



City of Sacramento General Plan Update: Land Use and Urban Form



*Land Use Diagram Briefing
Sacramento 2030:
Vibrant, Thriving & Diverse!
City Council: June 12, 2007*

Outline

- Land Use Diagram Inputs
- Land Use Diagram Features Overview
- Recommended Changes/Feedback
- Direction to Council

Land Use Input

- Smart Growth Principles (2001)
- Technical Background Report (TBR) (2004)
- Regional Blueprint (2005)
- Issues Report (2005)
- Vision and Guiding Principles (2005)
- Townhall Forums (26 meetings) (2005/06)
- Public Polling (2006)
- City Leadership Workshop (2007)

Existing General Plan (1988)

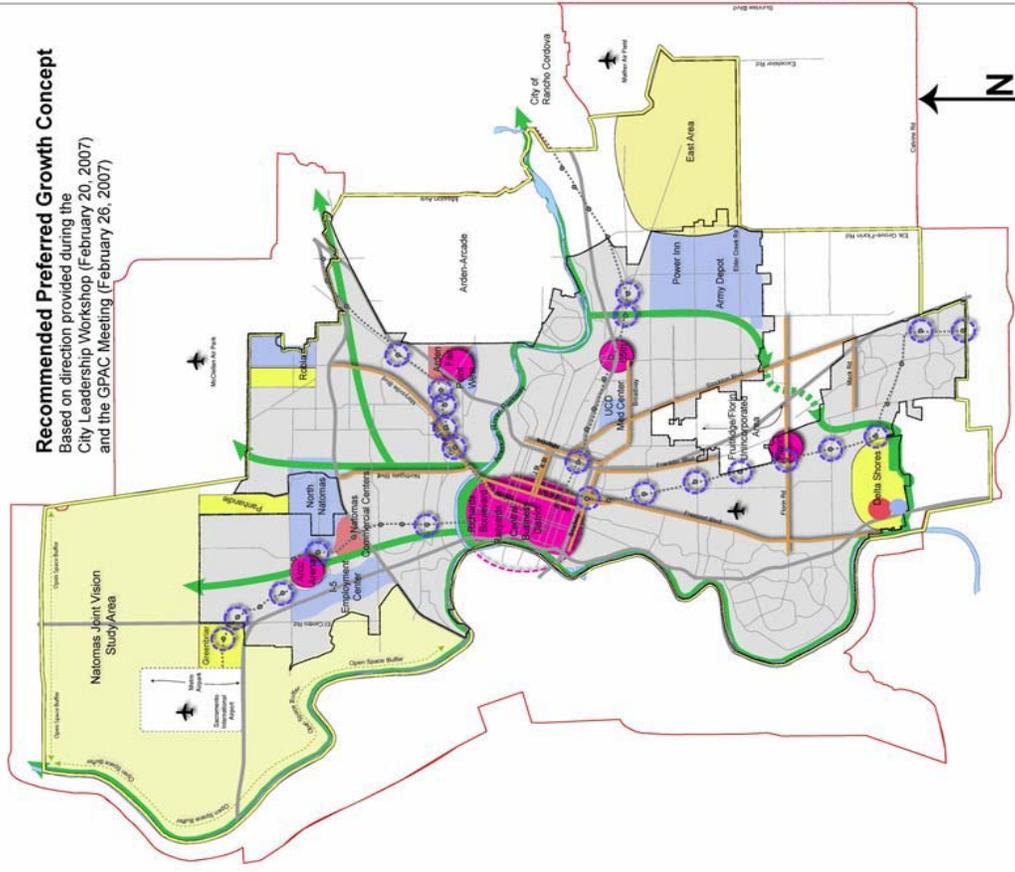




Concept Diagram

SACRAMENTO 2030

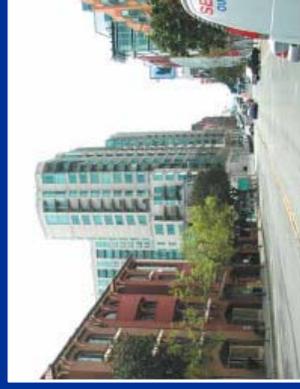
Recommended Preferred Growth Concept
 Based on direction provided during the City Leadership Workshop (February 20, 2007) and the GPAC Meeting (February 26, 2007)



LEGEND

- Regional/Subregional Centers
- Transit Centers
- Employment Centers
- Commercial Centers
- Mixed Use Corridors
- New Growth Areas
- Natomas Joint Vision Study Area
- Policy Area
- Areas with Minimal Change
- Study Area
- Parkways & Open Space

