

Incredible Universe

Planned Unit Development Guidelines

City of Sacramento, California

PUD Established: 2/8/1994

PUD Revised: 1/22/2004 (P03-066)

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Chapter 1- Introduction

1.1 Site Description

The Project Meteor/Incredible Universe site is approximately 19 acres located at the northeasterly corner of Northgate Boulevard and Interstate 80. The Natomas East Main Drainage Canal is adjacent to the eastern edge of the property, vacant industrial land is on the north side and an office/industrial complex is located across Northgate Boulevard to the west. The site is relatively flat with good visibility from the elevated Interstate I-80 and Northgate Boulevard overcrossing. An existing SMUD substation is located adjacent to the site near the I-80 off-ramp.

1.2 Purpose

These guidelines for the Project Meteor PUD are intended to insure quality development from the 19 acre site and to promote public health, safety and convenience within the center. Any amendments to the Project Meteor PUD Development Guidelines will be effective upon approval of such amendments by the Planning Commission of the City of Sacramento and must be consistent with the North Natomas Community Plan.

1.3 Allowable Uses

Appropriate uses which shall be allowed within the Project Meteor PUD include an electronics and appliance megastore or other single user warehouse/retail use, herein referred to as the anchor. Additional uses on the retail pad site may be commercial uses which provide goods and services to the immediate area, and include, but are not limited to, banks, restaurants, offices and retail stores.

Chapter 2 – Design Guidelines

2.1 Site Design Guidelines

2.1.1 Building Locations:

The buildings have been located on the site to provide good visibility from the surrounding roadways, to provide safe and

adequate vehicular access in and out of the site, and to provide adequate truck and service access to the buildings. The anchor building is located towards the eastern boundary of the site with the front entrance facing west. The pad building is located just north of the main entry to the site and adjacent to Northgate Boulevard.

2.1.2 Setbacks:

Building setbacks shall be a minimum of 25 feet from Northgate Boulevard, 100 feet from I-80 and 50 feet from the Northgate off-ramp. The rear building setback, or levee side of the site, shall be a minimum of 19 feet. Landscape setbacks shall be a minimum of 25 feet of the Northgate, I-80 and off-ramp side of the site.

2.1.3 Parking:

Parking stall sizes, quantities and aisle widths may exceed the City standards. All parking areas shall be screened from any public street by landscaping or berming at least 3 feet high. The parking ratio required for the anchor building shall be based upon its use as 50 percent retail and 50 percent warehouse. The City of Sacramento standard for retail shopping centers is one space per 250 square feet of gross floor area. Based upon a proposed anchor of 184,204 square feet, the minimum required number of parking stalls shall be 460. The minimum parking ratio required for the pad building shall be per the City of Sacramento standards for the determined use.

2.1.4 Site Lighting:

Minimum maintained foot-candles after burn down are as follows:

Metal halide concealed source fixtures utilizing maximum 40' high poles, three foot-candles in parking areas and five-foot candles within 200 feet of building entrances and loading areas. Flood illumination is to be a minimum of ten foot-candles on all wall surfaces provided by concealed source and glare protection equipped floodlights mounted to lighting standards in combination with parking area lights.

2.1.5 Building Heights:

- A. Anchor-maximum building height shall be 35 feet. An additional 10 feet shall be permitted to accommodate a mechanical penthouse or other roof structures. A domed truss structure, flagpole and primary building signage are allowed to protrude

above the maximum building height. The domed truss shall be a maximum of 52 feet in height and the flagpole, which is mounted on the building roof, shall be a maximum of 75 feet.

B. Pad Site-maximum building height shall be 35 feet.

2.1.6 Special Flag Features

The anchor building will have two special flag features: metal flags on flagpoles located around the grand entrance and a large American flag located on the top of the building.

- A. Six metal flags on 25 foot high flagpoles shall be allowed. Flags may be of three different colors.
- B. One American flag, approximately 400 square feet in size, may be located on a metal flag pole on the top of the anchor building. Maximum height to top of flagpole is 75 feet.

