAL PLAN UPDATE

Planning Commission Workshop #3

October 4, 2018



ELK GROVE

A BRIGHTER FUTURE



AGENDA

- Schedule of Public Review
- Overview of Tonight's Topics
- Questions for Staff
- Public Comment
- Planning Commission
Discussion and Review

Proposed Review Schedule

Date	Activity
July 27, 2018	Release Public Draft Documents
September 6, 2018	Planning Commission Workshop #1: Vision; Economy and the Region; Services, Health, and Safety
September 13, 2018	Public meeting to accept any public comments on the Draft Environmental Impact Report (6:00 pm, City Council Chambers)
September 20, 2018	Planning Commission Workshop #2: Community and Resource Protection; Climate Action Plan
September 26, 2018	EIR 60-day review closes
October 4, 2018	Planning Commission Workshop #3: Planning Framework; Urban and Rural Development; Community and Area Plans
October 18, 2018	Planning Commission Workshop #4: Mobility/Transportation Analysis Guidelines
TBD	Release Final EIR
TBD	Planning Commission Public Hearing and recommendation to City Council
TBD	City Council hearing

Note: All dates are subject to change.

Tonight's Topics

- Chapter 3: Planning Framework
- Chapter 4: Urban and Rural Development
- Chapter 9: Community and Area Plans



Chapter 3: Planning Framework





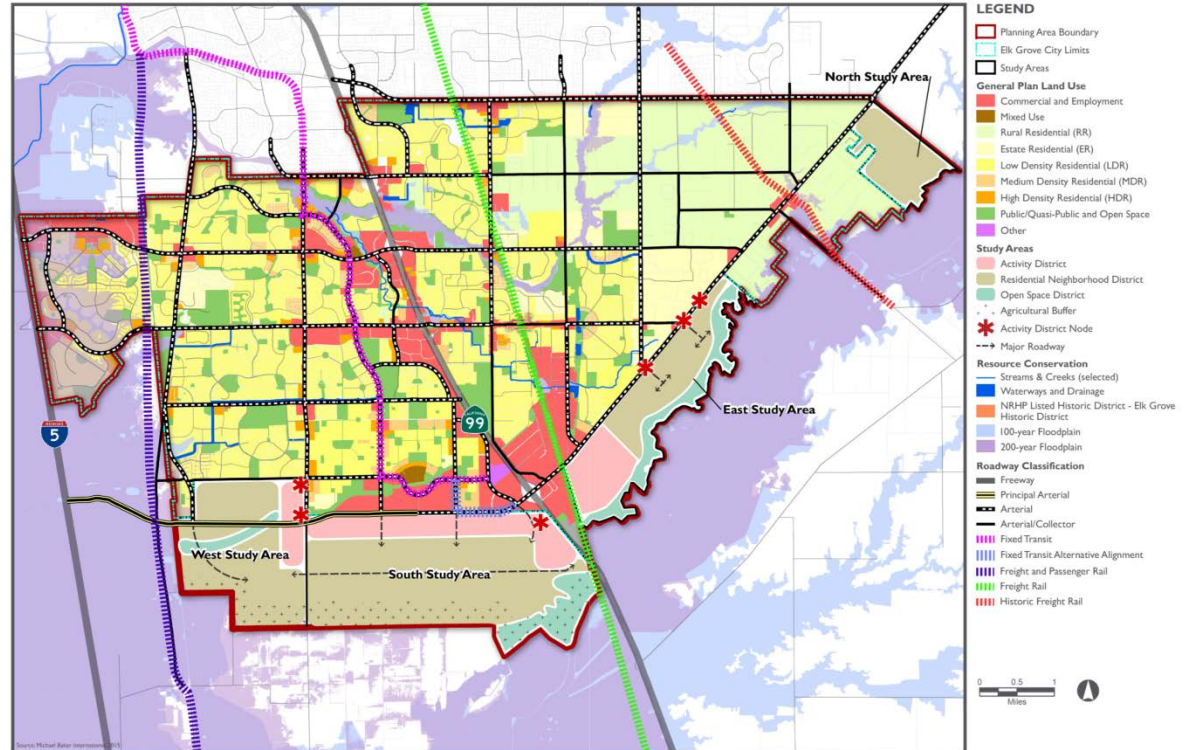
Planning Framework

- Establishes land uses designations
 - Provides descriptions of types of uses accommodated or anticipated in each designation
 - Identifies dwelling units per acre (du/ac) ranges for residential
 - Identifies floor area ratio (FAR) maximums for non-residential
- Presents four key diagrams
 - Composite Map
 - Land Use
 - Transportation Network
 - Resource Conservation