Preferred Growth Concept

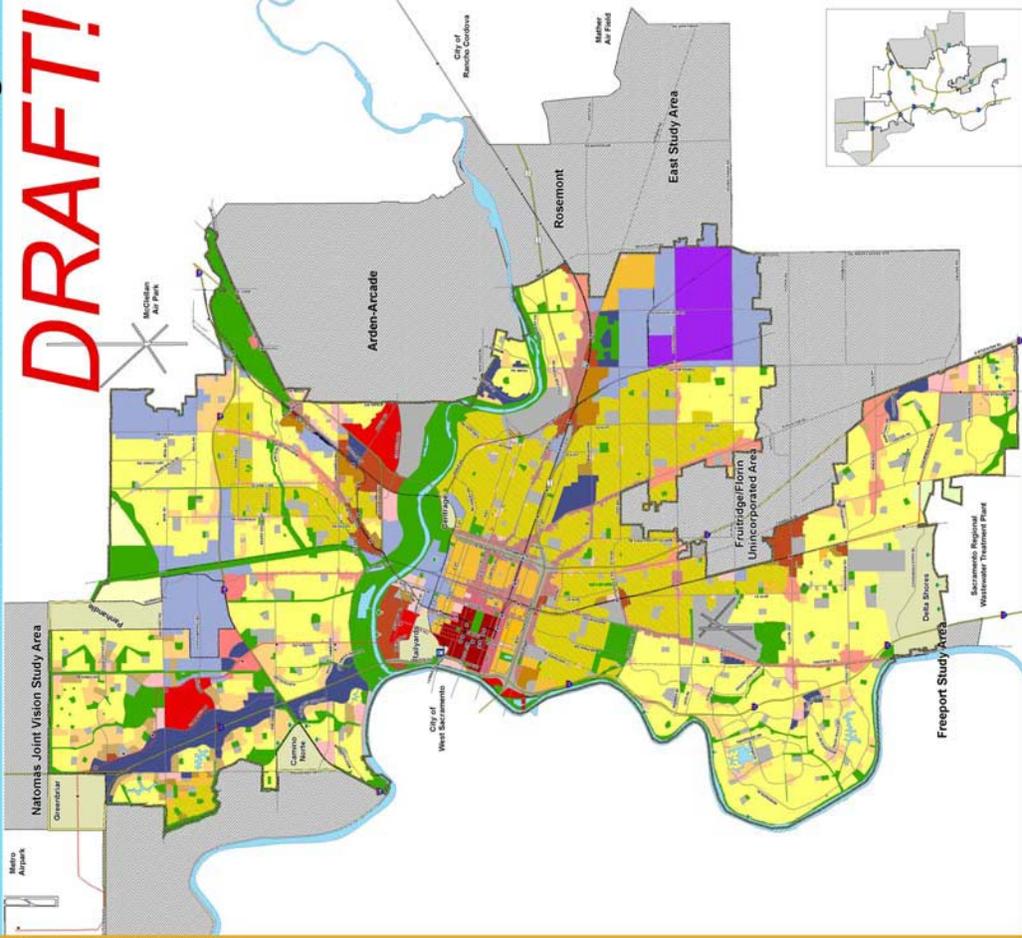




SACRAMENTO 2030

DRAFT Preferred Land Use & Urban Form Diagram

DRAFT!



The DRAFT Preferred Land Use Diagram, the General Plan, and the Sacramento Regional Wastewater Treatment Plant are subject to change. The City of Sacramento reserves the right to amend this diagram at any time without notice. It is intended for informational purposes only and does not constitute a contract or any other legal instrument.

LEGEND

Land Use Designations	
Rural	Rural Residential
Suburban	Suburban Low Density Residential
	Suburban Medium Density Residential
	Suburban High Density Residential
Traditional	Traditional Low Density Residential
	Traditional Medium Density Residential
	Traditional High Density Residential
Urban	Urban Low Density Residential
	Urban Medium Density Residential
	Urban High Density Residential
Centers	Suburban Center
	Traditional Center
	Regional Commercial
	Urban Center Low
	Urban Center High
	Central Business District
Corridors	Suburban Corridor
	Urban Corridor Low
	Urban Corridor High
Other Districts	Employment Center (Low Rise)
	Employment Center (Mid Rise)
	Industrial
	Special Study Areas
	Planned Development
	Public
	Parks
	Open Space

NOTES:
 (1) Neighborhood support uses allowed such as schools, parks, libraries, community centers, and child-care facilities.
 (2) Uses not included in the allowed FPA for mixed-use development.
 (3) Primarily residential single-use and mixed-use allowed.
 (4) Primarily nonresidential single-use and mixed-use allowed.

Scale: 1" = 1,000'

City Limits: Existing LIT (Shaded), Proposed LIT (Black), Existing LIT (Blue), Proposed LIT (Green)

Other: Major Road, Major Artery, Major Freeway, Major Transit, Major Waterway, Major Airfield, Major Air Park

Map Labels: Natomas Joint Vision Study Area, Natomas Airpark, Greenback, City of West Sacramento, City of Rancho Cordova, Arden-Arcade, Rosemont, East Study Area, Fruitridge/Florn Unincorporated Area, Freepoint Study Area, Sacramento Regional Wastewater Treatment Plant, Delta Shores, McKinley Air Park, Harbor Air Field.

