

Summer Villas Special Planning Area

City of Elk Grove

October 2025

DRAFT

SUMMER VILLAS SPECIAL PLANNING AREA

A. INTRODUCTION & OVERVIEW

The Summer Villas Special Planning Area (“SPA”) is a ±116-acre active adult residential community located south of Sheldon Road and east of Waterman Road in the City of Elk Grove (hereinafter “City”) (See Figures 1 and 2). The SPA may include up to a maximum of 499 single-family homes designed to allow residents to age in place and create a unique active adult community, located in the northeastern portion of the City. In addition to the homes, the community will include a private clubhouse/recreation center, small private park space, and significant open space areas, providing residents with access to outdoor recreation opportunities.

Figure 1: Vicinity Map



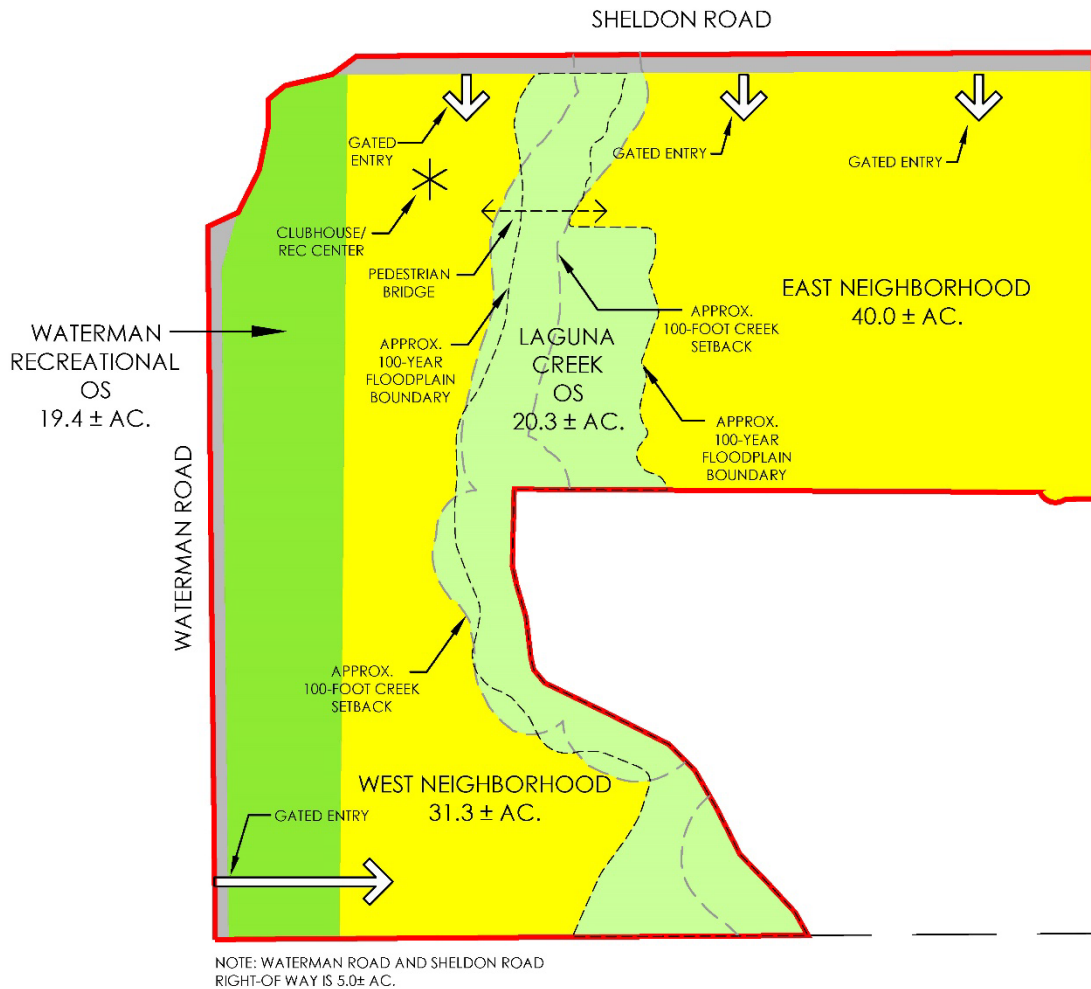
Figure 2: Location Map



The SPA includes two active adult neighborhoods (the “West Neighborhood” and “East Neighborhood”) and two open space areas (“Laguna Creek” and “Waterman Recreational”). A maximum of 499 units may be permitted with approximately 349 homes proposed in the East Neighborhood and 150 homes in the West Neighborhood. The exact number of units or homes in each neighborhood depends on the small lot tentative subdivision map (discussed later in document in Section B). In order to retain these unit counts and remain consistent with the General Plan LDR designation, the SPA may incorporate clustering of development as allowed by the City’s General Plan. The clustering policy of the General Plan is discussed further in Section B.2.

