




Planning & Development Services Overview

Planning Academy: Fall 2008

Presented on September 3, 2008



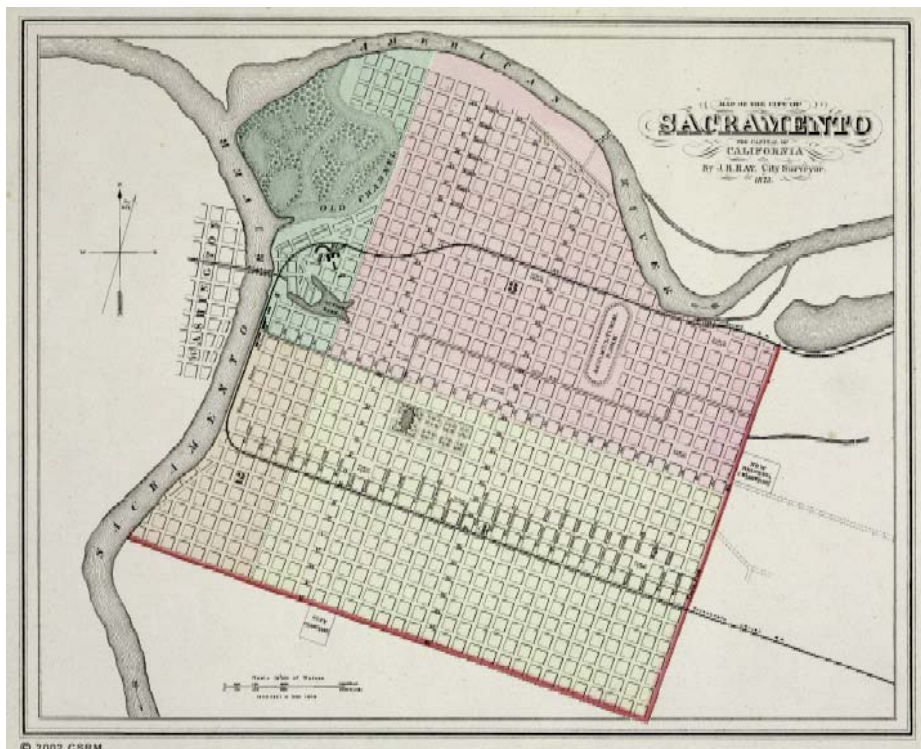
Planning/Smart Growth Overview

- Brief History of Planning
- Smart Growth
- SACOG Blueprint
- General Plan Update
- Sustainable Development
- Planning Overview
- Development Services
Coordination

Brief History of Planning

■ Early Planning (1849-1890)

- Function/Necessity
- Form VS Land Use



Brief History of Planning

- **Early Planning (1890-1945)**
 - **Increased Mobility Choices**
 - **Industrialization**
 - **Zoning Issues**