Logos: Sacramento Regional Wastewater Treatment Plant, EIP, 916, Minister.

Date: May 30, 2007

Land Use/Urban Form Legend

Land Use & Urban Form Designations

Neighborhoods

	Rural Residential Density: 25-29 Units/Acre Building Height: 1-3 Stories
	Suburban Neighborhood Low Density Density: 3.0-6.9 Units/Acre (1) Building Height: 1-3 Stories
	Suburban Neighborhood Medium Density Density: 7.0-14.9 Units/Acre (1) Building Height: 1-3 Stories
	Suburban Neighborhood High Density Density: 15-25.0 Units/Acre (1) (2) FAR: 0.35-3.0 (3)
	Traditional Neighborhood Low Density Density: 3.0-7.9 Units/Acre (1) Building Height: 1-3 Stories
	Traditional Neighborhood Medium Density Density: 8.0-17.9 Units/Acre (1) Building Height: 1-3 Stories
	Traditional Neighborhood High Density Density: 18.0-32.0 Units/Acre (1) (2) FAR: 0.5-2.0 (3)
	Urban Neighborhood Low Density Density: 12-32 Units/Acre (1) (2) FAR: 1.5-3.0 (3)
	Urban Neighborhood Medium Density Density: 33.0-100.0 Units/Acre (1) (2) FAR: 2.0-6.0 (3)
	Urban Neighborhood High Density Density: 101-250 Units/Acre (1) (2) FAR: 3.0-8.0 (3)

Centers

	Suburban Center Density: 15-32 Units/Acre (2) FAR: 0.35-2.0 Building Height: 1-4 Stories
	Traditional Center Density: 15-32 Units/Acre (2) FAR: 0.5-3.0 Building Height: 1-4 Stories
	Regional Commercial Center Density: 32-60 Units/Acre (2) FAR: 0.4-3.0 Building Height: 1-6 Stories
	Urban Center Low Density: 12-120 Units/Acre (2) FAR: 0.5-4.0 Building Height: 2-7 Stories
	Urban Center High Density: 24-250 Units/Acre (2) FAR: 1.5-8.0 Building Height: 2-24 Stories
	Central Business District Density: 61-450 Units/Acre (2) FAR: 3.0-10.0 Building Height: 4+ Stories

Corridors

	Suburban Corridor Density: 15-32 Units/Acre (2) FAR: 0.35-3.0 Building Height: 1-4 Stories
	Urban Corridor Low Density: 20-60 Units/Acre (2) FAR: 0.5-3.0 Building Height: 2-4 Stories
	Urban Corridor High Density: 33-100 Units/Acre (2) FAR: 0.75-6.0 Building Height: 2-7 Stories

