

# GENERAL PLAN UPDATE

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## Joint Study Session

March 29, 2017

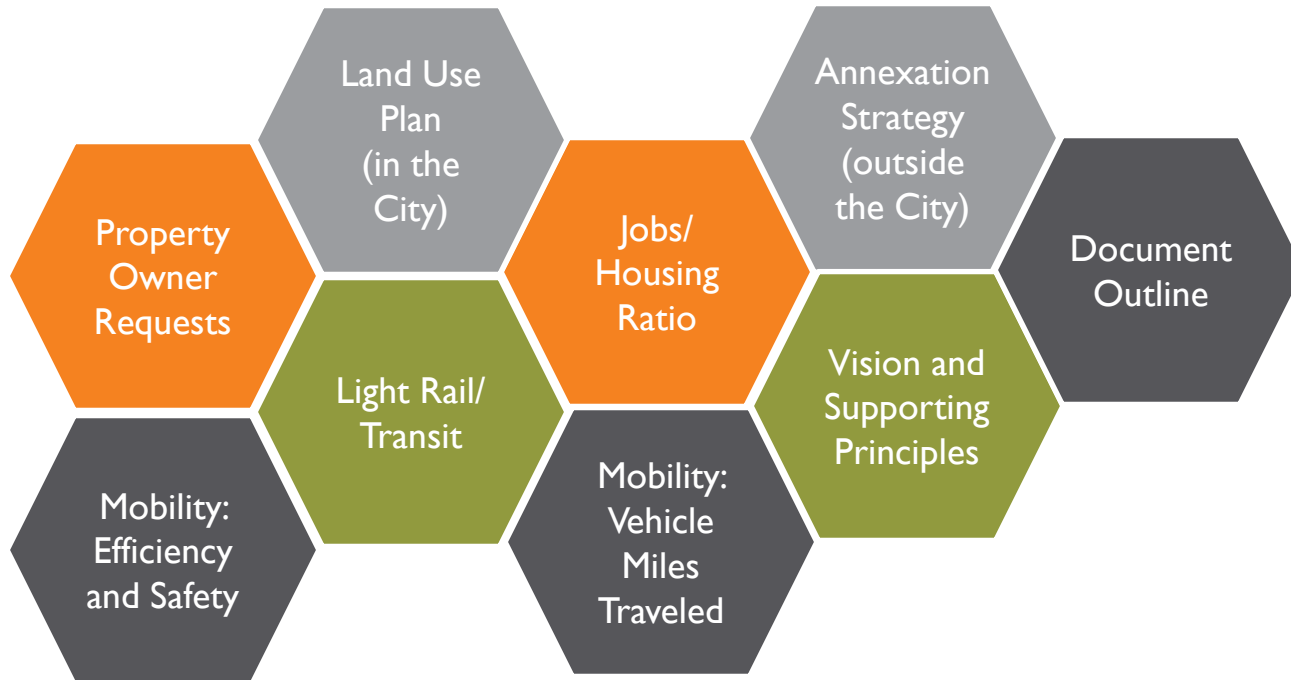


ELK GROVE

A BRIGHTER FUTURE

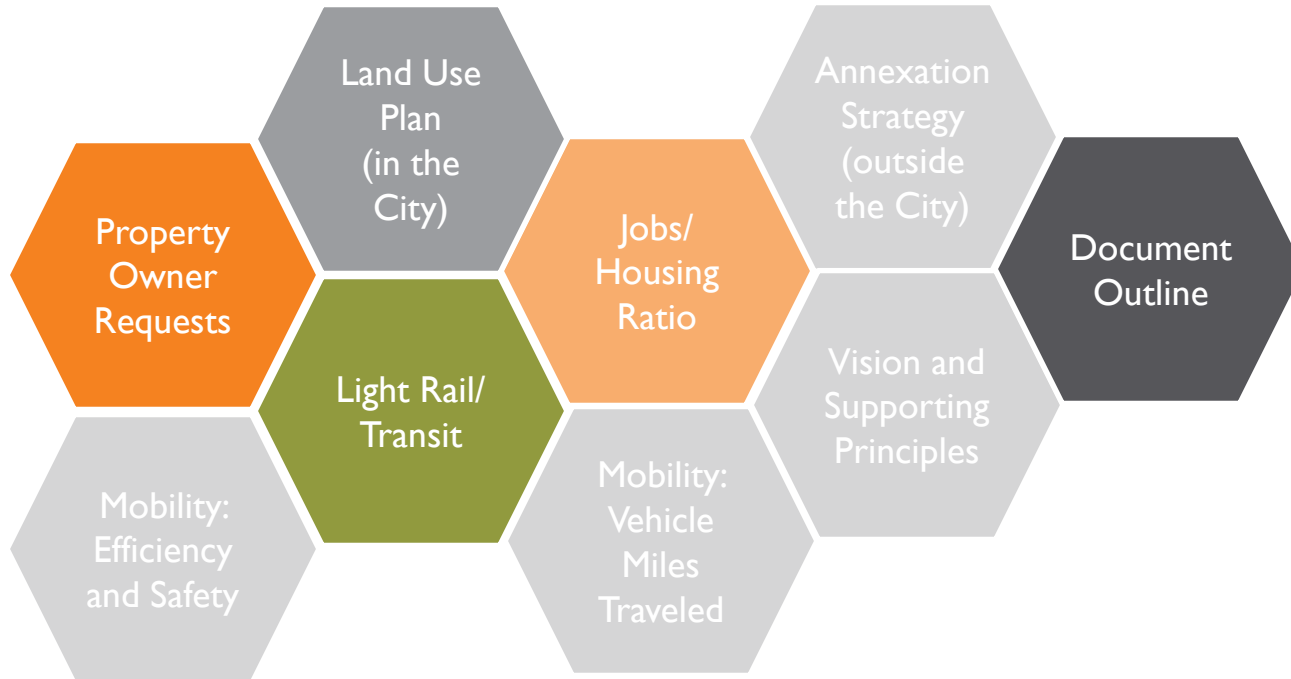
# Interrelated Issues and Topics

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# Interrelated Issues and Topics

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# AGENDA

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- Progress since last Study Session
- Land use categories → Opportunity Sites
- Property owner requests
- Infill policies
- General Plan outline

## Next Time...

- Annexation strategy for Study Areas
- Mobility policies
- Confirm Vision & Supporting Principles

## Since Last time...

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- Followed Council /Planning Commission direction on 9 critical policy topics, developed draft policy language
- Draft Land Use Maps & land use categories with indicator metrics
- Completed initial VMT and traffic modeling



# Jobs to Housing Ratio

Employment gains and development activity that would be necessary to achieve aggressive targets:

	1.2:1 by 2025	1.4:1 by 2040
New Jobs	~22,720	~47,890
SF of New Construction	~9,850,000	~20,700,000
Acres of Land	~900	~1,890

**Policy Direction**  
**Request #1B:**  
**Provide direction on the preferred jobs/housing target for the General Plan (e.g., 1.2:1, 1.4:1).**

*For Elk Grove to achieve a 1.2:1 Jobs/Housing Ratio by 2025, nearly 40% of all regional employment growth would need to occur in Elk Grove.*

# Land Use Plan

## Land Use Categories (Attachment 2)

### Prior Direction:

- Provide more detail
- Describe implementation of new categories (i.e., zoning)
- Make “small business friendly”
- Opportunities for underutilized spaces



### New categories:

- Mixed Use Village Center
- Mixed Use Residential
- Light Industrial/Flex
- Parks and Open Space
- Public Services

#### Commercial and Employment Land Use

-  Community Commercial (CC)
-  Regional Commercial (RC)
-  Employment Center (EC)
-  Light Industrial/Flex (LI/F)
-  Light Industrial (LI)
-  Heavy Industrial (HI)

#### Mixed Use Land Use

-  Village Center Mixed Use (VCMU)
-  Residential Mixed Use (RMU)

#### Public/Quasi-Public and Open Space Land Use

-  Parks and Open Space (P/OS)
-  Resource Management & Conservation (RMC)
-  Public Services (PS)




## Policy Direction

Request #2:  
Provide direction on  
any necessary changes  
to the Land Use  
Categories.

#### Residential Land Use

-  Rural Residential (RR)
-  Estate Residential (ER)
-  Estate Residential (ER-1) 1 acre
-  Estate Residential (ER-1/4) 1/4 acre
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)

