

GENERAL PLAN UPDATE



ELK GROVE
A BRIGHTER FUTURE

Joint Study Session

May 26, 2016

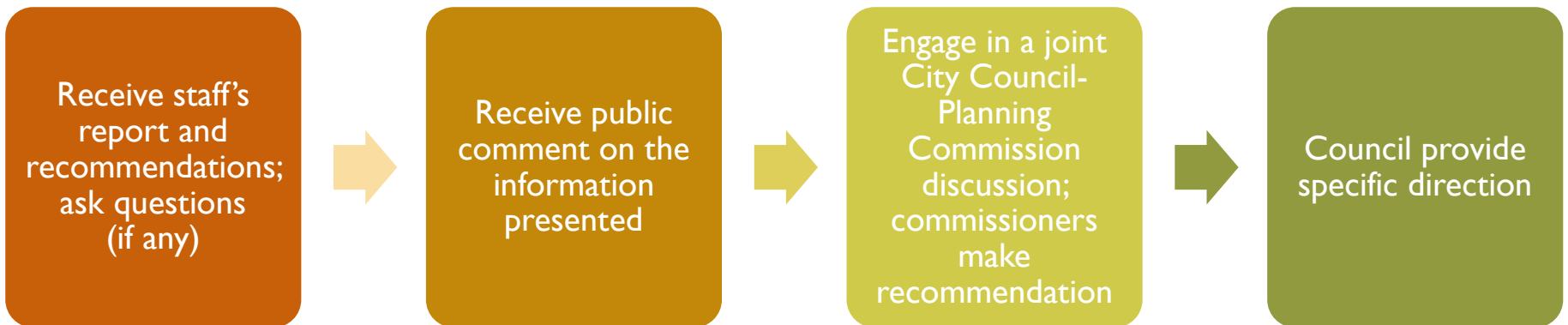


AGENDA

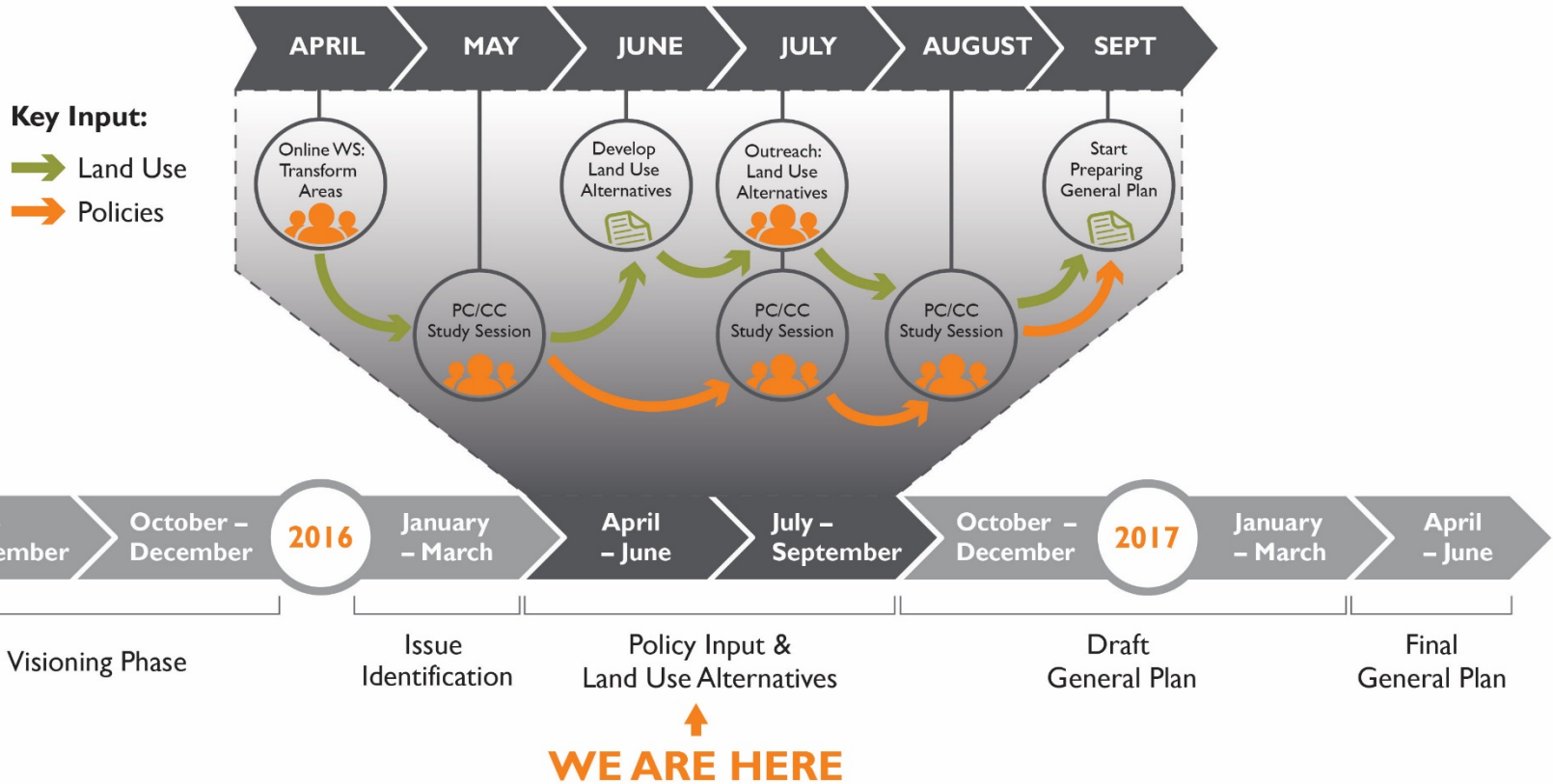
- Progress and Process Update
 - Project Timeline
 - Recent Public Outreach
- Land Planning
 - Land Use Designations
- Policy Input and Direction
 - Specific Plans & Special Planning Areas
 - Community & Area Plans
 - Study Areas
 - Opportunity Sites and Alternatives
- Next Steps

Recommended Process and Decision Making

Staff recommends that the Council and Commission consider the following process:



PROJECT TIMELINE



Thus Far...

Completed

- ✓ Key Issues
- ✓ Shared Community Vision and Supporting Principles
- ✓ Issues and Policy Considerations Report
- ✓ Opportunity Sites
- ✓ Issue Papers (ongoing)



Thus Far...

Community Engagement

- ✓ Citizens Planning Academy
- ✓ Individual and group meetings
- ✓ Mobile studios
- ✓ Community visioning workshop
- ✓ Topic workshops

Since last session:

- ✓ *HOA and community group meetings (ongoing)*
- ✓ *Online workshop on opportunity sites*
- ✓ *In-person listening sessions on opportunity sites*



RECENT PUBLIC OUTREACH

Council-Commission Direction for Outreach

Conduct more outreach

Provide flexible feedback format

Reach wider community audience

We heard you.

The current round of outreach included meetings with more open-ended discussion questions and in multiple formats (e.g., online, workshops, community group meetings) to reach a broad audience.



ELK GROVE
A BRIGHTER FUTURE

Neighborhood and Community Group Meetings

- ✓ Valley Hi Country Club Estates
- ✓ Old Town Foundation
- ✓ Chamber of Commerce
- ✓ Greater Sheldon Road Estates Homeowners Association (GSREHA)
- ✓ The Arts Advocacy Project
- ✓ Camden Neighborhood Association

More meetings planned in June



Neighborhood and Community Group Meetings

Valley Hi Country Club Estates

(~25 participants)

Transportation

- Concerns with changes and impacts to traffic
- Light rail extension not effective
- Need more trail/sidewalk connections

Infrastructure

- Oppose the proposed casino project
- Need to address infrastructure in SOI
- Expand the purple pipe system

Identity

- Create identity and town core
- Want improved wayfinding signs
- City Hall in Downtown

Economic

- Support higher jobs-housing ratio
- More efficient use of tax revenue
- Address gang issues

Old Town Foundation

(~9 participants)

- Want events in Old Town to bring in more business for merchants
- Improve permit and use regulations
- Want better ways to encourage desirable businesses
- Have a clear purpose for expansion

Neighborhood and Community Group Meetings (cont'd)

Chamber of Commerce

(~20 participants)

- The City should have answers to:
 - What does expansion mean for the community?
 - What is the process?
- Incorporate recommendations from the economic development symposium; final report will be sent to the City in due time

Greater Sheldon Road Estates Homeowners Association (GSREHA)

(~20 participants)

- Protect the integrity of the rural area
- Make the rural designation a permanent land use designation
- Include Rural Roads Standards and Policies
- The six 2-acre parcels east of Royal View Drive should remain rural; OK with a transitional land use
- Support a medical office project or a passive park extension of Rau Park
- Calvine Meadows SPA – site is not consistent with the surrounding conditions; this area should be part of the Rural Area, not estate residential
- Country Hill Drive should not connect south

Neighborhood and Community Group Meetings (cont'd)

The Arts Advocacy Project

(~40 participants)

- Opportunities for arts and performance spaces in the city
- Need to do more to nurture the arts in Elk Grove
- Develop opportunities for arts and performance spaces in the Civic Center
- Consider increasing the size of the performance space in the future library building – need something over 200 seats

Camden Neighborhood Association

(~5 participants)

- Concern about the height of buildings, particularly the casino
- Concern about any groundwater pumping for Graton Casino
- Revenue from the casino should go to address capacity demands

ONLINE WORKSHOP OVERVIEW



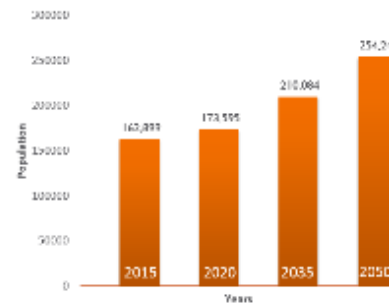
Why Online?

In previous outreach, the majority of community members indicated they preferred online forums as the way they'd like to be engaged in the process.

Why plan?

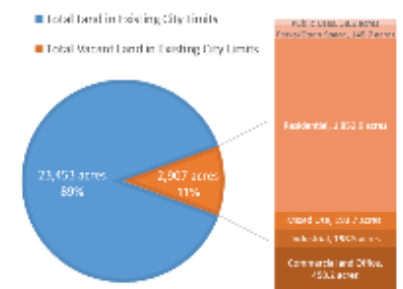
The City of Elk Grove has grown and changed significantly since its current General Plan was adopted in 2003. The new General Plan will make adjustments based on the updated community vision, current issues, and emergent trends, and will position the City for the next 30+ years. The charts below show some basic information about Elk Grove's growing population and available vacant land.

Projected Population Growth through 2050



Actual population in 2015 and projections for 2020, 2035, and 2050 according to SACOG.

Vacant Land by Land Use



Land within the existing city limits by acre. Land use type of vacant land.

Where we are now



1. **Visioning (complete):** Between July and December 2015, over 400 Elk Grove residents participated in 6 workshops and 5 roundtable discussions to create a [Shared Community Vision and Supporting Principles](#). This vision document will be used to guide the policies in the General Plan, and includes the following supporting principles (click on the ? to learn more):

- Economic Vitality
- Rural & Agricultural Heritage
- Regional Role
- Growth Management Strategy
- Community Identity
- Mobility
- Healthy Living
- Community Services
- Parks, Trails & Open Space

2. **Issue Identification (in progress):** In late January and early February the City held two topic-based workshops on transportation and growth strategies, which helped identify areas where land uses could change in the future (AKA "transform areas"). We are now requesting your input through this online workshop as we continue to refine the map. This information will help us identify land use alternatives in a way that supports the community vision.

Online Workshop

- Online tool live from April 15 to May 8
- Project overview
- Showed details related to 11 potential transformation areas
- Respondents could comment in support or comment on what should be considered instead
- Showed aggregate results summary

Potential Transformation

1) Do you agree that this area has potential for transformation? *

- Yes, I'd like to see this area change
 No, I'd like to see this area stay as previously planned

2) What do you see as the biggest opportunities for this area?



+ More Detail



+ More Detail



+ More Detail

ONLINE WORKSHOP DEMO

- How to provide your input in 10 steps.



Step 1

Visit the webpage:

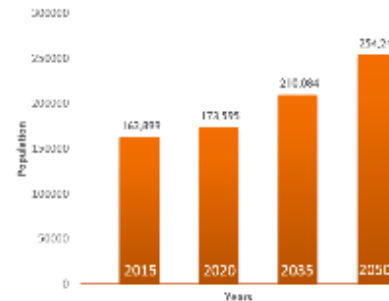
gpworkshop.elkgrovecity.org

- Read the background information.
- Click on the '?' to learn more about the supporting principles.

Why plan?

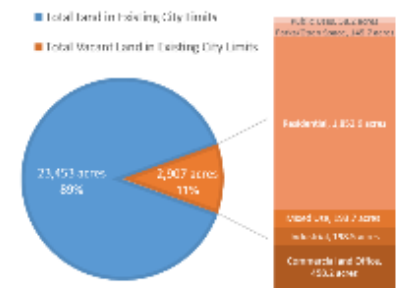
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Economic Vitality ?	Growth Management Strategy ?	Healthy Living ?
Rural & Agricultural Heritage ?	Community Identity ?	Community Services ?
Regional Role ?	Mobility ?	Parks, Trails & Open Space ?

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Step 2

At the bottom of the page, enter your email address and click ‘Get Started.’

Joining the mailing list is optional.



See the map, share your thoughts!

We are asking for your help in evaluating proposed Transform Areas against the community-identified supporting principles. We will use your input to develop alternative versions of how the community could grow in the future. You will also have the opportunity to share your ideas for additional Transform Areas at the end of the online workshop.