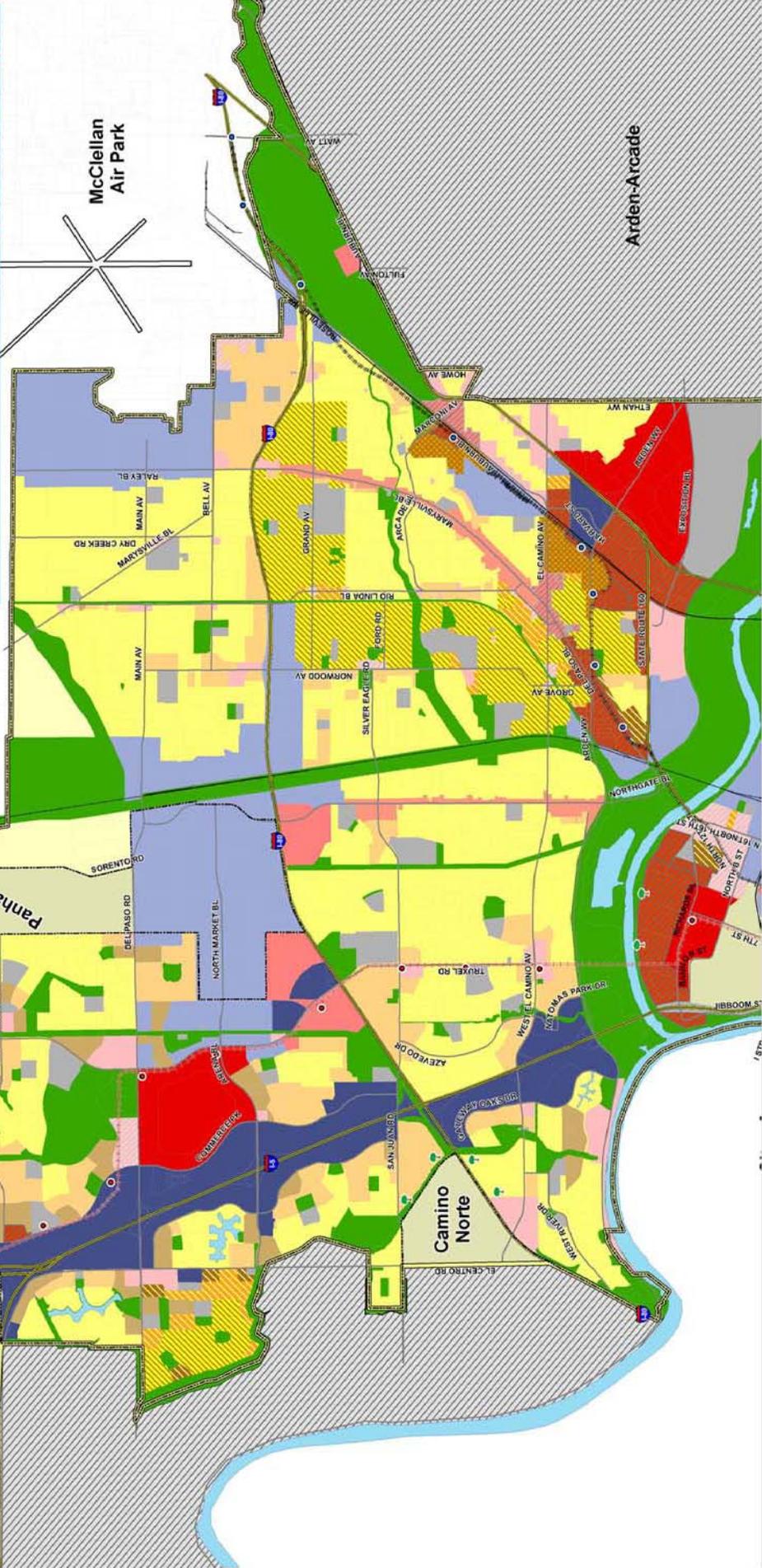
Other Districts

	Employment Center Low Rise FAR: 0.35-1.0 Building Height: 1-3 Stories
	Employment Center Mid Rise Density: 18.0-50 Units/Acre (2) FAR: 0.75-4.0 Building Height: 3-12 Stories
	Industrial FAR: 0.1-1.0 Building Height: 1+ Stories
	Public/Quasi-Public FAR: N/A Building Height: N/A
	Parks, Greenways, & Recreation Facilities FAR: Up to 0.1 Building Height: N/A
	Open Space FAR: Up to 0.1 Building Height: N/A
	Special Study Area Additional Studies Required
	Planned Development Planning In Progress

Notes:

- (1) Neighborhood support uses allowed such as: schools, parks, libraries, community centers, & childcare/elderly facilities.
- (2) Density is included in the allowed FAR for mixed-use development.
- (3) Predominantly residential single-use & mixed-use allowed.

DRAFT Preferred Land Use & Urban Form Diagram Northern Section



LEGEND

Land Use Designations

Neighborhoods

- Rural**
 - Rural Residential
- Suburban**
 - Suburban Low Density Residential
 - Suburban Medium Density Residential
 - Suburban High Density Residential
- Urban**
 - Urban Low Density Residential
 - Urban Medium Density Residential
 - Urban High Density Residential

Centers

- Suburban Center
- Traditional Center
- Regional Commercial
- Urban Center Low
- Urban Center High
- Central Business District

