

THE PANHANDLE

planned unit development guidelines



DRAFT 7: June 1, 2017

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SECTION I PLAN OVERVIEW

1.1 Plan Area Context

The PANHANDLE is located entirely within the City's Sphere of Influence (SOI) and within the North Natomas Community planning area. The PANHANDLE is located adjacent to City lands on the west and east and adjacent to County lands on the north and south and is bounded by Elkhorn Boulevard on the north, Sorento Road and East Levee Road on the east, Del Paso Road on the south, and Lone Tree Road on the west.

The PANHANDLE Planned Unit Development (PUD) Project acreage (the area subject of these Design Guidelines) encompasses approximately 466.4 acres.

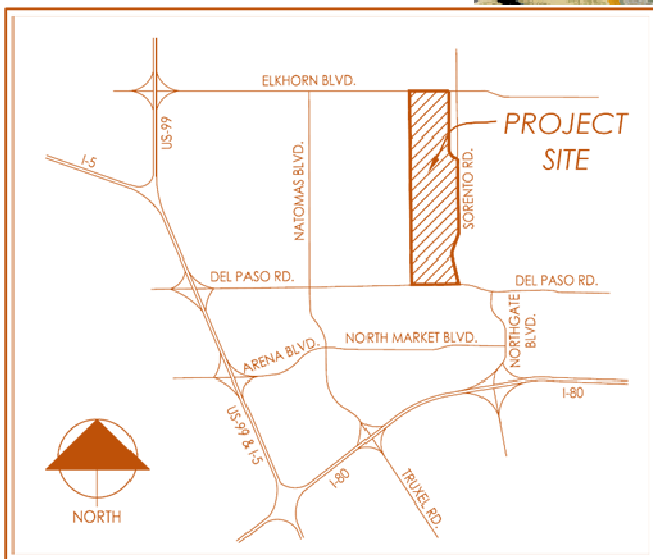
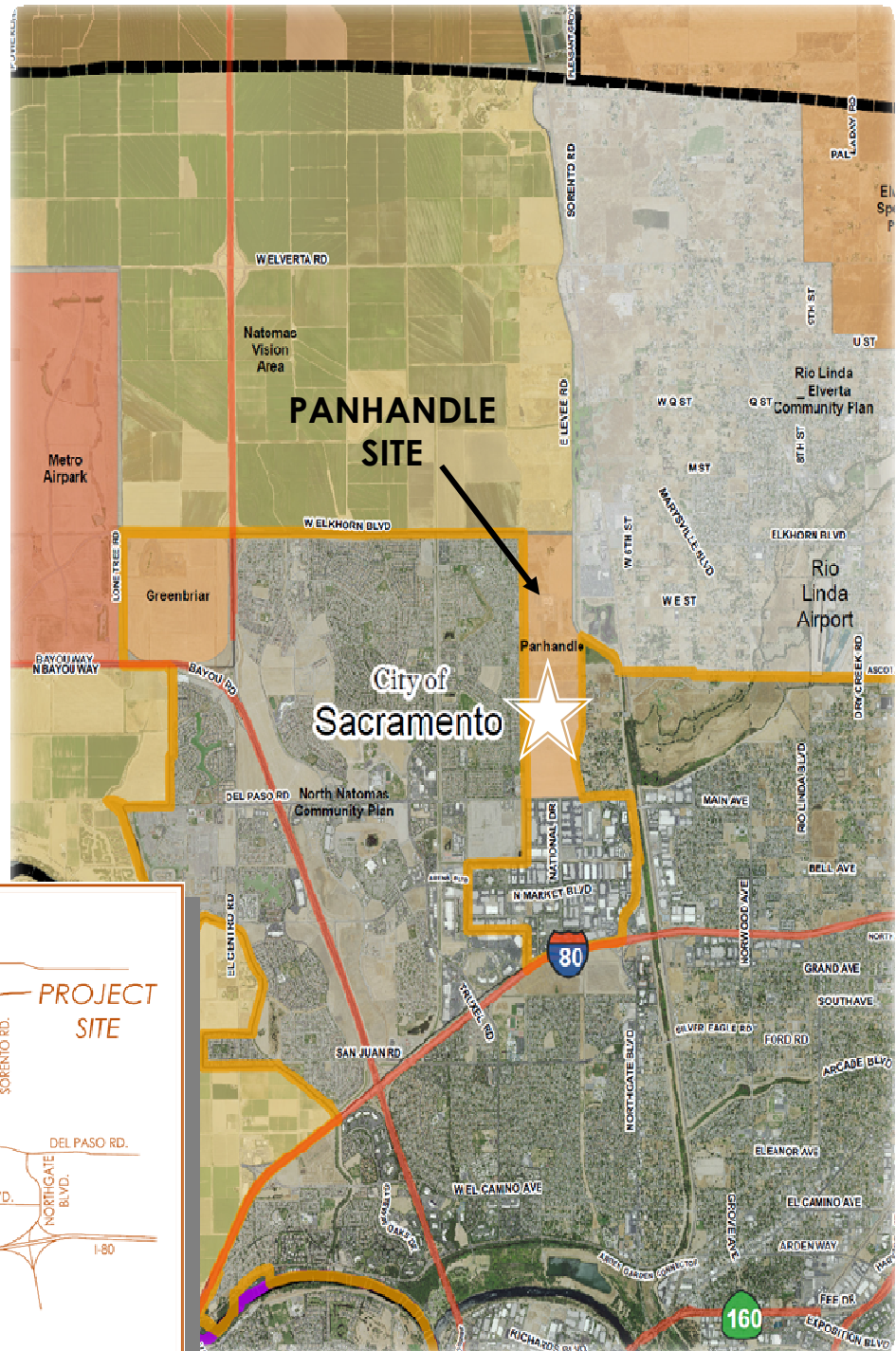


EXHIBIT I: PLAN AREA CONTEXT MAP

THE PANHANDLE PUD

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The area to the west of the Project site is comprised of suburban residential development and the area east of the Project site is comprised of suburban & rural residential lands and agricultural lands. General Plan land use designations west of the Project site are typical for suburban development and include Suburban Neighborhood Low Density (SNLD), Suburban Neighborhood Medium Density (SNMD), and Public uses (PUB, for a charter school site). General Plan designations east of the Project site include SNLD and Rural Residential (RR).

High-voltage power lines traverse the eastern part of the property, in a north-south direction. Two sets of steel lattice towers supporting 230 kV lines (east tower) and 115kV lines (west tower) are owned by the Western Area Power Administration (WAPA) and are located within a 250-foot wide powerline easement. Radio towers are mounted on top of the steel towers that support the electric lines. There are a few clusters of mature trees scattered within the Project area. Habitat conditions include annual grasslands, pasture and wetland resources. Primary access is available from Del Paso Road, Elkhorn Boulevard and Sorento Road.