2.2 Building Design Guidelines

2.2.1 Building Materials:

A cohesive mix of building materials and colors shall be encouraged. Primary material shall be pre-cast concrete and exterior insulation finish system (synthetic plaster). Primary colors shall be off-white, grape and two accent colors. The anchor building shall set the theme for the site and the pad building shall complement the anchor building.

2.2.2 Appliance Screening

Any mechanical or operational appliance or satellite dish permanently located on the roof shall be buffered from view either by creating a physical screen or by painting the appliances to match the color of the roof.

2.3 Landscape Design Guidelines

2.3.1 Landscape Components/Coverage:

The landscape includes not only the planting and irrigation elements, but also any lighting, signage, paving and site furniture. All of the above components shall be utilized to create a functional, comfortable and harmonious center.

The minimum landscape coverage for the site shall be 15 percent. Paved surfaces shall not be included in the minimum landscape coverage.

2.3.2 Planting Concepts:

The landscape plantings will be selected to respond to the scale of the buildings, provide identification of major circulation routes and provide color and accent to the center. All trees shall be a minimum of 15 gallon size. Shrubs and groundcover plantings shall be selected to be low maintenance and to provide colorful accents. Use of drought tolerant plant materials shall be required as an integral part of the plant palette to conserve water resources.

2.3.3 Site Entries:

The main entry drive will be defined by rows of accent trees (see General Tree List). Accent paving may be used to further enhance these entry areas.

2.3.4 Parking Lot:

The parking lot will be designed to meet the City standards for tree shading. All tree plantings in the site shall meet or exceed the 50 percent shade requirement in 15 years. Solar panels or other shade structures may also be applied to meet this requirement. The tree species selected for parking lot use will be large canopy-type trees that provide the maximum shade area (see General Tree List).

2.3.5 General Tree List:

The following list is intended to be a general guide for tree selection for the site. The list groups specific species into use categories. Some tree species may be used in different use categories. Selection is not limited to this list which is intended as a general guide.

Use & Species	Mature Height	Mature Width	Native	Drought Resistant
<u>PRIMARY STREET TREE</u>				
Cedrus deodara/Deodar Cedar	80'	35'		X
Quercus coccinea/Scarlet Oak	60'	35'		X
<u>ENTRY ACCENT TREES</u>				
Prunus cerasifera "Thundercloud"/Purple leaf Plum	20'	20'		
Lagerstroemia indica/Crape Myrtle	25'	20'		X
Robinia 'Idahoensis'/Idaho Locust	40'	25'		X
<u>EVERGREEN SCREEN TREE</u>				
Cedrus deodara/Deodar Cedar	80'	35'		X
Quercus agrifolia/Coast Live Oak	50'	35'	X	X
Pinus halepensis/Aleppo Pine	30'	25'		X
Sequoia sempervirens/Coast Redwood	70'	35'	X	
<u>PARKING LOT SHADE TREES</u>				
Celtis sinensis/Chinese Hackberry	40'	35'		X
Pistacia chinensis/Chinese Pistache	60'	35'		X
Platanus acerifolia "Bloodgood"/London Plane Tree	70'	35'		
Ginkgo biloba/Maidenhair Tree	30'	30'		
Quercus agrifolia/Coast Live Oak	50'	35'	X	X
<u>TREES FOR GENERAL USE</u>				
Maytenus boaria/Mayten Tree	30'	20'		
Pyrus kawakamii/Evergreen Pear	20'	20'		

2.4 Signage Design Guidelines

2.4.1 Sign Criteria and Regulations:

The following criterion outlines the comprehensive signage program which is expected for the Project Meteor PUD. The signage will be characterized by its easily readable typography and identifiable color palette. Signage is a critical element to the Project Meteor/Incredible Universe and will, together with the building architecture, set a theme for the site.