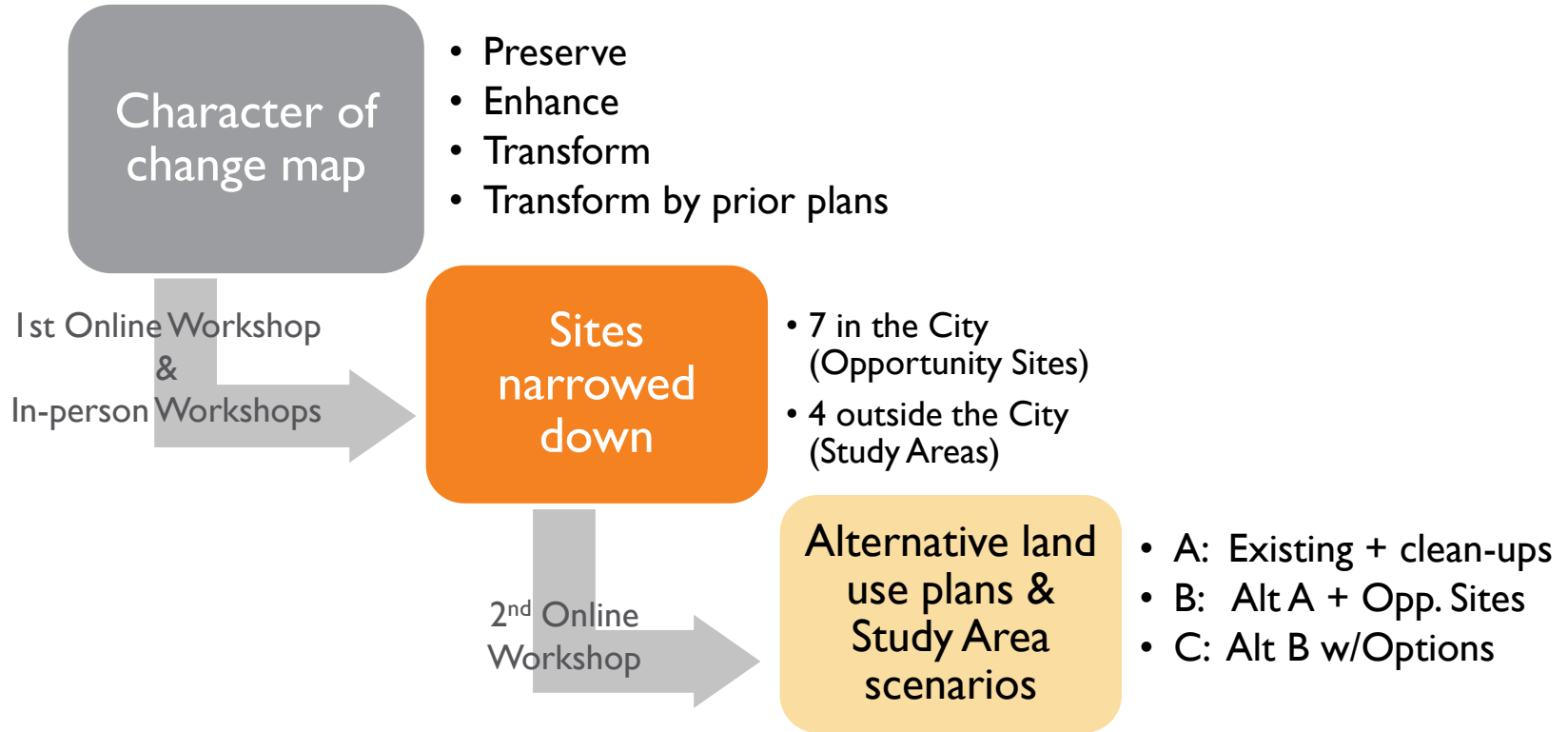
#### Other Land Use

-  Agriculture (AG)
-  Study Area (SA)
-  Tribal Trust Lands (TTL)

# Land Use Plan

## Concept Plans Process

(Attachment 3)