Email Address *

myemailaddress@mydomain.com

- Join the Mailing List ?
- Do Not Join the Mailing List

Get Started

Step 3

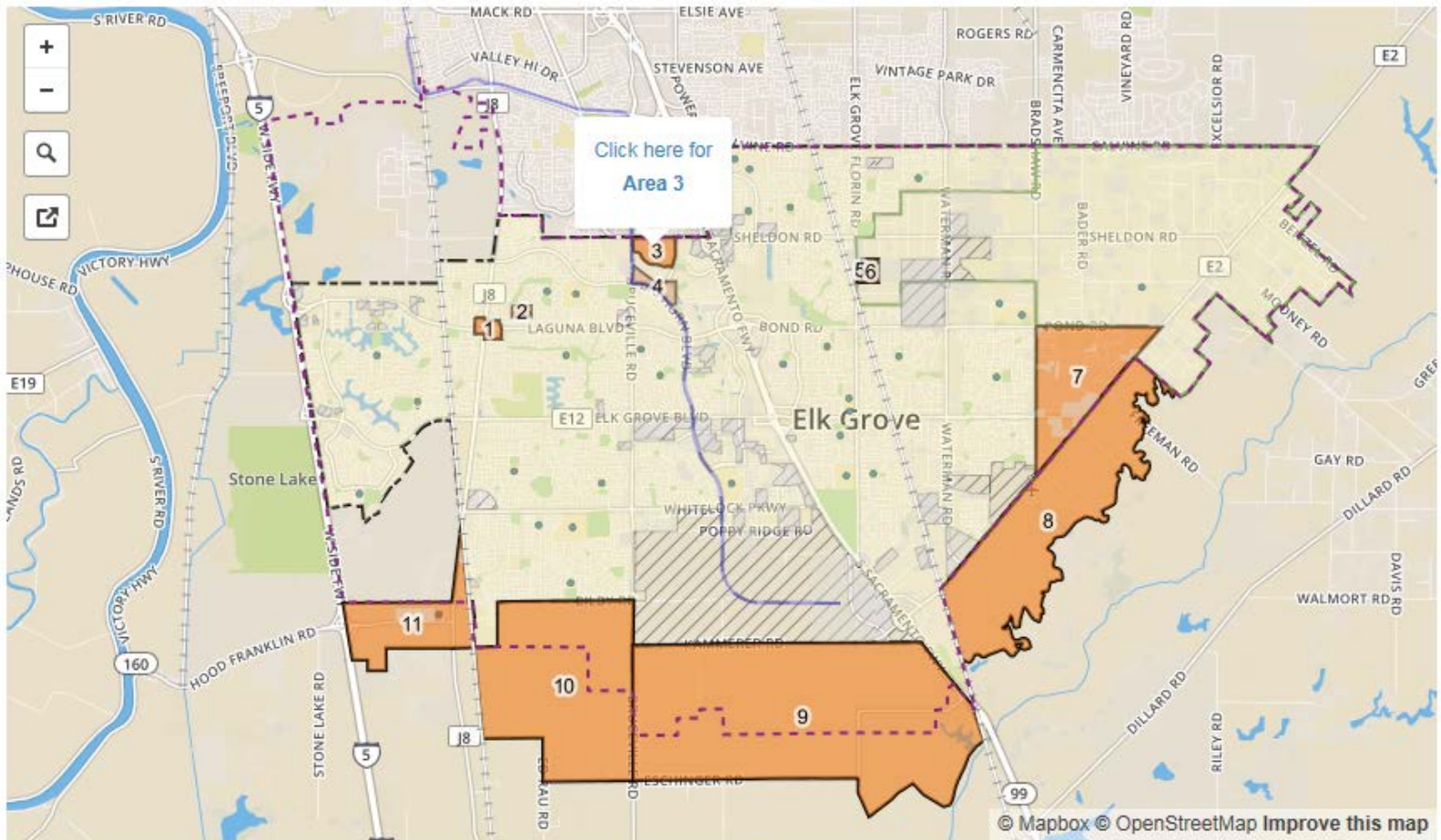
Read about the map and the transform areas.

About the map

The **Transform Areas** shown in orange on the map below were developed based on an analysis of existing conditions, public input provided throughout the visioning phase and at the topic workshops, and City analysis. These areas have the potential to implement one or more of the community-identified supporting principles, and may include:

1. Areas in the existing City limits that may qualify for a change in land use from the current General Plan. To qualify, the site is one of the following:
 - vacant land
 - infill opportunity (sites that have capacity for additional development or redevelopment)
 - land located at a key intersection or along a potential transit corridor.
2. Areas outside the existing City limits that are being studied for potential future growth. These areas were identified based on previous planning efforts and their relationship to Elk Grove's planning activities and development potential.


Step 4: Review the map and select a transform area.



Step 5

Read about the transform area you selected.

What's there today

Acres	80.7
In Existing City Limits	Yes
Existing Condition	The area is currently vacant.
Current Planned Land Use	Rural Residential 
Opportunities	<p>Within walking distance to commercial services and parks</p> <p>Within walking distance of Sheldon Road and Bruceville Road, which have transit service and bicycle facilities</p> <p>Within walking distance to proposed Blue Line extension</p>
Constraints	Noise generated from Bruceville Road and Sheldon Road



Area 3: Looking southeast from the intersection of Bruceville Road and Sheldon Road.

Step 6

Select Yes or No in response to the first question.

If No, respond to the questions to provide your input.

Potential Transformation

1) Do you agree that this area has potential for transformation? *

- Yes, I'd like to see this area change
- No, I'd like to see this area stay as previously planned

2) Please tell us why you think this area should stay the same as it is today:

3) What else is important to consider about this area?

Submit

Step 7

If Yes, review the images, make your selection, and respond to the questions to provide additional input.

Potential Transformation

1) Do you agree that this area has potential for transformation? *

- Yes, I'd like to see this area change
 No, I'd like to see this area stay as previously planned

2) What do you see as the biggest opportunities for this area?

3) This area could transform in a number of different ways. Some examples (based upon the community-identified supporting principles, existing surrounding uses, and other factors), are identified below. The icons next to each image show which supporting principles this transformation would support. Which potential transformation do you think is best suited to this area? If none of these seem appropriate, provide your other ideas below.

Note: Images represent place types or densities. Design features may vary.



+ More Detail



+ More Detail



+ More Detail

Which potential transformation do you think is best suited to this area?

- A) Estate Residential
 B) Small-Lot Residential
 C) Townhome/Apartment
 D) None of the above
 E) Other

Other

4) In addition to those listed under "Constraints" in the area description, are there any additional challenges or constraints to consider for this area?

5) What else is important to consider about this area?

This is what I think....

Submit

Step 8

Choose if you want to:

1. *Return to the map to provide input on another transform area, or*
2. *Suggest a new area*

[Home](#)

Thank you for your Input!

Feedback will be considered in the development of land use and circulation map alternatives, which will be presented to the public for further comment.

Share with your friends!



Want to provide more input?

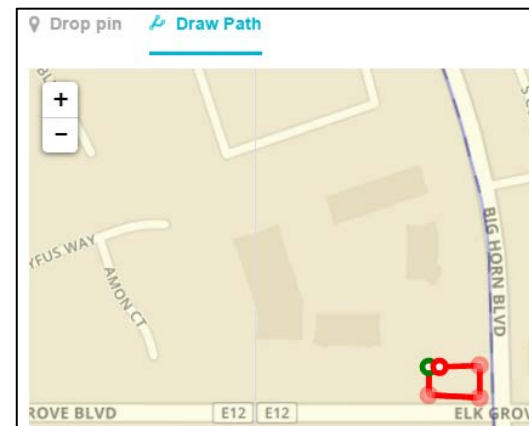
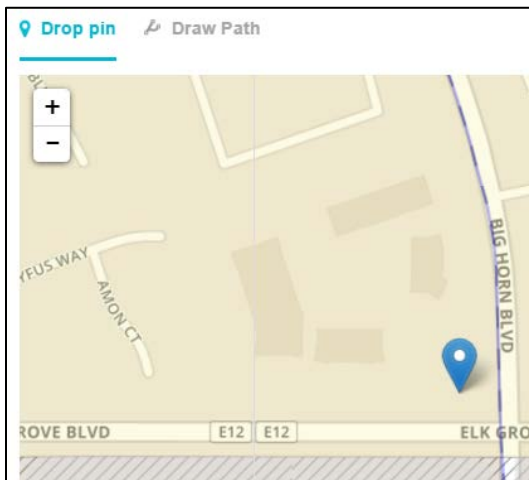
[Return to the Map>>](#)

Did we miss something?

[Suggest a New Area>>](#)

Step 9










To suggest a new area, add a pin or draw a polygon and explain what you want to see there.



What would you like to see here and why do you think it's important?

I would like to see because

What supporting principle, if any, would this idea help implement? *Select all that apply.*

 <input type="checkbox"/> Economic Vitality	 <input type="checkbox"/> Growth Management Strategy	 <input checked="" type="checkbox"/> Healthy Living
 <input type="checkbox"/> Rural & Agricultural Heritage	 <input checked="" type="checkbox"/> Community Identity	 <input type="checkbox"/> Community Services
 <input type="checkbox"/> Regional Role	 <input type="checkbox"/> Mobility	 <input checked="" type="checkbox"/> Parks, Trails & Open Space

Submit

Step 10

When you're done, you can review the results of the input that has been provided thus far.

Summary of Results



Online Workshop Key Takeaways

Total Participants:*

144

* Controlled for duplicates based on email address

Full results viewable online at:

gpworkshop.elkgrovecity.org

Number of areas where there is support for transformation (*all within city limits*):

5

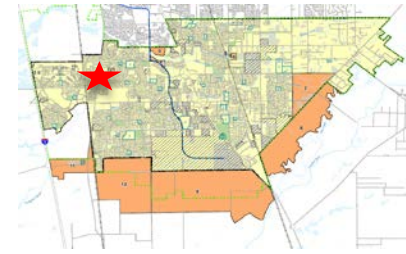
Number of areas where there is a desire to keep land the same (*mostly outside city limits*):

5

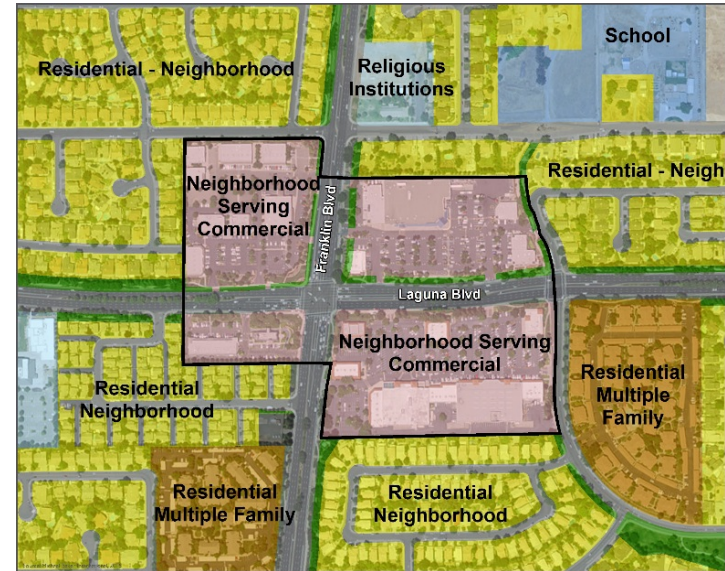
Number of areas split 50/50 (*within city limits*):

1

Area I: Overview



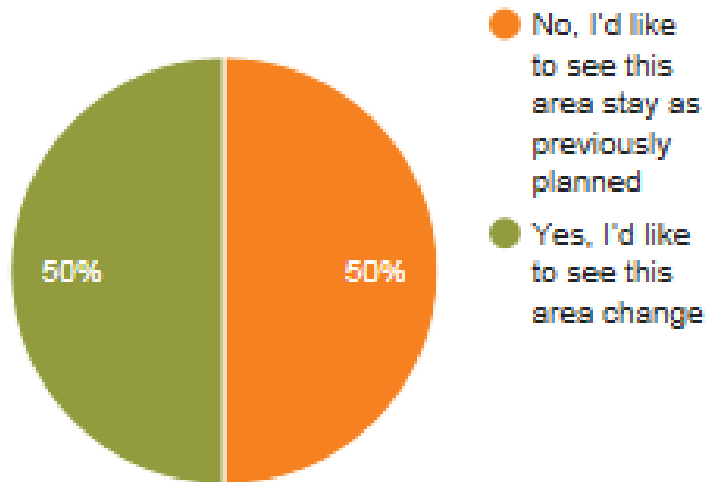
Acres	36.7
In Existing City Limits	Yes
Existing Condition	Currently developed as commercial centers with primarily neighborhood-serving uses (grocery stores, pharmacies, restaurants, general commercial services, etc.)
Current Planned Land Use	Commercial



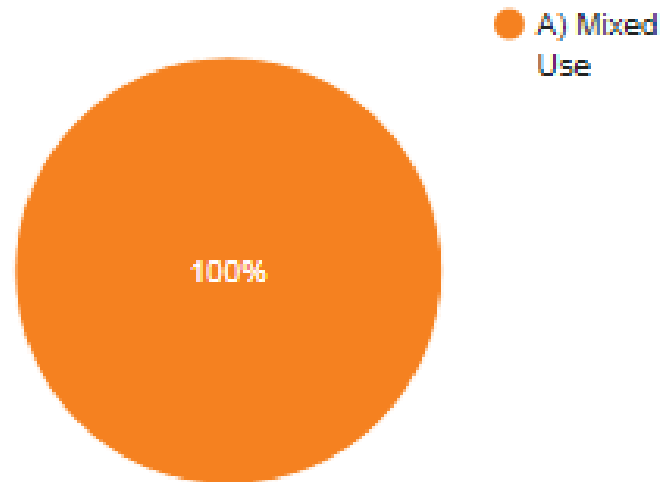
Looking northwest across intersection of Laguna and Franklin

Area I: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area I: Comments Summary

Yes, Transform: 10

Opportunities

- Add additional density and mixed-use development
- There is good potential for more retail/commercial businesses, including more non-chain restaurants
- Make the area more visually appealing (lacks a “community vibe”)
- Develop this as the urban center of Elk Grove