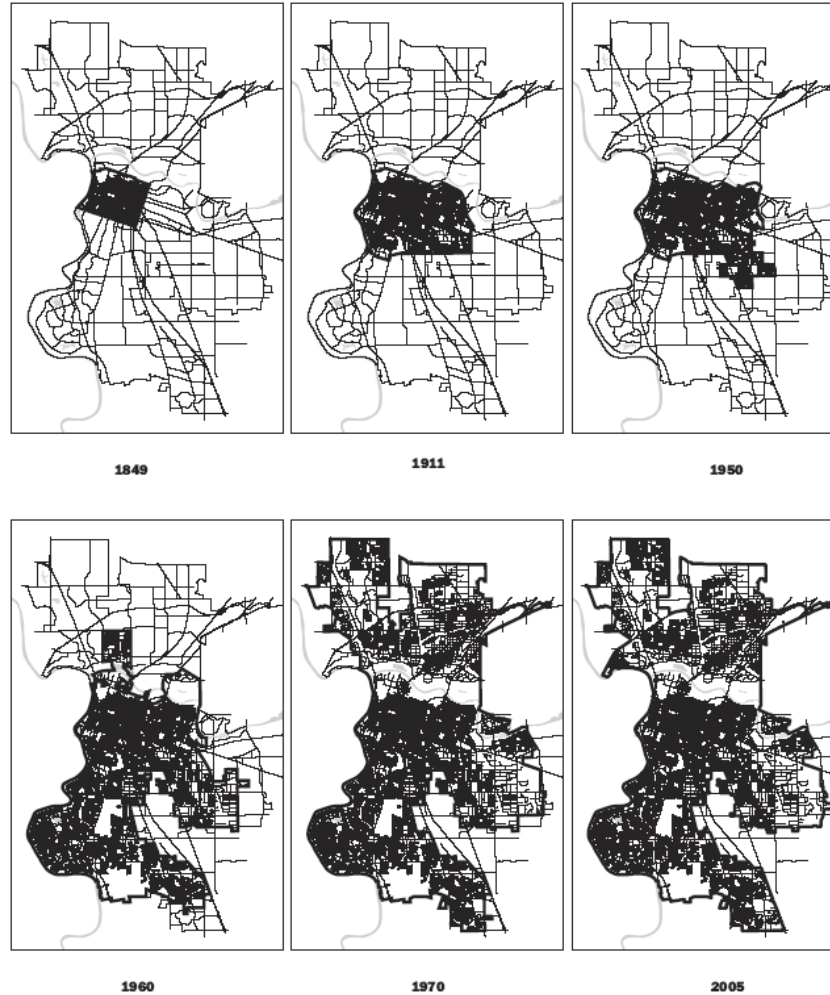


Brief History of Planning

- **Early Planning (1945-Present)**
 - **Emphasis on Automobiles**
 - **Single Family Home Ownership**
 - **Further Separation of Uses**