EXHIBIT 2: AERIAL SITE PHOTO



1.2 Goals and Objectives

The PANHANDLE PUD strives to achieve **three primary goals**. Each of these goals will be pursued using specific PUD design objectives which are listed below.

Additionally, site-specific design objectives relative to the interface of the PANHANDLE PUD to the existing built suburban communities of the North Natomas Community Plan and the Valley View Acres rural-residential community are provided in Sections 2.5 of these PUD Guidelines.

PANHANDLE PUD GOAL 1:

Implement the Vision of the General Plan and North Natomas Community Plan (NNCP).

- **Connect the existing NNCP areas to the east and west** of the Plan Area.
- **Respect and complement the adjacent built environment** of the NNCP.
- **Extend logical street connections** through the Plan Area.
- **Provide pedestrian/bicyclist connections to existing trails** and bikeways in the NNCP area.
- **Provide a variety of housing opportunities** that will complement the existing NNCP Community.
- **Provide a trail system in the existing WAPA powerline corridor** that will unify the PUD and maximize the usage of otherwise unutilized lands.

PANHANDLE PUD GOAL 2:

Respect the Valley View Acres (VVA) community rural residential lifestyle.

- **Provide large suburban homesites adjacent to Sorento Road** to transition from the existing suburban densities west of the Plan Area to the existing rural densities to the east of the Plan Area.
- **Provide thoughtful road connections to Sorento Road** to minimize “cut-through” traffic in the VVA neighborhood and to minimize speeding on Sorento Road.

PANHANDLE PUD GOAL 3:

Provide “move-up” housing opportunities with complimenting public spaces.

- **Provide diversity and “move-up” housing opportunities** which incorporate high-quality design materials that will retain property values over time.
- **Utilize a consistent set of design standards** and details to develop a sense of place for the Plan Area.
- **Co-locate an elementary school and neighborhood park** to serve the needs of the residents and the larger community.
- **Provide a large central community park along the powerline corridor** to maximize the development potential of the lands under the powerline corridor for both park and trail usage.
- **Unify the PUD through the design and location of a convenient and functional trail system** that well-utilizes the lands in the powerline corridor.
- **Provide a highly visible & accessible small-scale commercial center** to serve the needs of the residents.

The PANHANDLE PUD will achieve these three primary goals through implementing the following **PUD design objectives**.

- **Optimize the land use potential of an infill location** in the City by providing a mix of residential, commercial, park, open space, and school uses.
- **Create a community with a park system** which incorporates park facilities with local and regional-connecting open space amenities that are accessible to residents and the public.
- **Provide a safe and efficient circulation system** that interconnects uses, promotes pedestrian circulation, and minimizes impacts to the surrounding area.
- Create a community that makes efficient use of land while offering **residential housing densities that transition** from suburban densities of the existing North Natomas Community to the west to the existing large-lot and rural densities to the east.

1.3 PUD Guidelines Organization

The purpose of these PUD Guidelines is to guide future development within the PANHANDLE PUD area. The PUD Guidelines are organized into three (3) Sections as follows.

SECTION 1: PLAN OVERVIEW

This section of the PUD Guidelines provides the local context for the proposed Project, and the PUD Principles and Objectives for the Plan Area. This section also includes the PANHANDLE Illustrative Land Use Plan which illustrates the form and land uses of the Plan.

SECTION 2: RESIDENTIAL LAND USE

This section discusses the single-family residential housing in the Plan including specific design regulations for the SNLD-E, SNLD-T and SNLD-C areas.

SECTION 3: COMMERCIAL LAND USE

This section discusses the design and function of commercial land use.

Implementing the PUD requires carefully-crafted development standards and design guidelines to allow for flexible residential development, unique street scenes and unified design among the varied and diverse housing types. These PUD Guidelines are not intended to be an all-inclusive prescriptive listing of the types of development that are permitted in the Plan Area, but rather are intended to guide the future high-quality development of the PANHANDLE residential, commercial, elementary school, parks and open space areas. These Guidelines recognize that other high-quality design/development options may be identified in the future and these options will be considered Administratively and evaluated as to whether they meet the spirit and intent of these PUD Guidelines.

The guidelines for the PANHANDLE PUD establish the development framework and design guidance for the land use, community design, architecture, open space, and other components of the PUD. The guidelines supplement and, where noted, replace existing City zoning and development standards. The guidelines will apply to all future development applications within the Project area and would be reviewed to determine consistency with the vision and regulations of this document and other regulatory documents.

1.4 PUD Guidelines Amendment Process

The procedures for development under, as well as amendments to, the PUD Guidelines are as set forth in the City of Sacramento Code.

THE PANHANDLE PUD

PLANNED UNIT DEVELOPMENT Guidelines

1.5 PUD Schematic Plan

The PANHANDLE Planned Unit Development (PUD) Schematic Plan is consistent with the City's General Plan; this PUD is established in accordance with the City of Sacramento Code.

The PUD Schematic Plan is comprised of predominantly single-family residential development to be implemented through provision of various single-family lot sizes and product types