Composite Map

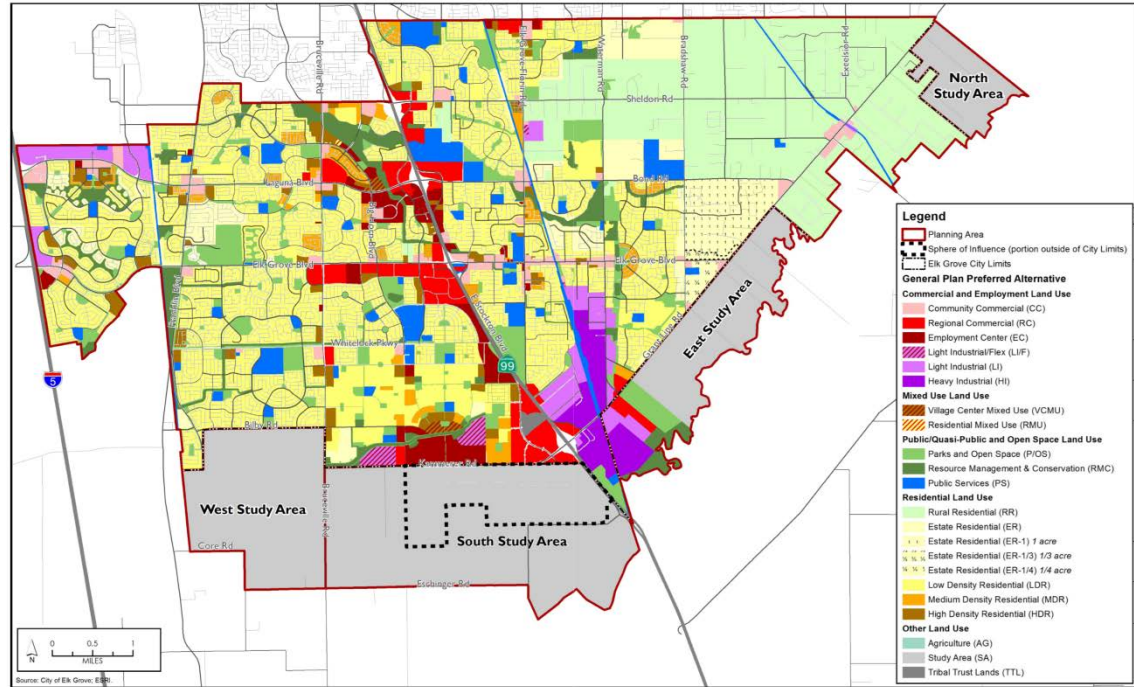
- Composite of the Land Use, Transportation, and Resource Conservation diagrams
- Presented at a high level
- Illustration of the Vision





Land Use Diagram

- Key Considerations
 - Balance housing growth and job growth
 - Preserve the Rural Area
 - Facilitate transit-supportive land uses



