

# Arlington Park- Creekside

## **Planned Unit Development (PUD) Guidelines**

City of Sacramento, California

PUD Established: 06/23/1991

PUD Revised: 08/23/1994

Originating Resolution Numbers# R91-586

Originating Planning Numbers# P90-259

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# Chapter 1- Purpose and Intent<sup>1</sup>

ARLINGTON PARK- CREEKSIDE is being created as a planned unit development designed for single family residential and open space uses. The single family portion of the project includes three<sup>2</sup> different densities.

It is intended that these guidelines provide the basis for development of the project in a coordinated manner, addressing issues related to diversity in housing opportunity, pedestrian access to open space areas and high standards of property maintenance.

The following general objectives shall provide the basis for project review:

- To conform to the objectives of the South Sacramento Community Plan.
- To respond to the goals and objectives of the applicable environmental documents.
- To minimize congestion due to vehicular and pedestrian circulation within the project area.
- To preserve and enhance aesthetic values throughout the project
- To provide affordable housing opportunities consistent with the public preference for home ownership.
- To promote public health, safety, comfort, convenience and general welfare.

These guidelines are intended to act as a supplement to existing City Ordinances and shall prevail when more specific than the City Ordinance. Any amendments hereto can only be made by the Planning Commission.

## Chapter 2- Permitted Uses

### 2.1 Residential Uses

Four<sup>3</sup> residential areas are proposed within the Arlington Park- Creekside project, Creekside West and Creekside East- Areas 1, 2, and 3. The attached Appendices 1

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<sup>1</sup> Wording allowing commercial development and second residential units removed from this chapter on 08/23/1994 by CC (R94-520)

<sup>2</sup> Modified from two to three on 08/23/1994 by CC (R94-520)

<sup>3</sup> Modified from three to four on 08/23/1994 by CC (R94-520)

and 2 identify the location of each area. Development of these areas shall be consistent with the following standards:

### **Creekside West and Creekside East- Areas 1 and 3<sup>4</sup>**

These portions of the PUD are primarily standard single family residential. Development standards for Creekside West and Creekside East- Areas 1 and 3 shall be as follows:

- No special permit shall be required provided the development standards are met. However, prior to the issuance of Building Permits, staff shall review the final design of the dwellings. Exterior building materials shall consist of horizontal wood siding, stucco or other masonry materials. Roof materials shall consist of tile or wood shake.
- The main wall of the dwelling, and any second stories, shall have varied setbacks with a minimum of 17.5 feet from the front property line, provided that the garage shall be setback a minimum of 20 feet from the property line.
- A covered, unenclosed porch shall be setback a minimum of 12.5 feet from the front of the property line.
- The minimum interior side property line setback shall be 5 feet. The minimum street side yard setback shall be 12.5<sup>5</sup> feet for buildings and fences.
- The minimum rear yard setback shall be 20 feet.
- The maximum lot coverage not including overhangs, flatwork and entryways shall not exceed 40 percent.
- The front yard shall be landscaped to include lawn, as well as shrubs and trees.

### **Creekside East-Area 2<sup>6</sup>**

This portion of the PUD is designed for small lot single family units, averaging 45 feet in width. Development standards for Creekside East-Area 2 shall be as follows:

- No special permit shall be required provided that the development standards are met. However, prior to the issuance of Building Permits, staff shall review the final design of the dwellings. Exterior material shall consist of horizontal wood

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<sup>4</sup> Wording modified to add Creekside East Area 3 to this section on 08/23/1994 by CC (R94-520)

<sup>5</sup> Setback modified from 10 feet to 12.5 feet on 08/23/1994 by CC (R94-520)

<sup>6</sup> Entire section modified from zero-lot-line single family homes requiring a special permit to small lot single family homes with increased setbacks and reduced lot coverage on 08/23/1994 by CC (R94-520)

siding, stucco or other masonry materials. Roof materials shall consist of tile or wood shake.

- The main wall of the dwelling, and any second stories, shall have varied setbacks with a minimum of 17.5 feet from the front property line, provided that the garage shall be setback a minimum of 20 feet from the property line.
- A covered, unenclosed porch shall be setback a minimum of 12.5 feet from the front property line.
- The minimum interior side property line setback shall be 5 feet. The minimum street side yard setback shall be 12.5 feet for buildings and fences.
- The minimum lot width shall be 45 feet measured at the front setback line, and the average lot area shall be 4,500 feet.
- The minimum rear yard setback shall be 15 feet.
- The maximum lot coverage not including overhangs, flatwork and entryways shall not exceed 40 percent.
- The front yard shall be landscaped to include lawn, as well as shrubs and trees.
- The driveway for Lot 29 shall be on the east side of the lot.