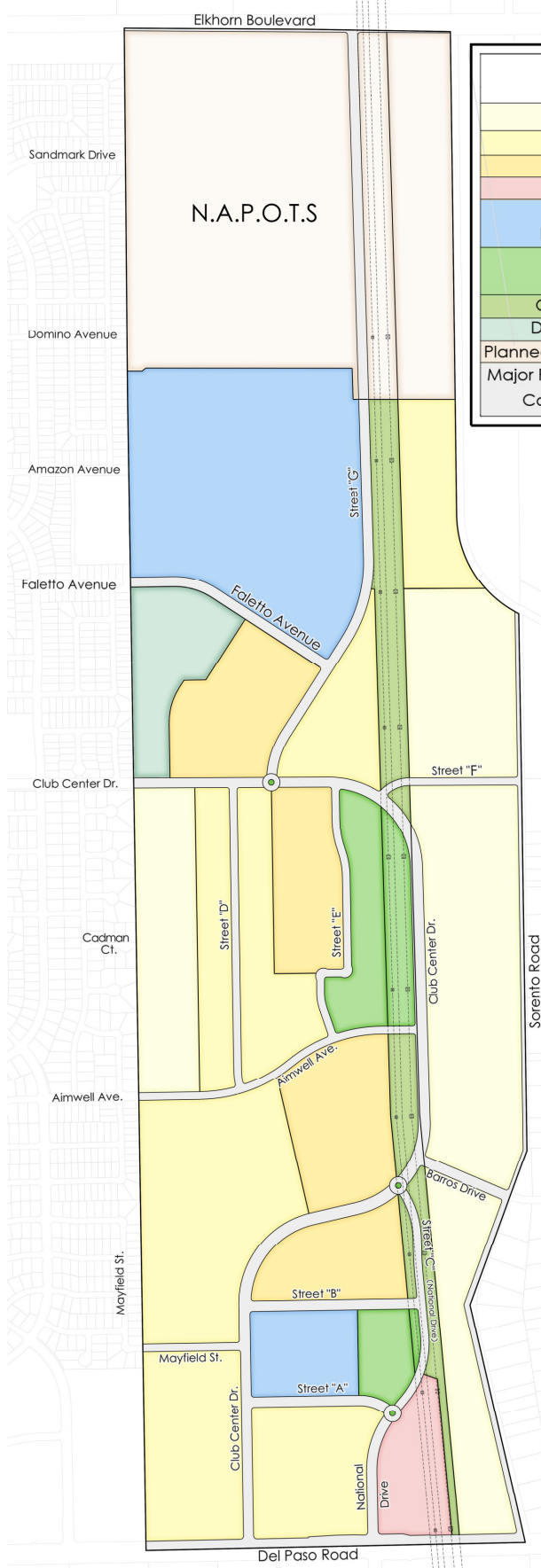
to accommodate various income levels and lifestyle options within the plan area. (GP designation Suburban Neighborhood Low Density SNLD; Zoning designation R-1 and R-1A). The PUD further defines the development intentions by establishing specific land use designations in the Plan that allow specific residential density ranges and lot sizes (SNLD-E "Estate Lots", SNLD-T "Traditional Lots", and SNLD-C "Compact Lots"). The school sites in the Project are also GP designation SNLD and Zoning designation R-1A. The PUD also provides a commercial site (GP designation Suburban Center SC, Zoning designation C-1), and park sites, detention basin and open space (GP designation Parks & Recreation PR and Zone designation A-OS).

EXHIBIT 3: PUD LAND USE SUMMARY TABLE

LAND USE SUMMARY				
PUD Land Use*	General Plan	Zoning	Acres (G)	Acres (N)
SNLD-E	SNLD (3-8 du/ac)	R-1	111.4±	100.7±
SNLD-T	SNLD (3-8 du/ac)	R1-A	133.2±	121.8±
SNLD-C	SNLD (3-8 du/ac)	R1-A	65.2±	59.3±
Suburban Center	SC	C-1	10.7±	9.7±
Elementary School	SNLD (3-8 du/ac)	R1-A	11.7±	10.0±
High School / Middle School	SNLD (3-8 du/ac)	R1-A	65.5±	60.4±
Park - Quimby	PR	A-OS	18.0±	15.6±
Park - Ninos Parkway	PR	A-OS	7.7±	6.5±
Open Space - Ninos Parkway	PR	A-OS	24.5±	21.0±
Detention Basin - Open Space	PR	A-OS	13.6±	13.4±
Planned Development (Krumenacher Property)	PD	A	123.0±	119.0±
Major Roads (Del Paso Rd & Elkhorn Blvd)	varies	varies	4.9±	4.9±
Collector and Residential Streets	varies	varies	0.0±	47.1±
TOTALS			589.4±	589.4±

The PUD Schematic Plan and Design Guidelines are intended to guide future development and promote flexibility to quickly respond to changing market demand. The PUD Schematic Plan may be modified over time and is included herein for reference only; please see the PANHANDLE PUD Schematic Plan (Map) for detailed information.

EXHIBIT 4: PUD SCHEMATIC PLAN



1.6 Illustrative Land Use & Bikeways Exhibit

The PANHANDLE Illustrative Land Use & Bikeways Exhibit is conceptual only provided solely to graphically illustrate the various land use components and amenities of the Plan. Actual locations and alignments of roadways, trail corridors, etc. will be determined with future Small Lot Tentative Map(s) and/or Improvement Plan(s).