Corridors

- Suburban Corridor
- Urban Corridor Low
- Urban Corridor High

Other Districts

- Employment Center (Low Rise)
- Employment Center (Mid Rise)
- Industrial

Special Study Areas

- Planned Development
- Public
- Parks
- Open Space

Infrastructure

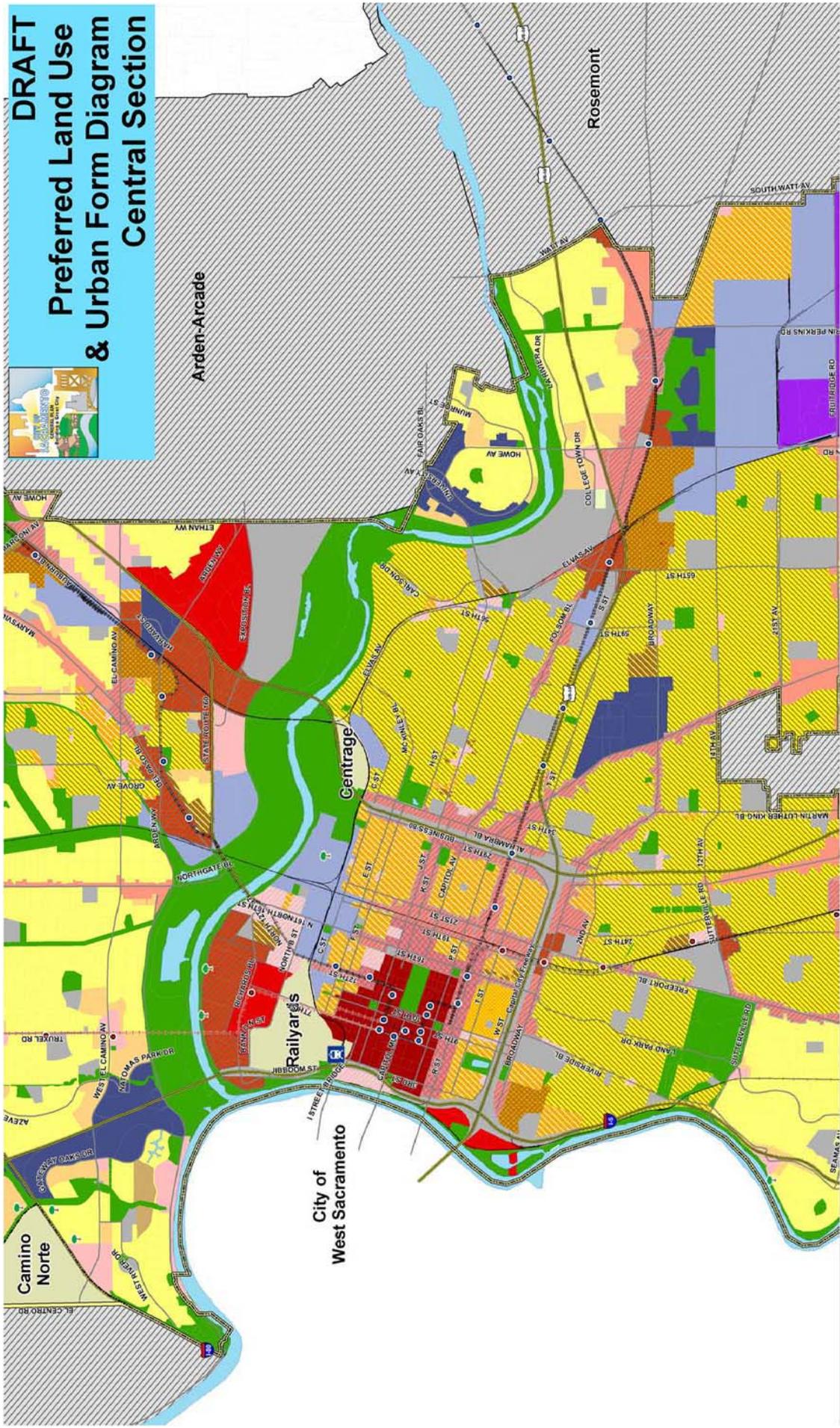
- Policy Area
- City Limits
- Waterways
- Proposed Park/Parways
- Major Road
- Expressway
- Existing LRT Line
- Proposed LRT Line
- Major Rail
- Existing LRT Stations
- Proposed LRT Stations
- Intermodal Station

Scale: 0, 0.375, 0.75, 1.5 Miles

North Arrow

Logos: Minter & Associates, EIP, MRT

DRAFT Preferred Land Use & Urban Form Diagram Central Section



LEGEND

Land Use Designations

Neighborhoods

- Rural Residential
- Suburban Rural Residential
- Suburban Low Density Residential
- Suburban Medium Density Residential
- Suburban High Density Residential
- Urban Low Density Residential
- Urban Medium Density Residential
- Urban High Density Residential

Centers

- Suburban Center
- Traditional Center
- Regional Commercial
- Urban Center Low
- Urban Center High
- Central Business District

