

## ORDINANCE NO. 16-2025

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AMENDING THE ELLIOTT SPRINGS SPECIAL PLANNING AREA FOR THE ELLIOTT SPRINGS VILLAGE 3 PROJECT (PLNG24-051) FOR ALL PARCELS WITHIN THE ELLIOTT SPRINGS SPECIAL PLANNING AREA

**WHEREAS**, the Community Development Department of the City of Elk Grove (the “City”) received an application on November 27, 2024, from Sunset Tartesso, Inc. (the “Applicant”) for the Elliott Springs Village 3 Amendment Project requesting approval of an amendment to Elliott Springs Special Planning Area (SPA), an amendment to the Amended and Restated Development Agreement (DA) for the Elliott Springs Project, an amendment to the Conditions of Approval for the Tentative Subdivision Map (TSM), and approval of a new Tentative Subdivision Map for Elliott Springs Village 3; and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as all parcels within the Elliott Springs SPA; and

**WHEREAS**, the Community Development Department considered the Project request pursuant to the Elk Grove General Plan; the Elk Grove Municipal Code (EGMC) Title 22 (Land Development) and Title 23 (Zoning Code); the Elliott Springs SPA, and all other applicable state and local regulations; and

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on June 19, 2025 as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting; and

**WHEREAS**, the City Council held a duly-noticed public hearing on July 23, 2025 as required by law to consider all of the information presented by staff and public testimony presented at the meeting concerning the Silverado Village SPA Amendment.

**NOW, THEREFORE**, the City Council of the City of Elk Grove does hereby ordain as follows:

#### Section 1: Purpose

The purpose of this Ordinance is to amend the Elliott Springs SPA to update land use acreage totals for the overall SPA and to accommodate changes within Elliott Springs Village 3 including: a) the number and location of senior patio homes; b) the number and location of senior assisted living units; and c) the development standards applicable to these units all as shown in Exhibit A of this Ordinance.

#### Section 2: Findings

##### **Elliott Springs SPA Amendment**

Finding #1: That the proposed special planning area is consistent with the goals, policies, and objectives of the General Plan.

Evidence: The substantive changes proposed in the amendments to the Special Planning Area (SPA) involve changes to Village 3, the age-restricted portion of the SPA. The proposed amendment would reduce the size of the Village Core area from

5.1± to 3.0± acres. The Village Core would still allow for a similar range of uses including, but not limited to, a community clubhouse, community-serving commercial uses, and assisted living units. Though the amendments modify the unit distribution between single-unit patio homes and lodge units, the overall unit count within Village 3 will remain at 392. The SPA amendments will also modify some of the Village 3 development standards related to setbacks, landscaping, and parking. None of the changes to the development standards will result in a change to the density or intensity of development.

The Project Site includes Rural Residential, Low Density Residential, and Community Commercial General Plan Designations. These designations are implemented by the Elliott Springs SPA and there will be no changes to these designations with this application. Rural Residential uses are generally characterized by large-lot rural residential development. The Rural Residential designation is at the north end of the Project Site where the Site abuts large-lot residential development to the north. The Elliott Springs SPA designates this northern area as Open Space. Much of this open space is a 74-acre nature preserve to buffer large-lot development to the north from the Elliott Springs development.

Low Density Residential uses are characterized by single-unit detached residential development at densities from 4.1 to 7.0 dwelling units per acre. A majority of the Project site (approximately 150 acres) is designated Low Density Residential. The Low Density Residential General Plan Designation is implemented by the SPAs residential villages (Villages 1-3) which allow for typical single-unit detached homes and compact-lot age-restricted homes in Village 3. A total of 675 single-unit homes are proposed within the area designated as Low Density Residential resulting in a density of 4.6 dwelling units per acre, consistent with the residential density allowed by the General Plan.

Approximately 3.7 acres of the Site within Village 3 is designated Community Commercial. The Community Commercial designation is generally characterized by retail and service uses that meet the daily needs of surrounding residents. The Community Commercial designation is implemented by the Village Core of Village 3 within the SPA. The Village Core allows for a clubhouse facility, a multi-family residential Lodge Facility, or a mix of these uses. Specifically, the SPA allows a range of uses within these facilities including independent and assisted living age-restricted apartments, dining and recreation facilities, offices, and small commercial spaces. Such allowed uses are consistent with uses to meet the daily needs of surrounding residents as described in the General Plan.

Finding #2: There are changed circumstances sufficient to justify the modification of the approval

The substantive changes proposed in the amendments to the Special Planning Area (SPA) involve changes to Village 3, the age-restricted portion of the SPA. The proposed amendment would reduce the size of the Village Core area from 5.1± to 3.0± acres. The Village Core would still allow for a similar range of uses including, but not limited to, a community clubhouse, community-serving commercial uses, and assisted living units. Though the amendments modify the unit distribution between single-unit patio homes and lodge units, the overall unit count within Village 3 will remain at 392.

The Applicant is not the original developer of the Project. The Applicants are requesting amendments that are generally consistent with the SPA as adopted but provide flexibility for ultimate construction within the age-restricted Village 3 by Elliott Homes. The reconfiguration of the Village 3 Core better aligns with the Applicant's long-term vision and operational criteria for the Village 3 community. The modifications to the SPA do not alter the land uses within the SPA, nor do they reduce the total housing capacity within the SPA.

### Section 3: Action

The City Council hereby approves the Special Planning Area Amendment attached as Exhibit A and incorporated herein by this reference.