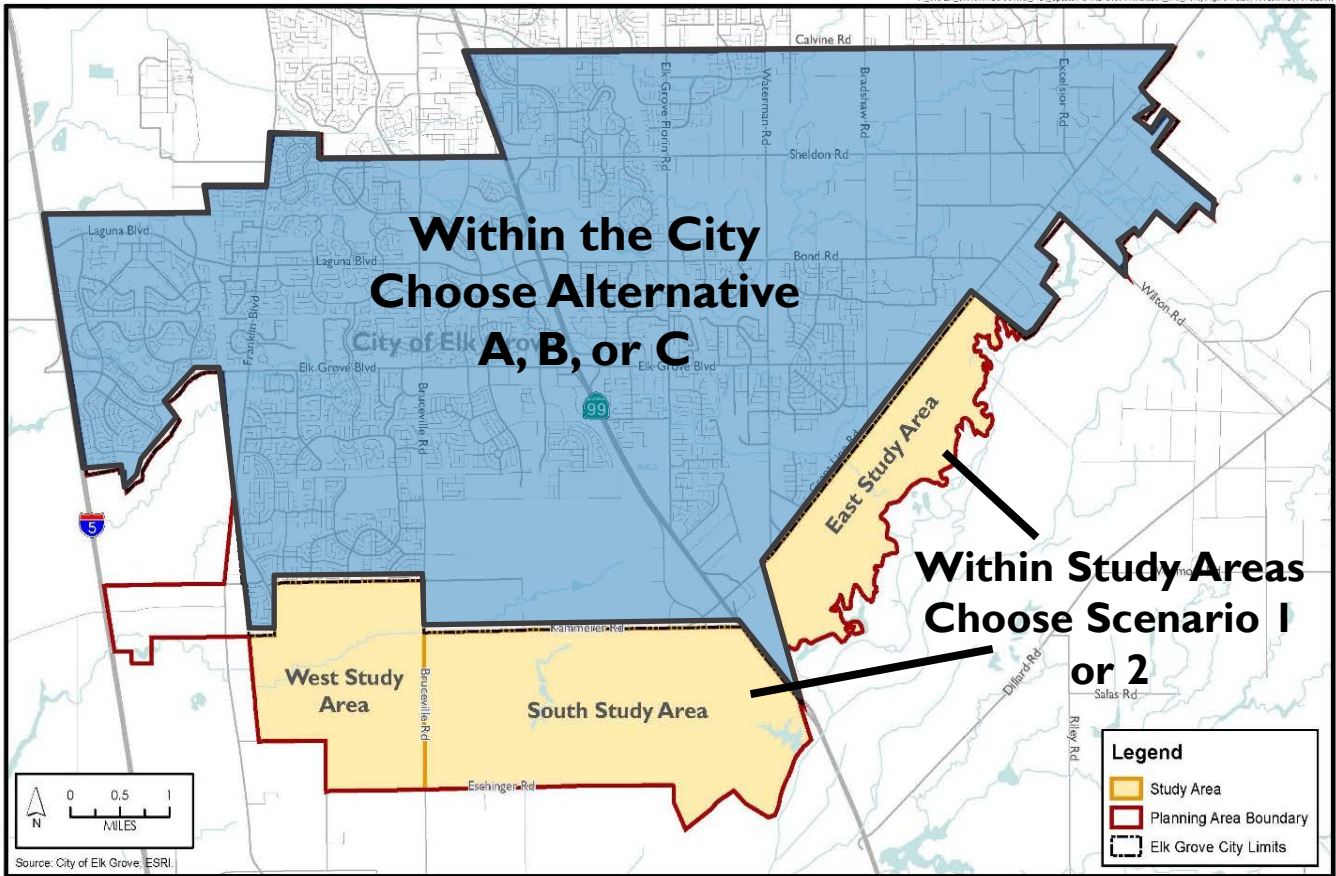
# Land Use Plan

## In-city and Study Area Alternatives

(Attachments 4A, 4B, 4C & 5)

**Policy Direction**  
**Request #3A:**  
**Choose an Alternative**  
**(within the City)**  
**and a Scenario (within**  
**the Study Areas);**

**Direct any additional**  
**changes deemed**  
**necessary.**



# Land Use Plan

## In-City Alternatives

### Study Area Scenarios

Alternative		A	B	C				
Land Use Assumption	Within the Existing City Limits	Existing + Clean Ups	Alt A+ Opportunity Sites	Alt B with Options				
	Within the Study Areas	No assumptions <sup>1</sup>	Includes development as described in the Annexation Strategy. See discussion later in this report regarding the two scenarios					
			<table border="1"> <thead> <tr> <th>Scenario 1</th> <th>Scenario 2</th> </tr> </thead> <tbody> <tr> <td>1.2:1 J-H</td> <td>1.4:1 J-H</td> </tr> </tbody> </table>	Scenario 1	Scenario 2	1.2:1 J-H	1.4:1 J-H	
Scenario 1	Scenario 2							
1.2:1 J-H	1.4:1 J-H							

#### Performance Indicators



3. Data Source: Urban Footprint Model, 2016

4. Lower values are preferable

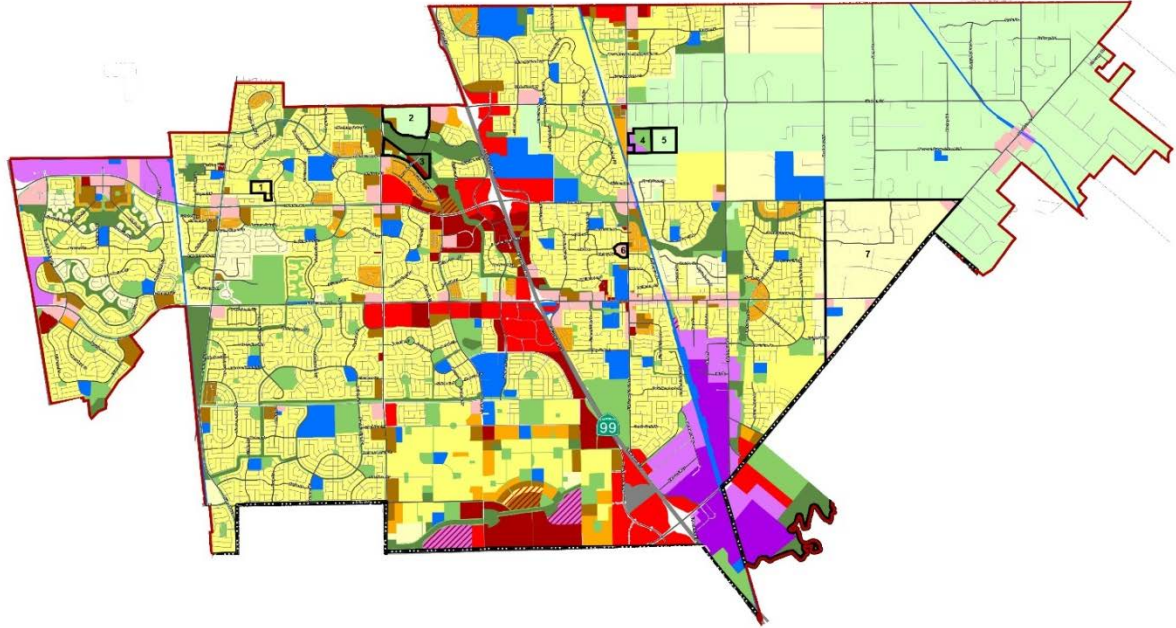
5. Scaled - 10,000:1 of household and employee chart units

# Land Use Plan

## Within City Alternative A

(Existing GP +Cleanups- Attachment 4A)