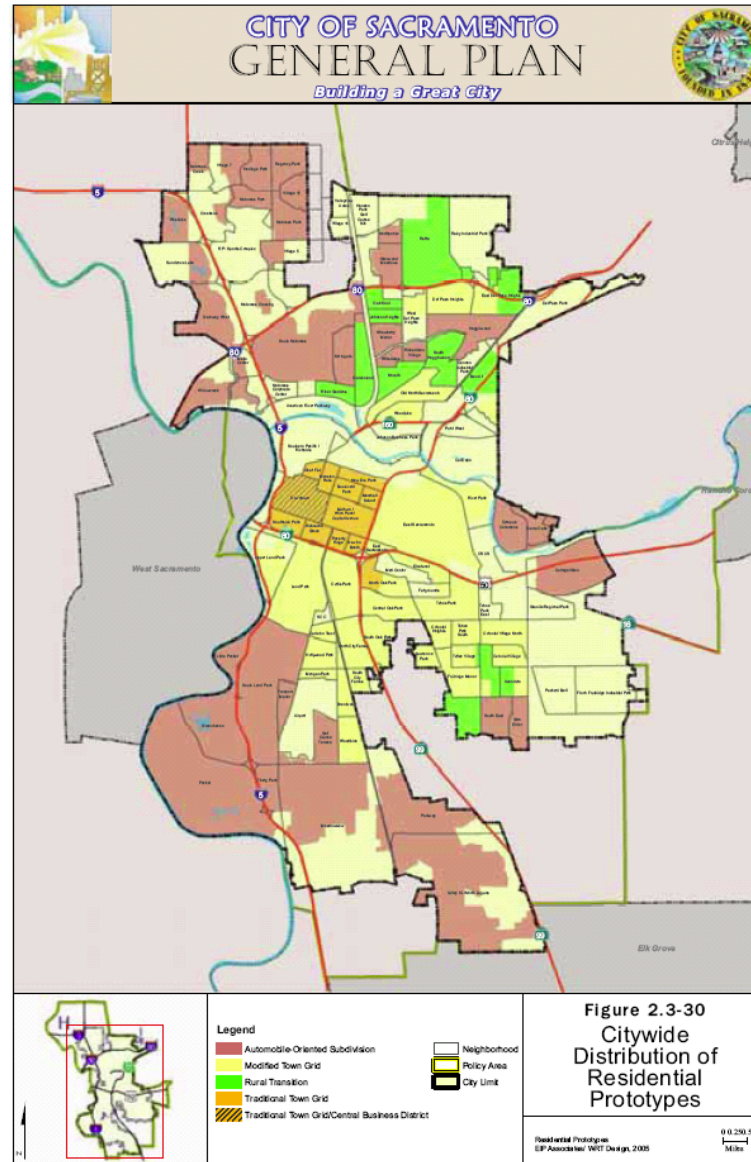


Evolution of Urban Form



Credit: Wallace Roberts & Todd, LLC

Evolution of Urban Form



What is Smart Growth?

- **Term for the many initiatives intended to address the negative consequences of growth in the form of urban sprawl.**

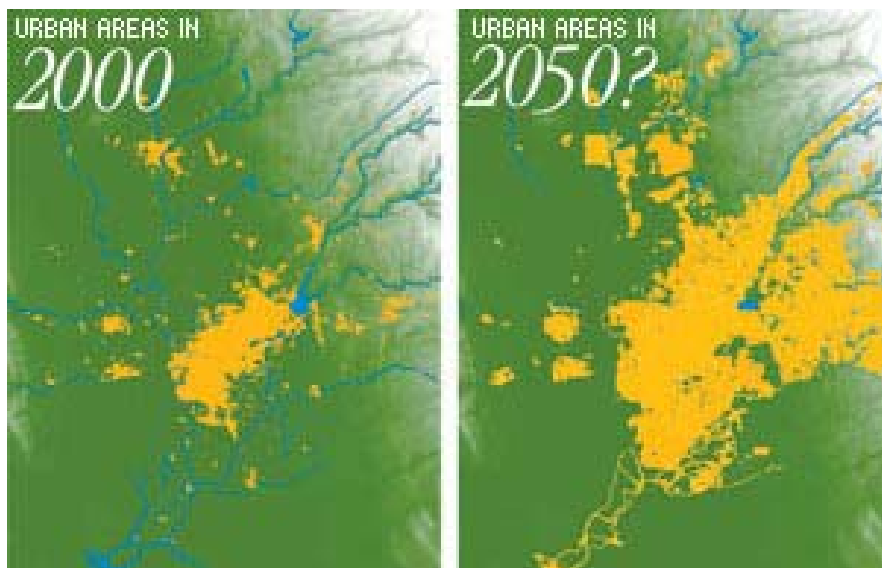




Smart Growth Principles

- Mix land uses and support vibrant city centers
- Take advantage of existing community assets
- Create a range of housing opportunities and choices