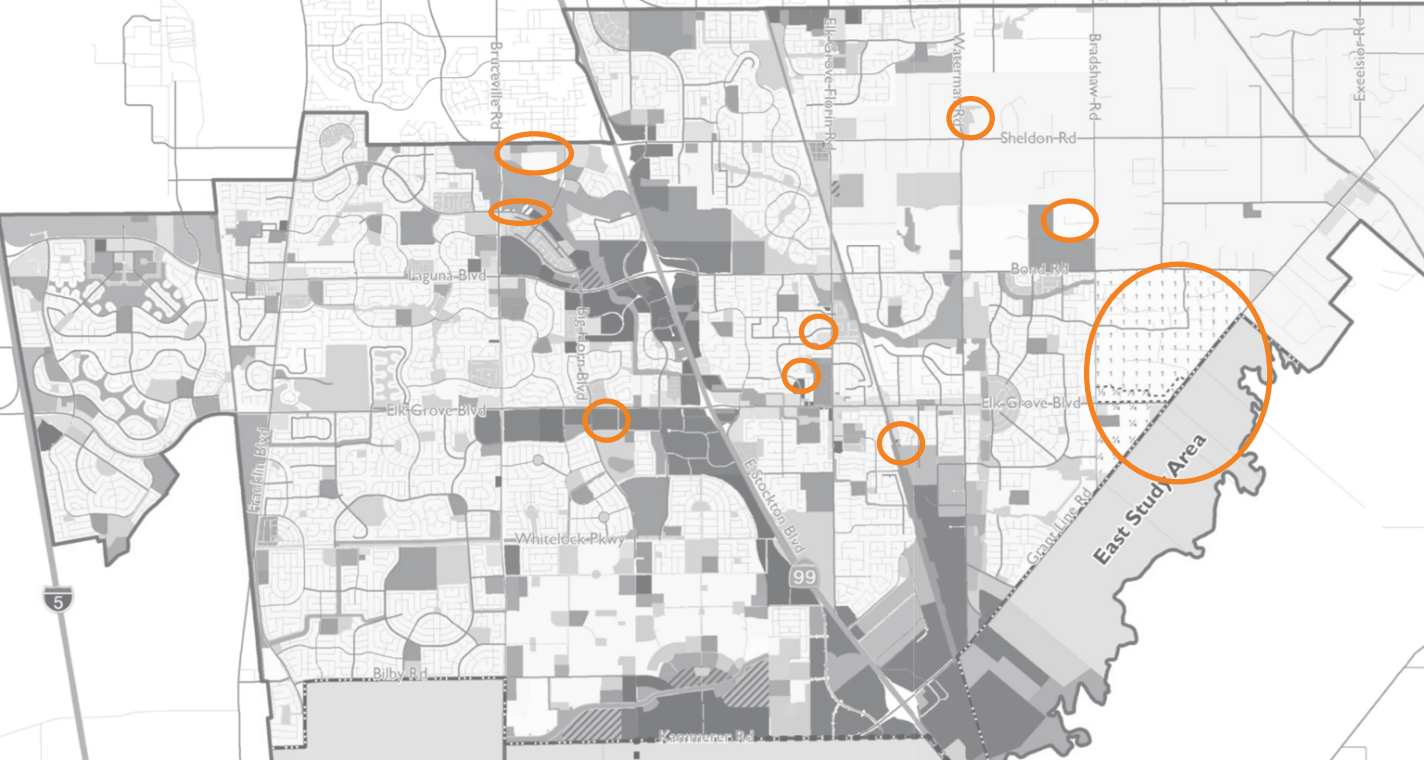


Land Use Diagram

- Identify land use change requests/clean-ups in map form



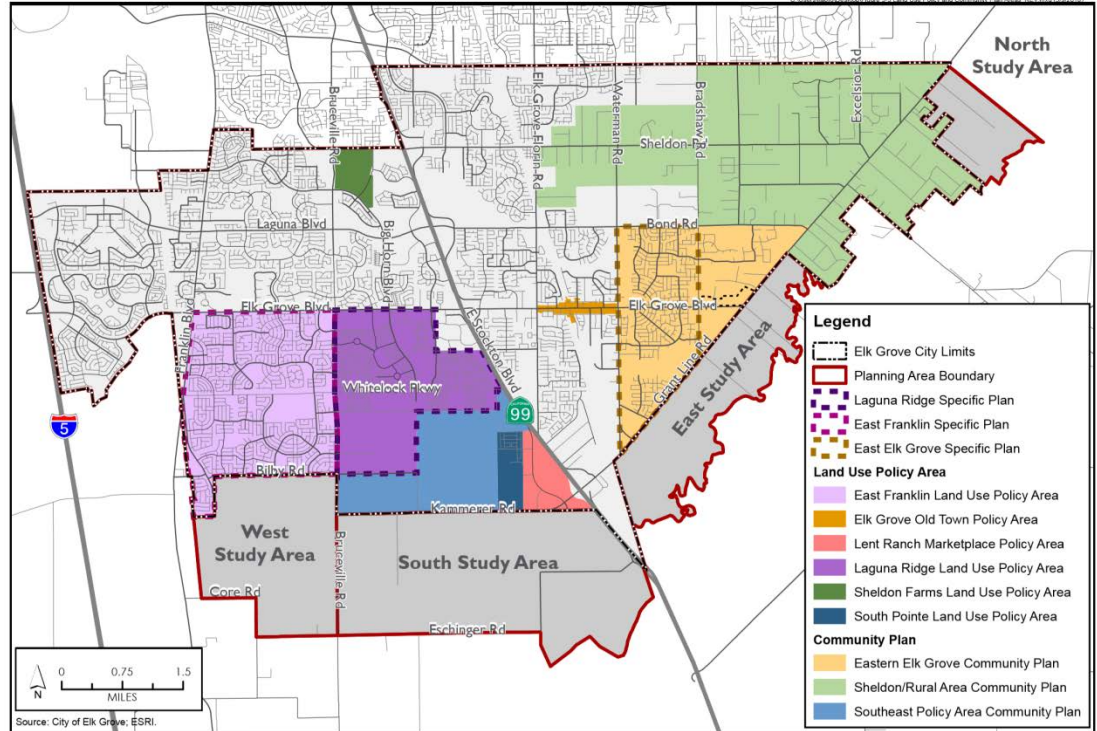
Potential Land Use Changes



Community Plans, Specific Plans, and Land Use Policy Areas



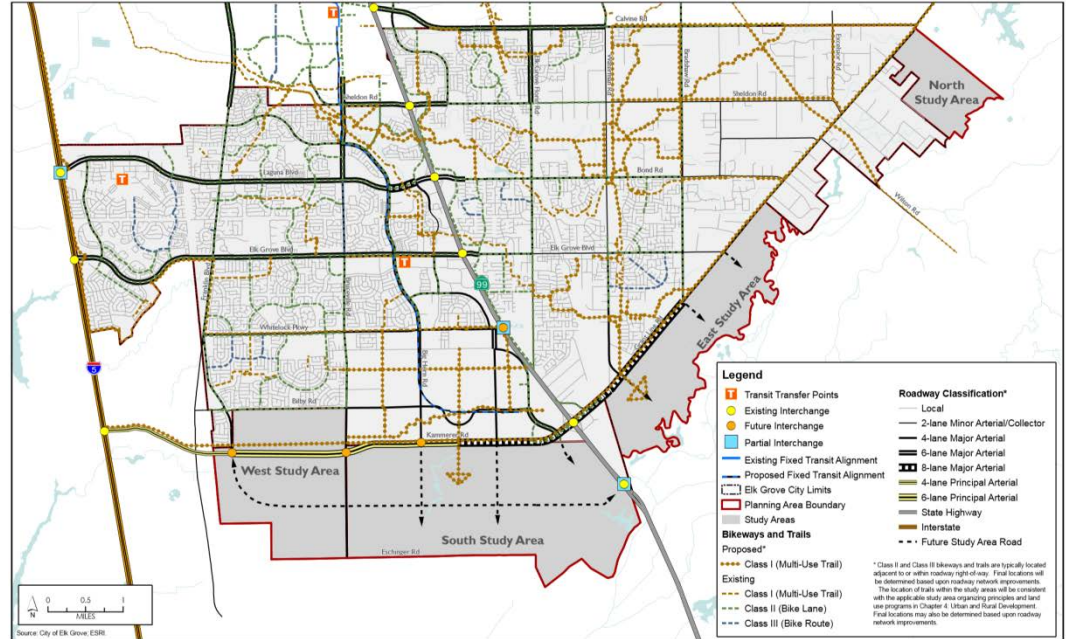
- Reference to Specific Plans and Community Plans
- Land Use Policy Areas
- Study Areas