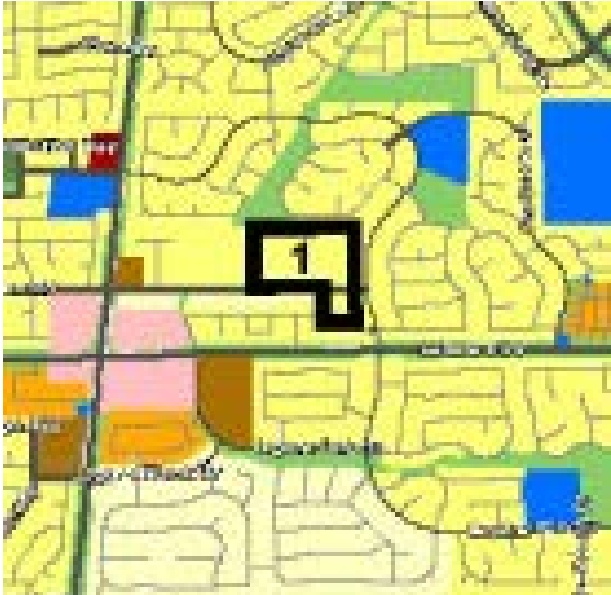
- Incorporates updated Land Use Categories
- Transitions many C/O/MF uses to new Community Commercial category
- Corrects designations on certain properties to reflect actual development