- Foster walkable, close-knit neighborhoods
- Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Concentrate growth and investments in existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost-effective
- Encourage citizen & stakeholder participation in development decisions
- Promote resource conservation and energy efficiency
- Create a Smart Growth Regional Vision
- Support high quality education and quality schools

Regional Blueprint

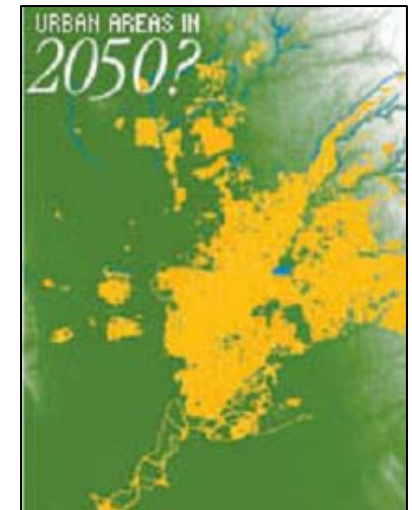
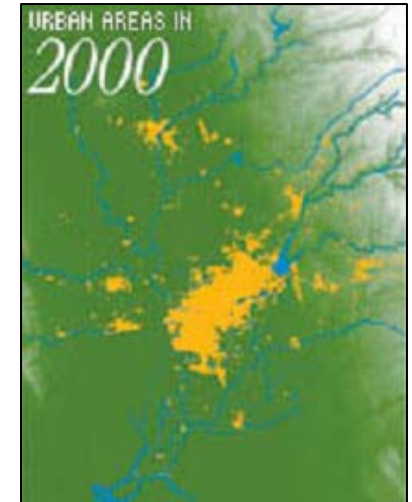