Considerations

- Area behind Walgreens feels unsafe
- Do not make this a crammed strip mall
- Keep the existing grocery stores
- Do not add any more cell phone shops or nail salons
- Be mindful of parking and circulation impacts; there is already bad traffic and parking at certain times of the day
- Add a better sound wall
- Add better bicycle lanes to decrease car traffic to the area

No, Keep the Same: 10

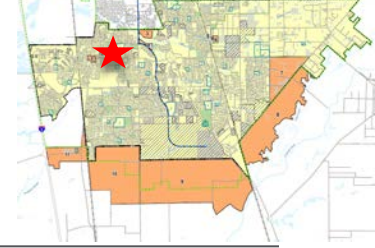
Reasons

- The existing commercial services serve the neighborhood well
- Access and parking is good as is

Considerations

- The northeast corner is underutilized
- Add more restaurants
- Be mindful of traffic impacts and keep the area bicycle and pedestrian friendly
- Nearby vacant land would be better to develop
- Do not add a transit service/bicycle facility

Area 2: Overview



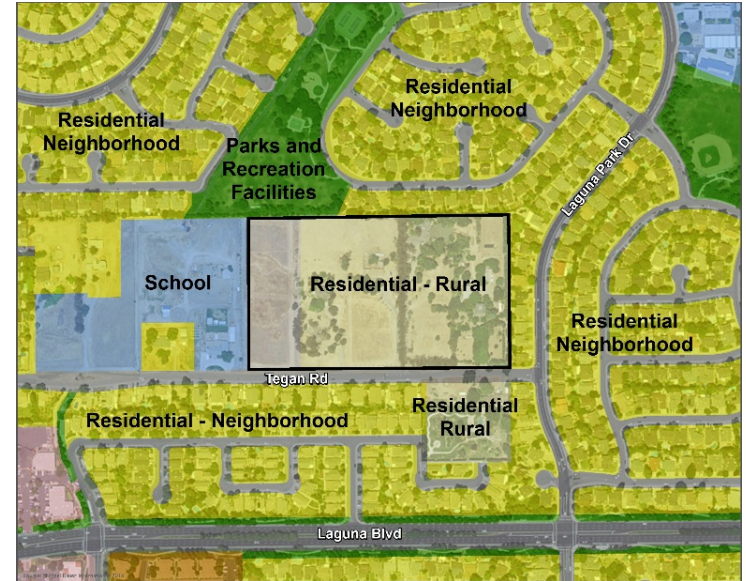
Acres 15.6

In Existing City Limits Yes

Existing Condition

The western portion is vacant, and the eastern portion is currently developed with rural residential homes

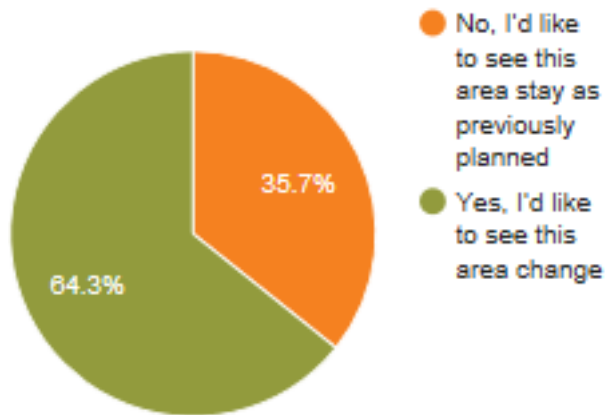
Current Planned Land Use Low Density Residential



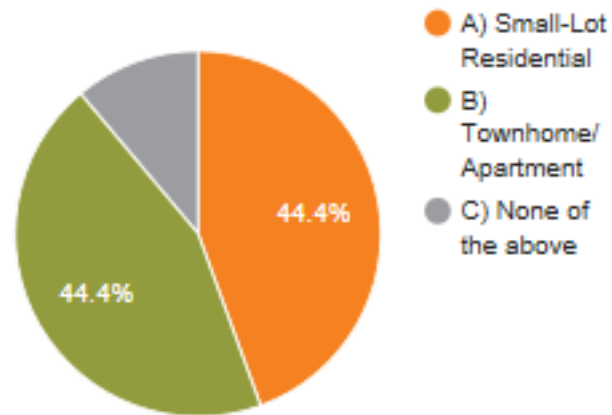
Looking west along Tegan northeast of Laguna and Franklin

Area 2: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 2: Comments Summary

Yes, Transform: 9

Opportunities

- Higher density, infill development with neighborhood-serving commercial and residential
- Add affordable housing
- Expand greenway throughout area to make walking/biking to shopping and schools easy
- Good for more single-family homes close to schools, parks, and shopping

Considerations

- Preserve current home values
- Make sure traffic does not increase if townhomes are built; also consider roadway safety
- Consider capacity of the school to the west

No, Keep the Same: 5

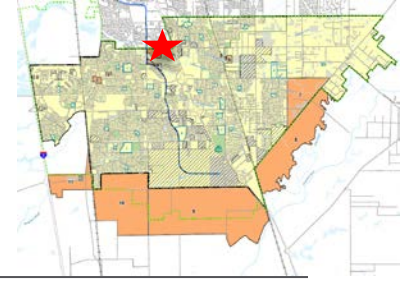
Reasons

- I like the low density plan
- One of the few rural residential areas in Laguna
- The area has longtime residents that should be allowed to remain

Considerations

- Consider extending park through the vacant western portion of area

Area 3: Overview



Acres

80.7

In Existing City Limits

Yes

Existing Condition

Currently vacant

Current Planned Land Use

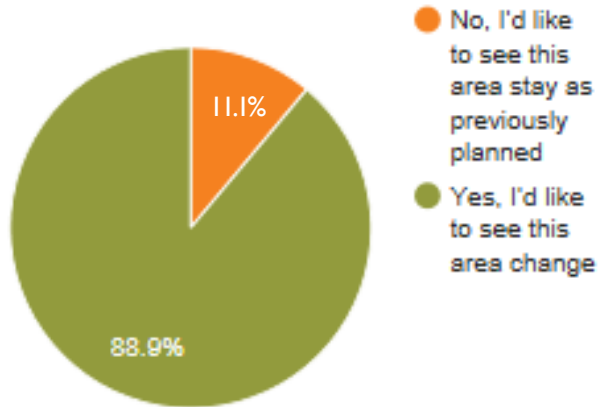
Rural Residential



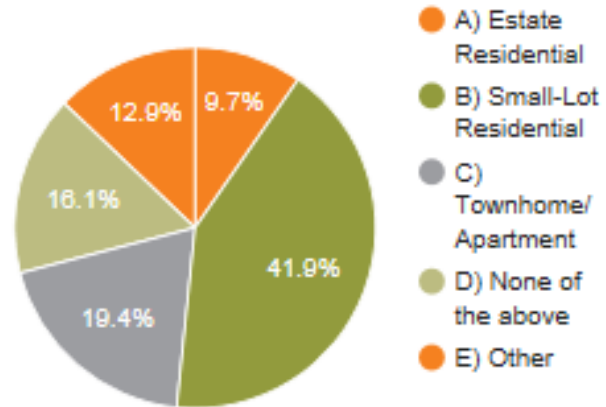
Looking southeast from Bruceville and Sheldon

Area 3: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 3: Comments Summary

Yes, Transform: 32

Opportunities

- Residential: single-family, multi-family apartments, for-sale townhomes, student housing, high-end condos
- Expand commercial/retail, specialty shops, eco-friendly buildings, mixed use, no strip malls
- Great location for higher density transit-oriented development because it is walking distance to transit, parks, trails, retail, schools, entertainment, and easily accessible to Hwy 99
- Possible medical/dental office complex and/or education services; employment opportunities

Considerations

- Get good property management to ensure property maintenance of rentals
- Make sure the farmers will still have space to grow food
- Wildlife (pheasant and waterfowl) habitat and creek preservation
- Road access and capacity, including ingress/egress
- Balance open space, recreation, and trees with residential neighborhoods

No, Keep the Same: 4

Reasons

- Keep it rural residential because it is one of the few rural residential areas left
- Would be a good location for a new neighborhood
- Some commercial would be appropriate at intersections

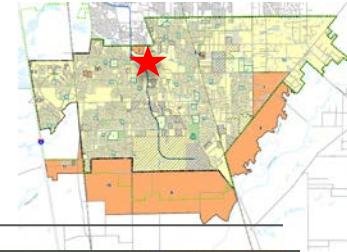
Considerations

- The infrastructure is already there to expand

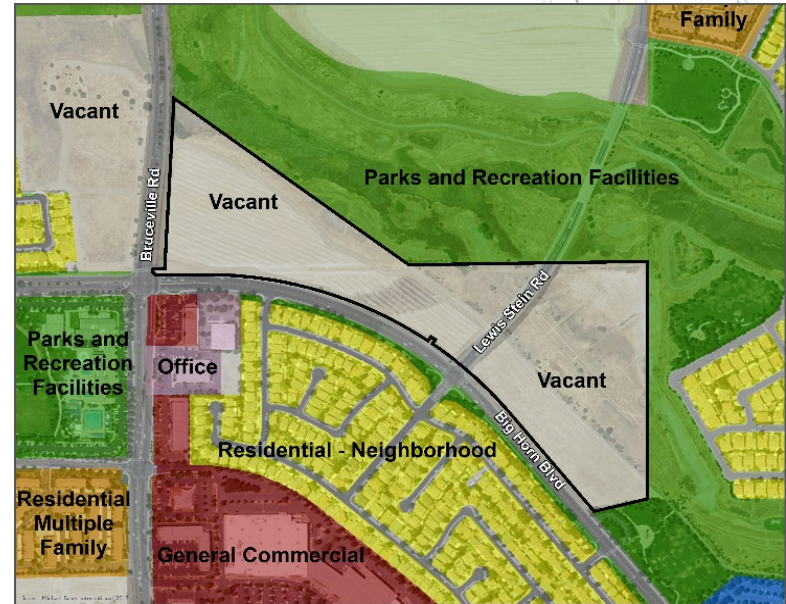
Additional Comments from Report Back Session

- Consider a self-sustained tiny house village with central services to benefit the homeless. Nonprofits and volunteers can assist with oversight.
- What are the multi-family housing requirements? Design is critical to development success.

Area 4: Overview



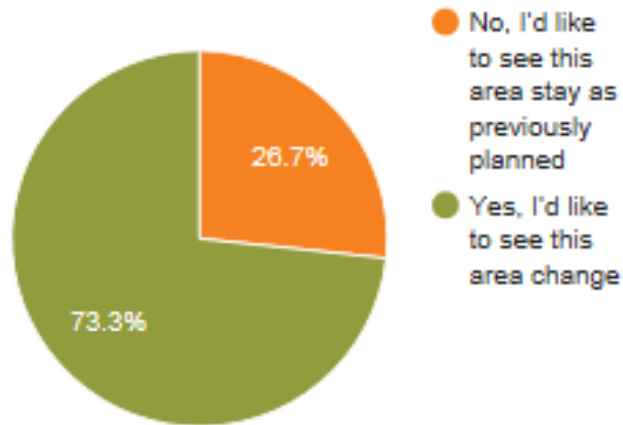
Acres	42.4
In Existing City Limits	Yes
Existing Condition	Currently vacant
Current Planned Land Use	Rural Residential, Public/Open Space, Office



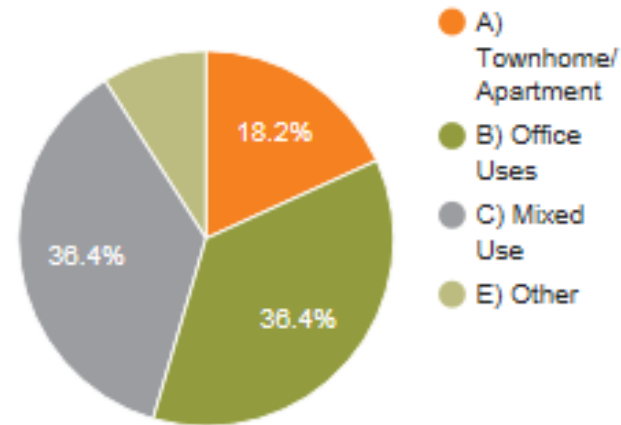
Looking east across Bruceville along Big Horn

Area 4: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 4: Comments Summary

Yes, Transform: 11

Opportunities

- Good for housing or offices because it has good connection to trails and paths, making it easy to walk or bike to stores and restaurants
- Would be good for student housing because of proximity of the college
- Mixed-use senior housing could benefit from nearby recreation, retail, and the library
- Expand office spaces here and encourage use of trails to walk to restaurants for lunch
- Add more parks and trails; dedicated open space

Considerations

- Preserve Elk Grove Creek and wildlife
- Integrate with nature areas and create a destination for walking
- Add a transit hub so that residents can easily get to commercial/office locations
- Do not disturb existing quiet residential community on Big Horn with strong home values
- Build parking lots with trees and walking paths and open patios for dining