### Section 4: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

### Section 5: Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed, and the balance of the ordinance be enforced.

### Section 6: Savings Clause

The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and effect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

### Section 7: Effective Date and Publication

This ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

**ORDINANCE:** 16-2025  
**INTRODUCED:** July 23, 2025  
**ADOPTED:** August 13, 2025  
**EFFECTIVE:** September 12, 2025

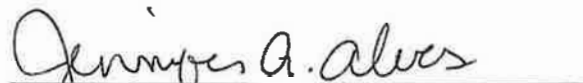


BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
JENNIFER A. ALVES,  
ACTING CITY ATTORNEY

Date signed: August 13, 2025

## **Elliott Springs Special Planning Area**

City of Elk Grove

August 13, 2025

## **Elliott Springs SPA – Special Planning Area**

### **A. Introduction & Project Overview**

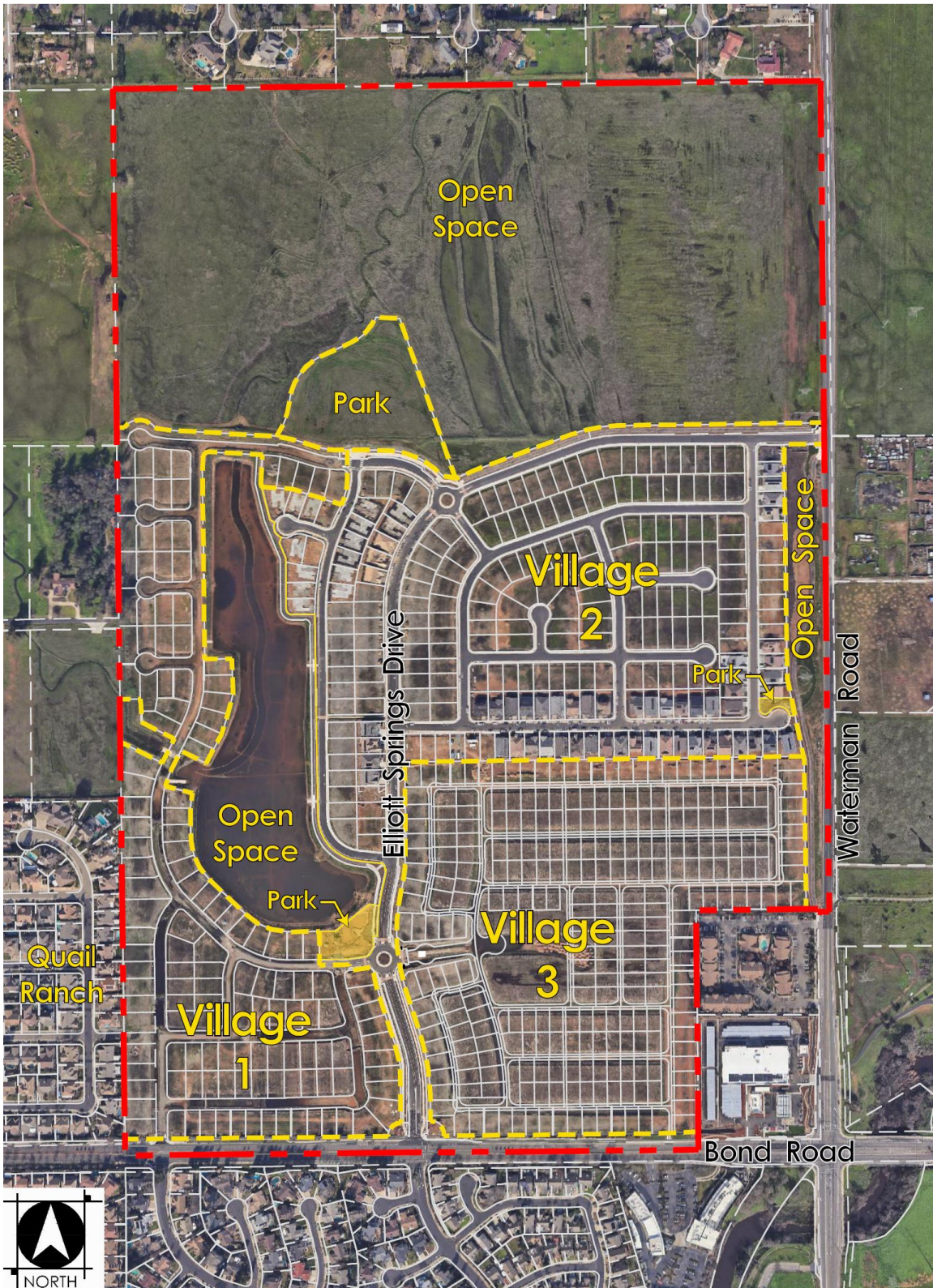
The Elliott Springs SPA is an approximately 230-acre residential community located north of Bond Road and west of Waterman Road. It is comprised of three Villages which are summarized below.

Village 1 proposes a maximum of 140 single-family detached homes with a minimum lot size of 5,775 sq. ft. The majority of the lots, including the lots along the western property line abutting Quail Ranch Estates, are sized to a minimum lot size of 6,300 sq. ft. and to match the width of these off-site lots to the extent possible as described herein.