The two residential neighborhoods are bisected by a central open space area associated with Laguna Creek (“Laguna Creek Open Space”). The East Neighborhood is further buffered from Waterman Road by a westerly open space area (“Waterman Recreational Open Space”). The Waterman Recreational Open Space area allows for active and passive recreational amenities and may be crossed by roadways serving the residential neighborhood. The Laguna Creek Open Space allows for the preservation of the creek corridor and the protection of sensitive on-site wildlife habitat. It also provides for the containment of the 100-year floodplain; all development will occur outside of the 100-year flood limits. A pedestrian bridge through the Laguna Creek Open Space area will connect the two neighborhoods.

Figure 3: SPA Boundary and Subzones



B. ESTABLISHMENT AND PURPOSE

1. Overview of SPA and Relation to Other Planning Documents

The enabling legislation granting authority to prepare, process, adopt and implement a Special Planning Area is defined by Elk Grove Municipal Code Section 23.16.100. This SPA document is regulatory in nature and serves as site-specific zoning for the area with the boundaries of SPA.

The City of Elk Grove General Plan, Municipal Code, Title 23, and Summer Villas SPA all regulate the land use and zoning for the Summer Villas boundaries. Subdivision maps (small lot) and site plans, which may be subject to design review, for any project within the geographic boundary of the SPA must be consistent with the General Plan, Municipal Code, and the Summer Villas SPA. All existing City land use policies, development standards, and roadway improvement standards shall remain in effect, except as provided for in this SPA document. In instances where the SPA conditions are in conflict or are more restrictive than the development standards in the Elk Grove Municipal Code, the SPA shall prevail

and be the controlling standard for the project in accordance with Elk Grove Municipal Code Section 23.16.100 (H). Where this SPA does not address a particular topic, the standards of the Elk Grove Municipal Code shall apply. The SPA functions as a special purpose zoning district under Chapter 23.40 of the Zoning Code.

The following administrative procedures shall apply to the SPA:

- a. **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.
- b. **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.
- c. **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.
- d. **Interpretation** – The interpretation of the provisions of this SPA shall be governed by the procedures in Chapter 23.12 of the Zoning Code.

2. Relationship with the City of Elk Grove General Plan

The City of Elk Grove General Plan land use designations for the area within the SPA include Open Space (P/OS) and Low Density Residential (LDR). This SPA document implements the policies of the General Plan by establishing development standards and procedures that keep with the development capacity of the General Plan.

Development within the SPA may utilize General Plan Policy NR-1-9, which allows for the clustering of development in order to protect wetlands, stream corridors, scenic areas, or other natural features as open space. This would allow development clustering to exceed the density range within the West Neighborhood or East Neighborhood, provided the overall density does not exceed the range allowed by the General Plan for the LDR land use designation (4.1-7.0 dwelling units per acre).

3. Subsequent Entitlements

The Summer Villas SPA does not, in and of itself, entitle any specific development. Rather, it adopts site-specific zoning and development standards and criteria for future development proposals. Successive approvals from the City and other jurisdictional agencies and service providers are necessary, including but not limited to, Tentative Map approval, Final Map approval and recordation, Improvement Plan review and approval, Grading Permits, Encroachment Permits, Design Review (as required by Section 23.16.080 (Design Review)), Building Permits, and other approvals, permits, and licenses.

4. Purpose and Objectives of the SPA

- a. *Respect the Site's Existing Features:* The Summer Villas SPA recognizes the importance of the existing setting and the need to preserve and protect natural habitat and open space throughout the SPA and to provide recreational activities for an active adult community. To accomplish this, the SPA clusters development on smaller lots, which, conversely, maximizes the incorporation of open space areas. Specifically, the SPA designates approximately 39.7 acres (or 34.2% of the site) for Open Space.