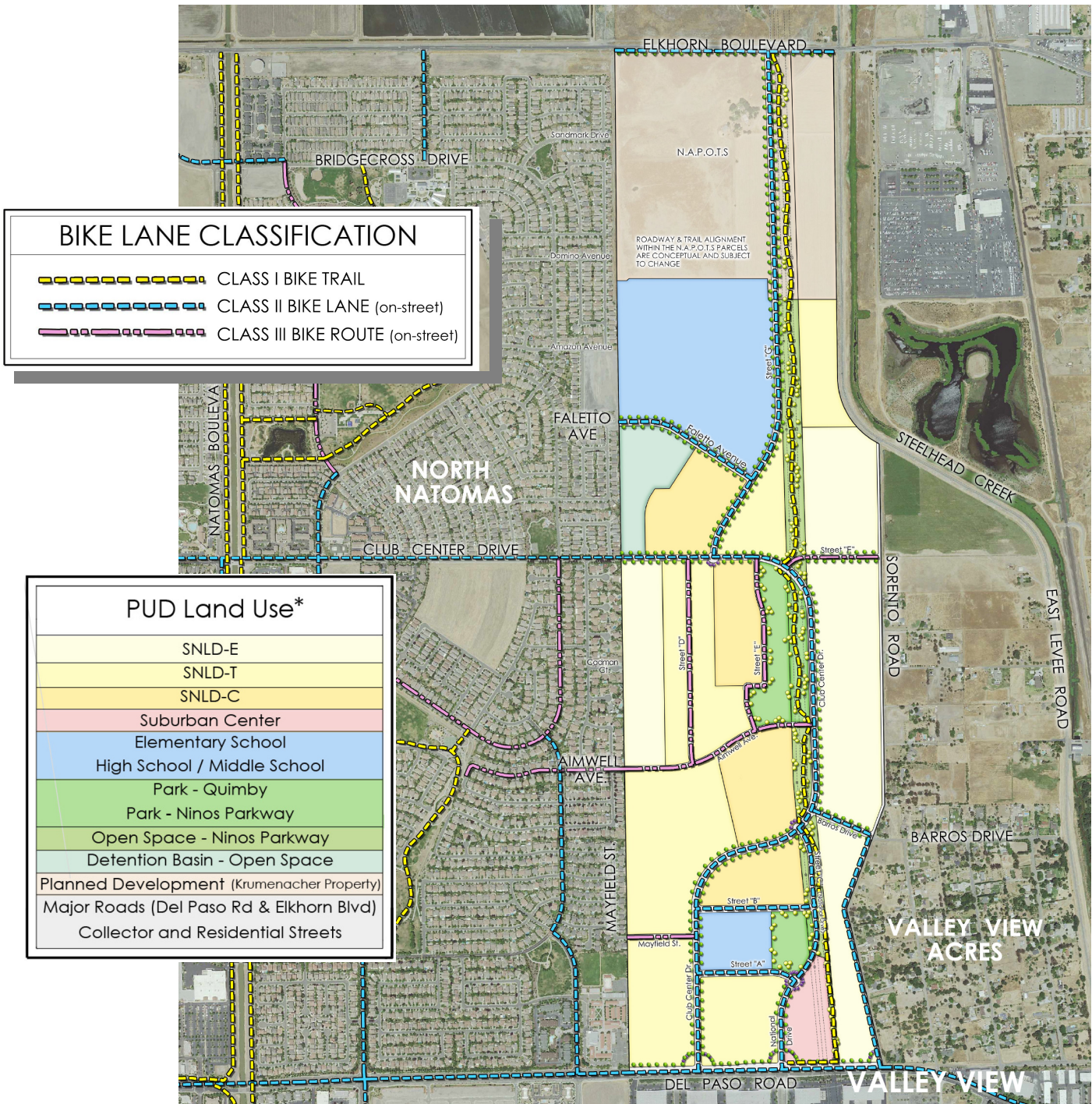


EXHIBIT 5: ILLUSTRATIVE LAND USE AND BIKEWAYS EXHIBIT

SECTION 2 RESIDENTIAL LAND USE

2.1 Suburban Neighborhood Low Density (SNLD)

Residential areas in the PUD are all designated with the GP designation SNLD which allows a development density of 3-8du/acre, as shown in the City of Sacramento General Plan. The PANHANDLE PUD further defines and differentiates the residential land use by creating three (3) PUD sub-designations of SNLD land use as shown below.

Zoning-General Plan-PUD Compatibility Table		
Zoning Designation	General Plan Designation	Panhandle PUD Designation
R-1	SNLD	SNLD-E
R-1A	SNLD	SNLD-T
R-1A	SNLD	SNLD-C

- “SNLD-E” Estate Lots
- “SNLD-T” Traditional Lots
- “SNLD-C” Compact Lots

EXHIBIT 6: ZONING, GENERAL PLAN AND PUD DESIGNATION COMPATIBILITY

2.2 Development Standards

Residential densities will vary throughout the PANHANDLE but will be categorized consistent with the City of Sacramento Code.

Panhandle PUD Residential Development Standards				
KEY	CATEGORY	SNLD-E	SNLD-T	SNLD-C
A	lot size range	6,000-14,500sf.	4,500-7,500sf	3,000-6,000sf.
B	lot width range-interior	55'-90'	45'-75'	35'-60'
C	lot width range-corner	65'-100'	55'-85'	45'-70'
D	lot depth range	100'-160'	90'-125'	75'-105'
E	front setback (min.)	12.5'	12.5'	12.5'
F	front garage setback (min.)	20'	20'	20'
G	interior sideyard setback (min.)	5'	5'	5' or 0'/10' alley-load
H	street sideyard setback (min.)	12.5'	12.5'	12.5'
J	rear setback (min.)	20'	15'	10' / 5' alley-load
K	lot building coverage (max.)	50%	50%	60%
L	building height (max.)	35'	35'	35'
Lot depth:width ratio shall not exceed 3:1, except on alley-loaded lots and as approved by the City of Sacramento.				
Lot size range maximum sf. above is for typical interior lots; corner lots may exceed lot size maximum.				
Development standards are measured from public street/alley right-of-way; development standards on lots adjacent to private alleys and/or easements are measured from back-of-curb or edge of easement.				

EXHIBIT 7: PANHANDLE PUD RESIDENTIAL DEVELOPMENT STANDARDS

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PLANNED UNIT DEVELOPMENT Guidelines

2.2.1 Development Regulations

Residential development shall comply with the Suburban Neighborhood Low Density (SNLD) General Plan designation and the R-1-PUD and R-1A-PUD Zoning designations as approved on the PANHANDLE PUD Schematic Plan. Where there are discrepancies between these Guidelines and the Sacramento Planning and Development Code, these Guidelines shall prevail. Where these Guidelines are silent, the Sacramento Code shall prevail.

2.2.2 Typical Development Exhibits

The Typical Development Exhibits illustrated herein outline the typical lot and setback requirements needed for the single-family product categories listed above. The exhibits illustrate and list detailed information to accommodate the product range envisioned for the PUD area including typical front-loaded residential homesites and alley-loaded (rear-loaded) residential homes.

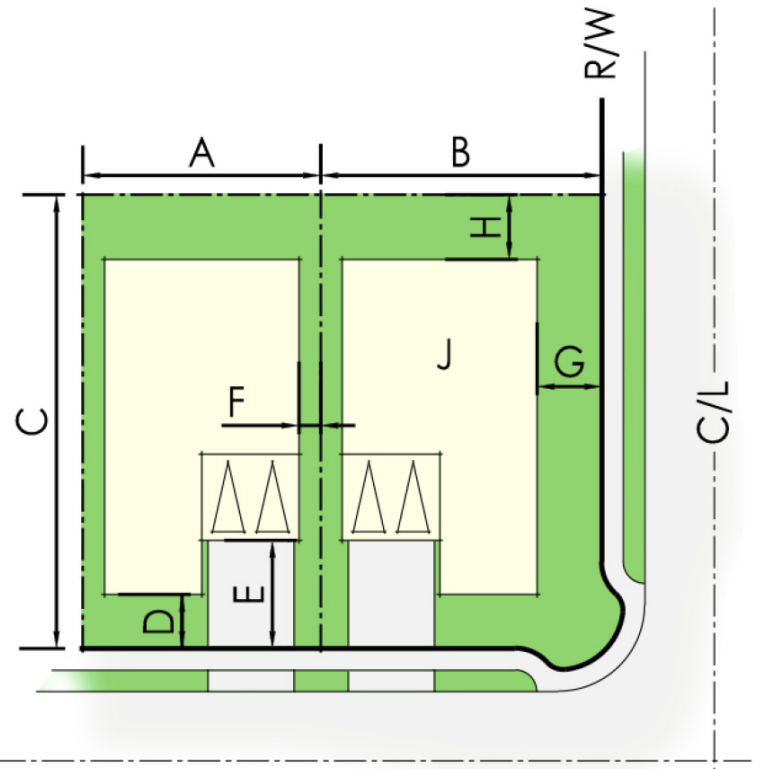
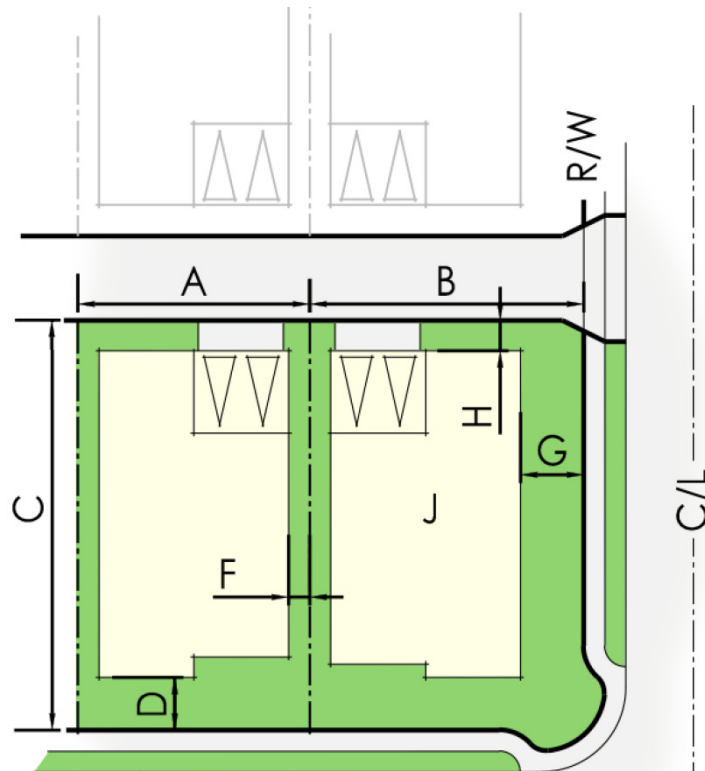