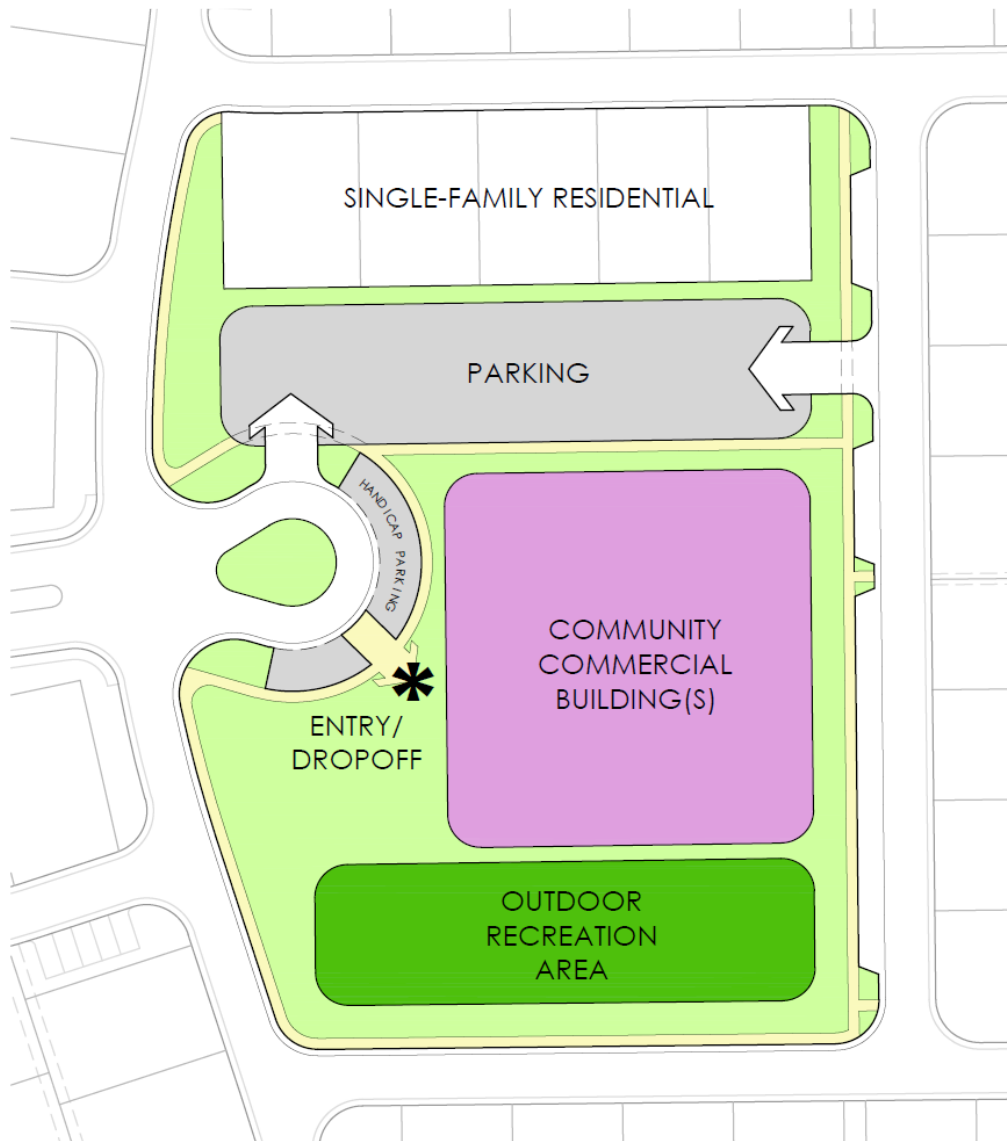
Village 2 proposes a maximum of 253 single-family detached homes with a minimum lot size of 5,775 square feet. This neighborhood is well buffered from adjacent properties by Waterman Road and the open space corridor located under the existing power lines on the east, by a 74-acre open space preserve to the north, and by Villages 1 and 3 to the west and south respectively.

Village 3 proposes a maximum 282 active adult Patio Homes on a minimum lot size of 4,000 sq. ft. as measured from the back of curb along the street edge to the rear property line. These homes will be single-family detached and generally one story given the preferences of the targeted home buyer. Within the “village core” a Clubhouse and/or Lodge Facility is planned on a ±3-acre site at the terminus of Village 3’s primary entrance drive within a well-landscaped setting, providing a centrally located gathering space that is easily accessed by residents. Development of this site allows for a mix of uses, including a Clubhouse with recreational amenities and/or a multi-family residential Lodge with a maximum of up to 110 units for independent living, assisted living, and/or memory care for seniors.

Figure 1: Location Map



**Figure 2: Village Core Concept Site Plan**



(Note: Site Plan conceptual purposes only and subject to change with final design.)

Elliott Springs provides several unique features, including a 74-acre open space area in the northern portion of the property, a portion of which is designated for a wetland habitat preserve area. An additional 15.4 acre open space is designated between Villages 1 and 2. It will be graded to provide adequate storage for a 100-year storm event, improve flood protection and water quality for urban runoff and will also provide a buffer between villages. The plan also provides 5.6 acres of parkland to meet the needs of residents living in the standard single-family housing proposed by Villages 1 and 2, as well as an extensive trail system that can be used by on-site and off-site residents.

## **B. Reasons for Establishment of an SPA**

### **1. Overview**

The enabling legislation granting authority to prepare, process, adopt and implement a Special Planning Area (SPA) is defined by Elk Grove Municipal Code Section 23.16.100. This SPA document is regulatory in nature and serves as zoning for the project site. Development plans, subdivision maps, and site plans for the project must be consistent to both the SPA and the City of Elk Grove General Plan.

Consistent with the City of Elk Grove Zoning Code, this SPA was initiated by the project applicant and considered for approval by the City Council. The proposed Elliott Springs project has significant environmental features and land use mixtures that justify the placement of the project site within the SPA land use zone.

### **2. Objectives Promoted by SPA:**

A summary of the Objectives promoted by the Elliott Springs are summarized below and provide the basis for the findings made by the City:

- a. Consistency with General Plan:* The Elliott Springs SPA is consistent with the goals, policies and objectives to the City's General Plan and implements the land use plan. The northerly portion of the project site (80± acres) is designated for Rural Residential and the SPA proposes open space and park uses. The southern area of the site is designated for 146± acres of Low Density Residential (LDR) (4.1-7.0 du/ac) and 3± acres of Community Commercial. The LDR designated area allows for a range of 598 to 1,022 units and the SPA proposes 671. The Community Commercial area is shifted to the middle of Village 3 to allow for a Clubhouse Facility, a multi-family residential Lodge Facility, or a mix of these uses.
- b. Compatibility with adjacent Neighborhoods:* The adjoining Elliott Springs 1 proposes lot sizes that are consistent with the existing RD-5 neighborhoods located immediately to the west (Quail Ranch Estates). Village 1 shall be designed to be compatible with the western adjacent neighborhood as provided within this SPA.
- c. Respect the Site's existing Natural Features:* The SPA designates 74 acres (32% of site) on the northern portion of the property for natural open space, which includes a preserve area to protect sensitive wetland and habitat area. A 3.9 acre open space parcel is also designated under the existing power lines. Additionally, A 14.8 acre open space/detention basin parcel and a 0.6 acre open space/drainage outfall parcel are designated between Villages 1 and 2, which will be re-graded to improve flood protection and capture urban runoff. This basin and outfall will be allowed to naturalize and will provide a visual amenity and buffer between neighborhoods.

Considered together, 93.3 acres or 41% of the project site is designated for open space uses.

- d. *Creation of a unique age-restricted community.* Village 3 proposes several unique housing product types that could not be accommodated by standard residential zoning. The single-family detached Patio Homes are placed on small lots and served by narrow private streets, which is appropriate due to the low traffic volumes experienced with similar senior communities. Pedestrian paseos and corridors are placed within Village 3 providing off-street walkways that connect to the Village Core located in the center of this village. The mix of uses proposed in this core area will provide a multitude of amenities and unique gathering destination for the community's residents.