First, the Laguna Creek Open Space is approximately 20.3-acres in size and encompasses the Laguna Creek corridor and the 100-year floodplain. The Laguna Creek Open Space will include a minimum 100-foot setback on either side of Laguna Creek to preserve the creek and its habitat.

Second, the Waterman Recreational Open Space is approximately 19.4-acres in size and is parallel to Waterman Road on the east side. The Waterman Recreational Open Space is mostly constrained by several existing utility easements for overhead powerlines, but there is a public multi-use trail that runs north-south, parallel with Waterman Road. In addition, this open space will also include internal roads servicing the West Neighborhood, private trails or connections, amenities associated with the Private Clubhouse and Recreational Center on the northern portion of the SPA, and may provide detention or water quality basins.

Overall, the SPA intends to create an active adult community that respects and preserves open space, natural connections, and protects environmentally sensitive areas, such as the creek corridor. The SPA ensures that the specified residential product types, vast open space areas, and active and passive recreational amenities are incorporated into future development of land within the SPA.

- b. *Create an Age-Restricted Community Located in Northeastern Elk Grove:* The creation of the Summer Villas SPA allows the City to achieve the broader objective of providing housing for active adults. The northeastern portion of the City of Elk Grove is predominately rural residential, characterized by large residential lots and agricultural properties. This area of Elk Grove has a long history, a deep sense of community, and an intentionally distinctive rural character. The Summer Villas SPA will add a unique opportunity for seniors and active adults to enjoy this portion of the City and, for many, will create an opportunity to stay integrated in the community that they have been a part of for decades, while providing housing that responds to and accommodates the changing needs of individuals as they age.

The Summer Villas SPA is uniquely situated in northeastern Elk Grove, located between the existing rural community and established low density residential neighborhoods and neighborhood commercial markets. The SPA

provides an opportunity for active adults to live proximate to the existing rural setting on smaller lots. The SPA incorporates active adult residential units (both attached and detached single-story homes) on small lots for households with at least one homeowner aged 55 years or older. Senior-based units may be included as part of a residential care facility for the elderly within the active adult neighborhoods. The homes are served by private streets, which utilize reduced roadway sections appropriate to the low traffic volumes typical to active adult communities. Open Space trails or pedestrian paseos between homes are utilized within the neighborhoods to provide walkways that connect to the private clubhouse and recreation center. The open space, recreation, and gathering space amenities provide a benefit to residents and create a unique active adult community focused on supplementing and enhancing the rural nature of northeast Elk Grove.

Figure 4: Conceptual Site Plan – Clubhouse & Recreation Area



C. PERMITTED AND CONDITIONAL USES

The SPA contains three distinct sub-zones: 1) Active Adult Neighborhood, 2) Laguna Creek Open Space, and 3) Waterman Recreational Open Space.

1. Active Adult Neighborhood

The Summer Villas SPA includes two active adult neighborhoods, identified on Figure 3 as the West Neighborhood and East Neighborhood. The following provisions apply to the active adult areas:

a. Permitted Uses.

- i. Active Adult Single Residential Unit
- ii. Active Adult Two (2) Residential Unit
- iii. Private Community Recreation Center/Clubhouse, including attached ancillary uses such as privately operated retail (coffee shop, café)
- iv. Private Residential Open Space
- v. Residential Care Facilities for the Elderly, Small

b. Conditional Uses

- i. Residential Care Facilities for the Elderly, Large

c. Maximum Density

Detached and attached single-family active adult development shall conform to a maximum density of 7.0 du/ac, consistent with the LDR designation and Clustering Policy (NR-1-9) in the City of Elk Grove General Plan.

d. Residential Development Standards

This section identifies the development standards for active adult units located in the Summer Villas SPA and includes an example plot plan of a typical lot layout.

Large residential care facilities for the elderly shall be subject to the development standards in the City of Elk Grove Municipal Code Section 23.88.040.

Table 1: Active Adult Development Standards

Min. Lot Size	3,000 square feet
Max. Density	7.0 du/ac. ¹
Min. Setbacks	
Front	
To Living Area	15 ft
To Covered Porch	12.5 ft
To Garage	20 ft ²
To Shared Drive	4 ft ³
Side	4 ft (0 ft for duplex/halfplex units with a common wall)
Street Side	12.5 ft (to living area)
Rear	
To Living Area	8 ft
To Covered Porch	4 ft
Max. Height	25 ft
Lot Coverage	60% ⁴

¹ Max. density as averaged across both active adult neighborhoods to allow a maximum unit count of 499 units, consistent with the LDR General Plan designation and Clustering Policy NR-1-9.