EXHIBIT 8:
TYPICAL DEVELOPMENT EXHIBIT-
FRONT-LOADED



2.2.3 Permitted Uses

Land uses in the PANHANDLE PUD shall comply with the City of Sacramento Planning and Development Code. Please see City of Sacramento Code for a full listing of Permitted Uses.

2.2.4 Signage

Signage in the PANHANDLE PUD shall comply with the City of Sacramento Code.

EXHIBIT 9:
TYPICAL DEVELOPMENT EXHIBIT-
ALLEY LOADED

2.3 Design Guidelines

2.3.1 Residential Prototypes

A variety of residential prototypes are anticipated in the PANHANDLE Plan Area. The residential homesites are intended to be predominantly traditional front-loaded however alley- or lane-loaded homes are permitted. "T" Court and "I" Court homes are not permitted.

The prototypes contained herein are representative of residential concepts envisioned for PANHANDLE; these concepts are not intended to be the exclusive actual product types utilized within

the PUD and are not intended to portray precise locations and/or sizes of entry porches, garages, living areas, yard areas, etc. The residential concepts provided herein are intended as ideas and sources of inspiration for creative residential product design to be ultimately reviewed and approved by the City of Sacramento.

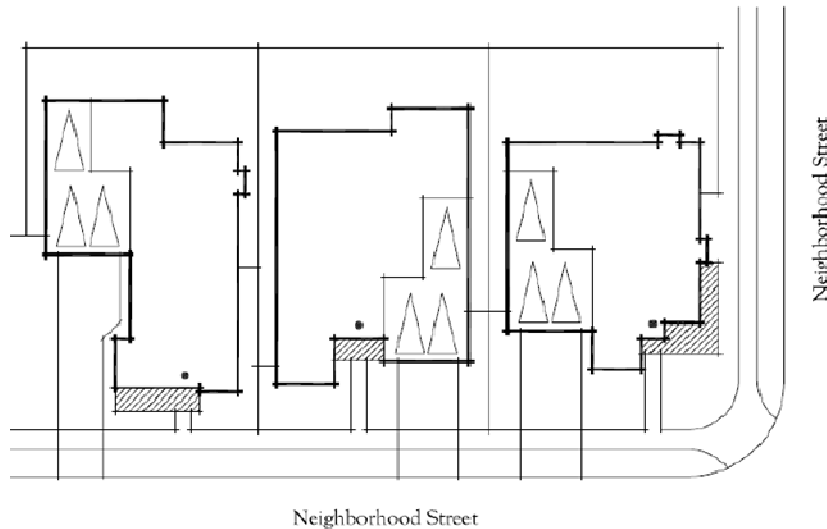


EXHIBIT 10:
LARGE LOT HOMES



EXHIBIT 11:
TRADITIONAL HOMES

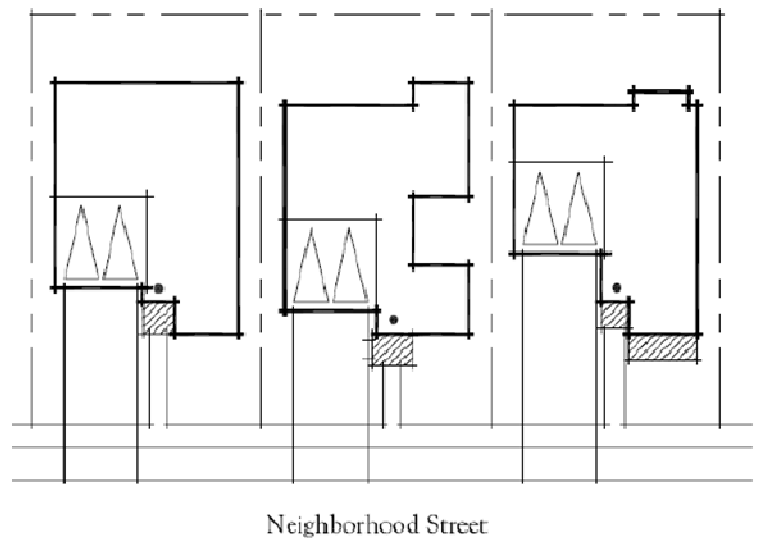
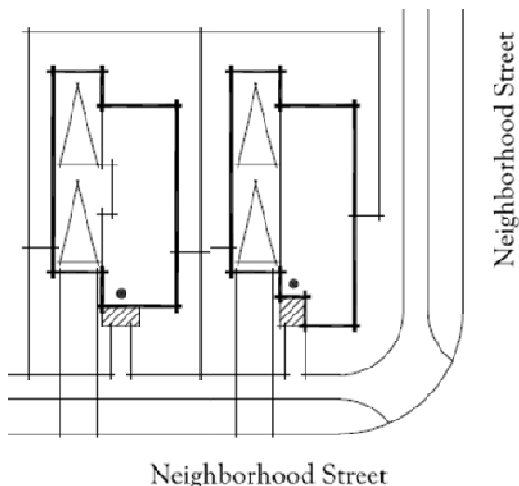