### **3. Purpose of the Elliott Springs SPA**

The Elliott Springs SPA provides for a greater mixture of land uses in this area than could otherwise be permitted under the standard land use zones of Title 23 of the City of Elk Grove Municipal Code.

- a. The Elliott Springs SPA along with the City of Elk Grove General Plan and Municipal Code shall regulate zoning and land use for the Elliott Springs project. 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 this SPA is different or otherwise contrary to the other development standards, or codes of the City of Elk Grove, the SPA shall prevail and be the controlling document for the project. Where this SPA does not discuss a particular topic, the City's existing zoning shall apply.
- b. The SPA delineates the development plan for the project and addresses associated planning issues.

### **4. Development Standards & Entitlements**

The Elliott Springs SPA does not, in and of itself, entitle any specific development. Rather, it sets up specific development standards and criteria for future development. 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.

**C. Permitted Uses and Development Standards by Village**

**1. Village 1:**

Village 1 shall be consistent with the RD-5 Zoning designation as defined in Title 23 of the City of Elk Grove Municipal Code.

**a. Village 1 - List of permitted uses:**

- i. Permitted uses as allowed by the City of Elk Grove RD-5 Zone.

**b. Village 1 - Development Standards:**

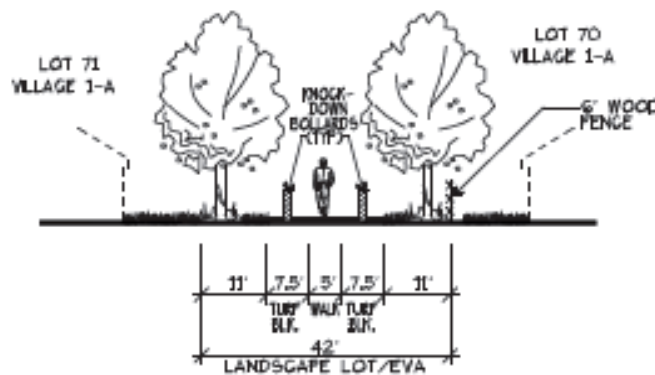
- i. Except as otherwise provided, minimum lot size of 5,775 square feet and typical dimensions of 55' wide x 105' deep shall be provided for all lots. Irregular lots (as defined in the Zoning Code) and those special conditions described in this SPA will vary from the typical dimensions.
- ii. Front, side and rear yard setbacks shall be consistent with the RD-5 zone, unless otherwise excepted herein.
- iii. Except as provided in section c.iv below, the maximum allowed height shall be:
  - 1. Thirty feet (30') for primary structures; and
  - 2. Sixteen feet (16') for accessory structures, or as otherwise regulated by EGMC Section 23.46.040.

**c. Village 1 - Site Specific Development Standards & Design Guidelines:**

- i. A maximum of fifteen (15) lots may have a minimum lot size of 5,775 square feet. The remaining lots shall have a minimum lot size of 6,300 square feet and typical dimensions of 60' wide x 105' deep.
- ii. Lots abutting the western boundary adjacent to Quail Ranch Estates shall have minimum lot sizes of 6,300 square feet with lot widths matching the adjacent off-site lots to the extent possible.
- iii. Minimum rear yard setback for the primary dwelling for lots adjacent to Quail Ranch Estates shall be twenty (20') feet.
- iv. Lots abutting Quail Ranch Estates shall be limited to single story homes.
- v. A solid masonry wall a minimum of six (6') feet in height shall be constructed on the westerly property line abutting Quail Ranch Estates. The wall shall be designed to minimize potential impacts to off-site trees through the use of pier foundations and/or offsetting the wall from the property line to the east (Project side) to provide separation between the existing trees and the wall, or modifications in lot depth as provided in section i above.

- vi. A pedestrian only connection with Emergency Vehicle Access (EVA) shall be extended 110' from the terminus of Bob White Court located in Quail Ranch Estates to the interior street within Village 1. "Knockdown" bollards shall be placed to prevent non-emergency vehicular access. The Access Easement shall be 42' wide with a concrete walkway not less than 5' wide. The easement area shall be landscaped comparable to the trail system within the balance of the community and shall be maintained by CCSD. See additional discussion in section D (Trail and Pedestrian Connectivity) below.

**Figure 3: Pedestrian Connection with Emergency Vehicle Access**



**PASEO @ BOB WHITE COURT**

- vii. Lots abutting the detention area and parks (*i.e.*, lot 99) shall have rear yard fence/wall designs that enable views of the open space areas while providing security and privacy for the homeowners. One allowed design includes a masonry block wall bottom with a tubular steel or wrought iron top. Wood fences at these locations are prohibited. Wall/fence design shall comply with the development standards in EGMC Chapter 23.52.

**2. Village 2**

Village 2 shall be consistent with the RD-5 Zoning designation as defined in Title 23 of the City of Elk Grove Municipal Code.

**a. Village 2 - List of permitted uses**

- i. Permitted uses as allowed by the City of Elk Grove RD-5 Zone.

**b. Village 2 - Development Standards**

- i. Minimum lot size of 5,775 square feet with typical dimensions of 55' wide x 105' deep measured at the appropriate front, rear and side yard building

setback to ensure product fit. Irregular lots (as defined in the Zoning Code) will vary from the typical dimensions.

- ii. Front, side and rear yard setbacks will be consistent with the RD-5 zone, unless otherwise excepted herein.
- iii. The maximum allowed height shall be:
  - 1. Thirty feet (30') for primary structures; and
  - 2. Sixteen feet (16') for accessory structures, or as otherwise regulated by EGMC Section 23.46.040.

**c. Village 2 - Site Specific Development Standards & Design Guidelines**

- i. Traffic circle is designated for intersection of Elliott Springs Drive and A Street with a thirty (30') foot interior radius allowing for fire truck turn access. Detailed landscape plans, consistent with the Zoning Code and Improvement Standards, shall be submitted with the preparation of improvement plans for this roadway.
- ii. A 10' paved trail with 2' shoulders and a 5' unpaved equestrian trail shall be provided on the north side of Elliott Springs Drive, within a minimum 35' wide landscape corridor lot, allowing a publicly accessible east-west connection through Elliott Springs.
- iii. A 10' paved trail with 2' shoulders shall be provided along the eastern edge of the open space/detention basin parcel within a lot, allowing public connectivity for the community at large to the east/west trail and the north Park site. See additional discussion in section D (Trail and Pedestrian Connectivity) below.

