

Elkhorn Boulevard

Sandmark Drive

Planned Development 1
PD
(PD/A)
87.3 ± AC. (GR)
83.3 ± AC. (NET)

Planned Development 3
PD
(PD/A)
24.1 ± AC. (GR)
24.1 ± AC. (NET)

Planned Development 2
PD
(PD/A)
11.6 ± AC. (GR)
11.6 ± AC. (NET)

Domino Avenue

FUTURE ROAD CONNECTION - FINAL ALIGNMENT TO BE DETERMINED

LIMITS OF THE PANHANDLE PUD AREA

Amazon Avenue

High School/
Middle School
(SNLD/R-1A-PUD)
65.5 ± AC. (GR)
60.4 ± AC. (NET)

Village 13
SNLD-T
(SNLD/R-1A-PUD)
12.2 ± AC. (GR)
12.2 ± AC. (NET)

Open Space 4
Ninos Parkway
(PR/A-OS-PUD)
13.0 ± AC. (GR)
12.3 ± AC. (NET)

Faletto Avenue

Detention Basin
Open Space
(PR/A-OS-PUD)
13.6 ± AC. (GR)
13.4 ± AC. (NET)

Village 11
SNLD-V
(SNLD/R-1A-PUD)
17.6 ± AC. (GR)
16.4 ± AC. (NET)

Village 12
SNLD-T
(SNLD/R-1A-PUD)
13.0 ± AC. (GR)
11.3 ± AC. (NET)

Village 14
SNLD-T
(SNLD/R-1A-PUD)
23.3 ± AC. (GR)
21.2 ± AC. (NET)

E. Levee Rd.

Club Center Dr.

Village 8
SNLD-E
(SNLD/R-1-PUD)
20.8 ± AC. (GR)
20.2 ± AC. (NET)

Village 10
SNLD-V
(SNLD/R-1A-PUD)
14.6 ± AC. (GR)
13.3 ± AC. (NET)

Park 4
Ninos Parkway
(PR/A-OS-PUD)
6.9 ± AC. (GR)
6.5 ± AC. (NET)

Cadman Ct.

Village 9
SNLD-T
(SNLD/R-1A-PUD)
30.0 ± AC. (GR)
28.1 ± AC. (NET)

Park 2
Quimby
(PR/A-OS-PUD)
12.3 ± AC. (GR)
10.5 ± AC. (NET)

Village 7
SNLD-E
(SNLD/R1-PUD)
47.0 ± AC. (GR)
38.9 ± AC. (NET)

Aimwell Ave.

Village 5
SNLD-V
(SNLD/R-1A-PUD)
19.8 ± AC. (GR)
18.6 ± AC. (NET)

Open Space 3
Ninos Parkway
(PR/A-OS-PUD)
4.6 ± AC. (GR)
4.1 ± AC. (NET)

Mayfield St.

Village 3
SNLD-T
(SNLD/R-1A-PUD)
36.4 ± AC. (GR)
34.3 ± AC. (NET)

Village 6
SNLD-E
(SNLD/R-1-PUD)
20.2 ± AC. (GR)
16.6 ± AC. (NET)

Village 4
SNLD-V
(SNLD/R-1A-PUD)
14.4 ± AC. (GR)
12.2 ± AC. (NET)

Park 3
Ninos Parkway
(PR/A-OS-PUD)
2.0 ± AC. (GR)
1.5 ± AC. (NET)

Elementary School
(SNLD/R-1A-PUD)
11.7 ± AC. (GR)
10.0 ± AC. (NET)

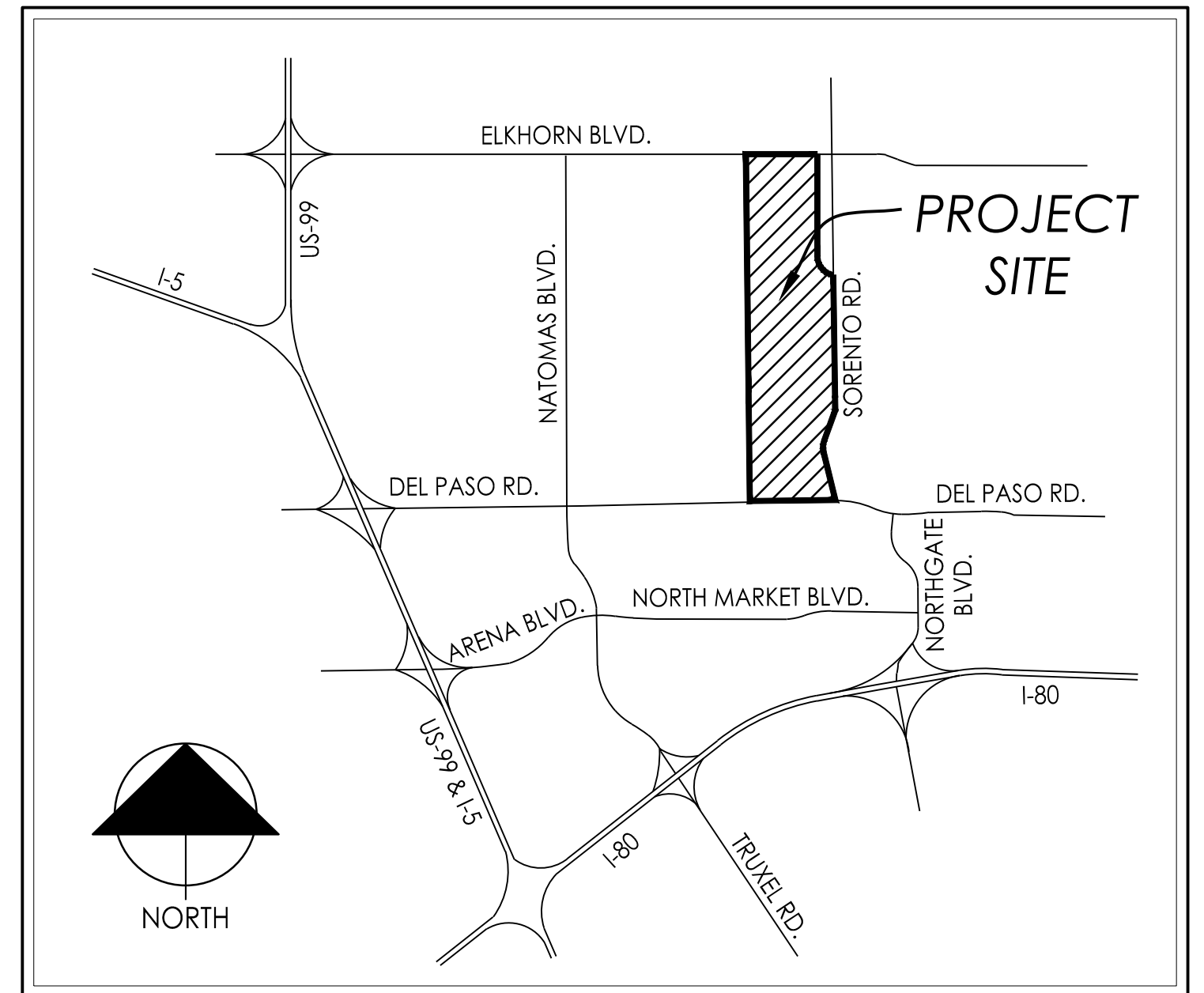
Park 1
Quimby
(PR/A-OS-PUD)
5.7 ± AC. (GR)
5.0 ± AC. (NET)