No, Keep the Same: 4

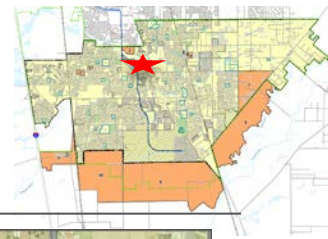
Reasons

- Keep open space and preserve Laguna Creek
- No light rail in Elk Grove

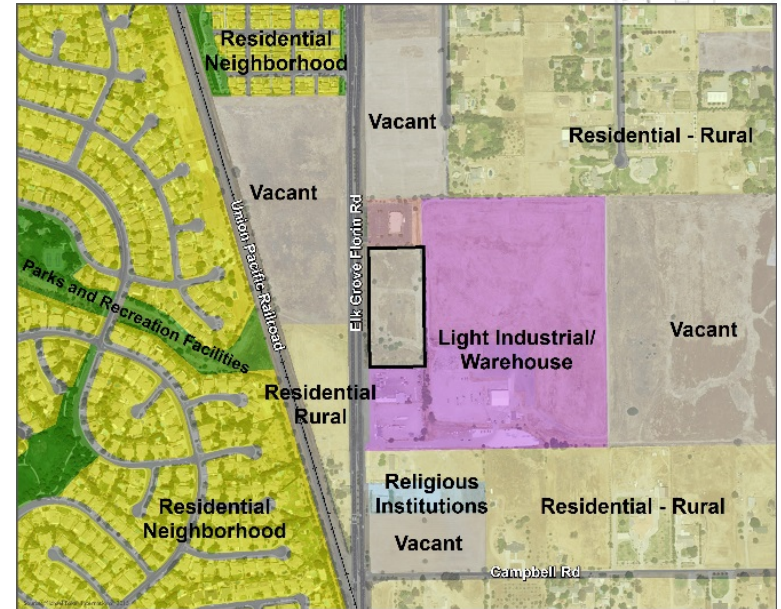
Considerations

- Add greenery to this area
- Some offices would work at Bruceville and Big Horn

Area 5: Overview



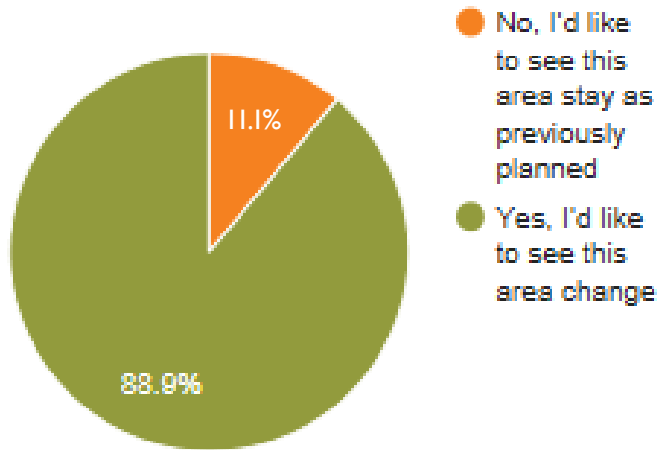
Acres	4.3
In Existing City Limits	Yes
Existing Condition	Currently vacant
Current Planned Land Use	Light Industrial



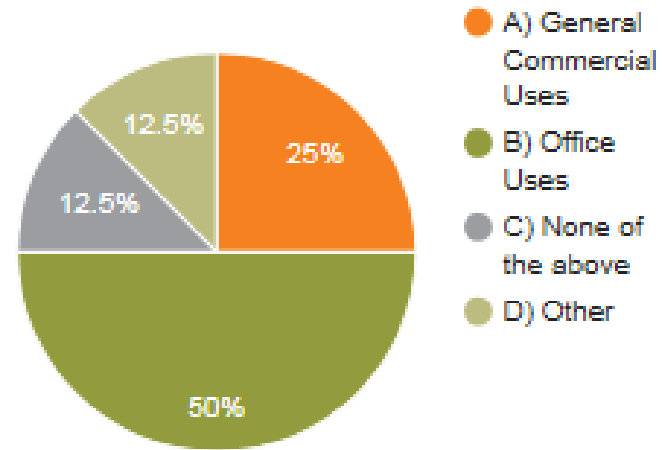
Looking southeast from Elk Grove Florin south of Sheldon

Area 5: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 5: Comments Summary

Yes, Transform: 8

Opportunities

- Rural residential to match surroundings
- Expand commercial space; add offices and mixed-use space
- High-end boutiques and restaurants would be appropriate next to existing luxury homes

Considerations

- Adjacent light industrial may limit residential uses
- Big opportunity for office spaces because it is so close to the train; bring more jobs here

No, Keep the Same: 1

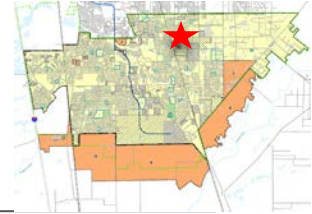
Reasons

- Good area for light industrial

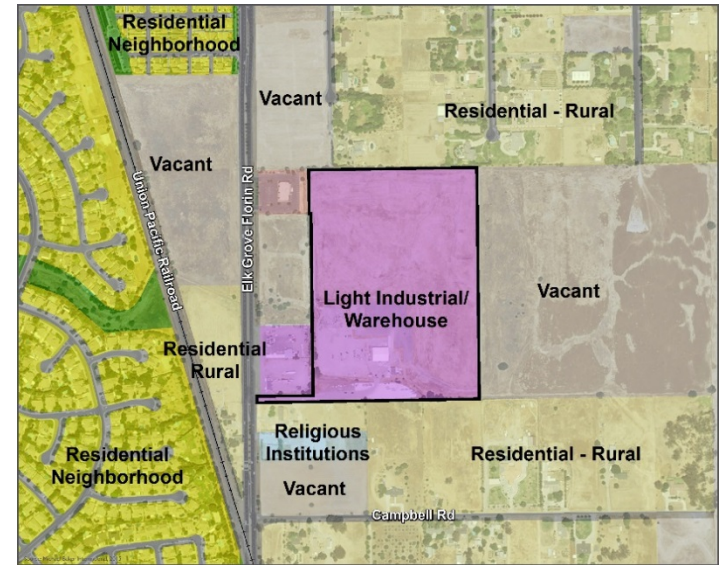
Considerations

(none)

Area 6: Overview



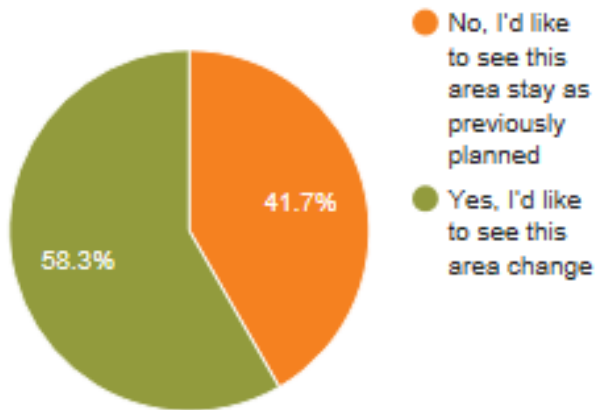
Acres	29.4
In Existing City Limits	Yes
Existing Condition	The northern portion is currently vacant, and the southern portion is currently developed with a light industrial/ warehouse use
Current Planned Land Use	Light Industrial, Public Open Space/Recreation



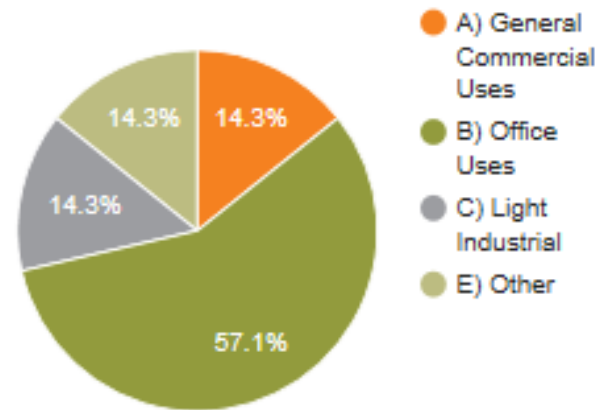
Looking east across site from Elk Grove Florin south of Sheldon

Area 6: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 6: Comments Summary

Yes, Transform: 7

Opportunities

- Office and mixed-use space; bring jobs close to home
- Estate housing to augment the adjacent neighborhoods
- Maintain some open space in the area

Considerations

- Old light industrial lots may have brownfield development potential
- Limited access to this area could be an issue
- Proximity to high value large lot homes
- Needs better transit service: Amtrak/light rail station or bus hub to reduce traffic congestion and make use of the existing rail line

No, Keep the Same: 5

Reasons

- Use as a buffer zone between residential and agricultural
- Keep it light industrial to match nearby property

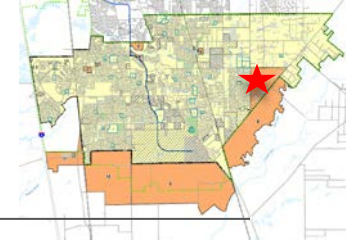
Considerations

- Good opportunity for offices that provide good jobs

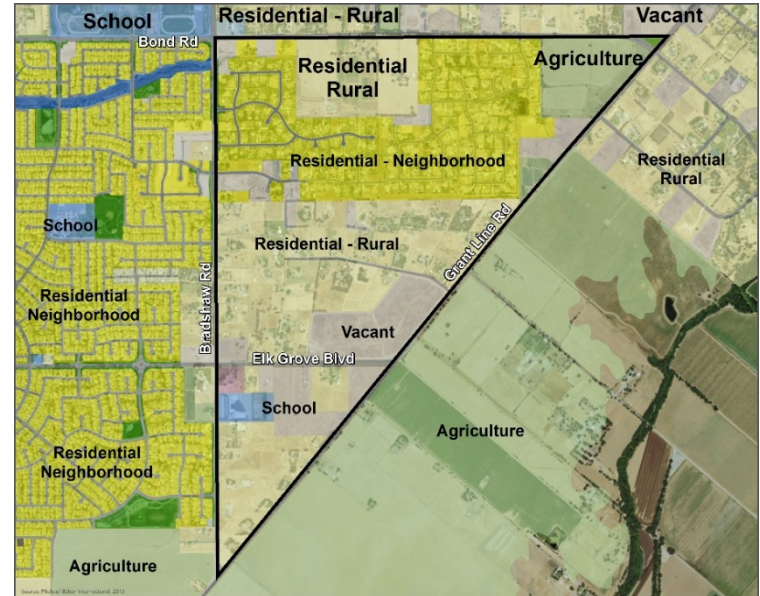
Additional Comments from Report Back Session

- This area is surrounded by the railroad.

Area 7: Overview



Acres	728.5
In Existing City Limits	Yes
Existing Condition	Primarily developed with rural residential homes, with some single-family homes in the northern portion. Some agricultural and vacant lands are located along Grant Line Road and intermittently throughout the area. A school and vet clinic are located along Bradshaw Road at Elk Grove Boulevard.
Current Planned Land Use	Residential – limited to 1 dwelling unit per acre, Commercial (Elk Grove Triangle Policy Area)

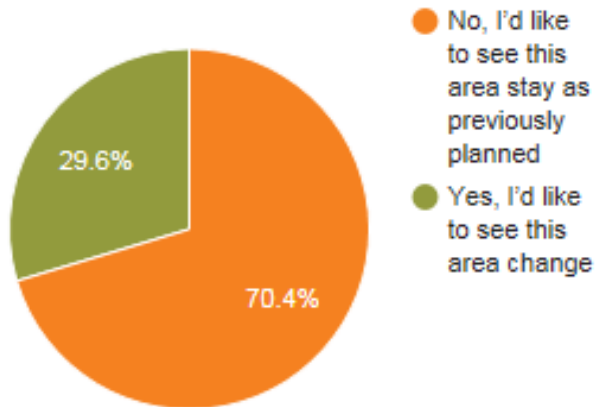


Looking southeast from Bradshaw and Bond

Area 7: Results

Which potential transformation do you think is best suited?

Do you agree that this area has potential for transformation?



4
Agrihood



2
Agriculture, Open Space,
or Habitat Conservation



2
Mixed Residential
Neighborhood



Area 7: Comments Summary

Yes, Transform: 8

Opportunities

- Affordable rental and for-sale housing
- Preserve Elk Grove ag identity while providing housing and potential commercial growth through urban farming
- Build out as a family recreational area with mini golf, swimming pools, etc.

Considerations

- Buffer neighborhoods from the noise and traffic of the upcoming Grant Line expressway with greenbelts and paths and trails that connect to the new soccer facility and outlet mall.

Additional Comments from Report Back Session

- Infrastructure would need to come from Elk Grove & Bradshaw.

No, Keep the Same: 19

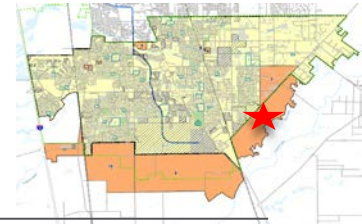
Reasons

- Residents there want it to stay rural; this area proves for important variety in EG housing choices; adding more “cookie cutter” housing will make the area more congested and will change the rural character of the area
- Building more residences here will encourage sprawl and increase crime; the current vacant land is serving as carbon sequestration acreage for Elk Grove
- This area currently has a good balance of uses; additional commercial uses are not needed, especially not a liquor store

Considerations

- Some commercial or job-generating uses would be good here; attract satellite offices of Silicon Valley companies
- Do not infringe upon important agricultural lands
- Prevent further sprawl
- Leave rural Elk Grove rural
- No apartments or other high density residential; keep the area rural residential

Area 8: Overview

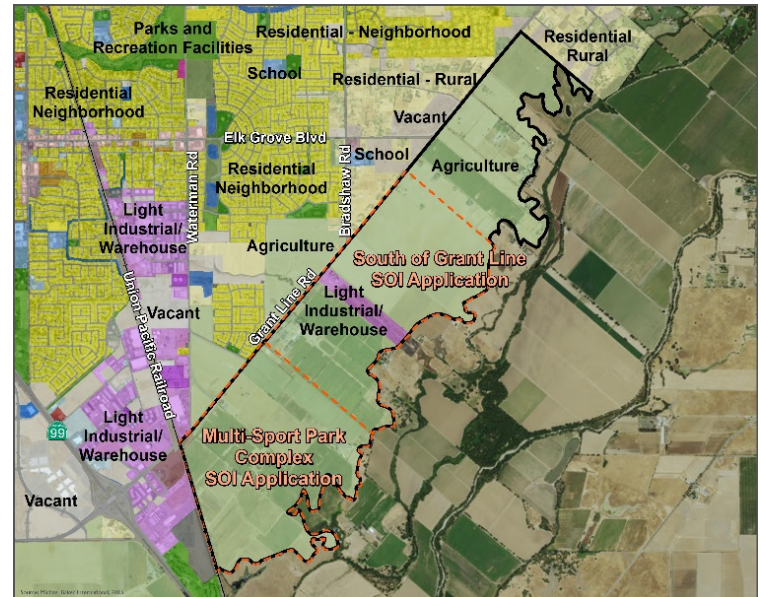


Acres 1,773.2

In Existing City Limits No

Existing Condition Primarily agricultural and includes a former airport

Current Planned Land Use Urban Study Area

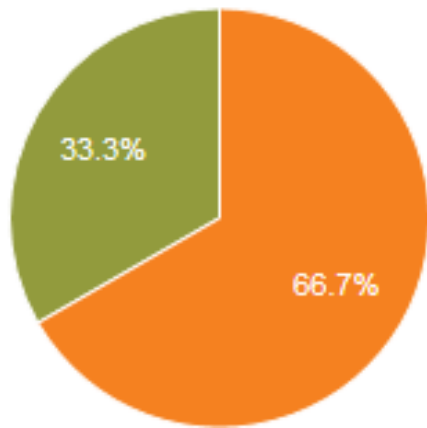


Looking east across site from railroad overpass at Grant Line

Area 8: Results

Which potential transformation do you think is best suited?