- **An additional 1.5 million people and 1 million jobs projected for the Sacramento Region by 2050**
- **Sacramento ranked 6th in the nation in terms of poor air quality**
- **Multi-billion dollar infrastructure investments will not eliminate projected congestion or air quality impacts**



Key Issues

- Where Do You Put...?
 - 200,000 more people
 - 140,000 more jobs
 - 100,000 housing units
- How Do You Grow?
 - Expand Out
 - Build Inward
- What Should that Growth Look Like?
 - Community Design
 - Neighborhood Character

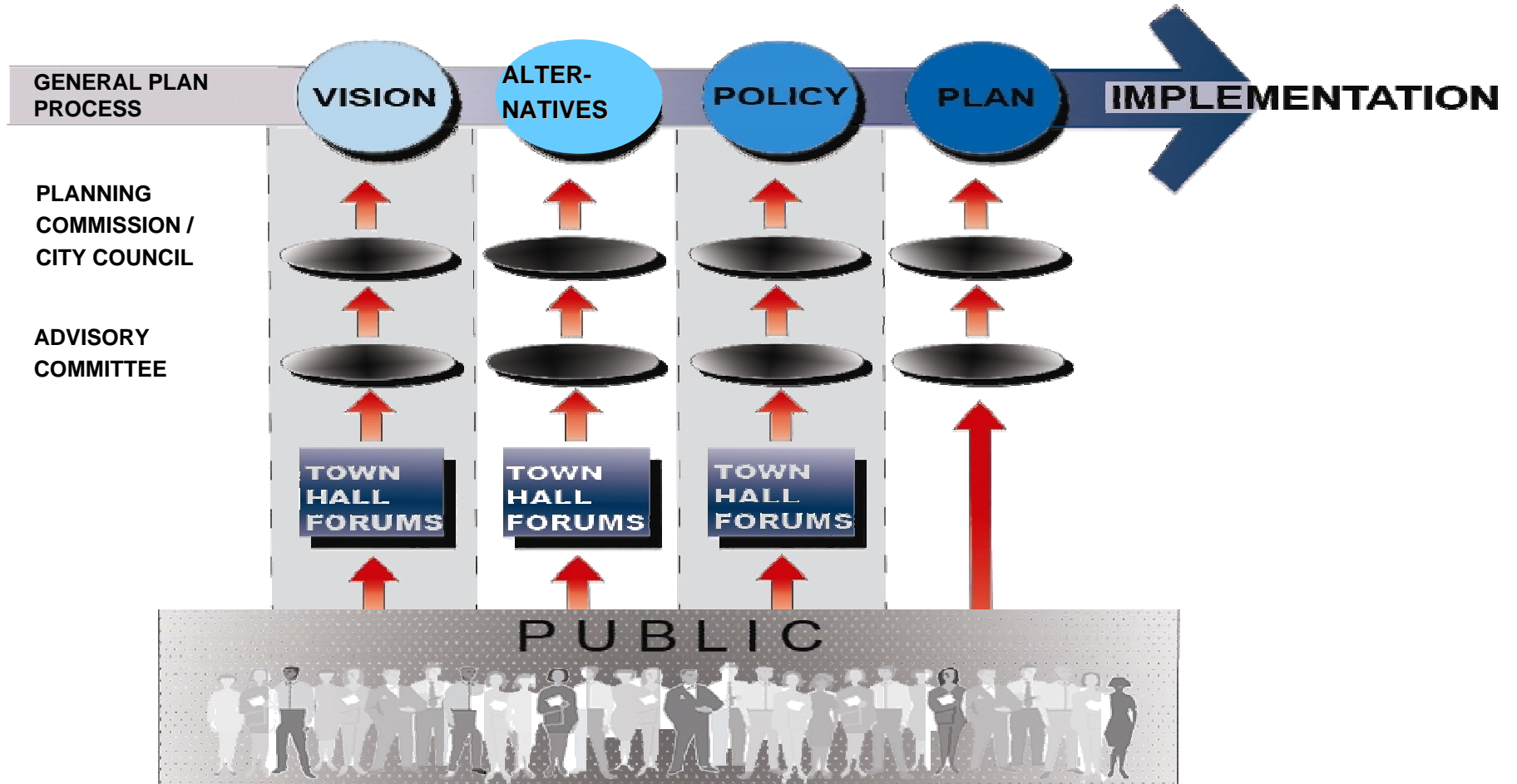


Why A New General Plan?

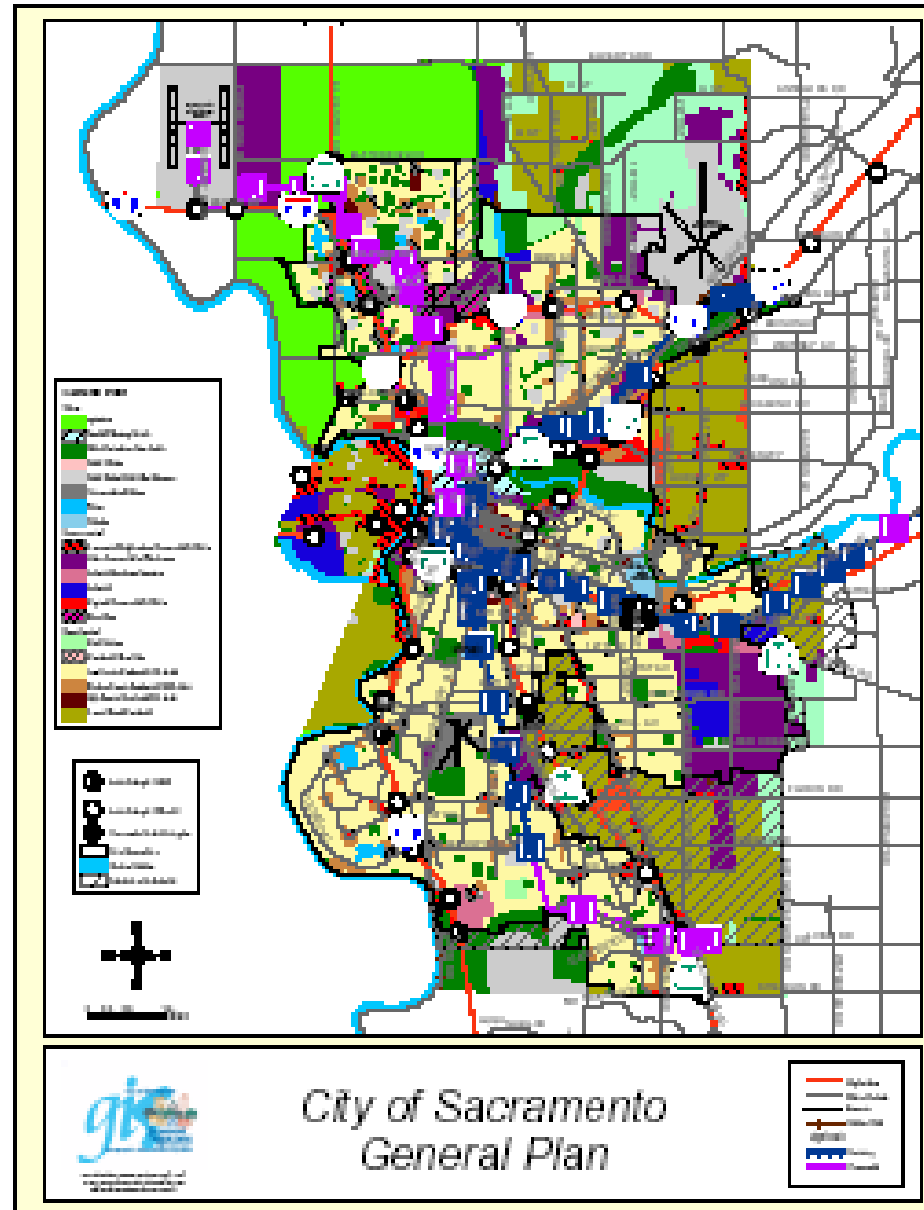
- Existing Plan is Outdated
- Need a New Plan for Our Future
 - Existing General Plan Adopted in 1988
 - Need to Plan for Next 25 Years
- Need to Help Implement Our Regional Plan
 - SACOG Blueprint
- More People and Jobs Coming to Our City