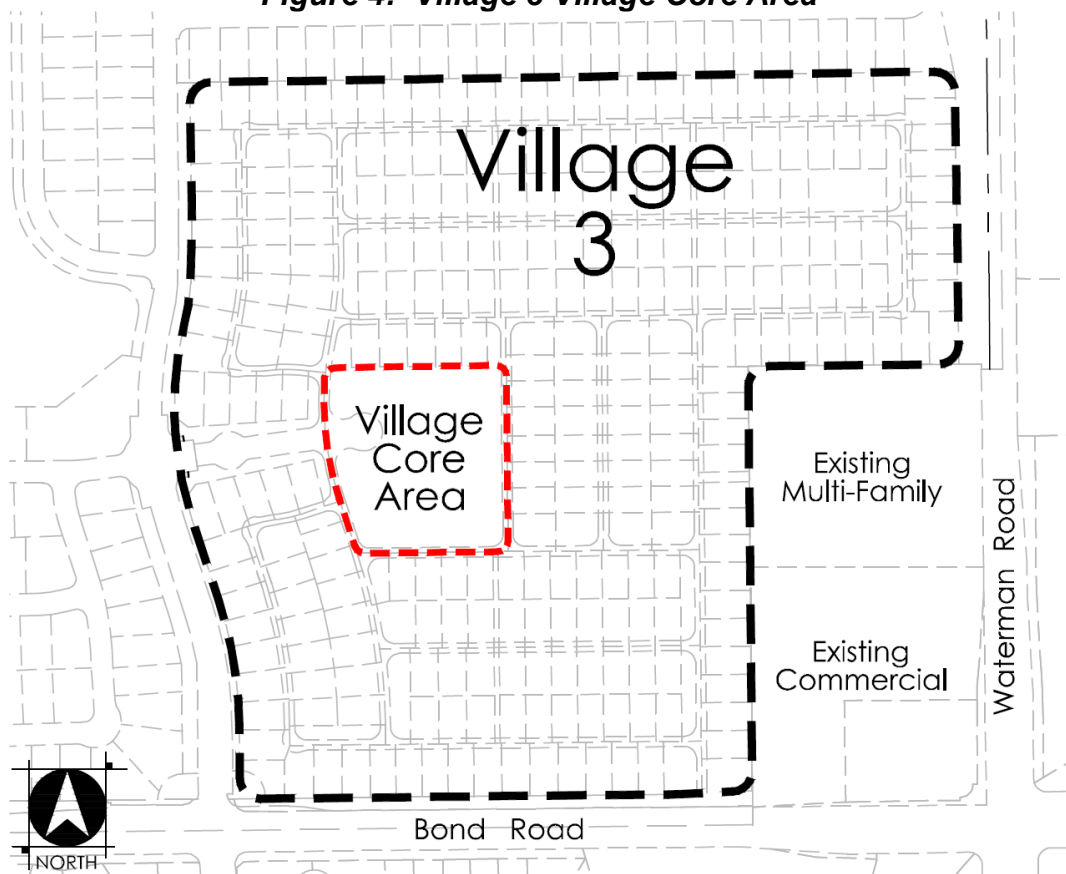
**3. Village 3**

Village 3 is an age-restricted gated community with private streets and contains unique housing product types that do not fit within the City of Elk Grove's existing zoning categories, and are therefore defined in detail herein. One housing type is accommodated in the higher intensity "Village Core" area, which allows for a multi-family residential lodge facility for seniors in one or more buildings, plus recreational amenities. The lodge use is defined as a multi-unit, age-restricted building(s) for independent and/or assisted living, which can also accommodate memory care units. Another housing type is the "Patio Home" planned for the remainder of Village 3, which consists of single-family detached units on small lots, located around the "Village Core" allowing convenient access for the residents to the "Village Core" area. Two typical lot sizes are provided within Village 3 to accommodate different sized Patio Homes.

**a. Village Core**

- i. A Village Core is designated at the center of Village 3 which corresponds to the Community Commercial land use designation on the City’s General Plan (See Figure 3: Village 3 Village Core Area). The Village Core area is comprised of a 3-acre site that can accommodate a Clubhouse Facility, a multi-family residential Lodge Facility, or a mix of these uses. The SPA process allows the re-arrangement of land uses within the SPA provided they are found to be consistent with the General Plan. This Village Core area shall be extensively landscaped and shall provide a central green space and gathering area for residents. This land use is situated in the center of the neighborhood to make the site a convenient walking distance from the surrounding Patio Homes, while also allowing it to be buffered from the adjacent land uses to the east and Bond Road to the south.
  
- ii. The Village Core Area is intended to provide flexibility in the final design of the Clubhouse and/or Lodge Facility. The Village Core area and the contiguous patio home area may be reoriented to allow for more recreation amenities and/or a Lodge Facility, not to exceed 110 units. The ultimate mix of uses as allowed in section b(i) below on will be subject to review and compliance the Village Core commercial component requirement.

**Figure 4: Village 3 Village Core Area**



**b. Village 3 - List of Permitted Uses**

- i. Village Core– Clubhouse and/or Lodge Facility:
  - 1. Independent Living Apartments
  - 2. Assisted Living Apartments
  - 3. Specialized Care Units (memory care for Alzheimer’s and dementia residents.)
  - 4. Catering kitchen
  - 5. Dining and sitting areas, meeting rooms, recreation & gaming rooms
  - 6. Swimming Pool, indoor or outdoor, and accompanying structure and equipment
  - 7. Spa or hot tub
  - 8. Fitness room
  - 9. Changing room and showers
  - 10. Offices
  - 11. Small commercial space for other 3rd party services
  - 12. Outdoor Recreational Amenities (e.g. bocce, croquet, putting green, tennis courts, garden, etc.)
  