Transportation Network Diagram

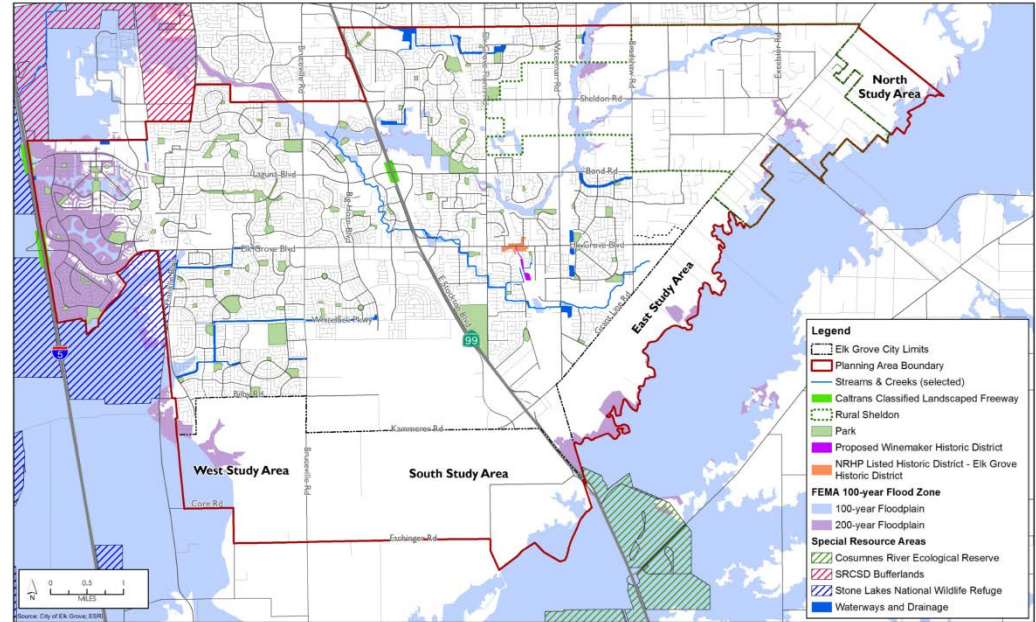
- Coordinates with the land uses identified on the Land Use Diagram
- Will be discussed at the October 18 Planning Commission Workshop





Resource Conservation Diagram

- Key Considerations
 - Habitat conservation
 - Agricultural preservation
 - Floodplain management
 - Other natural hazards
- Reflects issues and policies previously discussed at the September 6 Planning Commission Workshop



Chapter 4: Urban and Rural Development





Supporting Principles

- Development Fills in the Gaps & Expansion Occurs with Purpose
- City Core, Heritage & Well-Known Neighborhoods
- Protecting Our Farming Heritage & Rural Life



Concepts and Policy Framework

- Distinguish between infill areas, new growth areas, and potential expansion areas.
- Provide for more specific land use policy direction in certain areas.
- Focus on community design.
- Provide land uses to support job creation and maintain opportunities to achieve an appropriate balance between jobs and housing.
- Establish and enhance activity areas in all areas.
- Preserve rural lifestyle and agriculture.



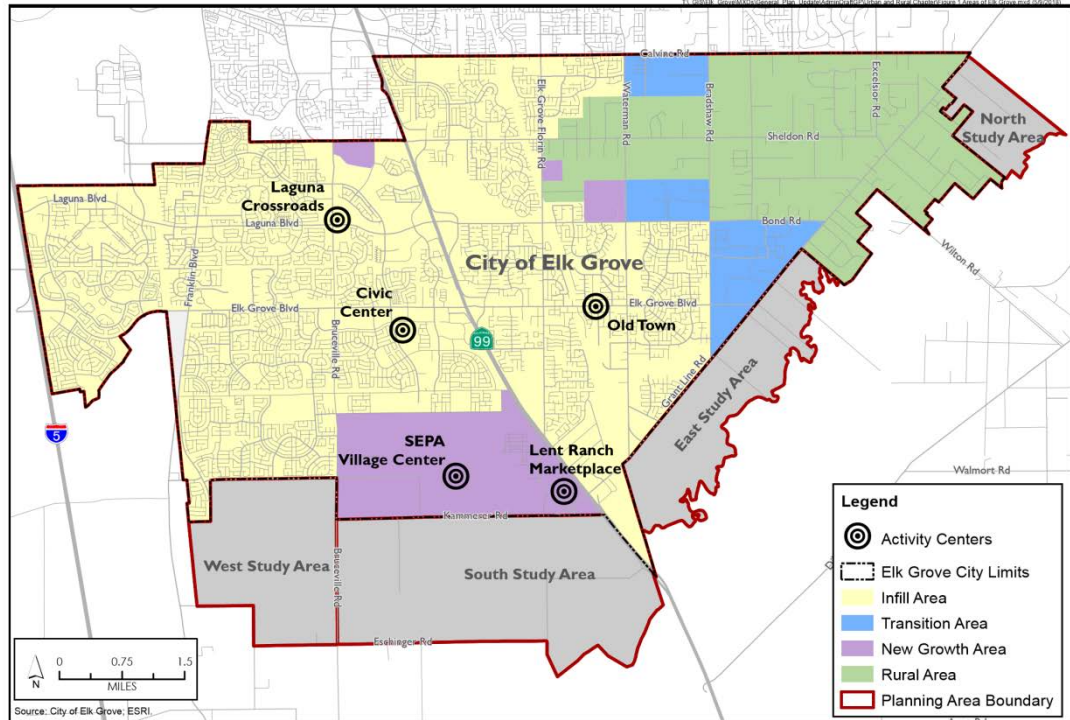
Overview of Topics

- Land Use (LU)
 - A Coordinated Development Pattern
 - Infill, New Growth, and Expansion
 - Thriving Activity Centers
 - Consistent, High-Quality Urban Design
 - An Established, Protected and Connected Rural Area
- Housing (H)
- Agriculture (AG)
 - Integrated and Sustained Agriculture
 - Urban Agriculture That is Environmentally Sustainable and a Healthy Food Source



Key Issues and Policies

- Focus on Infill
 - Potential Activity and Infill Areas
 - Infill Areas
 - Transition Areas
 - New Growth Areas
 - Activity Centers