Do you agree that this area has potential for transformation?



- No, I'd like to see this area stay as previously planned
- Yes, I'd like to see this area change

5
Agriculture, Open Space,
or Habitat Conservation



5
Regional Recreation



3
Commercial Center



Area 8: Comments Summary

Yes, Transform: 10

Opportunities

- Work to attract high paying jobs here; good location for research and development facilities, technology services, and/or educational uses
- Multi-sports arena and/or a mall would be great here; the sports complex is the only thing that should be built here
- Incorporate wildlife and habitat preservation
- Maintain the prime farmland and work with local growers/livestock producers to invest in additional farms
- Ideal location for a tiny house village serving the homeless

Considerations

- Include a transit hub in the sports complex
- Protect important wildlife and riparian forest habitat – do not develop here
- Improve road access and provide busing to/from light rail station
- Development would mean loss of viable farmland

No, Keep the Same: 20

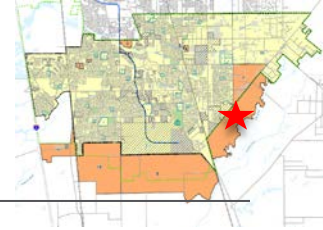
Reasons

- The land has very high value as a floodplain and wildlife habitat
- Ideal location for Sacramento County’s “wine country”
- Keep our unique rural “countryside” feel
- Maintain the land for agricultural uses to feed our city and supply the farmers’ market
- Preserve our heritage as a farming community by preserving farmland
- We don’t need more housing, we need more jobs

Considerations

- The land is already being used by farmers for commercial farming
- Some nonresidential (commercial or light industrial) development along Grant Line Road may be appropriate

Area 9: Overview

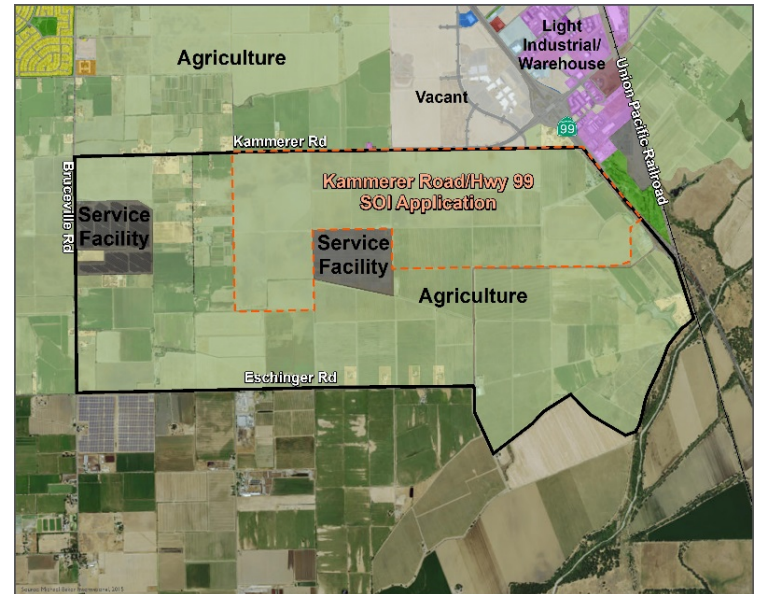


Acres 3,675.6

In Existing City Limits No

Existing Condition Primarily agricultural with some rural residential homes as well as two solar power generating facilities

Current Planned Land Use Urban Study Area

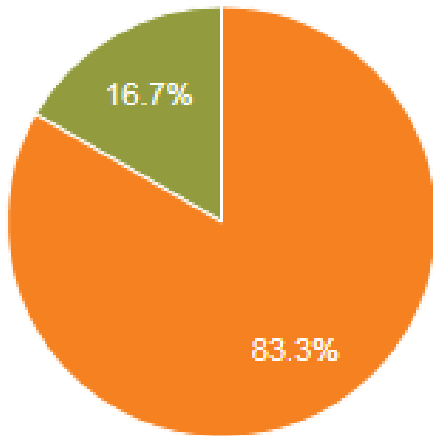


Looking southwest from Kammerer and Stockton

Area 9: Results

Which potential transformation do you think is best suited?

Do you agree that this area has potential for transformation?



- No, I'd like to see this area stay as previously planned
- Yes, I'd like to see this area change

2

Agriculture, Open Space, or Habitat Conservation



2

Commercial Center



1

Mixed Use Village Center



Area 9: Comments Summary

Yes, Transform: 5

Opportunities

- Good fit for a commercial center close to Hwy 99
- Good place for a “night life center” (restaurants, breweries, etc.) with a central park, food festival, and brew fests
- If commercial is developed here, high density mixed-use residential and high end offices would be a good match

Considerations

- This area provides a reliable agricultural economy, wildlife habitat, and flood control
- Should never be developed for additional residences because of the floodplain maps

No, Keep the Same: 25

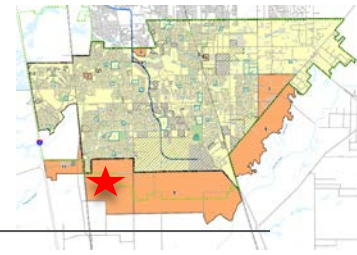
Reasons

- Keep it for agricultural uses; maintain our farming heritage; preserve local food access
- Do not extend urban sprawl; build infill instead
- If EG gets too big we will have many more problems, especially in an economic downturn
- The current vacant land is serving as carbon sequestration acreage
- Preserve open space for wildlife and recreation
- Use this land for solar grids
- Mixed-use development would demand lots of water during a time of drought

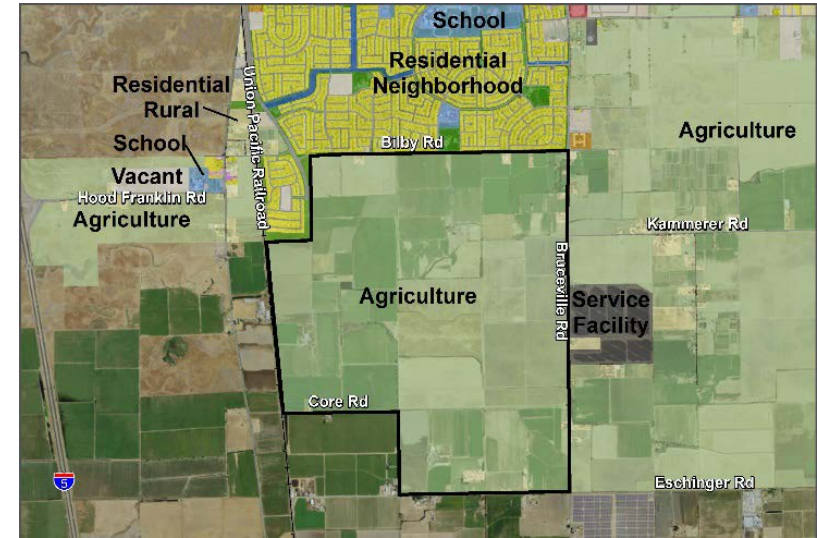
Considerations

- Keep this land as buffer between urban and rural/agricultural zones
- Development here would create more traffic
- Once we build over the farmland, it will be difficult to go back
- Help the farmers to better utilize this land
- This is important land for water recharge and wildlife habitat

Area 10: Overview



Acres	1,914.6
In Existing City Limits	No
Existing Condition	Currently agricultural
Current Planned Land Use	Urban Study Area

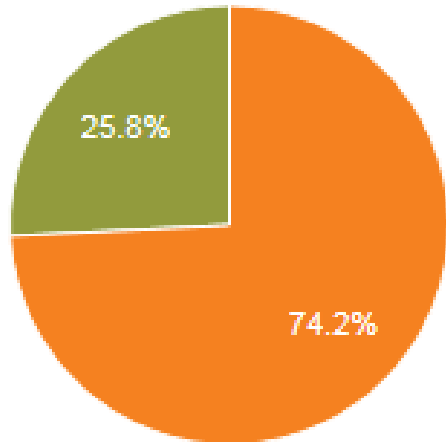


Looking southwest from Bilby at Bruceville

Area 10: Results

Which potential transformation do you think is best suited?

Do you agree that this area has potential for transformation?



- No, I'd like to see this area stay as previously planned
- Yes, I'd like to see this area change

4

Agriculture, Open Space, or Habitat Conservation



4

Commercial Center



3

Employment and Innovation Center

3

Mixed Use Village Center

2

Mixed Residential Neighborhood

2

Regional Recreation

Area 10: Comments Summary

Yes, Transform: 8

Opportunities

- Commercial uses
- Large park
- Extension of Kammerer Road from Hwy to I-5

Considerations

- Very far from public transportation
- The land is very susceptible to flooding; preserve vital wetlands for the benefit of all

No, Keep the Same: 23

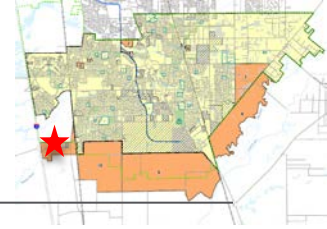
Reasons

- Maintain agricultural uses; we need farmland for food and to preserve our heritage and unique identity
- Good area to expand vineyards and attract wine tourism
- Prevent further urban sprawl; save money on infrastructure expansion and encourage transit ridership by building infill

Considerations

- Prime location for more agricultural pursuits
- This is a floodplain and is bad for residential use

Area II: Overview



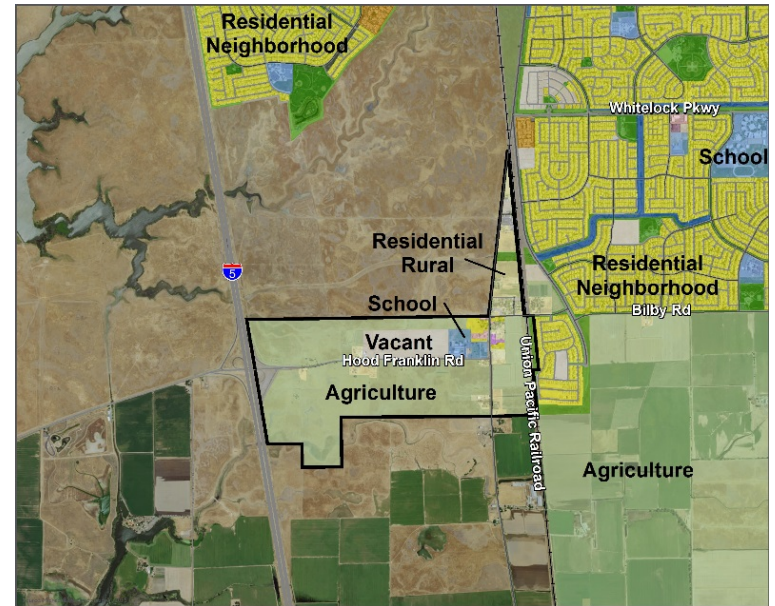
Acres 553.9

In Existing City Limits No

Existing Condition

Primarily agricultural with some rural residential homes and vacant land. Franklin Elementary School is located at Franklin Boulevard and Hood Franklin Road.

Current Planned Land Use Urban Study Area

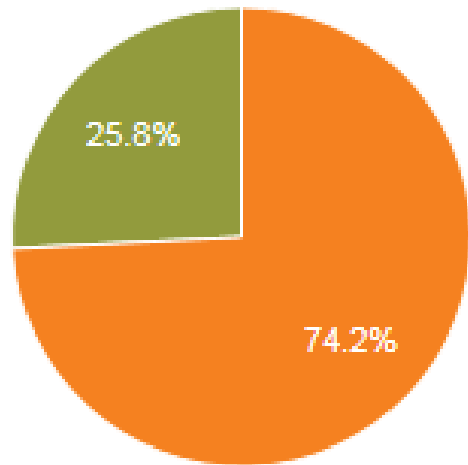


Looking southwest from railroad at Bilby

Area 11: Results

Which potential transformation do you think is best suited?

Do you agree that this area has potential for transformation?