- ii. Residential Areas:
  - 1. Single family homes (Patio Homes)
  - 2. Paseos and pedestrian corridors (pathways) with appropriate easements
  - 3. Exclusive use areas (such as outdoor areas reserved for the exclusive use by the owners or residents of a single Patio Home)
  - 4. Community gardens or other common areas

**c. Village 3 Development Standards**

- i. The Elliott Springs SPA utilizes unique planning, design and development standards to allow an innovative project design that cannot be accommodated by the strict application of the City’s existing planning regulations and engineering standards.
  
- ii. Table 1 below outlines the site development standards for the Patio Home lots.

**Table 1: Village 3 Site Development Standards – Patio Homes**

Development Standard	Patio Homes
Minimum Lot Area	4,600 sf. min. <sup>1</sup>
Maximum Density	8 .0 du/ac.
<b>Front &amp; Side Setbacks<sup>2</sup></b>	
To garage door	18 ft.
To front living area	12 ft.
To covered porch	10 ft.
Street side (second frontage) setback	12 ft.
Interior side setback	5 ft. <sup>3</sup>
<b>Rear Setback</b>	
To first floor living area	10 ft.
To second floor living area	15 ft.
<b>Lot Dimensions</b>	
Width	50 ft. <sup>4</sup>
Corner lot	60 ft.
Depth	92.5 ft. <sup>5</sup>
<b>Height Limit</b>	
Primary Structures	30 ft.

Notes (Table 1):

- 1) Lot measurements shall be from centerline of the private street to the rear property line.
- 2) Front setbacks are measured from back of curb, and side setbacks are measured from interior side property line or from back of curb for house edges facing a street on a corner lot. Roof eaves or overhangs, bay windows or fireplaces may project up to 2' into the front, side or rear yard setbacks.
- 3) Side patio exclusive use areas may extend up to 2' past the adjoining side yard property line, creating an exclusive use patio area encroaching onto the adjoining lot.
- 4) Minimum lot width is measured at the front or rear setback line to ensure product will fit lot, and frontage dimension at back of curb or rear lot line may be less. Patio homes may have driveways located off of a 20 ft. shared private drive.
- 5) Lot depth measured from the private street centerline is 92.5', from the back of curb is 79.5', and may be reduced based on plot plan review provided setback standards are met.

Table 2 below outlines the site development standards for the ±3-acre site in the Village Core.

**Table 2: Village 3 Village Core Site Development Standards**

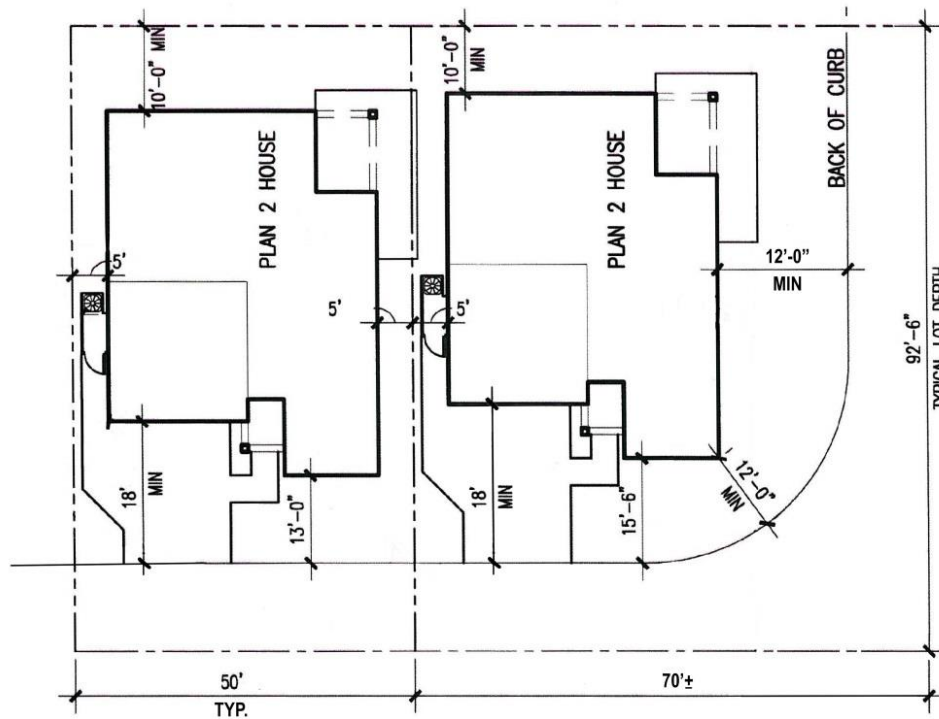
Development Standard	Village Core Area
Minimum Lot Area	No minimum
<b>Front, Rear &amp; Side Setbacks</b>	
Building to Building	20 ft. <sup>1</sup>
Street side setback	15 ft. <sup>2</sup>
Interior side setback	15 ft. <sup>3</sup>

Lot Dimensions	
Depth	No minimum
Height Limit	
Primary Structures	48 ft.
Parking	
Clubhouse and/or Lodge Facility	<p>Clubhouse: To be determined through Design Review.</p> <p>Lodge: 1 space/ employee, plus 1 space/ facility vehicle, plus 1 space/ 8 persons at facility capacity</p>

Notes (Table 2):

- 1) Setback is for building to building for any habitable structure including the setback of the clubhouse or lodge building(s) to a single family patio home. Entry structures, trellises, awnings, patio covers, etc. are exempt from the set-back requirement.
- 2) Parking Bays are allowed to encroach into the side-yard setback area, but no closer than 5' to a building.
- 3) There is no minimum setback to property lines within the Village Core area; however building setbacks to property lines outside the Village Core area (i.e. to the P/Ls of the Patio Homes) shall be a minimum of 15'.

**Figure 5: Typical Patio Home Plot Plan**



**d. Village 3 - Site Specific Development Standards**

i. Internal Roadway Design Standards:

- a. The proposed senior community will generate significantly less traffic than that of a standard residential development. Retirees do not commute to work nor do they drive their children to school. The proposed street system follows a simple efficient grid pattern with narrow streets and off street trails and paseos promoting walk-ability within the Village.
- b. Village 3 will be a private, gated community. All internal streets shall be private. Wet utilities (e.g. sewer, water, storm drainage) shall be located under the street as allowed by a blanket easement, and a 10' 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.

ii. Parking Standards:

- a. Non-covered resident and guest parking shall include 2.25 spaces for each patio home to be provided by driveway aprons and other dedicated parking spaces spread throughout the village. To augment parking provided on driveway aprons, small parking pockets are planned at several block ends throughout the neighborhood, which provide walkable connections to Patio Homes via planned pedestrian corridors. This concept is illustrated in the figure below.