² Setback is measured from back of walk or from back of curb where no walk exists.

³ A setback of 4 ft to the garage is allowed from private shared driveway (e.g., serving an i-court product type).

⁴ Lot coverage is defined as the building footprint and does not include driveways, sidewalks, porches (covered or uncovered), or rear patios (covered or uncovered).

Table 2: Large Care Facility for the Elderly Development Standards

Max. FAR	1.0
Min. Setbacks¹	
Front	15 ft
Side	15 ft
Street Side	15 ft
Rear	20 ft
Max. Height	40 ft

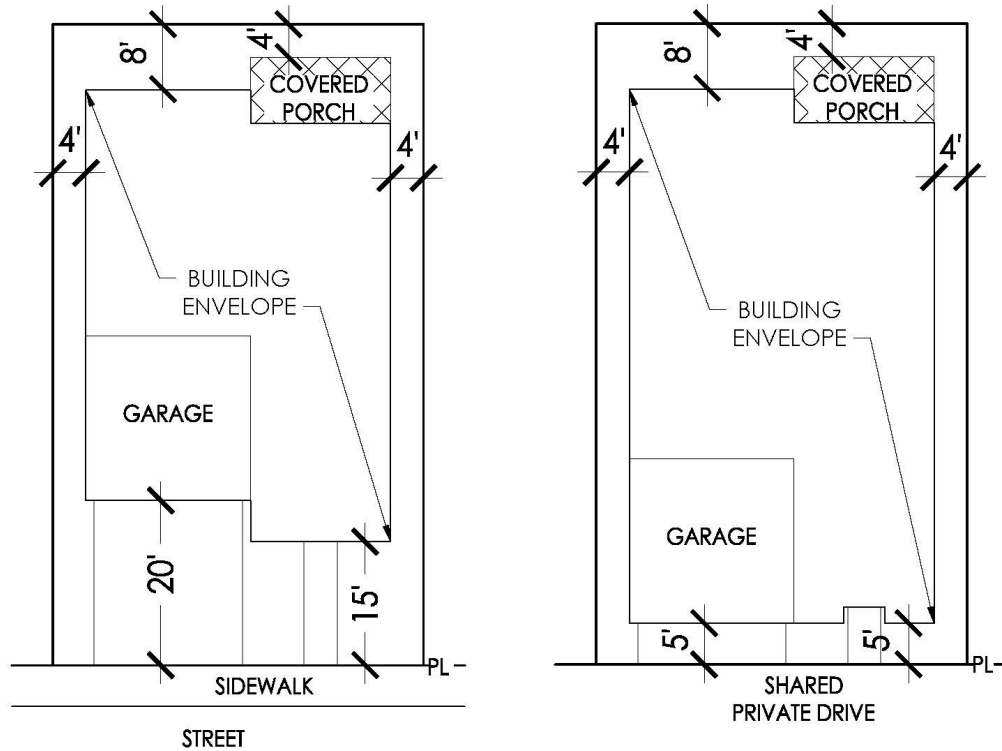
¹ Setback is measured from back of walk or from back of curb where no walk exists.

Table 3: Clubhouse/Recreation Center Development Standards

Max. FAR	0.3
Min. Setbacks¹	
Front	10 ft
Side	10 ft (15' where adjacent to residential)
Street Side	15 ft
Rear	20 ft
Max. Height	40 ft

¹ Setback is measured from back of walk or from back of curb where no walk exists.

Figure 5: Typical Plot Plan for Active Adult Units



e. Parking Standards:

- i. Each single residential unit (detached or attached) shall provide a minimum of one (1) covered or enclosed parking space.
- ii. Guest or visitor parking spaces may be provided on the driveway or curbside.
- iii. The Private Clubhouse/Recreation Center site shall provide a minimum of one (1) parking space for every 200 square feet of gross floor area, which may be provided within an onsite parking lot or on adjacent streets.
- iv. The amount of parking for a large residential care facility for the elderly will be determined during the Conditional Use Permit/Design Review process

and be consistent with Table 23.58-2 in Section 23.58.050 of the Elk Grove Municipal Code or as otherwise approved. The parking spaces may be provided within an onsite parking lot or on adjacent streets.

2. Laguna Creek Open Space

a. Permitted Uses.