Corridors

- Suburban Corridor
- Urban Corridor Low
- Urban Corridor High

Other Districts

- Employment Center (Low Rise)
- Employment Center (Mid Rise)
- Industrial

Special Study Areas

- Planned Development
- Public
- Parks
- Open Space

Scale

0 0.375 0.75 1.5 Miles

North Arrow

Infrastructure

- Major Road
- Expressway
- Existing LRT Line
- Proposed LRT Line
- Major Rail

Stations

- Existing LRT Stations
- Proposed LRT Stations
- Intermodal Station

City Limits

- City Limits
- Waterways
- Proposed Parks/Pareways



Central City: 1988 General Plan

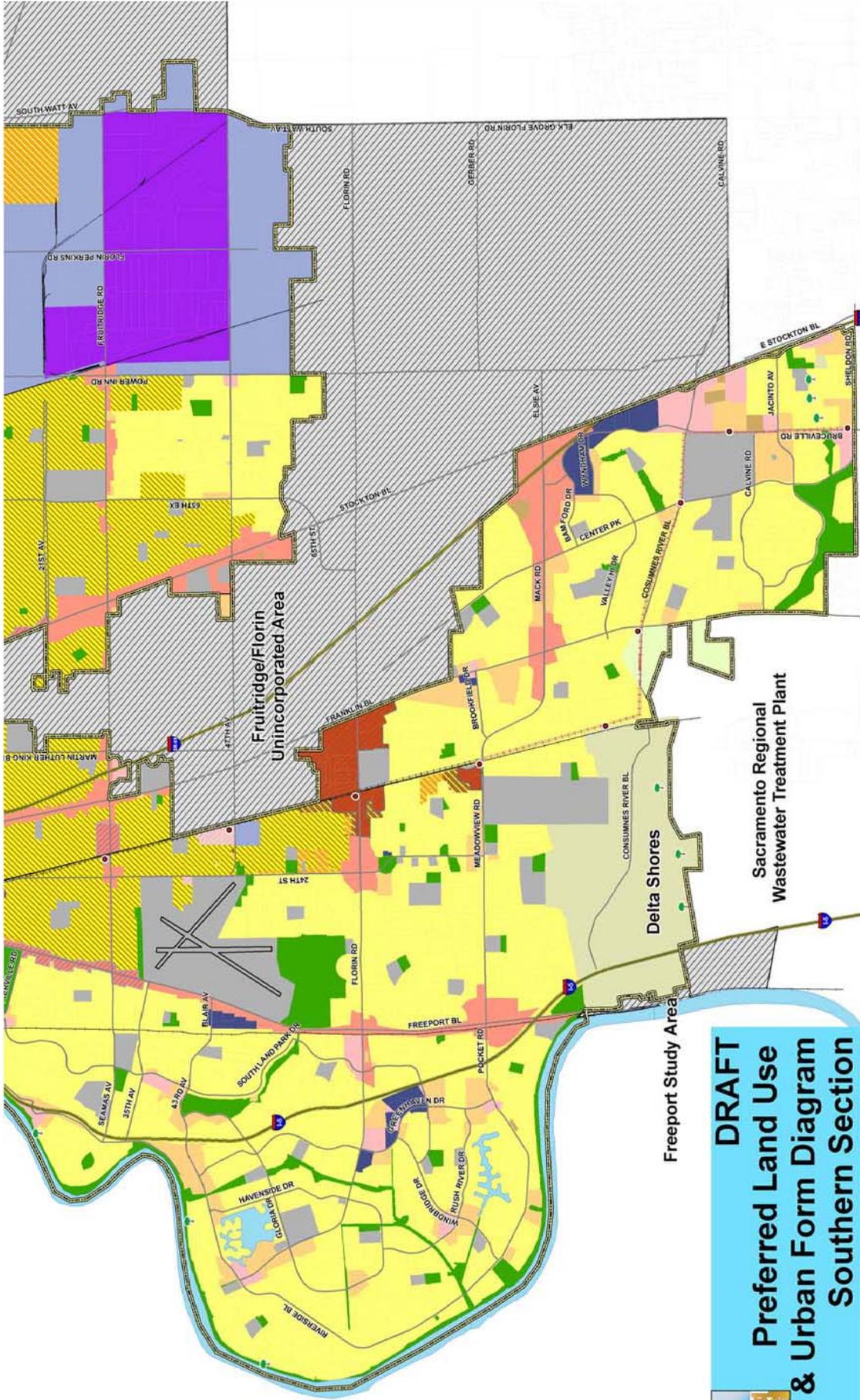


1988 General Plan Land Use & Historic Districts
Central City

Map Courtesy: Sacramento, California
 Date: 03/11/09
 Scale: 1" = 1,000'
 0 0.25 Miles 0.25 0.5 1.0 1.5 2.0 Miles

Legend

- General Plan**
 - Special Planning District
 - Agriculture
 - Parks/Recreation/Open Space
 - Public Offices
 - Public/Quasi-Public/Miscellaneous
 - Transportation/Utilities
 - MMW
- Commercial**
 - Schools
 - Community/Neighborhood Commercial & Offices
 - Heavy Commercial or Warehouse
 - Industrial
 - Regional Commercial & Offices
 - Mixed-Use
- Residential**
 - Rural Estates
 - Residential Mixed-Use
 - Low Density Residential 4-15 Units
 - Medium Density Residential 16-29 Units
 - High Density Residential 30+ Units
- Landmark**
- Historic Districts**



DRAFT Preferred Land Use & Urban Form Diagram Southern Section

LEGEND

- Land Use Designations**
- Neighborhoods**
 - Rural
 - Rural Residential
 - Suburban
 - Suburban Low Density Residential
 - Suburban Medium Density Residential
 - Suburban High Density Residential
 - Traditional
 - Traditional Low Density Residential
 - Traditional Medium Density Residential
 - Traditional High Density Residential
 - Urban
 - Urban Low Density Residential
 - Urban Medium Density Residential
 - Urban High Density Residential

- Centers**
 - Suburban Center
 - Traditional Center
 - Regional Commercial
 - Urban Center Low
 - Urban Center High
 - Central Business District

- Corridors**
 - Suburban Corridor
 - Urban Corridor Low
 - Urban Corridor High
- Other Districts**
 - Employment Center (Low Rise)
 - Employment Center (Mid Rise)
 - Industrial