**Figure 5A: Parking Pocket Concept Plan**

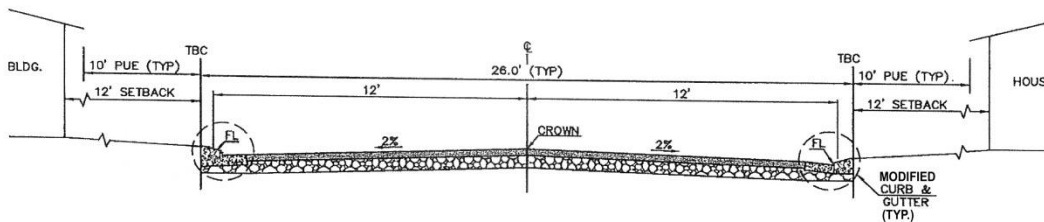


- b. The Clubhouse Facility’s parking standard shall be determined through Design Review. The Lodge facility shall provide, at a minimum, 1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity.
- c. Each unit shall provide two garage parking spaces. Garages shall be designed as side-by-side.

**e. Street Standards:**

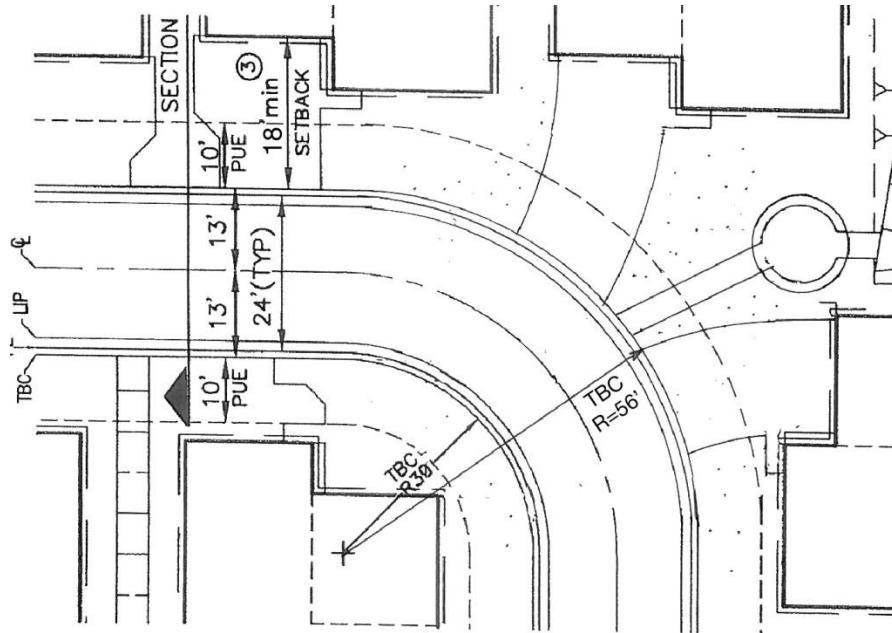
- i. A simple, grid pattern street system is required for Village 3 to provide access to the village core and Patio Homes.
- ii. The minimum offset between intersections for the internal private streets shall be 75’. This is justified due to the low traffic volumes and low travel speeds anticipated for the project.
- iii. A reduced street section is permitted for Village 3. The Internal streets shall measure 26’ back of curb to back of curb, with 2.5’ curb and gutter, providing 21’ of pavement. Modified vertical and rolled curb designs shall be allowed. Curbside parking is not required.

**Figure 6: Street Section for Internal 26’ Private Lanes**



- iv. Curbside sidewalks are not required internal to Village 3 except at the main project entry from Elliott Springs Drive to the Village Core site. Pedestrian corridors or paseos are provided within the community as provided for in the Landscape Standards section below.
- v. The minimum back of curb return radius for internal streets is 30’ and has been designed to allow fire truck turn movements.
- vi. A 20’ shared private driveway may be utilized at 90-degree elbows to provide access to lots.
- vii. The 90-degree streets located within Village 3 may eliminate the typical “bulge” at the elbow but shall provide an inside back-of-curb (BOC) radius of 30’ and outside BOC radius of 56’ to accommodate fire truck turn movements.

**Figure 7: Design Detail for 90 Degree Elbow**



#### **f. Open Space Standards**

- i. Open Space areas are key features included in the design of Village 3. These features include paseos, passive recreation spaces, common areas and recreational amenities.
- ii. The open space areas shall be designed for the enjoyment of Village 3's residents.
- iii. The open space areas shall be an integral part of the Village 3 design concept and serves to foster physical and social connectivity for the residents, by providing viable and walk-able trails to key destination points such as the Village Core area as well as connection to the trail system outside the Village gates. Additionally, the paseo system shall include gathering areas, reflections points, and resting spots interspersed throughout the paseo network.
- iv. Due to the nature of the open space design as part of the comprehensive planning of Village 3, there are no minimum open space area requirements for Village 3.

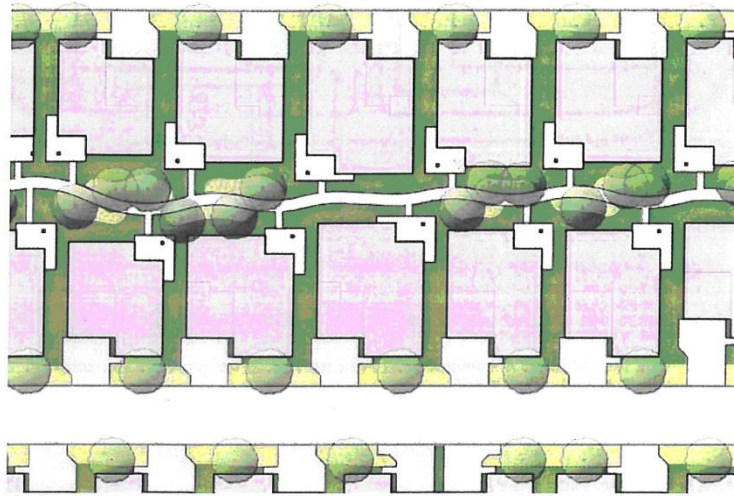
#### **g. Landscape Standards**

- i. Due to the extensive green space and recreation amenities provided on-site within Village 3 (e.g. the Clubhouse/Lodge Facility and associated amenities) CCSD has determined that Village will have

met its Quimby parkland dedication obligation, based on the Senior Community rate.