General Plan Update Process and Schedule

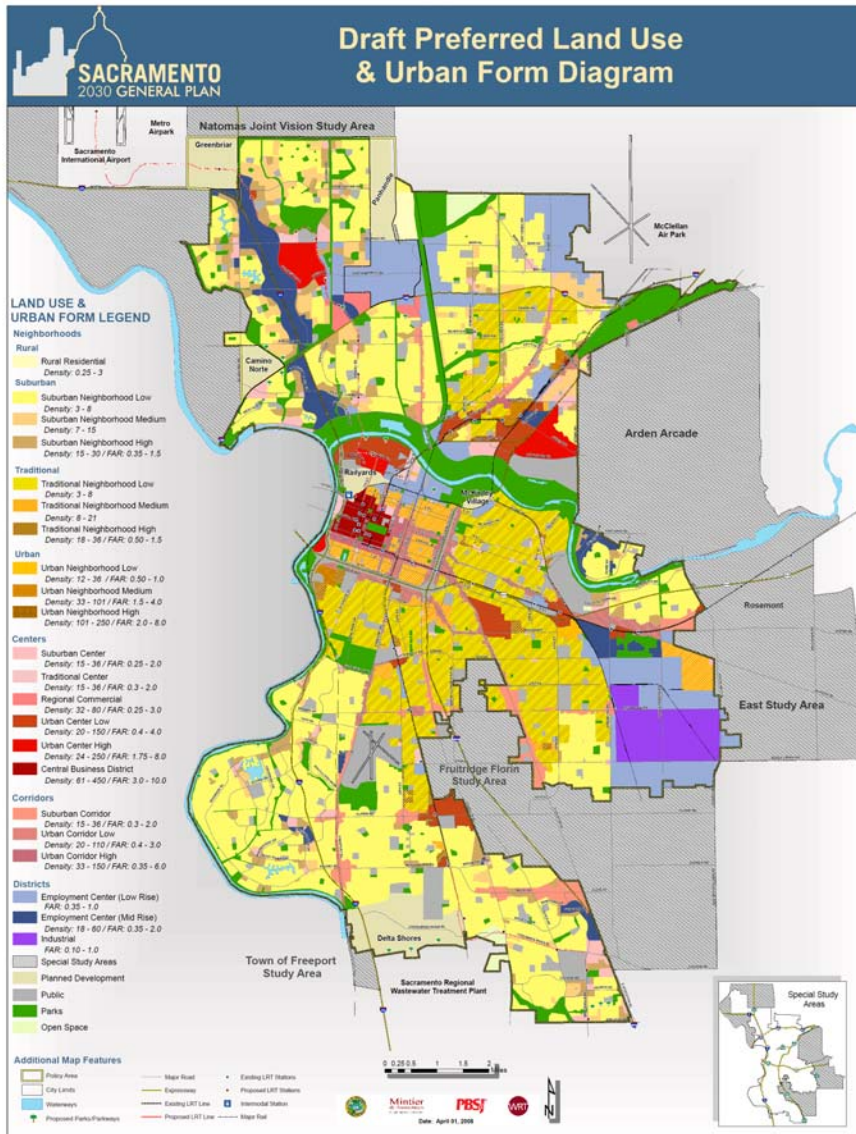


Existing General Plan



Preferred Land Use

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) 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: 18.0-32.0 Units/Acre (1) (2) FAR: 0.5-2.0 (3) Building Height: 1-3 Stories
	Urban Neighborhood Low Density Density: 12-32 Units/Acre (1) (2) FAR: 1.5-3.0 (3) Building Height: 2-4 Stories
	Urban Neighborhood Medium Density Density: 33.0-100.0 Units/Acre (1) (2) FAR: 2.0-6.0 (3) Building Height: 3-8 Stories
	Urban Neighborhood High Density Density: 101-250 Units/Acre (1) (2) FAR: 3.0-8.0 (3) 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) 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, and 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:

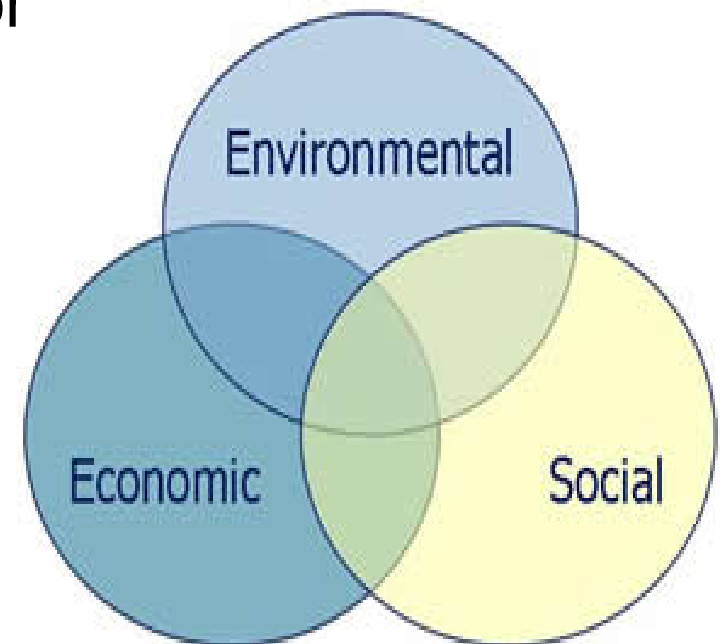
- (1) Neighborhood support uses allowed such as: schools, parks, libraries, community centers, & childcare/elderly facilities.
- (2) Density is included in the allowed FAR for mixed-use development.
- (3) Predominantly residential single-use & mixed-use allowed.