# Land Use Plan

## Within City Alternatives B & C – Site I

Alternative B



Low Density Residential

Alternative C

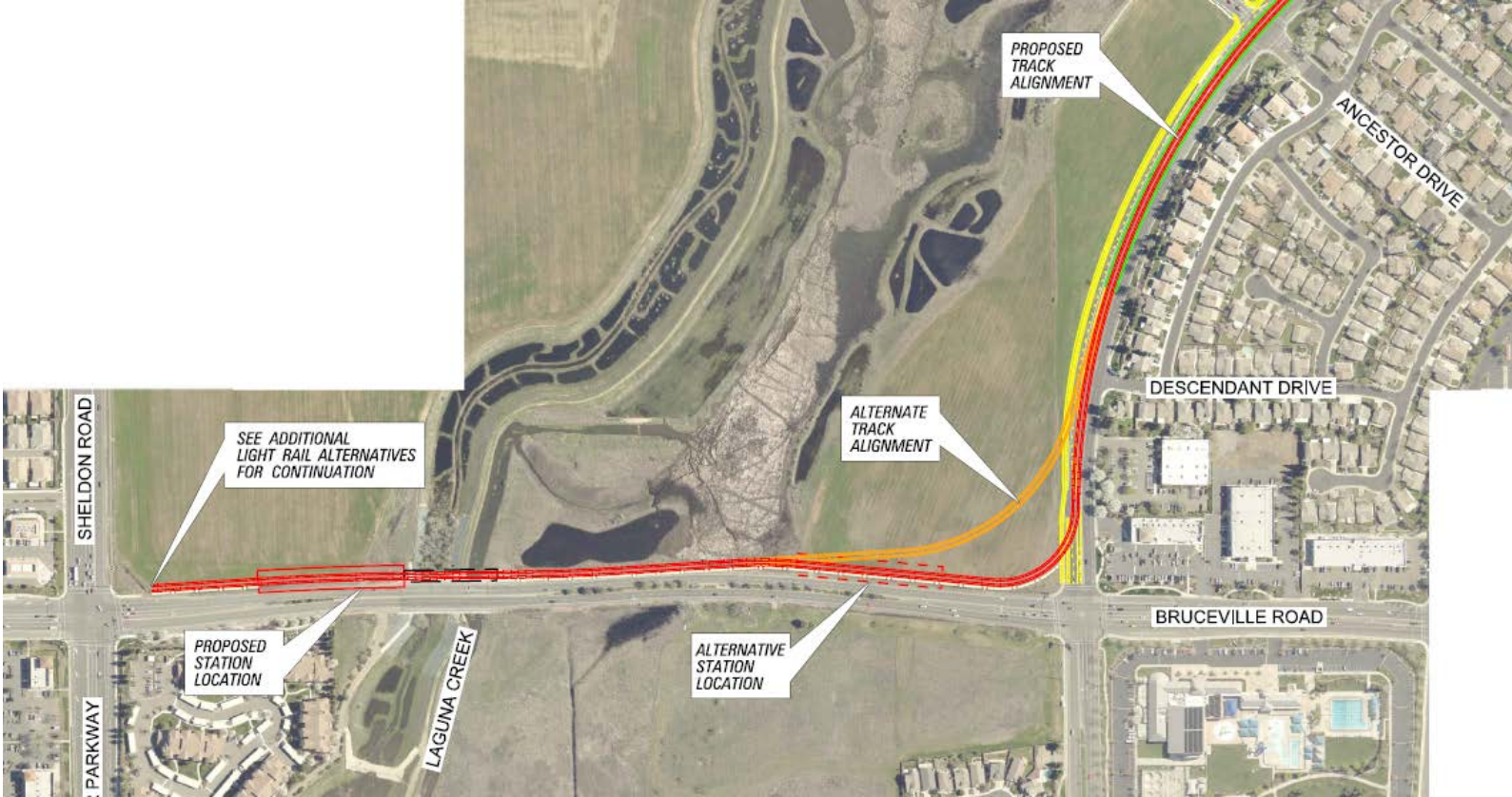


Estate Residential

# Land Use Plan

## Within City Alternatives B & C – Sites 2 + 3

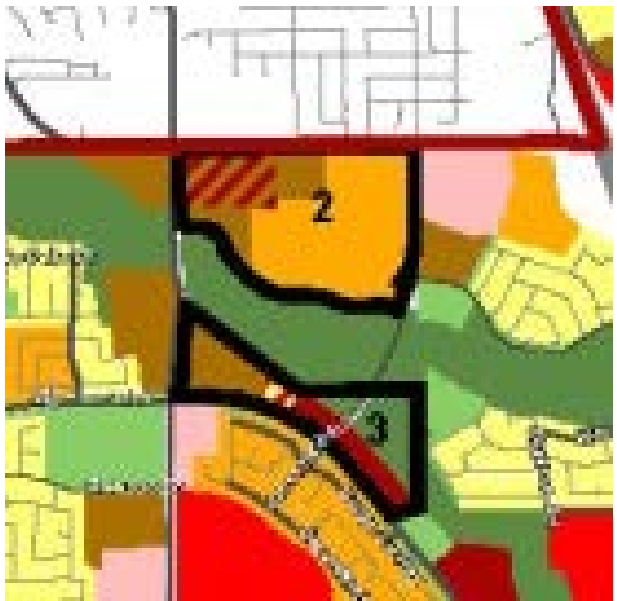
### Light Rail Station Considerations



# Land Use Plan

## Within City Alternatives B & C – Site 2

Alternative B + C



Mixed Use Village Center  
High Density Residential  
Medium Density Residential

Property Owner Request

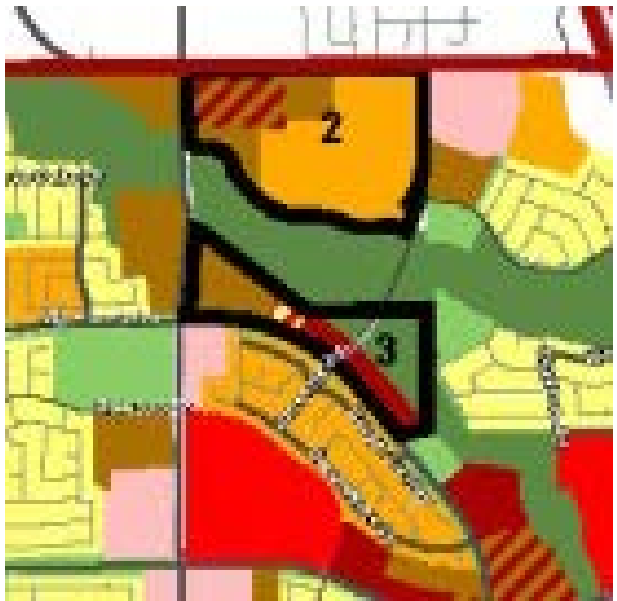


Mixed Use Village Center (smaller)  