- i. Resource Protection and Restoration
- ii. Resource-Related Recreation
- iii. Drainage Facilities.
- iv. Utilities.

Refer to Section E - Definitions for more detailed use descriptions.

3. Waterman Recreational Open Space

a. Permitted Uses.

- i. Private Residential Open Space.
- ii. Resource-Related Recreation
- iii. Drainage Facilities.
- iv. Utilities.
- v. Private streets and access roads to serve neighborhoods.
- vi. Accessory parking, including parking areas needed to serve on-site amenities or uses within adjacent active adult neighborhoods.

Refer to Section E – Definitions for more detailed use descriptions.

D. SITE SPECIFIC DEVELOPMENT STANDARDS

a. Street Standards:

The proposed street system includes a mix of vehicular and pedestrian circulation options.. On the east side of Laguna Creek, a modified grid pattern of internal streets, sidewalks and paseos should be utilized to promote walkability and connectivity within the community.

i. Internal Roadway Design Standards:

- a. The following internal residential streets may be utilized depending on the need for curbside parking and sidewalks on both sides of the street. Modified vertical or rolled curb designs shall be allowed.

Figure 6A Parking and Sidewalk both sides

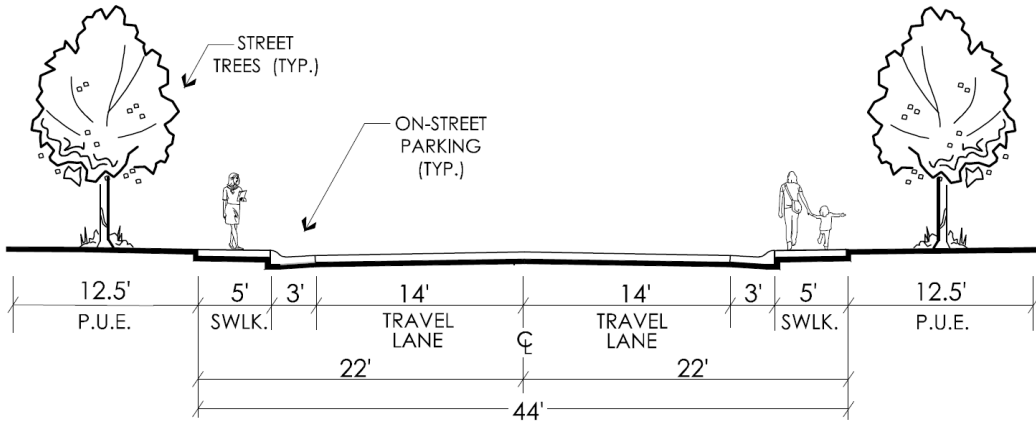


Figure 6B: Parking one side, Sidewalk both sides

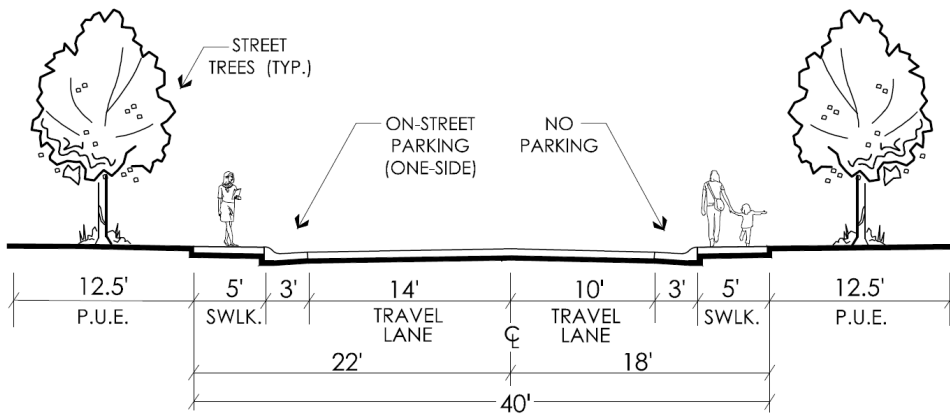


Figure 6C: Parking both sides, Sidewalk one side

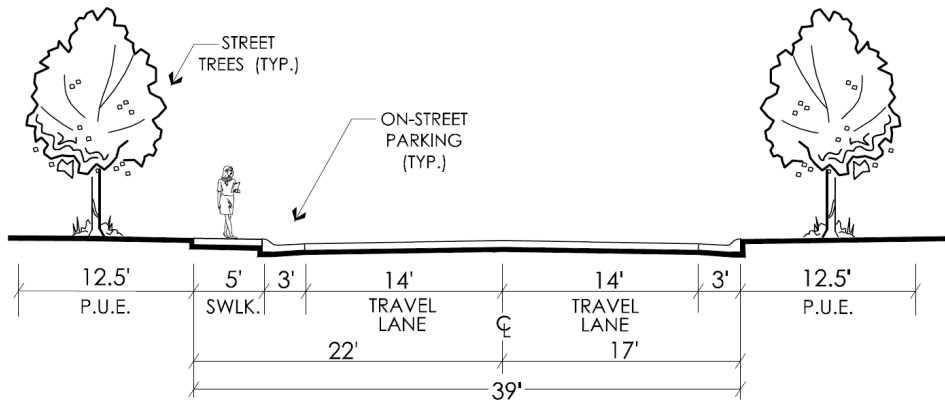
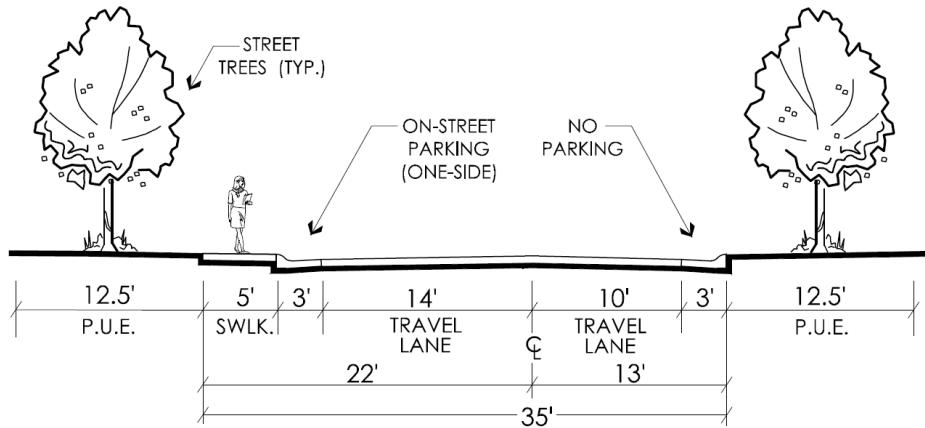


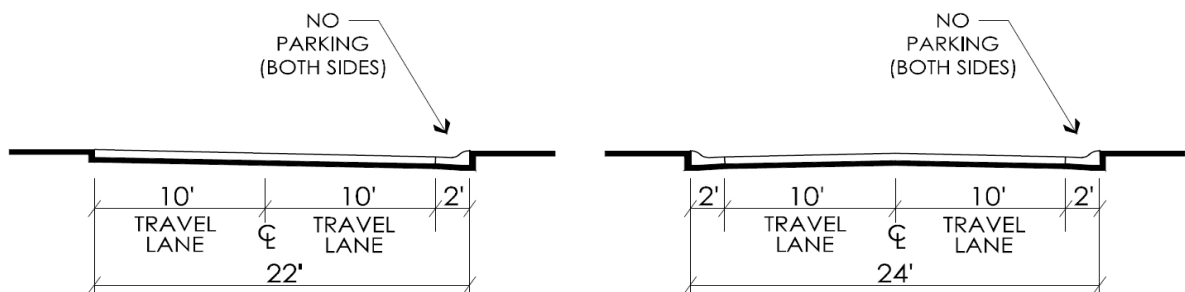
Figure 6D: Parking one side, Sidewalk one side



- b. The minimum face of curb return radius shall be designed to allow fire truck turn movements.
- c. The minimum offset between intersections for the internal private streets shall be 75 feet. This is justified due to the low traffic volumes and low travel speeds anticipated in the SPA.
- d. All internal streets shall be private. Wet utilities (e.g. sewer, water, storm drainage) shall be located under the street in a dedicated easement, and a 12.5-foot PUE shall be provided behind the curb for dry utilities (e.g. phone, cable, electric, etc.). The streets shall be designed to accommodate emergency vehicle access.
- e. Curbside sidewalks are not required on both sides of the street as illustrated by Figures 6A – 6D above.
- f. A shared driveway may be utilized to serve up to eight units in an i-court or t-court configuration located off of an Internal Roadway. A 5-foot PUE shall be provided behind the curb for dry utilities.