- No, I'd like to see this area stay as previously planned
- Yes, I'd like to see this area change

5

Agriculture, Open Space,
or Habitat Conservation



2

Employment and
Innovation Center

2

Agrihood

2

Regional Recreation

2

Mixed Use Village Center

Area II: Comments Summary

Yes, Transform: 8

Opportunities

- Incorporate some of the historical buildings, gradually add new businesses, and develop a housing “village”
- Good place for employment/innovation centers that are agricultural or research focused

Considerations

- Consider the negative impacts on the town of Franklin
- Do not box in the Stone Lakes Reserve
- Traffic and parking could become issues
- Limit development to the north side of Hood Franklin or immediately south without encroaching on the agricultural

No, Keep the Same: 23

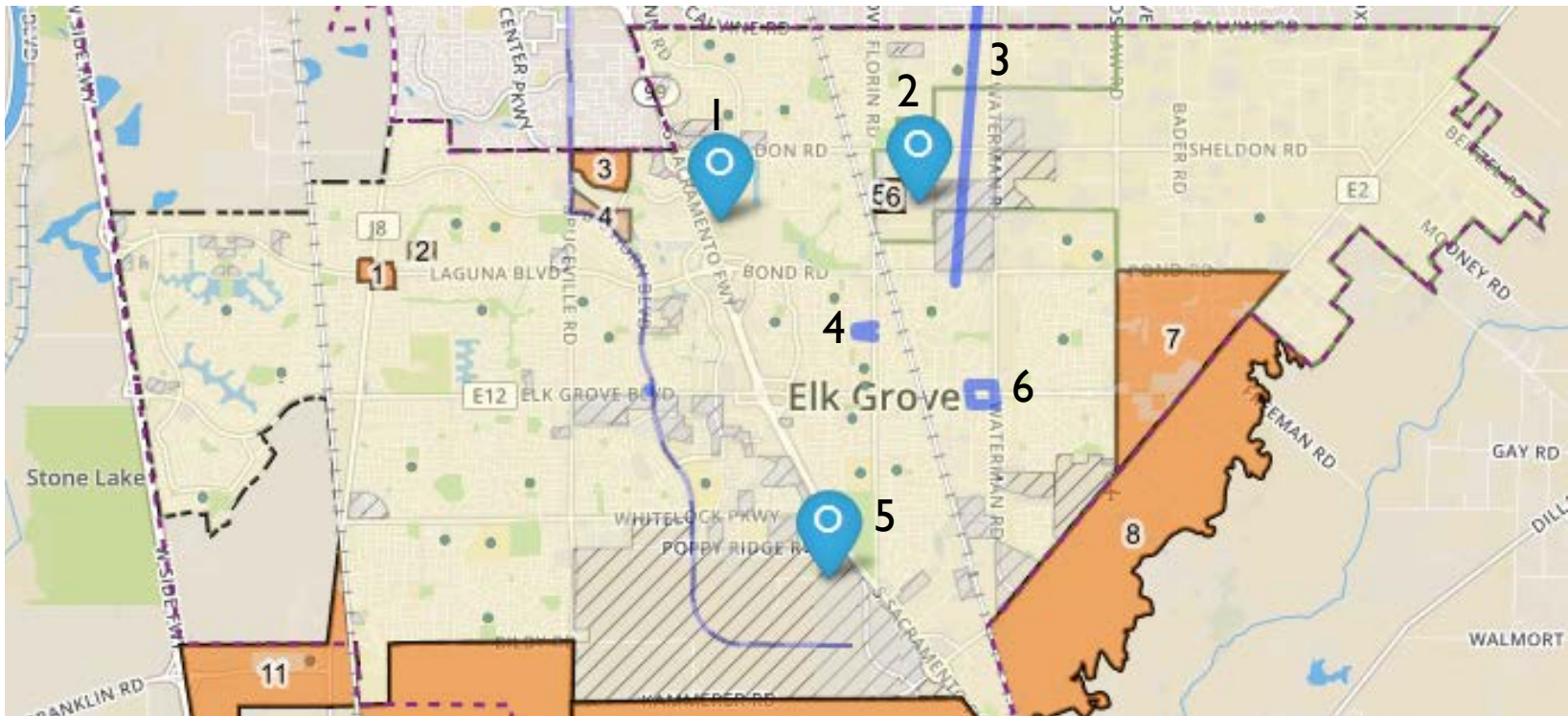
Reasons

- Risk of flooding in this area makes it incompatible with development
- This is prime agricultural land; do not get rid of the rural/agricultural areas that make EG unique
- Many bike riders come here
- Preserve wetlands habitat and open space
- The residents of Hood Franklin do not want to be included in Elk Grove’s SOI

Considerations

- Development here could increase traffic
- There are no sidewalks; school parking is currently on the streets, which is dangerous
- Some development could be appropriate near I-5

New Areas/Ideas Suggested: 6



1. High end apartments
2. This land use should be consistent with the Silverado Village density
3. Light industrial and manufacturing to utilize the railroad access and to bring solar panel, recycling, and ag-science industries to the region
4. Mixed use, apartments or townhomes
5. Move areas 9 and 10 to here!
6. Elk Grove Blvd. needs office, restaurant, and boutique shopping to support the dense nearby residences

Comments from the Listening and Report Back Sessions

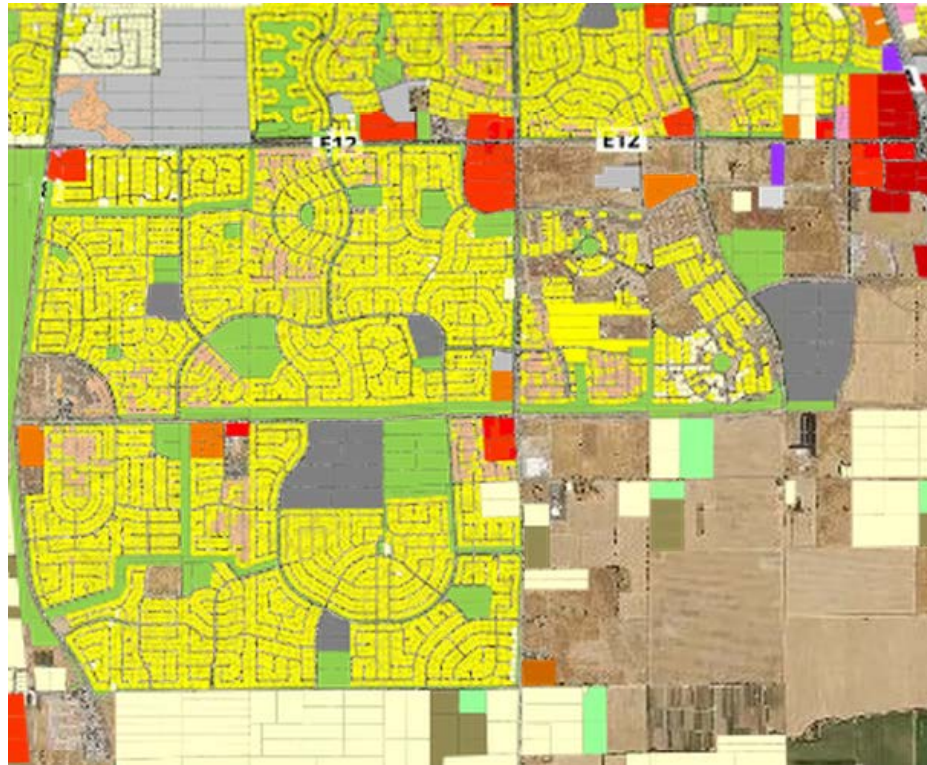
From the Listening Session

- Need to focus on attracting jobs first and make sure that jobs and housing work in tandem. The quality of jobs is of utmost importance.
- What is the purpose of the Vision Book? The vision book seems very general. Can the public provide input on specifics?
- Will there be another Online Workshop related to future topics?
- Is planned development considered in the land use plan?
- How can we guarantee success in Elk Grove given competition with other cities?

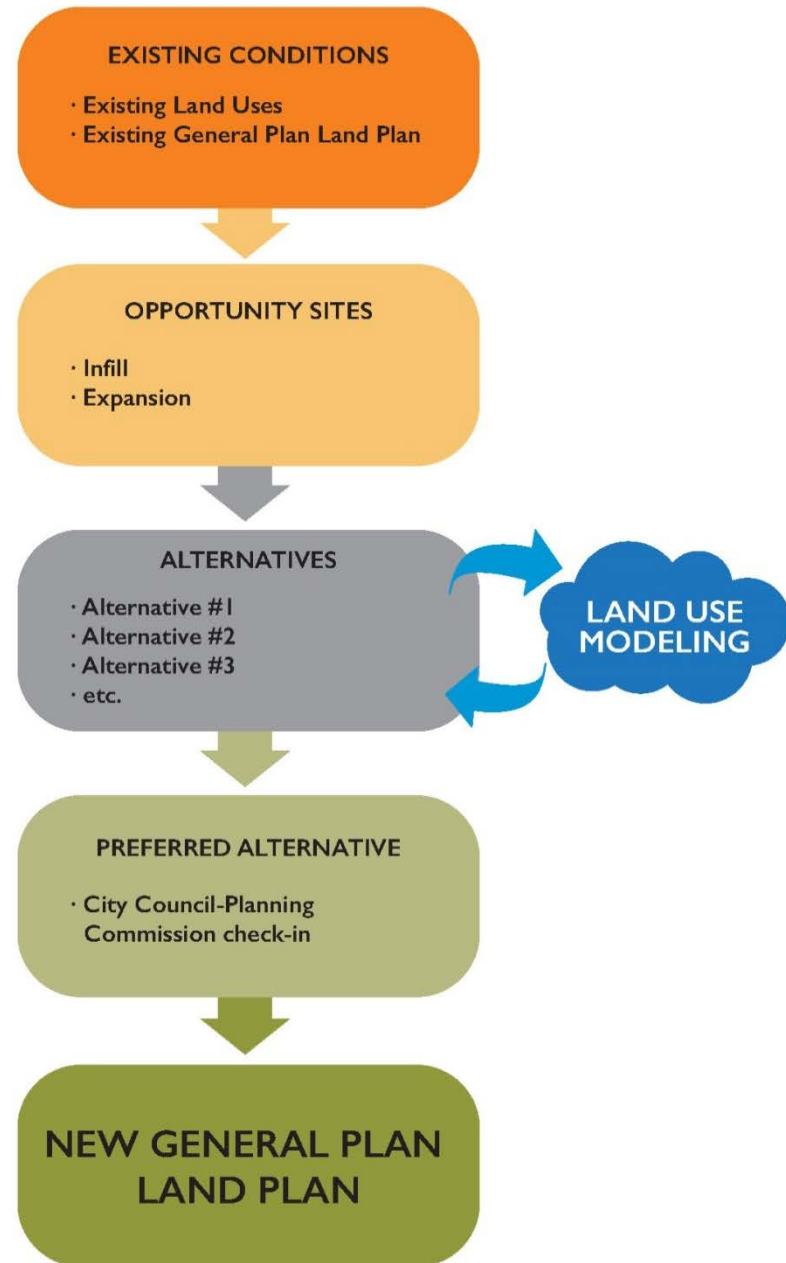
From the Report Back Session

- Should do targeted outreach to each transform area, especially for Areas 1 & 2.
- Important to get those who might be impacted to participate now.
- Consider overlaying upcoming mobile workshops with change areas.
- Direct notification will be needed at zone change stage.
- Are the people living in Old Franklin aware of these changes?
- Appreciate in-person meetings, but understand that many more people participate online.

LAND PLANNING



Land Use Planning Process



LAND USE DESIGNATIONS

Re-evaluation of the list of Land Use Categories on the General Plan Map



Land Use Designation Process

- Existing General Plan includes 25+ land use categories
- Recommend eliminations, additions, and consolidations
- Goal of providing simplicity while maintaining predictability



Land Use Designations – Key Changes

RECOMMENDED CHANGE	REASON
Realign Commercial categories	To better define the hierarchy of sites based on access and location and better match zoning
Change Commercial/Office, Office/Multifamily, and Commercial/Office/Multifamily designations to Mixed Use designations	To provide more “by-right” flexibility and improve the category descriptions
Realign and consolidate various Public, Quasi-Public, and Open Space land uses; eliminate Private Streets designation	Categories this fine-grained are unnecessary at the General Plan level
Eliminate Transit Oriented Development (TOD) overlay designation	These areas fit better into new mixed use categories
Add Urban Reserve designation	To denote areas that are planned for future urbanization but where detailed land planning has not yet occurred

Land Use Designations Crosswalk

EXISTING	PROPOSED	ZONING DISTRICT(S)
Commercial	Community Commercial	LC, GC
	Regional Commercial	SC, AC
Office	Employment Center	BP, MP
Commercial/Office	Delete – see Community Commercial	
Office/Multi-Family	Mixed Use Village Center	New zoning district to implement
Commercial/Office/Multi-Family		
	Mixed Use Residential	New zoning district to implement
	Light Industrial/Flex	New zoning district to implement
Light Industry	Light Industrial	MP, LI
Heavy Industry	Heavy Industrial	HI
Public Parks	Parks and Open Space	O, C-O
Public Open Space/Recreation	Resource Management and Conservation	O
Private Open Space/Recreation		
Public/Quasi-Public	Public Services	Any zoning district OR new zoning district to implement
Public Schools		
Institutional		
Private Streets	Delete	

Land Use Designations Crosswalk (cont'd)