High Density Residential (same)  
**Low & Medium Density Residential**

# Land Use Plan

## Within City Alternatives B & C – Site 3

Alternative B



High Density Residential  
Residential Mixed Use  
Employment Center

Alternative C

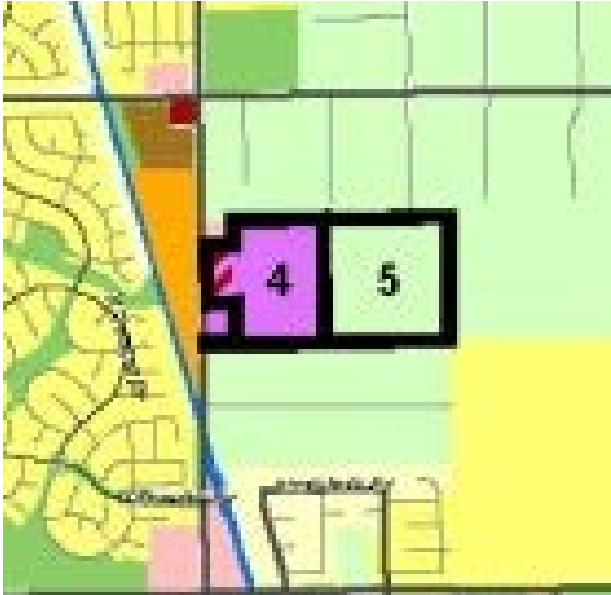


High Density Residential  
Village Center Mixed Use  
Employment Center

# Land Use Plan

## Within City Alternatives B & C – Site 4

Alternative B & C



Light Industrial/Flex  
Light Industrial



# Land Use Plan

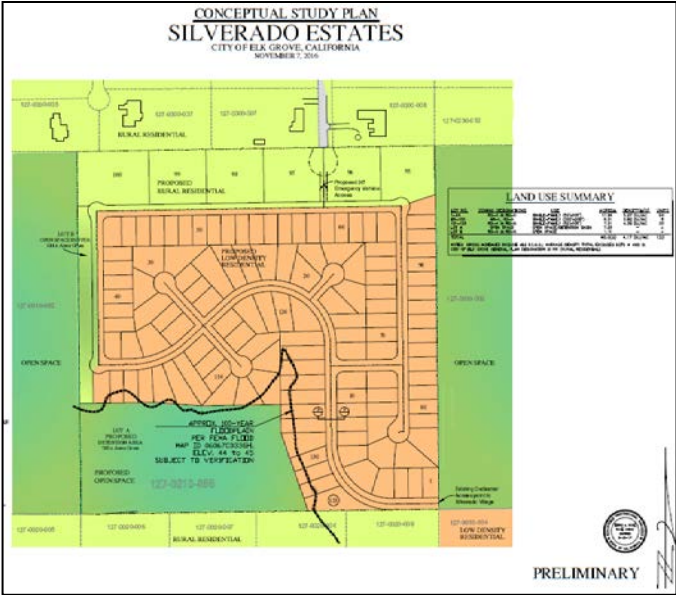
## Within City Alternatives B & C – Site 5