Village 1
SNLD-T
(SNLD/R-1A-PUD)
21.4 ± AC. (GR)
19.9 ± AC. (NET)

Open Space 1
Ninos Parkway
(PR/A-OS-PUD)
5.1 ± AC. (NET)

Village 2
SNLD-T
(SNLD/R-1A-PUD)
25.9 ± AC. (GR)
22.7 ± AC. (NET)

Del Paso Road



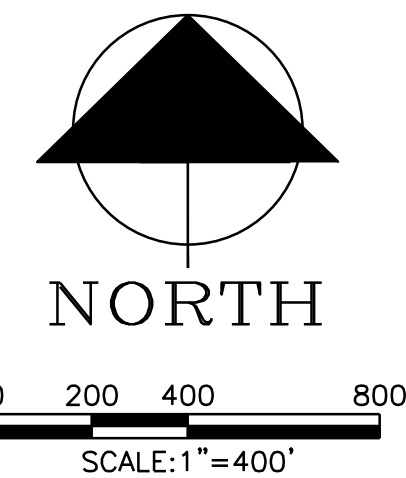
Parkland Dedication Summary Table

PANHANDLE Planned Unit Development Plan						2013 parkland dedication formula	
land use	unit type	net acres	avg. net density	dwelling units	% of total residential units	Quimby Formula	parkland dedication rqmt.
SNLD-E	SF	75.7	4.5	340	20%	0.0135	4.59
SNLD-T	SF	148.4	6.0	869	52%	0.0135	11.73
SNLD-V	SF	60.5	7.5	453	27%	0.0135	6.11
TOTAL				1,662			22.43
on-site park deficit		-6.93 acres (to be paid in in-lieu fee)					
parkland provided		23.50					
creditable parkland		15.50					
NOTE: 8 AC. OF PARKLAND SHOWN IN PL CORRIDOR SEEKS NO QUIMBY CREDIT							
park requirement		5/1000	adjust.	3.5/1000		adjusted	delta
3.5ac/1000 actual parkland		22.43	0.7	15.70 acres on-site		15.50	-0.20
1.5/1000 in-lieu fee		22.43	0.3	6.73 acres in-lieu fee		6.93	
				22.43 total rqmt.		22.43	

LAND USE SUMMARY

PUD Land Use*	General Plan	Zoning	Acres (G)	Acres (N)	Units
SNLD-E	SNLD (3-8 du/ac)	R-1-PUD	88.0±	75.7±	340±
SNLD-T	SNLD (3-8 du/ac)	R-1A-PUD	162.2±	148.4±	869±
SNLD-V	SNLD (3-8 du/ac)	R-1A-PUD	66.4±	60.5±	453±
Elementary School	SNLD (3-8 du/ac)	R-1A-PUD	11.7±	10.0±	
High School / Middle School	SNLD (3-8 du/ac)	R-1A-PUD	65.5±	60.4±	
Park - Quimby	PR	A-OS-PUD	18.0±	15.5±	
Park - Ninos Parkway	PR	A-OS-PUD	8.9±	8.0±	
Open Space - Ninos Parkway	PR	A-OS-PUD	27.1±	24.6±	
Detention Basin - Open Space	PR	A-OS-PUD	13.6±	13.4±	
Planned Development (Krumenacher Property)	PD	A	123.0±	119.0±	
Major Roads (Del Paso Rd & Elkhorn Blvd)	varies	varies	5.0±	5.0±	
Collector and Residential Streets	varies	varies	0.0±	48.9±	
TOTALS			589.4±	589.4±	1,662± DU

*SNLD = Suburban Neighborhood Low Density
 -E = Estate (4.5 du/ac average net density)
 -T = Traditional (6.0 du/ac average net density)
 -V = Village (7.5 du/ac average net density)
 = Pedestrian Connection Only



PUD SCHEMATIC PLAN

PANHANDLE

City of Sacramento

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

June 01, 2018

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