EXHIBIT 12:
TANDEM GARAGE HOMES

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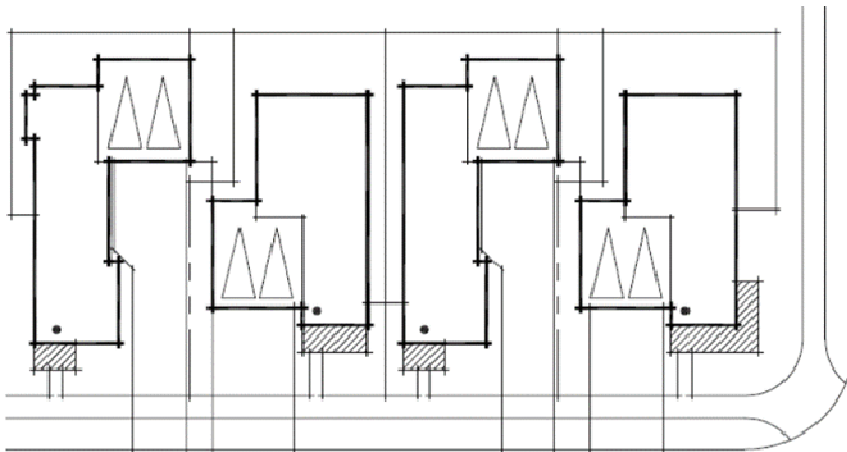
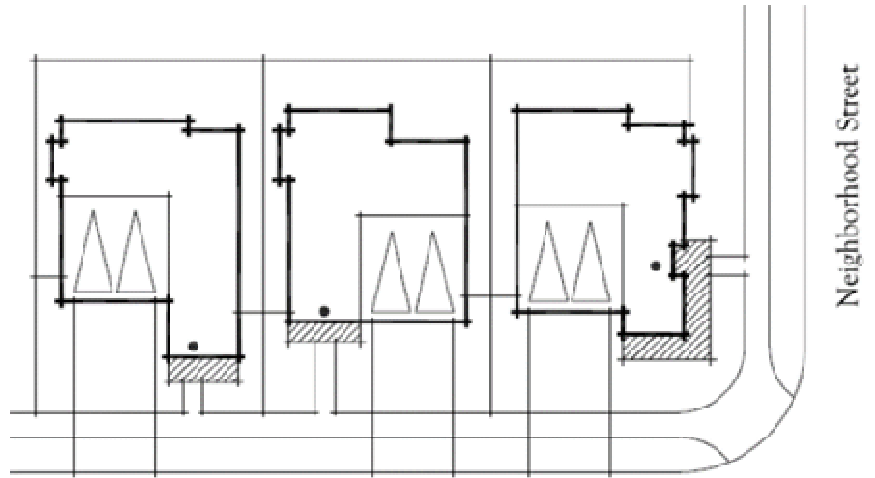


EXHIBIT 13:
"Z" LOT HOMES

Neighborhood Street

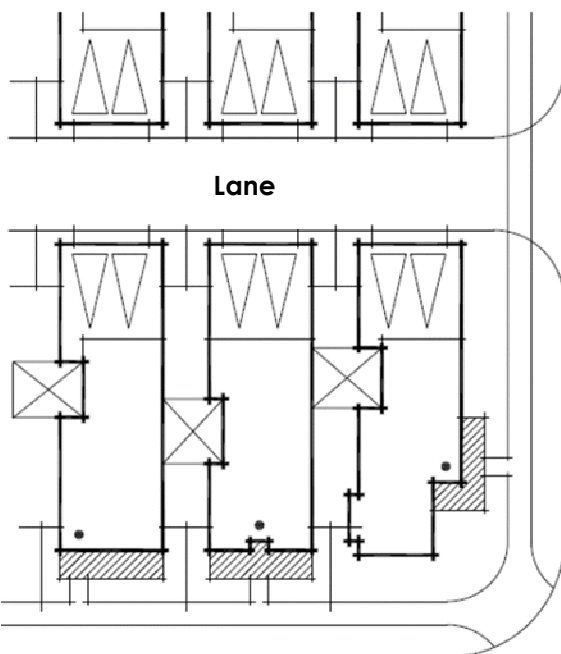
● FRONT ENTRY

EXHIBIT 14:
COMPACT HOMES



Neighborhood Street

Neighborhood Street



Lane

Neighborhood Street

EXHIBIT 15:
LANE-LOADED HOMES

2.3.2 Architectural Styles

The City of Sacramento embodies a variety of architectural styles that are appropriate for application to the PANHANDLE community. The listing below contains a menu of architectural styles that may be utilized for the Plan Area. It should be noted that this listing is representative of concepts envisioned for PANHANDLE. This listing is not intended to be the exclusive product types, but are instead provided as guidelines and sources of inspiration.

- American Farmhouse
- Urban Farmhouse
- California Bungalow
- California Cottage
- European Cottage
- American Colonial
- Spanish Colonial
- Craftsmen
- Prairie
- Modern Prairie
- Mid-Century Modern
- English Revival
- English Tudor
- English Country
- French Country
- Italian
- Monterey
- Mediterranean

2.3.3 Architectural Guidelines

1. Building Siting and Orientation

- Front entries, windows, porches and living areas should be placed close to the street so that active, articulated architecture visually dominates the streetscene.
- Variable building and garage setbacks are encouraged along the streets to create visual diversity and interest in streetscenes.

2. Building Form and Massing

- Building form and massing should be consistent with the architectural of the building.
- Single-story elements may be incorporated into two-story buildings to create a more pleasant streetscene, especially on corner lots.
- Encourage variation in building massing to provide variety to streetscene.
- Porches, terraces, balconies and decks should be integrated into the architecture of the building and be consistent with the selected style.

3. Authentic Architecture

- Building massing, forms, materials, colors, details, and roof design should reflect the building's architectural style, and be as authentic as feasible to avoid "stage-front" architecture.
- Develop floor plans and massing solutions that will be authentic to the architectural style.

4. Elevation Style Requirements

- A minimum of three floor plans shall be provided for each builder product line. A minimum of three elevation styles shall be provided per floor plan.
- Thoughtful and balanced plotting of elevation styles and material/color palettes is required. No identical plans and elevations are permitted side-by-side, or directly across the street, except for reverse building footprints of identical plans, provided that each has a different elevation and material/color palette.