- Special Study Areas**
 - Planned Development
 - Public
 - Parks
 - Open Space

- Policy Area**
- City Limits**
- Waterways**
- Proposed Park/Parways**
- Major Road**
- Expressway**
- Existing LRT Line**
- Proposed LRT Line**
- Major Rail**
- Existing LRT Stations**
- Proposed LRT Stations**
- Intermodal Station**

Scale: 0, 0.375, 0.75, 1.5 Miles

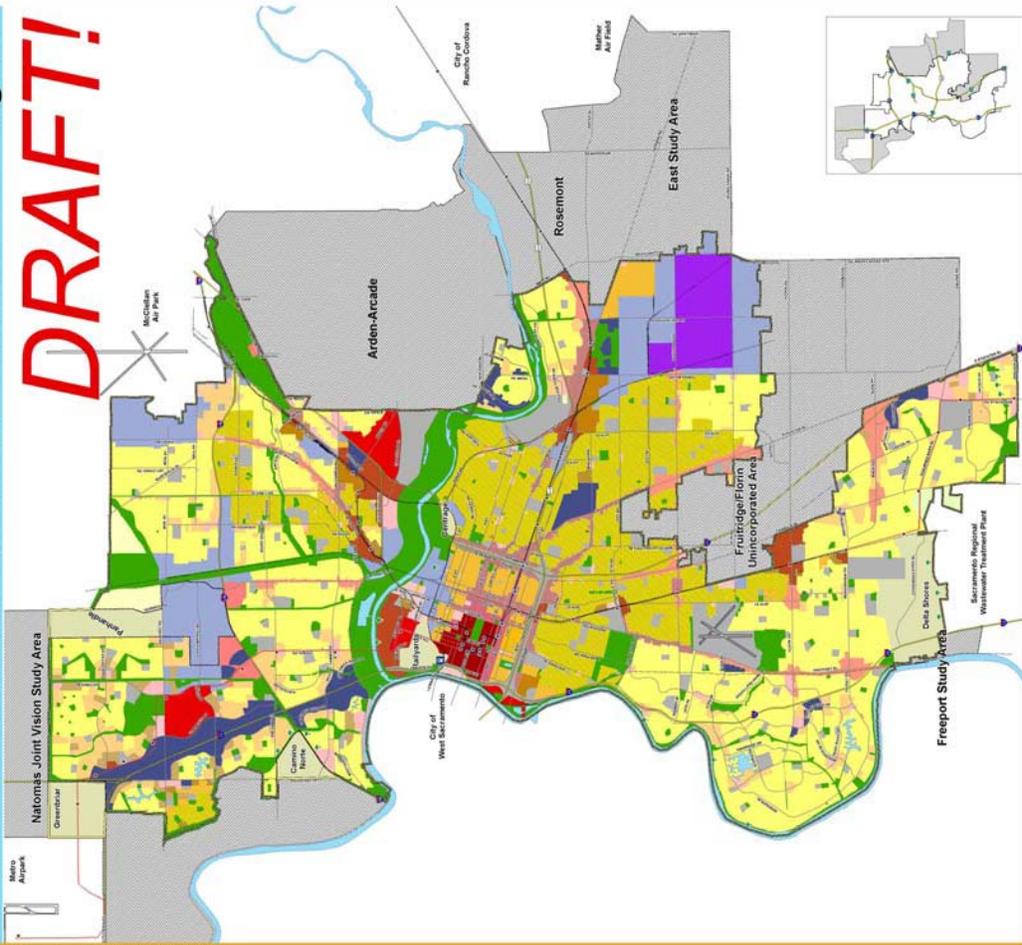
North Arrow

Logos: Minter & Associates, EIP, MRT



DRAFT
Preferred Land Use & Urban Form Diagram

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LEGEND

Land Use Designations

Rural

- Rural Residential
- Suburban
- Suburban Low Density Residential
- Suburban Medium Density Residential
- Suburban High Density Residential

Traditional

- Traditional Low Density Residential
- Traditional Medium Density Residential
- Traditional High Density Residential

Urban

- Urban Low Density Residential
- Urban Medium Density Residential
- Urban High Density Residential

Centers

- Suburban Center
- Traditional Center
- Regional Commercial
- Urban Center Low
- Urban Center High
- Central Business District

Corridors

- Suburban Corridor
- Urban Corridor Low
- Urban Corridor High

Other Districts

- Employment Center (Low Rise)
- Employment Center (Mid Rise)
- Industrial
- Public/Quasi-Public
- Special Study Areas
- Planned Development
- Parks
- Open Space

Notes:

- Neighborhood support uses allowed such as schools, parks, libraries, community centers, and childcare/elderly facilities.
- Density is included in the allowed FAR for mixed-use development.
- Predominantly residential single-use and mixed-use allowed.
- Predominantly nonresidential single-use and mixed-use allowed.