Alternative B & C



Rural Residential

Property Owner Request

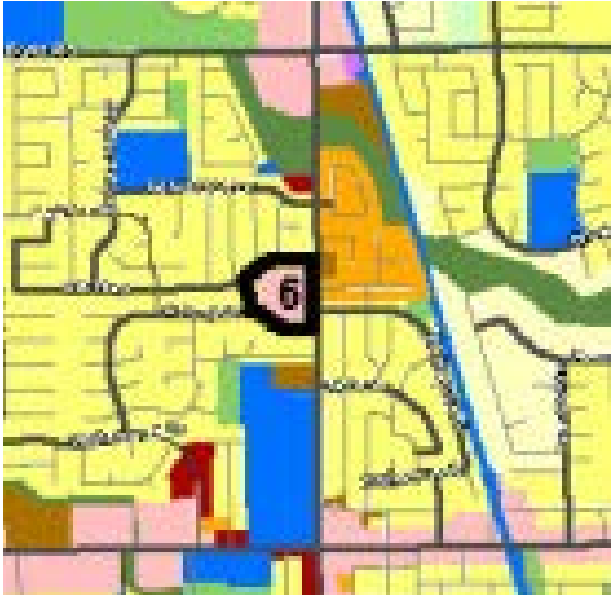


Low Density Residential

# Land Use Plan

## Within City Alternatives B & C – Site 6

Alternative B & C



Community Commercial

# Land Use Plan

## Within City Alternatives B & C – Site 7

Alternative B



1-acre lots north of Elk Grove Boulevard  
1/4 acre lots south of Elk Grove Boulevard  
Retain existing commercial sites

Alternative C



1-acre lots north of Elk Grove Boulevard  
1/3 acre lots at EGB/Grant Line and EGB/Bradshaw  
1/4 acre lots south of Elk Grove Boulevard  
Retain existing commercial sites

# Land Use Plan

## Property Owner Requests

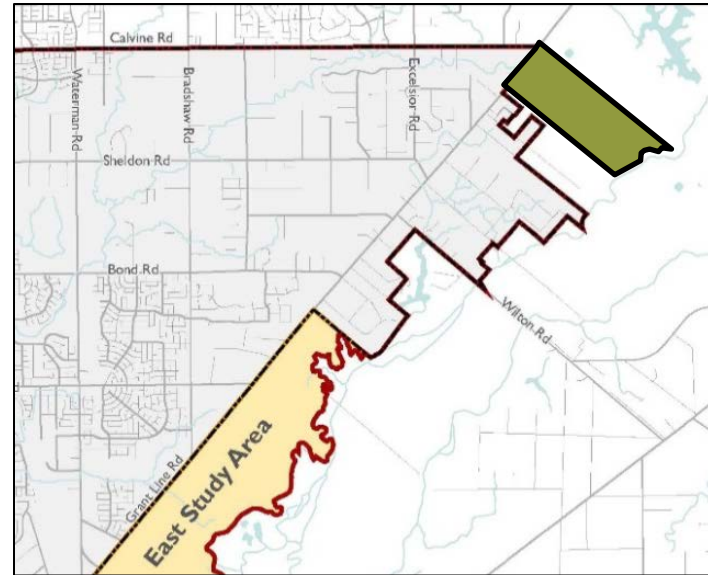
(Attachments 9A)

- Request from AKT Properties for a site on Grant Line Road near Calvin Road

[Policy Direction](#)

[Request #5A:](#)

[Provide direction on the request from AKT Investments](#)



# Land Use Plan

## Property Owner Requests (Attachments 9B)

- Request from Ladera Triangle Point, LLC for a portion of the Waterman 75/Triangle Point property at Mosher Road and Grant Line Road