Figure 6E: Shared Driveway Serving Several Units

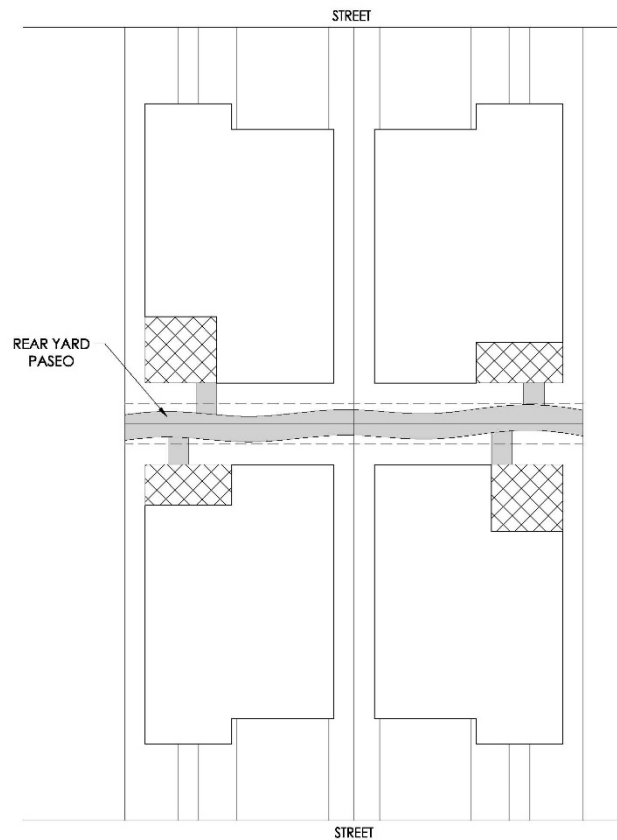
(E.g. Stub street or i-court product)



b. Landscape Standards:

- i. Walls and Fencing:
 - a. Fencing along a paseo or open space/recreational open space shall not exceed 6' in height and shall either be 6' open view or 5' open view above a 1' masonry wall.
 - b. Interior and rear yard fencing shall not exceed 6' in height. Street side yard fencing shall be located a minimum of 5' from back of sidewalk (or back of curb where there is no sidewalk).
 - c. Fences in front yards shall not exceed 3' in height.
 - d. Fencing adjacent to Sheldon Road shall be open view with pilasters (every 50' minimum) unless otherwise determined by a noise study.
 - e. Where active recreational spaces that generate excessive noise (e.g. pickle ball courts) directly abut residential lots, an 8 foot tall masonry wall will be required between the residential lot and the active residential space.
- ii. Interior lots may be designed such that traditional rear yard fencing is eliminated to allow rear yard paseo or a mid-lot paseo with enhanced landscaping, as shown in Figure 7. The Homeowner's Association (HOA) will have a use and maintenance easement for this area. The inclusion of paseos may reduce the need for sidewalks at back of curb on internal streets.

Figure 7: Rear Lot Paseo



- iii. Separate landscaped paseo lots may be designated for landscaping, drainage features, and to provide residents access to pedestrian pathways.
- iv. Enhanced entry landscaping and/or separated sidewalks may be utilized at the entry gates to provide an attractive pedestrian connection.
- v. Landscaping for residential care facilities is subject to EGMC Chapter 23.54.

E. DEFINITIONS

- i. Drainage facilities include detention basins, water quality basins, and LID features.
- ii. Modified Grid: A “grid” pattern of streets is a regimented pattern of rectilinear square blocks, while a “modified grid” pattern allows for curvilinear streets and blocks. In either case, cul-de-sacs may be necessary. The length of blocks or streets, or the segments as measured

from intersections or elbows, shall average less than 600 feet when divided by the total number of segments for the entire project.

- iii. Parking facilities include parking areas needed to serve on-site amenities or uses within adjacent active adult neighborhoods.
- iv. Private residential open space facilities are privately owned recreation facilities that are part of a residential development. These include bicycle paths, pedestrian trails, pedestrian bridges, tennis courts, pickle ball courts, and dog play areas. These facilities may include lights such as security lighting and walkway lighting. Lighting shall be subject to EGMC Chapter 23.56.
- v. Resource-Related Recreation includes bicycle and pedestrian trails, picnic areas, and parking areas.
- vi. Utilities include sewer or water lines, drainage channels, and drainage access roads.