Date: May 30, 2007

Draft Preferred Land
Use & Urban Form

Land Use & Urban Form Designations

Neighborhoods

- Rural Residential
Density: 25-2.9 Units/Acre
Building Height: 1-3 Stories
- Suburban Neighborhood Low Density
Density: 3.0-4.9 Units/Acre (1)
Building Height: 1-3 Stories
- Suburban Neighborhood Medium Density
Density: 7.0-14.9 Units/Acre (1)
Building Height: 1-3 Stories
- Suburban Neighborhood High Density
Density: 15-25.0 Units/Acre (1) (2)
Building Height: 1-3 Stories
- Traditional Neighborhood Low Density
Density: 3.0-7.9 Units/Acre (1)
Building Height: 1-3 Stories
- Traditional Neighborhood Medium Density
Density: 8.0-17.9 Units/Acre (1)
Building Height: 1-3 Stories
- Traditional Neighborhood High Density
Density: 18.0-30.0 Units/Acre (1) (2)
Building Height: 1-3 Stories
- Urban Neighborhood Low Density
Density: 12-32 Units/Acre (1) (2)
Building Height: 2-4 Stories
- Urban Neighborhood Medium Density
Density: 30.0 Units/Acre (1) (2)
Building Height: 2-4 Stories
- Urban Neighborhood High Density
Density: 101-250 Units/Acre (1) (2)
Building Height: 4-24 Stories

Centers

- Suburban Center
Density: 15-32 Units/Acre (2)
FAR: 0.35-2.0
Building Height: 1-4 Stories
- Traditional Center
Density: 15-32 Units/Acre (2)
FAR: 0.5-3.0
Building Height: 1-4 Stories
- Regional Commercial Center
Density: 32-80 Units/Acre (2)
FAR: 0.4-3.0
Building Height: 1-6 Stories
- Urban Center Low
Density: 12-120 Units/Acre (2)
Building Height: 2-7 Stories
- Urban Center High
Density: 15-50 Units/Acre (2)
Building Height: 2-24 Stories
- Central Business District
Density: 61-180 Units/Acre (2)
FAR: 3.0-10.0
Building Height: 4+ Stories

Corridors

- Suburban Corridor
Density: 15-32 Units/Acre (2)
FAR: 0.35-3.0
Building Height: 1-4 Stories
- Urban Corridor Low
Density: 20-60 Units/Acre (2)
FAR: 0.5-3.0
Building Height: 2-4 Stories
- Urban Corridor High
Density: 33-100 Units/Acre (2)
FAR: 0.5-3.0
Building Height: 2-7 Stories

Other Districts

- Employment Center Low Rise
FAR: 0.35-1.0
Building Height: 1-3 Stories
- Employment Center Mid Rise
Density: 18.0-50 Units/Acre (2)
FAR: 0.75-4.0
Building Height: 3-12 Stories
- Industrial
FAR: 0.1-1.0
Building Height: 1-1 Stories
- Public/Quasi-Public
FAR: N/A
Building Height: N/A
- Parks, Greenways, & Recreation Facilities
FAR: Up to 0.1
Building Height: N/A
- Open Space
FAR: Up to 0.1
Building Height: N/A
- Special Study Area
Additional Studies Required
- Planned Development
Planning in Progress

Notes:

- Neighborhood support uses allowed such as schools, parks, libraries, community centers, & childcare/elderly facilities.
- Density is included in the allowed FAR for mixed-use development.
- Predominantly residential single-use & mixed-use allowed.

Plan Features and Benefits

- Recognize Urban Development Standards
- Flexible/Mixed Land Use
- Broad Range of Densities/Intensities
- Streamlined Review
- Community Form/Design Identified
- Direction for Placemaking
- Ease of Update
- Initial CEQA Clearance



Recent Feedback

- Planning Commission – April 19th
- City Council – May 8th and 15th
- General Plan Advisory Committee – May 21st
- Area Leadership Groups – Various Dates
- Neighborhood Representatives – Various Dates
- Planning Commission – May 31st
- NAG Follow Up Meeting – June 4th
- Preservation Board – June 6th

Council/Planning Commission Direction

- Urban Center Designation
- Treatment of Edges of Urban Corridors and Centers
 - Proximity to Historic Districts/Structures
 - Proximity to Neighborhoods
- Improve Definitions and Descriptions of Land Use/Urban Form
- Provide Policy Direction Regarding Scale/Urban Form

Tools to Address Height/Urban Form/Transition

- Adjustments to Land Use Designations
- Land Use/Urban Design & Preservation Policies
- General Plan Implementation
 - Zoning Ordinance
 - Design Review
 - Preservation Review
 - Community Plan Policies

Regulatory Overview

- General Plan
- Community Plans
- Zoning (including special planning districts)
- Design/Preservation
- Building Codes

General Plan Land Use/Policy Schedule

- City Council - June 12th
- EIR Initiated – June 2007
- Policy Development – June thru August 2007
- Community Convention/Townhall Forums - Fall 2007
- Draft Plan Complete – Fall 2007

Contacts

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