## 2.2 Commercial Uses<sup>7</sup>

### Chapter 3- Street Standards

- Street standards within the Arlington Park- Creekside project shall be consistent with the requirements of the City of Sacramento Public Works Department as evidenced in the attached Appendices 3 through 5.
- Landscaped medians may be permitted at each project entry from Franklin Boulevard and Jacinto Road, and along the entire length of the street between the Creekside East Area 1 and 2 projects, subject to the requirements of the Department of Public Works. These areas shall be granted to the City and shall be maintained by the Landscaping and Lighting District or other similar district acceptable to the City. The developer shall maintain the landscaping and irrigation for two years or until a maintenance district is formed (whichever is

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<sup>7</sup> Entire section deleted on 08/23/1994 by CC (R94-520)

less). The two year period shall begin following acceptance by the City (Issuance of a notice of completion).

- Left turn access to the Creekside West portion of the project shall be permitted on the northernmost access point to Franklin Boulevard. The location and design of the left turn pocket in the landscaped median shall be determined by the Department of Public Works at the time of preparation of improvement plans for the Creekside West portion of the project.
- Private drives within the Creekside East- Area 2 portion of the project shall be maintained by the homeowners through a maintenance agreement or other suitable agreement acceptable to the City and to be recorded against each lot within Creekside- Area 2.

## **Chapter 4- Landscaping**

- Landscaping plans for the residential portions of the project shall be included with the improvement plans for each residential subdivision, subject to the review and approval of the Departments of Public Works and Community Services.
- Landscaping plans for the commercial site shall be included with the application for a special permit for development of the commercial site.
- Excess property adjacent to the Laguna Creek Floodway shall be landscaped consistent with the existing landscaping within the Floodway. These areas shall be granted to the City and shall be maintained by the Laguna Creek Maintenance District or other similar district acceptable to the City. The developer shall maintain the landscaping and irrigation for two years or until a maintenance district is formed (whichever is less). The two year period shall begin following acceptance by the City (Issuance of a notice of completion).
- Landscaped medians within public rights-of-way shall be maintained by the City of Sacramento through annexation of the landscaped areas to a Landscape and Lighting Maintenance District, or other similar district acceptable to the City. Areas to be maintained shall be dedicated to the City. The developer shall maintain the landscaping and irrigation for two years or until a maintenance district is formed (whichever is less). The two year period shall begin following acceptance by the City (Issuance of a notice of completion).

## **Chapter 5- Issuance of Building Permits**

Except as otherwise provided in the Special Permit, no building permit shall be issued for any building or structure which requires special permit approval until the plans have been reviewed by the Planning Director and it has been determined that the plans substantially conform to the special permit.

## **Chapter 6- Building Occupant**

In accordance with Section 8 of the Zoning Ordinance, no building or structure within a Planned Unit Development shall be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the special permit have been complied with. Buildings requiring a special permit will require inspection by the Planning Director or his/her representative prior to occupancy of the structure.

## **Chapter 7- Miscellaneous<sup>8</sup>**

- An eight foot high noise barrier shall be constructed along the western property line adjacent to Franklin Boulevard. The total height of the noise barrier shall be eight feet as measured from curb height, however the height of the decorative masonry wall shall not exceed six feet (the wall shall be a minimum of five feet as measured from the grade of the building pad). The wall shall be setback 25 feet from the Franklin Boulevard right-of-way. The 25 foot setback areas shall be landscaped and irrigated with a combination of turfed undulating berms, 15 gallon trees and 1 and 5 gallon shrubs. A landscape plan shall be submitted for review and approval of the Planning Director. Approval of the wall and landscaping shall be obtained prior to approval of improvement plans and recordation of final map.

The developer shall maintain the masonry wall, landscaping, and irrigation for two years or until maintenance district is formed (whichever is less). The two year period shall begin following acceptance by the City (Issuance of a notice of completion).