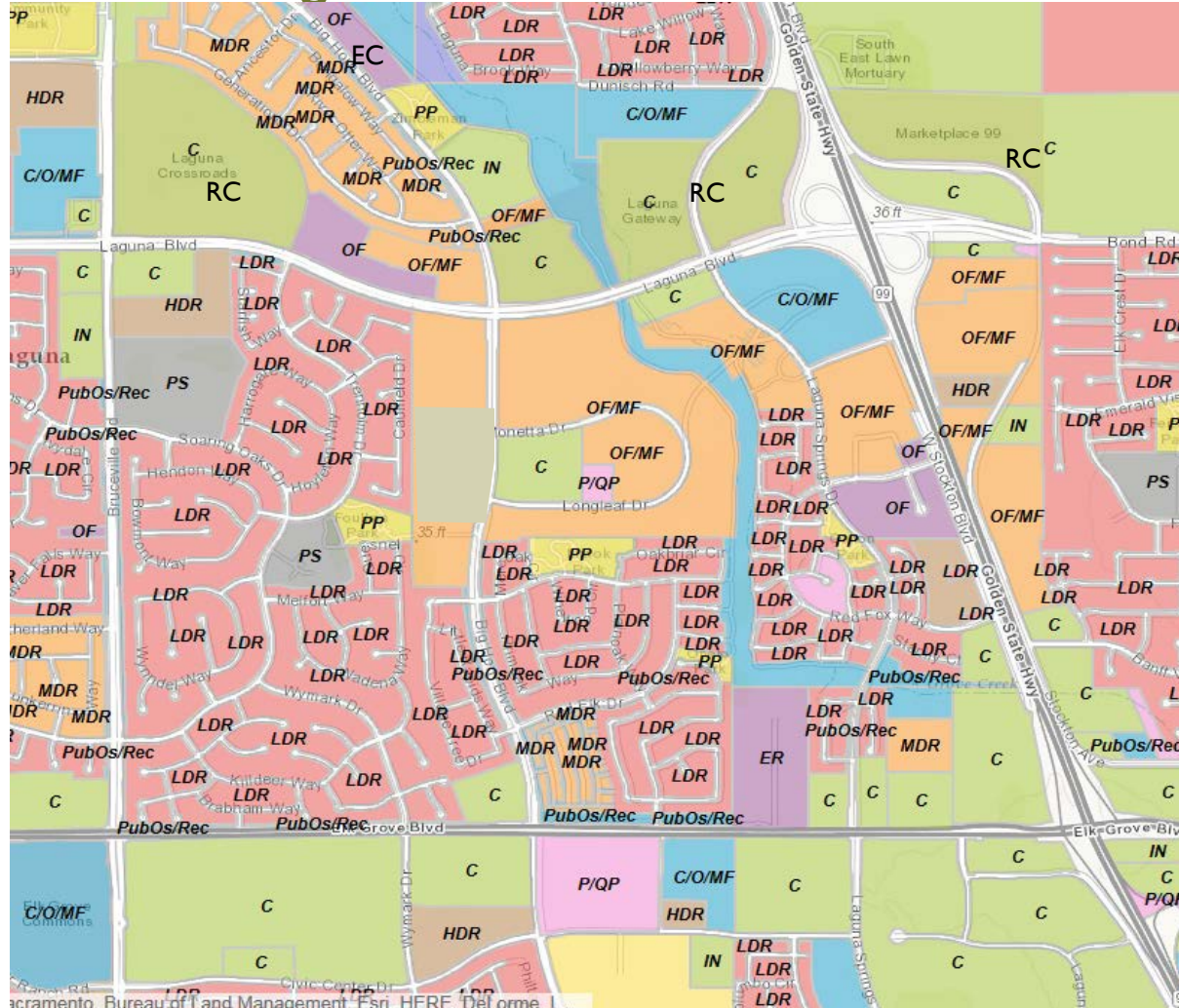
EXISTING	PROPOSED	ZONING DISTRICT(S)
Rural Residential	Rural Residential	AR-5, AR-2
Estate Residential	Estate Residential	AR-1, RD-1 through RD-4 Policy Allowance: minimum of 1 du/ac in SEPA
Low Density Residential	Low Density Residential	RD-4 through RD-7
Medium Density Residential	Medium Density Residential	RD-10, RD-15
High Density Residential	High Density Residential	RD-20 through RD-40 Policy Allowance: allows up to 40 du/ac in SEPA
Rural Agriculture General Agriculture	Agriculture	Any AG zoning district
Urban Study Area	Urban Reserve	Any AG zoning district

OVERLAY DESIGNATION

Transit Oriented Development (TOD)	Delete
------------------------------------	--------

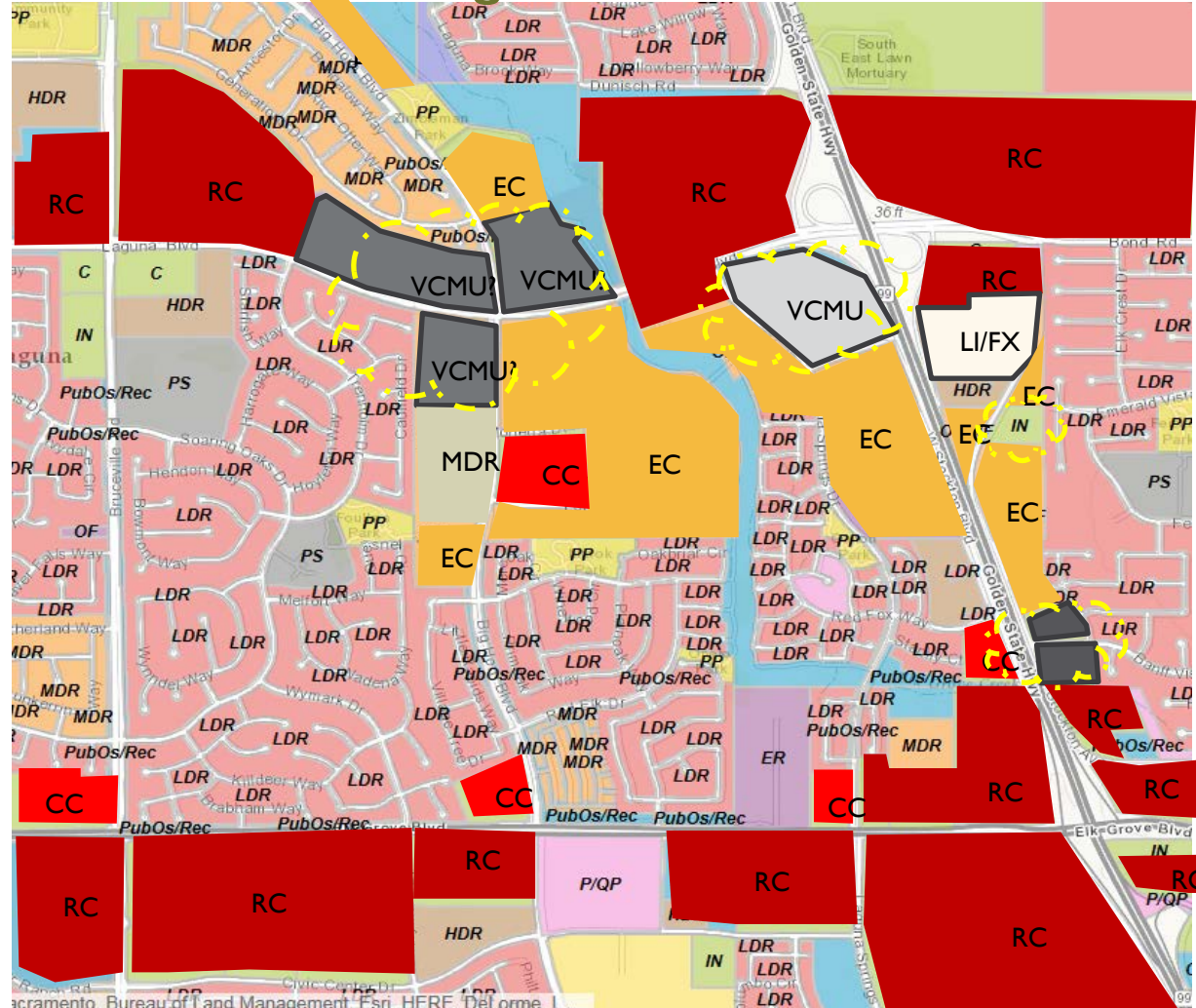
Land Use Designation Sample

Current Land Use Designations



Land Use Designation Sample

Recommended Land Use Designations



POLICY INPUT AND DIRECTION



Policy Topics and Recommendations

- 9 Policy Topics
- Will provide papers on each topic with context and recommendations
- 2 papers complete
- Remaining papers to be presented at the July Study Session

Policy Topics:

Specific Plans and Special Planning Areas ✓

Community and Area Plans ✓

Clustering

Annexation Strategy

Governance

Jobs/Housing Ratio

Complete Streets

Fixed Transit

Mobility Standards

SPECIFIC PLANS & SPECIAL PLANNING AREAS

Context

- City has 3 adopted Specific Plans, 12 adopted Special Planning Areas

Specific Plans: Specific plans for the systematic implementation of the general plan

Special Planning Areas: Zoning tool inherited from the County and is a zoning district.

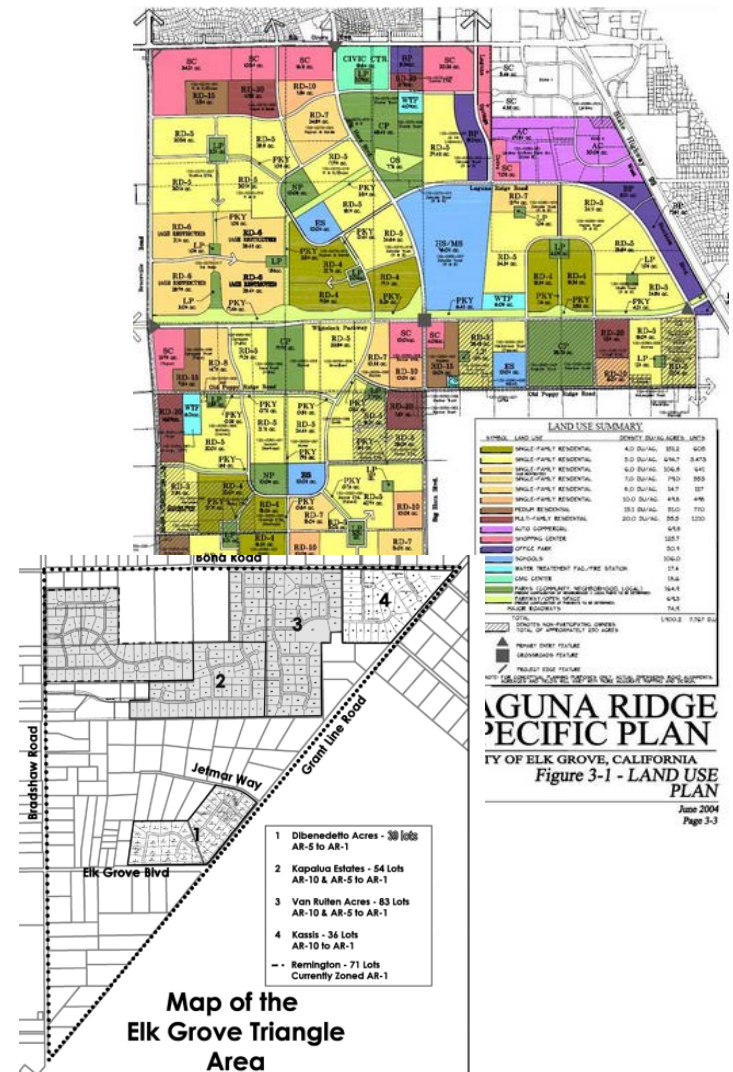
- Some Plans outdated, inconsistent, or no longer necessary

Specific Plans

East Elk Grove
East Franklin
Laguna Ridge

Special Planning Areas

Laguna Community/Floodplain
Laguna Gateway
Calvine Road/Highway 99



Notes: References to projects in the figure above reflect approved and proposed projects as of May 2003.

SPECIFIC PLANS & SPECIAL PLANNING AREAS

Recommendations

- Repeal the East Elk Grove Specific Plan and the East Franklin Specific Plan.
 - Establish an overlay zoning district for each plan area.
 - Incorporate key policy components into the General Plan or a new Community or Area Plan.
- Repeal the Laguna Community/Floodplain SPA and establish a new future land plan for the area in the General Plan.
- Repeal the Laguna Gateway SPA and rezone properties consistent with the current uses and the General Plan.
- Repeal the Calvine Road/Highway 99 SPA and establish an overlay zoning district to retain development standards unique to the plan area.

COMMUNITY & AREA PLANS

Context

“Area plan” and “community plan” are terms for plans that focus on a particular region or community within the overall general plan area.

- Adopted by resolution as an amendment to the general plan
- Refines the policies of the general plan
- Process provides a forum for resolving local conflicts
- Staff is exploring creating new area or community plans

Questions to consider:

1. What are unique geographic areas of the City that could benefit from localized policies, distinct from the Citywide policies?
2. Are these policies unique enough to warrant consolidation in one section of the General Plan?
3. Would the creation of a community plan create a potential “divide” within the community?

COMMUNITY & AREA PLANS

Recommendations

- Further formalize provisions in the General Plan for the establishment and implementation of both existing and potential future community and area plans.
- Retain the **Southeast Policy Area Community Plan** in the draft General Plan.
- Establish a new **Sheldon/Rural Area Community Plan** as part of the draft General Plan.
- Establish a new **East Elk Grove Community Plan** as part of the draft General Plan, which replaces the EEGSP.
- Establish a new **Central Elk Grove Community Plan** as part of the draft General Plan.