5. Building Façades, Features and Details

- Incorporate appropriate architectural design features and details, such as railing, trim, headers and sills, shutters, awnings, etc., that are consistent with the architectural style of the building.
- Doors and windows should be in proportion to the overall building massing and consistent with the architectural style of the building
- Enhanced architectural treatments should be provided on building elevations that are visible from the streets, trails/pathways, parks and open space.
- Buildings on corner lots should be designed for two-sided corner exposure with enhanced architectural elements.
- The front building façade treatment should wrap partially around onto the side of the house to an appropriate break point. However, some elements (such as trim) should continue onto the sides of the buildings.

6. Building Materials and Colors

- Building materials and colors should match the overall neighborhood design theme palette, and be consistent with the building's architectural style.
- The material palettes should provide a harmonious variety in color and texture.
- Building materials should be high quality, durable and low maintenance.
- The use of natural materials such as brick, stone, tile, and wood-like siding/shingle may be utilized where appropriate. These materials may be used for architectural accent and/or they may be used as the primary architectural materials.
- Smooth finishes and/or other light finish texture should be used on exterior stucco, where appropriate for the architectural style.
- Primary building colors should be neutral and muted in hue. Brighter and more saturated colors should be used as accent colors only or as part of a balanced, carefully executed color scheme.

7. Roof Design

- Variety in roof forms is encouraged along streets, trails/pathways and open space areas to promote visual diversity.
- Roof pitch and elevation styles should be consistent with the architectural style of the building.
- Use roof materials that are appropriate to the architectural style of the building. Appropriate materials include barrel/mission/"S" tile, flat/shake concrete tile, architectural grade asphalt composition shingles, or others as appropriate to the style.

8. Garage Placement and Design

- A variety of garage placement options are permitted, including, but not limited to, front loaded garages, side-on garages, split garages, tandem garages, and rear garages. The developer/builder will select the most appropriate garage placement for the style and type of building(s) being proposed.
- Overhangs, trellises, arbors and other architectural elements are permitted to visually soften the front-facing garage doors. Decorative garage door treatments, styles, trims and colors that reflect the architectural style of the building elevation are encouraged.
- Garage door patterns are encouraged to vary from elevation type to elevation type.

9. Functional Elements

- Gutters and downspouts shall be integrated into the design of the building. If exposed, the colors of gutters and downspouts should match or complement the surface to which they are attached or the accent colors of the building.
- All exterior components of plumbing, heating and cooling systems, and ventilating systems located near or at ground level must be screened from public view by walls and fences, berms, landscaping, or a combination thereof.
- Exterior lighting fixtures should be consistent the architectural style of the building. Lighting shall be designed for night-time mobility and safety, and not be used in excess of its purpose.

10. Sustainable Building Design

- Use energy efficient lighting, cooling systems, and windows to promote natural ventilation.
- Promote the use of natural ventilation through building orientation, window placement, architectural shade elements and landscape design.
- Encourage the installation of Energy Star appliances and low-flow water fixtures.
- Properly install drywall, insulation, and sealing to maintain the optimal temperature inside the home.
- Use renewable and recyclable building materials wherever feasible.
- Implement an on-site construction waste recycling program to the extent feasible.

11. Usable Open Space

- Design and orientation of usable open space should take advantage of available sunlight and be sheltered from the wind, noise and traffic on adjacent streets wherever possible.

2.4 Westerly Project Interface – Existing North Natomas Community Plan

Development within the PANHANDLE PUD will respect and complement the existing North Natomas Community Plan (NNCP) suburban residential lifestyle.

NNCP OBJECTIVE 1:

The PANHANDLE PUD intends to diminish traffic 'cut-through' of the NNCP neighborhood.

Consistent with General Plan Policy, planned NNCP road connections along the Projects' western boundary will connect to the PANHANDLE internal residential street systems as planned in the approved and/or built subdivisions along the Project's boundary. Exceptions occur where these roadway connections are either not feasible (as in extending Amazon Avenue, which connects to the backside of the East Natomas Education Complex {ENEC}) and/or where extension of roadways would cause hardship and/or a change in lifestyle (as in Cadman Court which is a cul-de-sac). These two areas will remain open conduits to the public in the form of pedestrian/bike connections only; no through automobile traffic will be accommodated at these locations.

NNCP OBJECTIVE 2:

The PANHANDLE PUD intends to minimize intrusion to the lifestyle of the existing NNCP suburban community.

Future PANHANDLE PUD subdivision development along the Projects' western boundary edge (between Club Center Drive & Mayfield Drive) is encouraged to incorporate residential lot sizes that are like, compatible with, or larger than the typical lot size found in the adjacent NNCP Subdivision area.

Actual subdivision development including lot sizes, lot orientations, street patterns, and interface of new residential uses along the built residential portion of the NNCP, will be the subject of future Small Lot Tentative Subdivision Map(s) and will be reviewed by the City for consistency with the intent of these PUD Guidelines.



EXHIBIT 16: ADJACENT DEVELOPMENT CONTEXT

2.5 Easterly Project Interface – Existing Valley View Acres

Development within the PANHANDLE PUD intends to respect and complement the Valley View Acres community (VVA) rural residential lifestyle.

VVA OBJECTIVE 1:

The PANHANDLE PUD intends to minimize road connections to Sorento Road to diminish traffic 'cut-through' of the VVA neighborhood and to minimize overall traffic on Sorento Road.

By design, there are no direct east-west street connections through the PANHANDLE Project from the existing North Natomas Community Plan area to the Valley View Acres area; if provided, direct east-west street connections could encourage non-local through traffic as an alternative to Del Paso Road and Elkhorn Boulevard, both of which provide direct east-west routes.

There are two residential street connections to Sorento Road shown on the PANHANDLE PUD Schematic Plan, which illustrates the primary street circulation within the Project area. The northerly street connection links Club Center Drive to Sorento Road and the southerly street is an extension of Barros Drive to Club Center Drive. Residential street connectivity will provide existing residents (east of the Project site) direct routes to the planned schools and parks located within the PANHANDLE PUD, will promote natural surveillance and safety in the community, and will improve Public Safety response times. Final precise locations and alignments of all streets will be the subject of future small lot tentative maps and improvement plans.

VVA OBJECTIVE 2:

The PANHANDLE PUD intends to minimize intrusion to the lifestyle of the existing VVA community.

Future PANHANDLE PUD subdivision development along the Projects' eastern boundary edge (adjacent to Rural Residential (RR) designated lands on Sorento Road) is encouraged to incorporate lot sizes that offer housing variety and are complimentary to the adjacent Valley View Acres development. Future development in this location is encouraged to provide large suburban homesites closest to Sorento Road that will interface well with the existing rural densities to the east of the Plan Area.