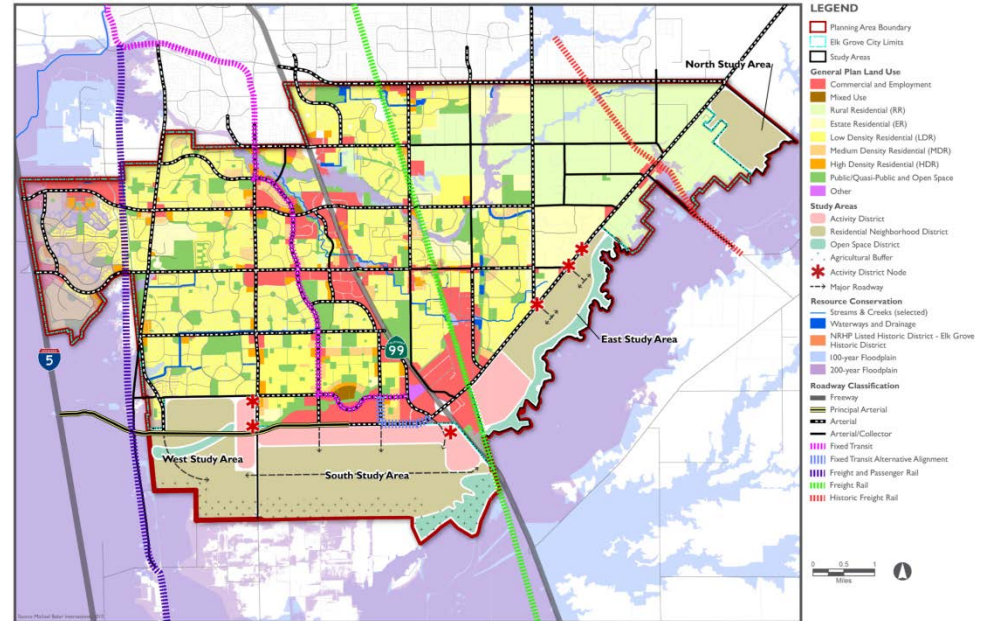
Key Issues and Policies

- Focus on Infill
 - ★ – **LU-1-5:** Support intensification of identified growth areas, restrict new development on properties in rural and transitional areas.
 - **LU-1-6:** Support development of neighborhood-serving commercial uses
 - ★ – **LU-2-1:** Promote concentration of high-density residential, office commercial or mixed-use sites and the population along identified transit corridors and existing commercial corridors, in activity centers, and at other appropriate locations.
 - ★ – **LU-2-4:** Infill development compatible with the character of surrounding areas and neighborhoods



Key Issues and Policies

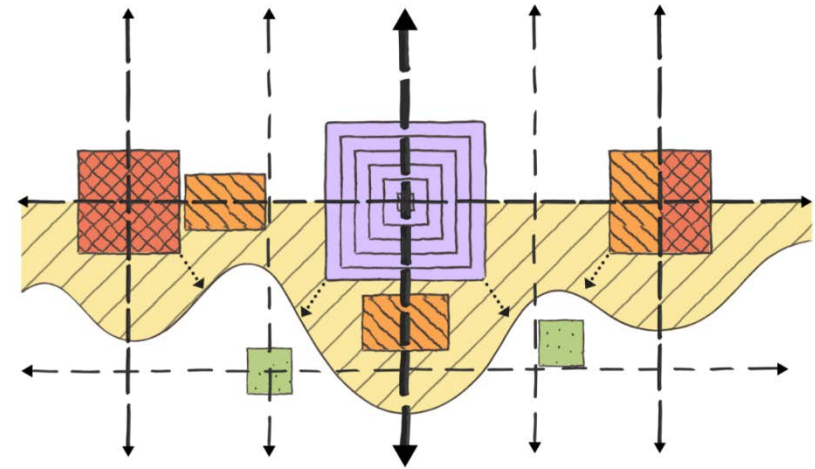
- Expansion with Purpose
 - Study Areas
 - Organizing Principles
 - Land Use Diagrams
 - Land Use Programs





Organizing Principles

- Activity Districts
- Residential Neighborhood District
- Open Space/Conservation District



KEY

- Regional Commercial or Employment Center
- Community Commercial or Mixed-Use
- High Density Residential
- Medium Density Residential
- Low Density Residential ¹
- Park ²

- Major Arterial
- Minor Arterial
- Collector
- Local

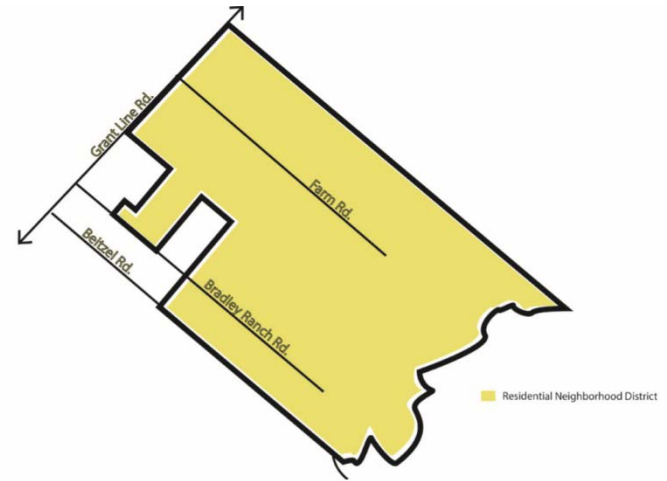
¹ Or other compatible land uses per general siting criteria

² Parks may be integrated into surrounding land uses



North Study Area

- Rural residential neighborhood consistent with, and as an extension of, the Sheldon/Rural Area
- Only Rural Residential development and agriculture-related uses allowed

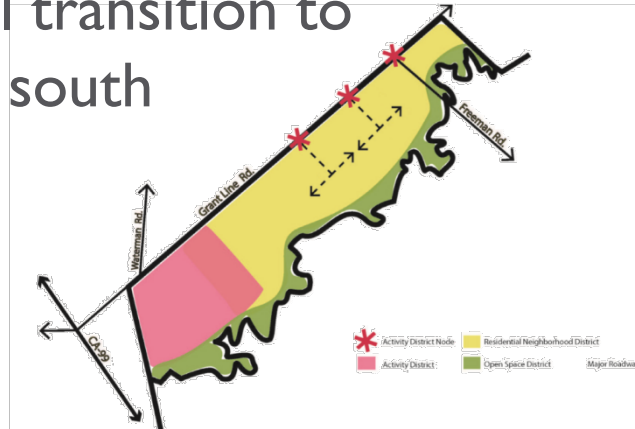


LAND USE DISTRICT	DESIGNATIONS ALLOWED IN DISTRICT	DESIRED LAND USE RANGE (GROSS ACREAGE BASIS)
Residential Neighborhood District	Rural Residential (RR)	100%