SUSTAINABILITY

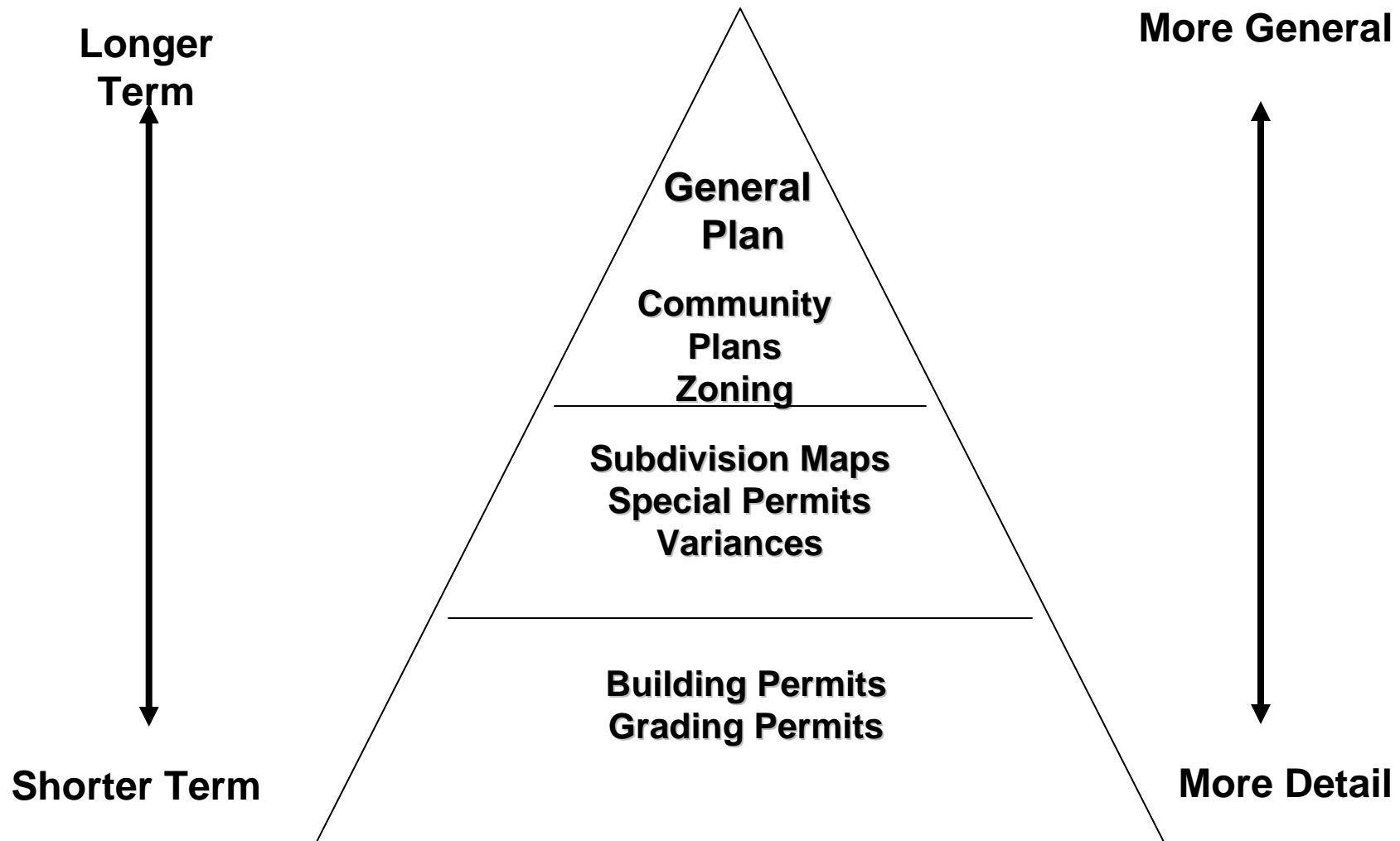
What is Sustainability?:

“Sustainability meets the needs of the present without compromising the ability of future generations to meet their own needs.”

-United Nations World Commission on Environment and Development



Local Government Planning






Planning

- Long Range Planning
- Public Improvement Financing
- New Growth and Infill



Development Services

- **Historic Preservation**
- **Design Review**
- **Zoning Administrator**
- **Geographic Planning Teams**
- **Environmental Planning Services**
- **Building**



Planning/Development Services Coordination

- **Project reviews for consistency with General Plan/Community plan policies**
- **Public improvements**
- **Zoning ordinance implementation**



WEBSITES

- **City of Sacramento General Plan**

<http://www.sacgp.org>

- **Regional Blueprint**

<http://www.sacregionblueprint.org/sacregionblueprint/home.cfm>

- **Maps**

<http://www.cityofsacramento.org/dsd/maps/>



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