Sorento Road is an existing residential street and homesites may "front on" or "side-on" to Sorento Road. Adjacent to SNLD designated lands, residential homesites are encouraged to front-on to Sorento Road; garage access for these homesites would be off Sorento Road. Adjacent to RR designated lands, residential homesites are encouraged to side on to Sorento Road; garage access for these homesites may be from Sorento Road or internally from the PANHANDLE Project via short public and/or private streets or alleys (or from shared access easements). In some cases, it may be necessary for development within the Project to back-onto Sorento Road, for example, due to safety and noise concerns near the intersection of Sorento Road and Del Paso Road.

SMUD is contemplating a possible future 69kV powerline through the PANHANDLE Project that will serve both existing and planned development in the area. According to SMUD, their preferred alignment for the new powerline is within the existing WAPA corridor, however other alignment options are being evaluated by SMUD including along a location the west side of Sorento Road. The timing for installation of the proposed 69kV powerline is also being analyzed and installation may occur after the PANHANDLE Project is developed.

Actual subdivision development, including lot sizes, lot orientations, street patterns, and interface of new residential uses along Sorento Road, will be the subject of future Small Lot Tentative Subdivision Map(s) and will be reviewed by the City for consistency with the intent of these PUD Guidelines.

SECTION 3 COMMERCIAL LAND USES

3.1 Suburban Center (SC)

The commercial area in the PUD is designated with the GP designation Suburban Center (SC) which allows a commercial floor area ratio (FAR) of 0.25 - 2.0 and a residential density of 15-36du/ac as shown in the City of Sacramento General Plan.

3.2 Development Standards

Commercial development within the PANHANDLE will be consistent with the City of Sacramento's General Plan and Code.

3.2.1 Development Regulation

Commercial development shall comply with the Suburban Center (SC) General Plan designation and the C-1-PUD Zoning designation as approved on the PANHANDLE PUD Schematic Plan. Where there are discrepancies between these Guidelines and the City of Sacramento Code, these Guidelines shall prevail. Where these Guidelines are silent, the Sacramento Code shall prevail.

3.2.2 Permitted Uses

Land uses in PANHANDLE shall comply with the City of Sacramento Code; please see the Code for a full listing of Permitted Uses.

3.2.3 Signage

Signage in PANHANDLE shall comply with the City of Sacramento Code.

3.3 Design Guidelines

The overall style of the PANHANDLE'S commercial site should employ eclectic use of traditional materials and forms to create architectural flavor. Forms, proportions and materials should create visually pleasing buildings able to bridge the gap between residential housing and the more modern buildings surrounding the site. Varied materials and styles within building facades are encouraged to reflect Sacramento's architecture. Focal points and view corridors should invite visitors from one point to another within the Project and are critical to creating an inviting, human-scaled environment.

3.3.1 Architectural Elements

1. Roofs

Roofs and roof forms should be consistent with the overall architectural theme of the PANHANDLE PUD. Individual roof elements placed in key locations along buildings should convey the built-over-time concept in conjunction with building forms. Pedestrian areas should be enhanced by shed and gable roof elements extending into pedestrian areas for cover and shade. Additional elements are allowed such as fabric and metal awnings, trellises, etc. Dormer elements are also encouraged for an added layer of detail and shadow. Roof-mounted equipment should be screened from view from ground level.

2. Cornices

Cornice elements should be applied and should articulate basic building forms while providing differential between individual tenants. Cornices should provide contrast of color and material to wall areas beneath. Cornice elements should not be of such size or quantity that they become a dominant repetitive or overwhelming architectural feature.

3. Building Corners

Building corners present an opportunity to simply enhance visual anchoring of individual structures. Presenting building corners as focal points to surrounding areas within the Project is encouraged. Thoughtful treatments of building corners provide changes in scale, color and material, as well as an opportunity to introduce windows as a simple focal detail.

4. Wall Transitions

A variety of elements should be used to create wall transitions between buildings and tenant spaces and careful consideration should be given to walls adjacent to and oriented toward open spaces. Color and texture are basic elements of interest while towers and other details may be used in some cases to frame transition areas. Simple, intermediate elements that book-end an area of wall are encouraged. Whenever possible, color and simple traditional material changes are encouraged to break wall areas into visually pleasing proportions.

5. Towers

Tower elements may be considered if appropriate to the style of buildings. When situated and massed properly, towers can enhance visual interest. These elements can serve as a connection between individual buildings as focal points and transitional spaces. Towers should provide a change in scale, color and material, and use windows as well. Vertical elements should not be limited to towers. The appropriate and tasteful use of chimney elements and finials is also encouraged where appropriate.

3.3.2 Materials, Colors and Finishes

Interest and complexity in building design is encouraged. Both contemporary and traditional approaches to building form and articulation provide variety, interest and vitality.

1. Building Materials

Materials should reflect the style and overall impression of all buildings. Materials should also reflect high-quality and reinforce the overall design theme.

Encouraged Materials

- Smooth stucco finishes
- Style-appropriate rock and/or brick
- Complementary-colored canvas awnings
- Wood trellises and ironwork
- Split-face block
- Wood columns and/or beams
- Pre-cast stone trims, heads and sills
- Metal and/or tile roof elements
- Decorative gutters and/or shutters

Discouraged Materials

- Heavy “knock-down” and/or “Spanish Lace” stucco finishes
- Artificial stone veneers
- Unfinished tilt-up wall panels
- Large unbroken window walls
- Exposed precision (flat) concrete block walls
- Exposed aggregate walls

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2. Colors

Colors should be selected to offer distinction and individuality to each building and tenants in larger buildings. Bold or saturated hues are encouraged if they are not obtrusive to the adjacent residential character. Colors should bring together selected Project materials and be selected to complement other stone, concrete, wood and fabrics.

3. Windows

Shape, size and placement of windows are important elements that lend positive, yet simple character to the overall theme of the Project. Window size and proportion should be appropriate to individual building style. Window forms may vary between individual tenant spaces and buildings to subtly reflect the built-over-time concept. Windows, especially at a pedestrian level, are encouraged in overall building design. Consideration of design elements like shutters, canopies, recesses, iron and other elements should be used to enhance windows and add variety.

4. Canopies and Awnings

Canopies and awnings are classic architectural details that add an additional layer of interest to building facades. A variety of materials may be used including canvas, corrugated metal, wood trellises and shed or gable roof forms. Canopy and awning elements should also provide cover at pedestrian walkways wherever possible. These covered elements should also be placed to encourage the play of shadows against buildings.