2.4.2 General Requirements:

- A. A specific sign program has been submitted for the anchor pad. The retail pad shall require a specific sign program in conjunction with the corresponding Special Permit application necessary prior to development. Any sign program shall include the number, size, material and location of all attached and detached signs for the individual building. If the specific signage program is not known, the applicant shall designate a zone on the building facade(s) on which the attached signage may be located and the location of detached signage. The Planning Commission shall approve the location(s) or zone(s) as part of the Special Permit approval.
- B. In no case shall flashing, moving or audible signs be permitted.
- C. No signs perpendicular to the face of the building shall be permitted.
- D. The location of signs shall be only as shown on the approved Special Permit site plan.
- E. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
- F. No exposed conduit, tubing, or raceways will be permitted.
- G. All conductors, transformers, and other equipment shall be concealed.
- H. All sign fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, bronze or black iron.
- I. All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4 ") from the building to permit dirt and water drainage.
- J. Lighting design shall not produce hazardous or annoying glare to motorist and building occupants, adjacent residents or the

general public. Lighting shall be oriented away from the properties adjacent to the PUD.

2.4.3 Anchor Monument Signage:

- A. One monument sign to identify the anchor building shall be allowed on the site.
- B. Maximum sign area of the monument sign shall be 75 square feet.
- C. Maximum height of the monument sign shall be nine (9) feet measured at grade immediately behind the sidewalk.
- D. Monument sign shall be located near the main entry drive to the site. The sign may be placed within the 25 foot landscape setback area, however it must be located no closer than 10 feet from the public right-of-way and no closer than 5 feet from the main driveway.

2.4.4 Anchor Pylon Signage:

- A. One pylon sign shall be allowed on the site.
- B. Maximum sign area for the pylon sign shall be 300 square feet.
- C. Maximum height for the pylon sign shall be forty (40) feet.
- D. The pylon sign shall be located adjacent to I-80. The pylon sign must be located no closer than 10 feet from the Cal-Trans right-of-way.

2.4.5 Anchor Building Signage:

- A. One primary exterior building sign of 250 square feet shall be allowed. This sign may protrude above the building a maximum of 5 feet, but shall not exceed the top of the metal truss dome.
- B. Three directional signs shall be allowed on the building, total signage area not to exceed 120 square feet.
- C. Building signage shall be surface mounted.

2.4.6. Truck Traffic Directional Signage

- A. One truck traffic directional sign shall be allowed at the North Market Boulevard access located to the north of the site.

- B. The directional sign may be a maximum of 48 square feet in size and shall include the anchor store name.
- C. The purpose of the directional sign is to alert store related truck traffic and customer traffic of the North Market access to the site.

2.4.7A Pad Monument Signage: Commercial and Non-Retail Buildings¹

- A. One monument sign shall be allowed on the pad building parcel.
- B. Maximum sign area for the monument sign shall be 48 square feet.
- C. Maximum height for the monument sign shall be five (5) feet measured from the grade immediately behind the sidewalk.
- D. Monument sign to be located on the pad building parcel and no closer than 150 feet from the anchor monument signage. The sign may be placed within the 25 feet from the public right-of-way.

2.4.7B Pad Monument Signage: Single Use Retail Buildings

- A. One monument sign shall be allowed on the pad building parcel.
- B. Maximum sign area for the monument sign shall be 48 square feet.
- C. Maximum height for the monument sign shall be eight (8) feet measured from the grade immediately behind the sidewalk.
- D. Monument sign to be located in front of particular building and will be allowed to exist within the 25 foot landscape setback area. Sign may not be placed closer than 10 feet from the public right-of-way and no closer than 5 feet from any drive way entrance/exit.

2.4.7C Pad Monument Signage: Multiple Use Retail Buildings

- A. One monument sign shall be allowed on the pad building parcel.
- B. Maximum sign area for the monument sign shall be 48 square feet.
- C. Maximum height for the monument sign shall be eight (8) feet measured from the grade immediately behind the sidewalk.
- D. Monument sign to be located in front of particular building and will be allowed to exist within the 25 foot landscape setback area. Sign may not be placed closer than 10 feet from the public right-of-way and no closer than 5 feet from any drive way entrance/exit.

¹ Sections 2.4.7 and 2.4.8 amended on 1/22/04 by Project Number P03-066.

2.4.8A Pad Building Signage: Commercial and Non-Retail Buildings

- A. Two attached sign indicating the name for each occupancy shall be allowed.
- B. Sign area shall be determined by the lineal tenant frontage of each individual occupancy as follows:
 - 1. One square foot of sign area for every two linear feet to the building's street frontage, not to exceed 60 square feet.
- C. Maximum vertical sign height shall not exceed 24 inches. Maximum letter height shall be 18 inches.
- D. The attached building sign shall be surface mounted or designed as part of an architectural feature.