### Policy Direction

#### Request #5B:

Provide direction on the request from Ladera Triangle Point, LLC

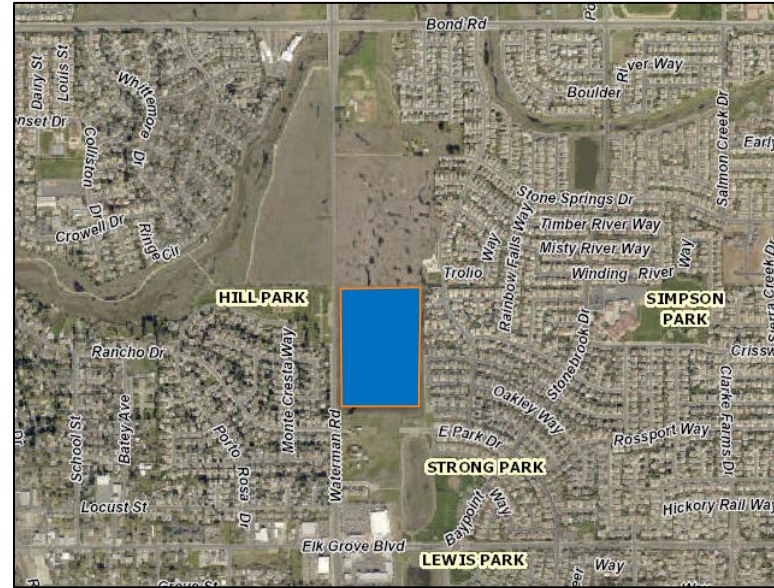


# Land Use Plan

## Property Owner Requests (Attachments 9C)

- Request from PCBP Properties to re-designate ~8-acre area along Waterman Rd across from Hill Top Cemetery from Resource Management and Conservation to Low Density Residential

**Policy Direction**  
**Request #5C:**  
**Provide direction on**  
**the request from**  
**PCBP Properties**

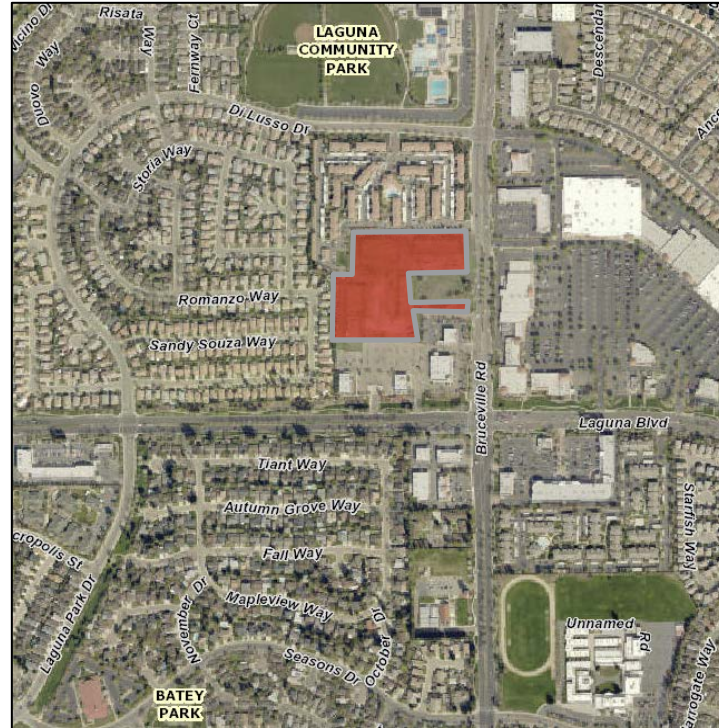


# Land Use Plan

## Property Owner Requests (Attachments 9D)

Policy Direction  
Request #5D:  
Provide direction on  
the request from  
Greensfelder

- Request from Greensfelder Commercial Real Estate for undeveloped area @ northwest corner of Laguna Blvd & Bruceville Road to be re-designated from Retail to Medium Density Residential



# Infill Policies

(Attachment 10)

Policy Direction

Request #6:

Confirm direction on the  
infill policies is  
appropriate

Key aspects of draft infill policies:

- Supporting new development within the existing City through investment in public infrastructure.
- Encouraging infill development proposals to develop at the maximum density and intensity allowed, where feasible and appropriate.
- Establishing incentives for development within the existing City limits.

Other sections of the General Plan will also address infill issues, including the Vehicle Miles Traveled (VMT) policies, annexation strategy, economic development policies, and infrastructure policies.



# General Plan Outline

(Attachment 14)

**Policy Direction Request #10:**  
**Provide direction to proceed with development of General Plan based on this draft outline**

## Proposing a change in structure of the General Plan:

- Organized around the Supporting Principles
- Presents information in an approachable way for the average resident
- Goals and policies structured around themes

## State law says:

- 7 mandatory elements and allows for additional elements
- “Element” is not defined
- May be adopted in any format deemed appropriate or convenient by the City



# Items for Policy Direction Summary

**Request #1B:**  
**Provide direction on the preferred jobs/housing target (e.g., 1.2:1, 1.4:1).**

**Request #2:**  
**Provide direction on any necessary changes to the Land Use Categories.**

**Request #3A:**  
**Choose an Alternative (in City) and a Scenario (in Study Areas); any additional changes**

**Request #3B:**  
**Provide direction on the property owner requests on Opportunity Sites**

**Request #5A:**  
**Provide direction on the request from AKT Investments**

**Request #5B:**  
**Provide direction on the request from Ladera Triangle Point, LLC**

**Request #5C:**  
**Provide direction on the request from PCBP Properties**

**Request #5B:**  
**Provide direction on the request from Greensfelder**

**Request #6:**  
**Confirm direction on the Infill Policies is appropriate**

**Request #10:**  
**Provide direction to proceed with development of General Plan based on this draft outline**



# Project Timeline

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- Continuation of topics at Study Session on April 13
  - Annexation strategy for Study Areas
  - Mobility policies
  - Confirm Vision & Supporting Principles
- Staff will begin constructing the General Plan document
- Staff will initiate CEQA process