- ii. Interior lots shall be designed such that traditional rear yard fencing is eliminated and is replaced by private patios defined by a low wall or fence up to 4'-high, allowing for a 4'-wide (min.) meandering walkway within designated pedestrian paseos and corridors that incorporate enhanced landscaping. The homeowners association (HOA) will have a use and maintenance easement for this area. This allows residents to visit with each other and to walk over to the Village Core site, and provides "eyes" on this internal green space. This landscaping shall be maintained by the HOA. See additional discussion in section D (Trail and Pedestrian Connectivity) below. The inclusion of the paseo system eliminates the need for sidewalks within the private streets.

**Figure 8: Paseo Illustrative**



- iii. Where private, fenced rear yards are present, including homes located along the village's perimeter, along the northern edge of the Village Core site, or in an area where a paseo is not planned along a rear yard space, the developer is permitted to include the private rear yard area within the HOA maintenance easement. As such, residents will have more flexibility in the landscaping of these rear yard areas.
- iv. At selected corner lots, the builder shall install passive recreation spaces and parking pockets to provide a landscape amenity within close proximity to the residents of the Patio Home lots. Design of these corner passive recreation spaces may vary; by example, to include such features as community gardens (vegetable or flower garden areas for residents to tend), shaded sitting areas, potting sheds, fountains, doggy parks, bocce courts, etc. These lots are

shown as lots “P,” “LL,” “PP,” “QQ,” “RR,” “SS,” “TT,” “UU,” “VV,” “WW,” and “XX” on the Village 3 tentative map.

- v. Separate landscaped paseo lots are designated within Village 3 to provide residents with a pedestrian connection throughout the neighborhood and to the Village Core’s facilities. These lots are shown as “HH,” “II,” “JJ,” “KK,” “MM,” and “NN” on the Village 3 tentative map.

**Figure 9: View of internal “back-to-back” paseo walk**



Eskaton Village in Roseville, California

- vi. Pedestrian connections between Village 3 and the surrounding community and the trails network shall be provided at multiple locations along the perimeter of the Village. The design of the connections shall integrate the paseo system provided within Village 3 to the satisfaction of the City of Elk Grove. Specifically, connections shall be provided at the following locations:
  - a. Within Lot “P” and adjoining lots 269 & 270 connecting to the sidewalk along Elliott Springs Drive;

- b. At the pedestrian/emergency access point between lots 161 & 255 providing access to Bond Road as well as the existing Commercial to the east;
- c. At lots 48 & 138 connecting to the trail in the open space corridor adjacent to Waterman Road; and
- d. Between lots 13 & 14 to connect to sidewalk along Elliott Springs Drive.

### **Open Space Area**

Development in the Open Space Area (Lot C and Lot E on the approved tentative map) shall be restricted as permanent open space. No development shall be permitted.

### **D. Trails and Pedestrian Connectivity**

The project developer shall construct the following trail and pedestrian improvements concurrent with the respective adjoining street improvement phase of development. Development within the Elliott Springs SPA area shall provide trails and other pedestrian amenities consistent with the following:

1. An off-street trail in Lot “EE,” consisting of a 10-foot paved trail along Elliott Springs Drive from Bond Road to Lot “K” park.
2. An off-street trail, consisting of a 10-foot paved trail from lot “K” (park) to lot “G” (park).
3. An off-street trail, consisting of a 10-foot paved trail with 2-foot decomposed granite shoulder (each side), a 4-foot landscape buffer south side and an equestrian trail on the north side (consisting of a five foot wide trail with five foot buffer from the pedestrian trail and 2-foot buffer from the adjoining lot) from the western project boundary through lot “G” (park) to Waterman Road.
4. An enhanced pedestrian walk from Bob White Court to Lot “K” (park), following I & J streets, consisting of a separated walk on the north and west sides of the roads with a 6-foot landscape buffer and 5-foot walk.
5. Paseos at Lot “W” and Bob White Court consisting of a 5-foot-wide paved area with landscaping.
6. Internal Paseos within Village 3 that consist of a 4-foot-wide (min.) meandering walk as previously described in section C.3.g (landscape standards) of this document.
7. Enhanced pedestrian cross-walks at the following intersections where trails cross roads or other enhanced pedestrian connections are provided. “Enhanced pedestrian crosswalks” shall consist of colored pavers, colored and stamped concrete or asphalt, or other such enhancement approved by the City of Elk Grove, with pedestrian crosswalk striping per City of Elk Grove standards. The project

developer shall construct enhanced pedestrian crosswalks at the following locations:

- a. M Street west of Lot W (paseo)
- b. A Street north of Lot D (trail corridor)
- c. G Street at I street, north side
- d. I Street at H Street, north side
- e. J Street at B Street, west side
- f. Elliott Springs Drive at B Street/Village Center Lane, all four sides
- g. Elliott Springs Drive at A Street, all four sides
- h. Elliott Springs Drive at U Street/Lot W (paseo), north side
- i. Lot F trail at Elliott Springs Drive, west side
- j. Elliott Springs Drive at Waterman Road, north side (connecting to trail head at Sheldon and Waterman project)

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL ORDINANCE NO. 16-2025**

STATE OF CALIFORNIA       )  
COUNTY OF SACRAMENTO   )     ss  
CITY OF ELK GROVE         )

*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law, was duly introduced on July 23, 2025, and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 13, 2025, by the following vote:*


**AYES:**           **COUNCILMEMBERS:** *Singh-Allen, Robles, Brewer, Spease, Suen*

**NOES:**           **COUNCILMEMBERS:** *None*

**ABSTAIN:**       **COUNCILMEMBERS:** *None*

**ABSENT:**       **COUNCILMEMBERS:** *None*

*A summary of the ordinance was published pursuant to GC 36933(c) (1).*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**