2.4.8B Pad Building Signage: Single Use Retail Buildings

- A. Two attached signs indicating the name for each occupancy shall be allowed.
- B. Sign area shall be determined by the lineal tenant frontage of each individual occupancy as follows:
 - 1. One and one-half square foot of sign area for each linear foot of building frontage, not to exceed 60 square feet.
- C. Maximum vertical sign or logo height shall not exceed three feet. Maximum letter height shall also be three feet.
- D. The attached building sign shall be surface mounted or designed as part of an architectural feature.

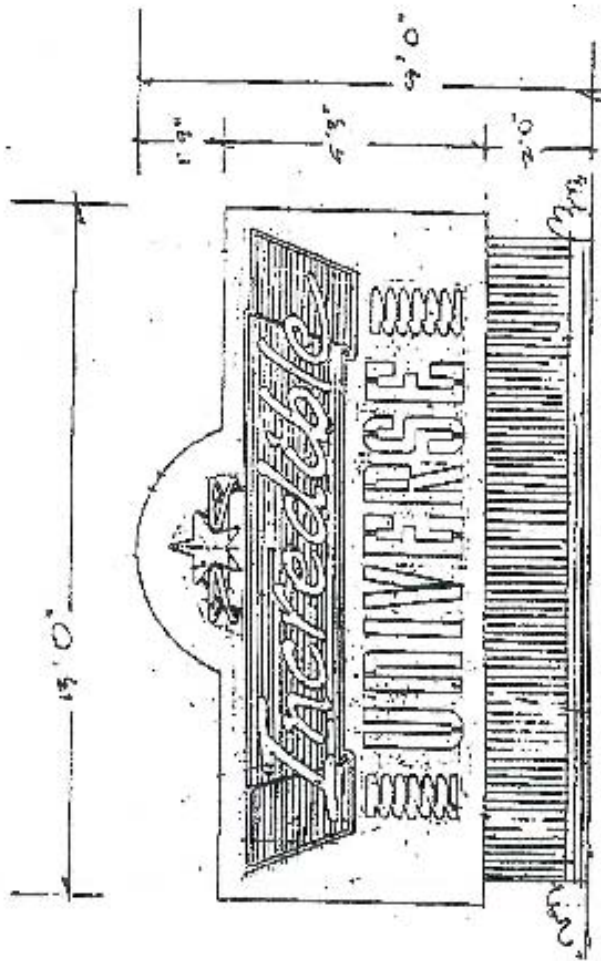
2.4.8C Pad Building Signage: Multiple Use Retail Buildings

- A. Two attached signs indicating the name for each occupancy shall be allowed.
- B. Sign area shall be determined by the lineal tenant frontage of each individual occupancy as follows:
 - 1. One and one-half square foot of sign area for each linear foot of building frontage, not to exceed 60 square feet.

- C. Maximum vertical sign or logo height shall not exceed three feet. Maximum letter height shall be twenty one inches. Width or span of signs shall not exceed 75% of individual lineal store frontage.
- D. The attached building sign shall be surface mounted or designed as part of an architectural feature.

2.4.9 Special Signing:

- A. Floor signs, such as inserts into terrazzo, special tile treatments, etc., will be permitted within the occupant's lease line or property line.
- B. Informational and directional signs relating to pedestrian and vehicular flows within the Project Meteor PUD project area shall conform to the standards of the City of Sacramento Sign Ordinance.
- C. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.
- D. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.



**ANCHOR MONUMENT
SIGNAGE**

north american signs
 5601 LATHROP • SOUTH BEND, INDIANA 46628
 TELEPHONE (317) 341-5353

CUSTOMER: INDIANA STATE UNIVERSITY

LOCATION: _____
 DATE: 6-17-77 BY: ART/PLA

DRAWING NO.: 511793

SALESMAN: YACOBIE

SCALE: 1/4" = 1'-0"

AUTHORED BY: _____
 DATE: _____