- The sidewalk along Franklin Boulevard shall be designed in a meandering fashion similar to the subdivision located to the south of the subject site (County). This plan shall be incorporated in the landscape plan.

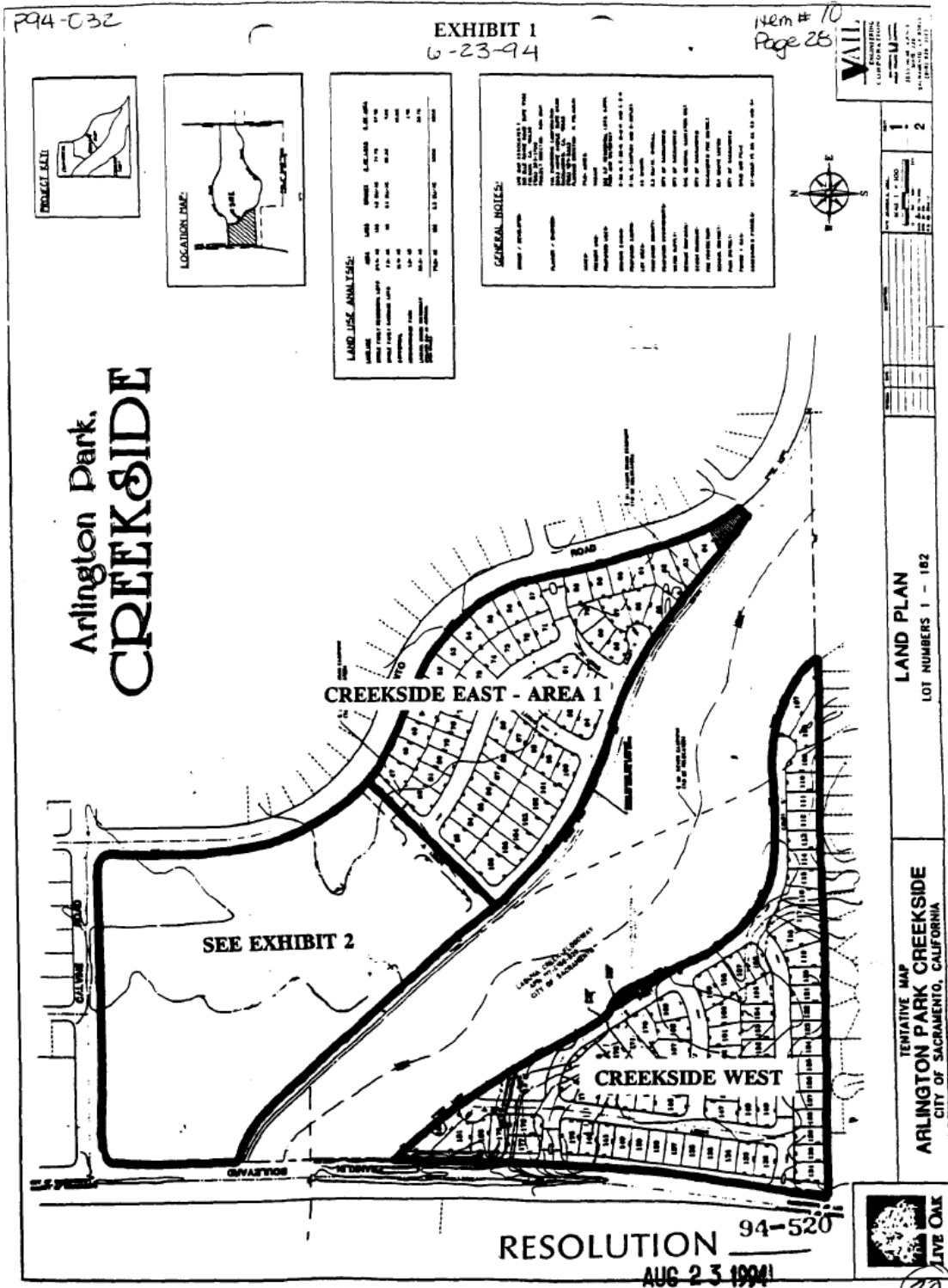
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<sup>8</sup> Requirement for a pedestrian and bicycle bridge removed on 08/23/1994 by CC (R94-520)