East Study Area

- Industrial, office, and regional retail uses
- Regional recreation and sports center
- Residential transition to north and south

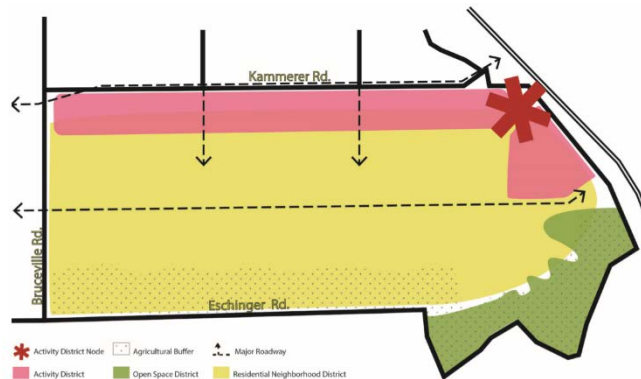


LAND USE DISTRICT	DESIGNATIONS ALLOWED IN DISTRICT	DESIRED LAND USE RANGE (GROSS ACREAGE BASIS)
Activity District	Community Commercial (CC)	3%–8%
	Regional Commercial (RC)	
	Light Industrial/Flex (LI/F)	
	Light Industrial (LI)	10%–15%
	Heavy Industrial (HI)	
	High Density Residential (HDR)	1%–3% or as needed to meet RHNA
Public Services (PS)	1%–3% or as needed to support land uses	
Residential Neighborhood District	Community Commercial (CC)	1%–3%
	Rural Residential (RR)	60%–65%
	Estate Residential (ER)	
	Low Density Residential (LDR)	
	Medium Density Residential (MDR)	1%–3% or as needed to meet RHNA
	High Density Residential (HDR)	1%–3% or as needed to meet RHNA
	Park and Open Space (P/OS)	8%–13% or as needed to support land uses
Public Services (PS)	1%–3% or as needed to support land uses	
Open Space/Conservation District	Resource Management and Conservation (RMC)	5%–10% or as needed to meet resource conservation standards and/or to provide floodplain buffer
	Public Services (PS)	1%–3% or as needed to support land uses



South Study Area

- A new major employment activity center that builds off of SEPA's business parks
- Buffer to the agricultural land south

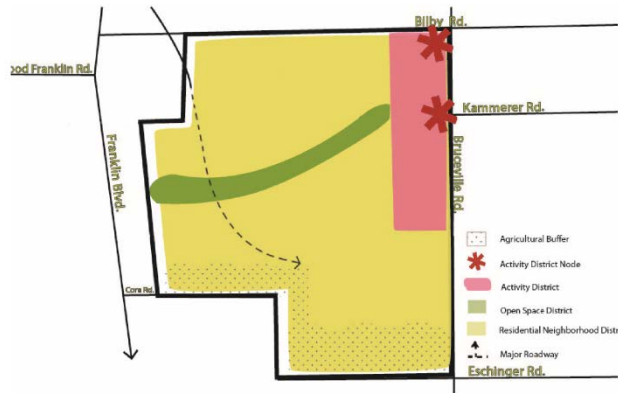


LAND USE DISTRICT	DESIGNATIONS ALLOWED IN DISTRICT	DESIRED LAND USE RANGE (GROSS ACREAGE BASIS)
Activity District	Community Commercial (CC)	3%–8%
	Regional Commercial (RC)	
	Employment Center (EC)	5%–10%
	Light Industrial/Flex (LI/F)	3%–8%
	Light Industrial (LI)	
	Heavy Industrial (HI)	
	Residential Mixed Use (RMU)	1%–5%
	Village Mixed Use	
	High Density Residential (HDR)	1%–3% or as needed to meet RHNA
Public Services (PS)	1%–3% or as needed to support land uses	
Residential Neighborhood District	Community Commercial (CC)	1%–5%
	Rural Residential (RR)	
	Estate Residential (ER)	45%–50%
	Low Density Residential (LDR)	
	Medium Density Residential (MDR)	
	High Density Residential (HDR)	8%–13% or as needed to meet RHNA
	Residential Mixed Use (RMU)	
	Park and Open Space (P/OS)	5%–10% or as needed to support land uses
	Public Services (PS)	1%–3% or as needed to support land uses
Open Space/Conservation District	Resource Management and Conservation (RMC)	3%–8% or as needed to meet resource conservation standards and/or to provide floodplain buffer
	Public Services (PS)	1%–3% or as needed to support land uses



West Study Area

- A diverse, walkable residential neighborhood
- Buffer to the agricultural land south



LAND USE DISTRICT	DESIGNATIONS ALLOWED IN DISTRICT	DESIRED LAND USE RANGE (GROSS ACREAGE BASIS)
Activity District	Community Commercial (CC)	1%–3%
	Employment Center (EC)	3%–8%
	High Density Residential (HDR)	1%–3% or as needed to meet RHNA
	Public Services (PS)	1%–3% or as needed to support land uses
Residential Neighborhood District	Community Commercial (CC)	1%–3%
	Rural Residential (RR)	50%–55%
	Estate Residential (ER)	
	Low Density Residential (LDR)	15%–20% or as needed to meet RHNA
	Medium Density Residential (MDR)	
	High Density Residential (HDR)	
	Park and Open Space (P/OS)	5%–10% or as needed to support land uses
Public Services (PS)	1%–5% or as needed to support land uses	
Open Space/ Conservation District	Resource Management and Conservation (RMC)	3%–8% or as needed to meet resource conservation standards and/or to provide floodplain buffer
	Public Services (PS)	1%–3% or as needed to support land uses