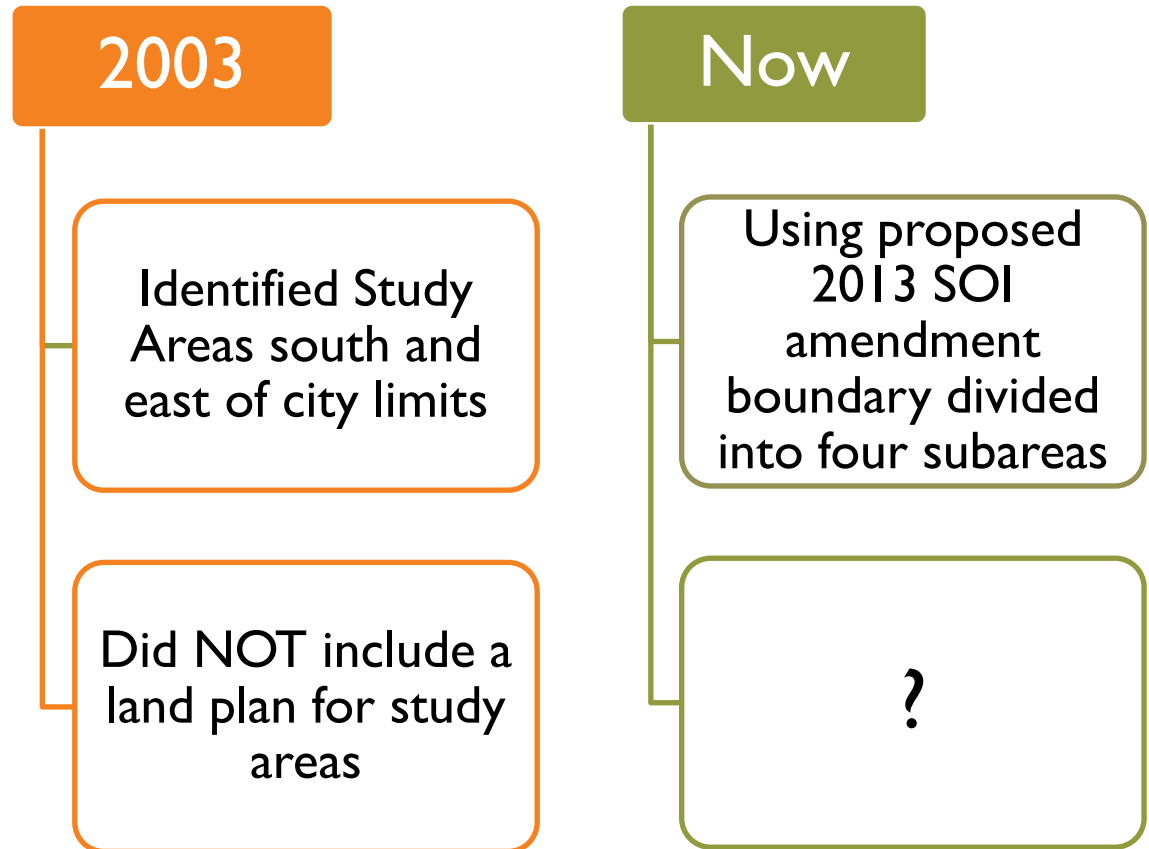


STUDY AREAS

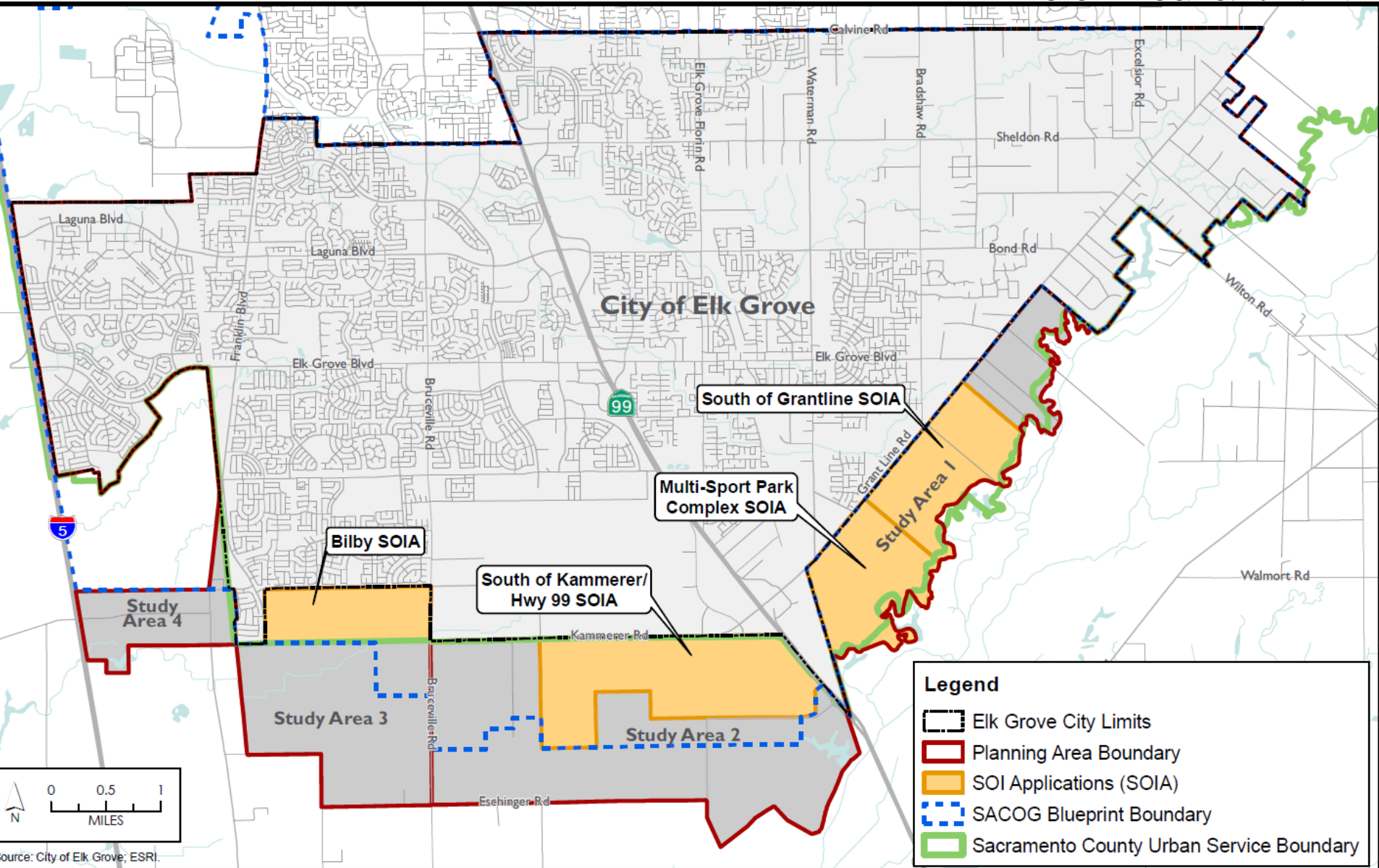
Discussion

How should areas beyond the City limits relate to the City, and to what extent should they be included in the updated policy documents and maps?

State law: General plans must address any land outside a city's boundaries which in the city's judgement bears relation to its planning (Government Code Section 65300).



Study Areas



STUDY AREAS

How far should the land use modeling should go at this time?

Options

Show Study Areas' existing uses

Identify Study Areas in an Urban Reserve
land designation

Develop conceptual land use plans for
Study Areas

PROPERTY OWNER REQUESTS

- Property owner requests for changes to the land use map from specific property owners should be made in writing for review and consideration by the Council and Commission at a future joint study session.
- This is an opportunity to discuss how some sites fit within the larger context and establish a new or different direction on a case-by-case basis.



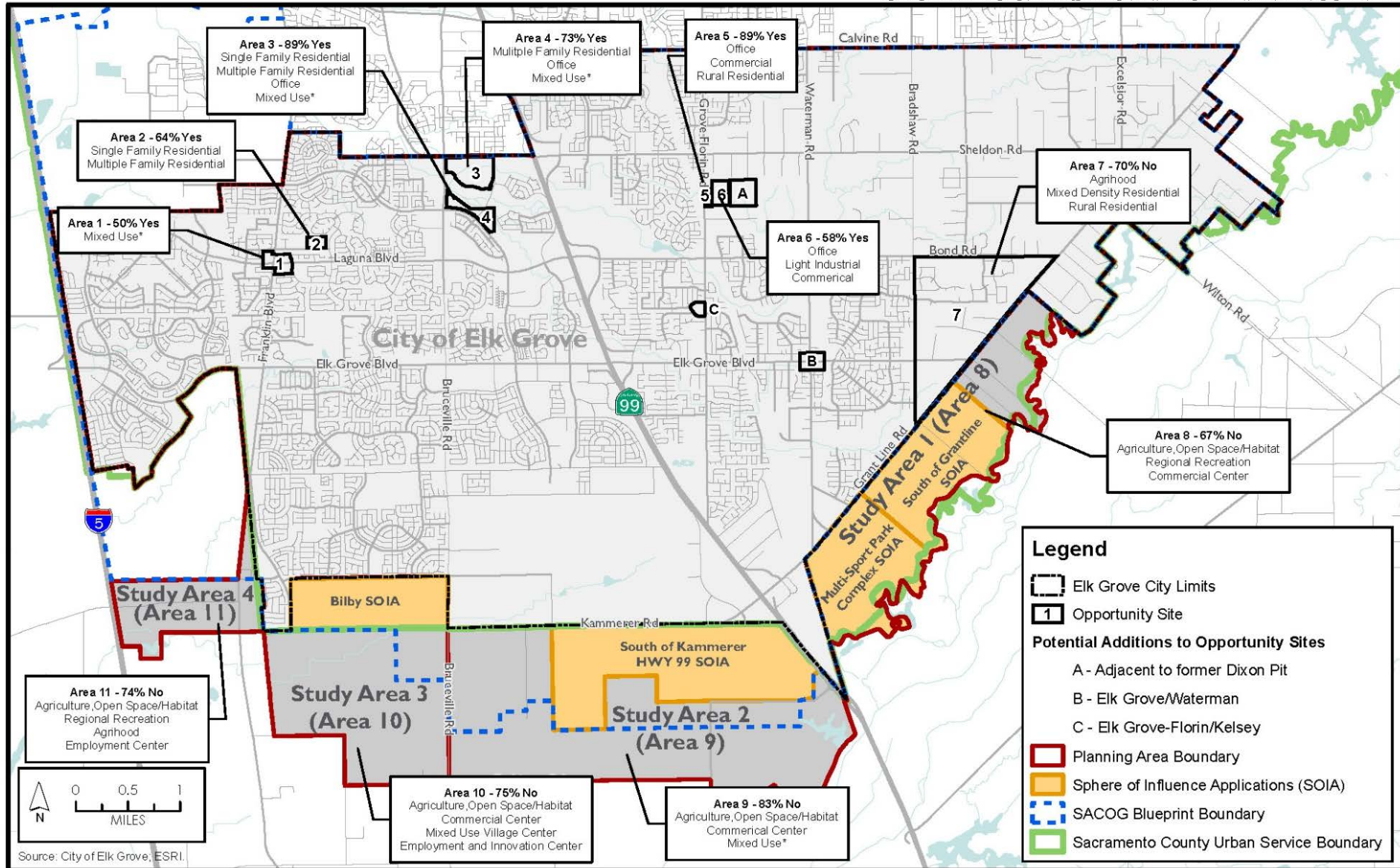
Summary of Direction Items

- ✓ Consider the public feedback to date – Composite Map (next slide)
- ✓ Review changes to land use categories
- ✓ Provide direction on the Specific Plans/SPAs and Community and Area Plan recommended approaches
- ✓ Provide direction on opportunity sites in the existing City limits.
- ✓ Provide direction on how to address the Study Areas south of the City in the land use modeling

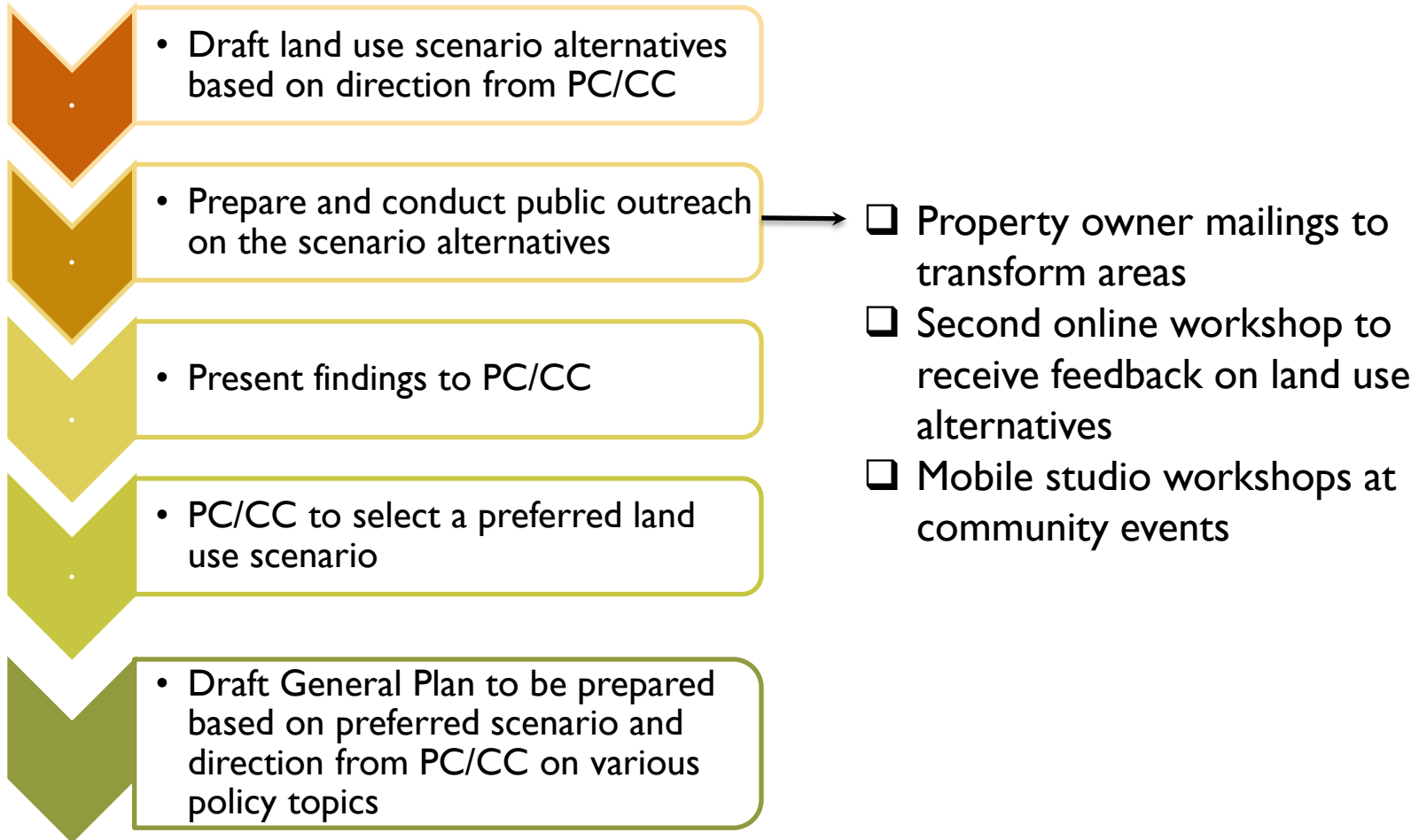
Input received tonight will be used to develop the land use alternatives for the next round of public input, which will be initiated in early July.

Composite Map of Opportunity Sites and Community Feedback

F:\GIS\ELK_GROVE\KUSI\GENERAL_Plan_Update\existing_conditions_report\opportunities_constraints\opportunity sites map_2_26_10.mxd (2/26/2010)



NEXT STEPS





ELK GROVE
A BRIGHTER FUTURE