Key Issues and Policies

- Establishes Annexation Criteria
 - Consistency with the land use programs for the Study Area
 - Consistency with multimodal transportation goals
 - Development is planned, orderly, and efficient in the near-term
 - Furthers the Community Vision
 - Does not reduce safety, utility, and infrastructure services levels in the City limits below acceptable levels



Key Issues and Policies

- Establishes Annexation Submittal Requirements
 - Land Plan
 - Infrastructure Plan
 - Financing Plan and Fiscal Analysis
 - Service Level Analysis
 - Performance Standards Analysis (VMT and GHG)
 - Market Study
 - Supporting Principles



Key Issues and Policies

- Housing
 - Existing policies from current Housing Element
 - One cleanup – need to add back a standard under H-1-3
 - Background information for Housing Element moved to Chapter 12
 - Update to section required in 2021



Key Issues and Policies

- Agriculture
 - Covers both agriculture within the Rural Area and agriculture occurring outside the Rural Area.
 - Focuses on preserving existing agriculture and also promotes more urban agriculture opportunities.

Chapter 9: Community and Area Plans





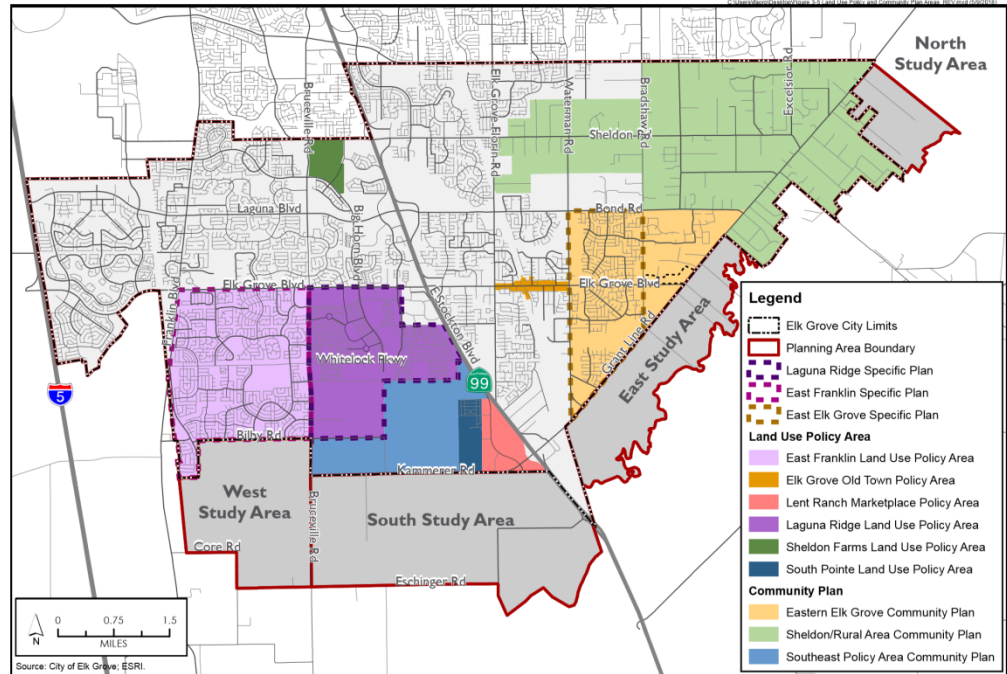
Chapter Objectives

- Integrate existing special planning area policies into the General Plan.
- Elevate certain areas within Elk Grove to community plan status with focused goals and policies.
- Provide the framework for further refinement of the community plan areas.



Community Plan Areas

- Southeast Policy Area (SEPA)
- Sheldon/Rural Area (SRA)
- Eastern Elk Grove (EEG)



Sheldon/Rural Area



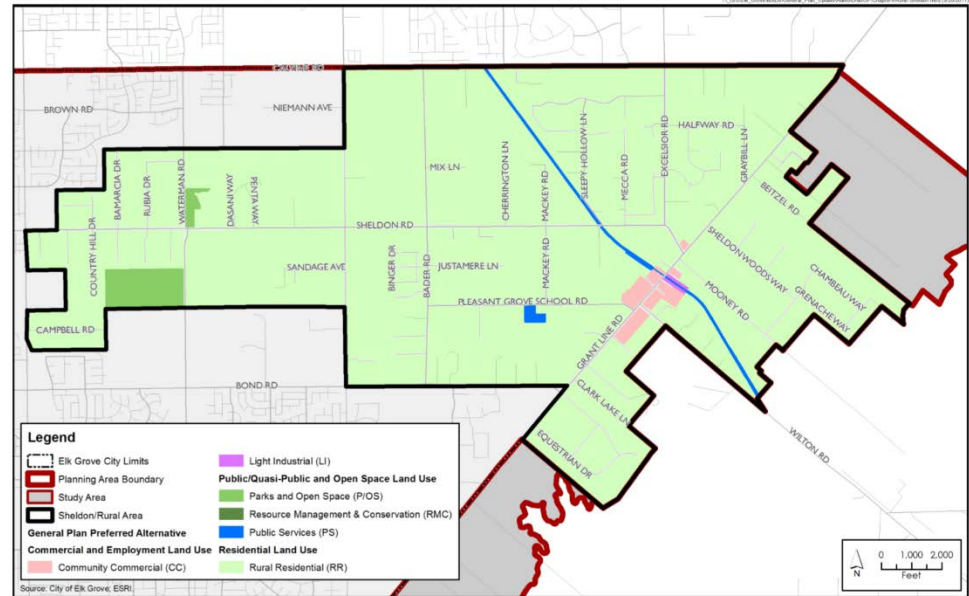
- Guiding Principles
 - Preservation of the Rural Lifestyle and Heritage
 - Agricultural Production and Compatibility
 - Rural Circulation Standards and Design Limitations





Sheldon/Rural Area

- Goals
 - An Established Rural Community
 - Context-Sensitive Services
 - Context-Sensitive Mobility
 - Rural Neighborhood Center





Sheldon/Rural Area

- **SRA-2-1:** Prohibit the extension of sewer service into the Sheldon/Rural Area. Lots in the Sheldon/Rural Area should be large enough to accommodate septic systems.
- ★ • **SRA-2-4:** Limit the extension of water service into the Sheldon/Rural Area. Lot sizes should be large enough to accommodate private water wells.
- ★ • **SRA-3-3:** Support improvements necessary to ensure safe, efficient, and improved access for mobility in the Sheldon/Rural Area consistent with the Rural Road Improvement Policy.
- ★ • **SRA-4-1:** Improve, develop, and reuse Community Commercial areas in a manner compatible in design and scale with the existing character of the Sheldon town area.



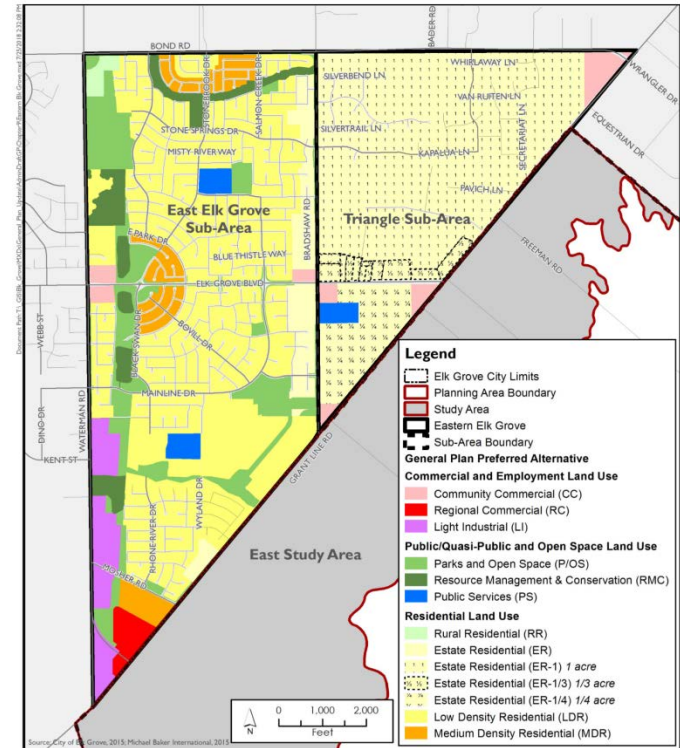
Eastern Elk Grove

- Guiding Principles
 - Provide a diverse set of housing types
 - Transition residential lot sizes between the western portion of the Plan Area and the Sheldon/Rural Area to the north and east
 - Provide adequate public facilities
 - Create an integrated open space and recreation network



Eastern Elk Grove

- Goals
 - Defined Residential Communities (Sub-Areas)
 - Enhanced Stream Corridors and Wetlands
 - A Complete Circulation System
 - Adequate Public Services and Protection

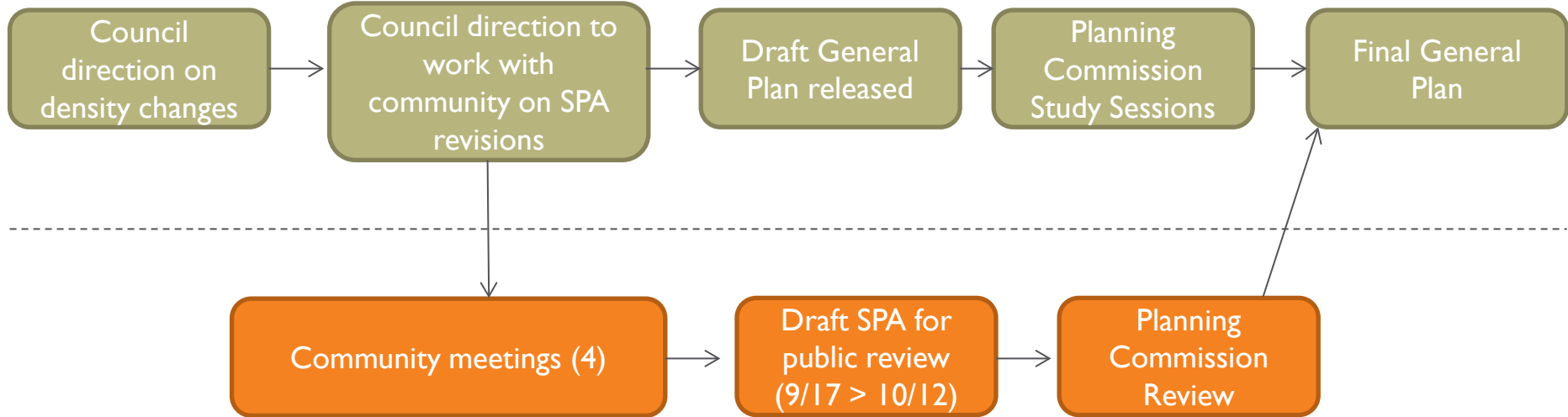


Triangle Area

- Prior City Council direction to update land plan
- Update to Special Planning Area (SPA) pending
- Draft General Plan to be updated to reflect SPA update work
- Future Planning Commission meeting

Triangle Area Process

General Plan



SPA Update



AGENDA

- Schedule of Public Review
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