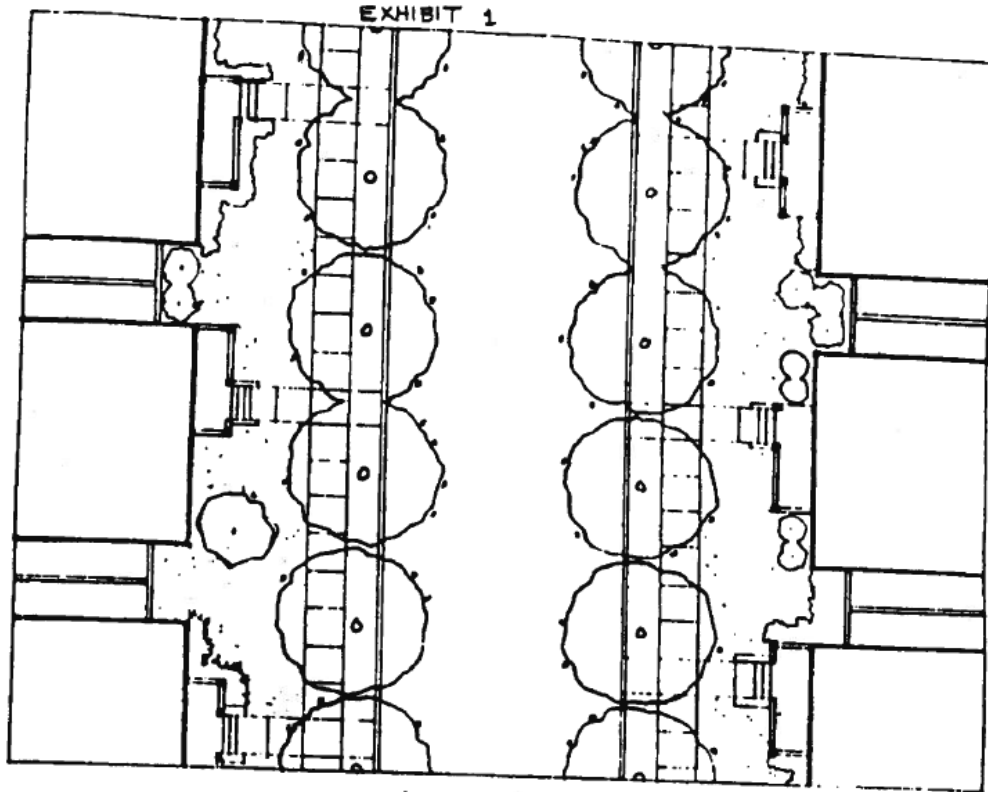
# Appendix

## AP.1 Land Plan for Creekside East- Area 1

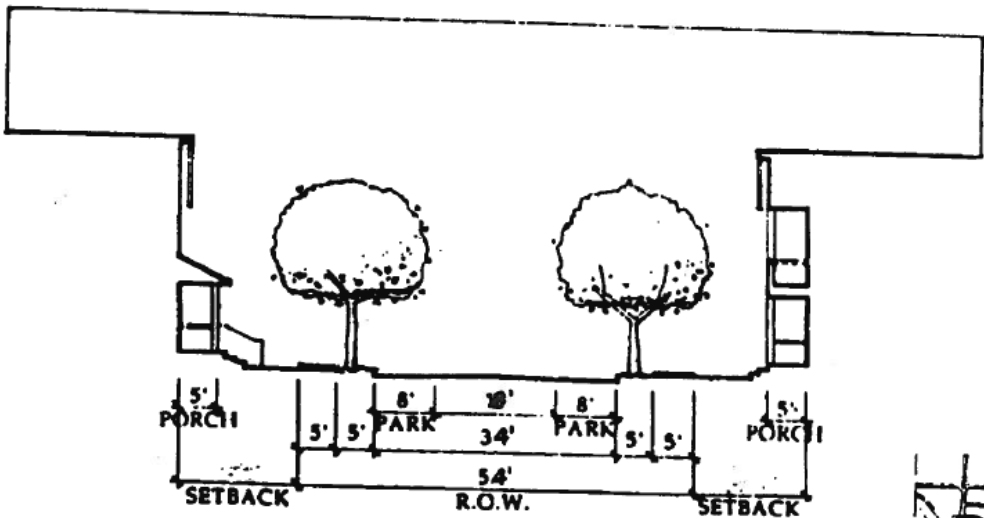




# AP.3 Minor Neighborhood Street



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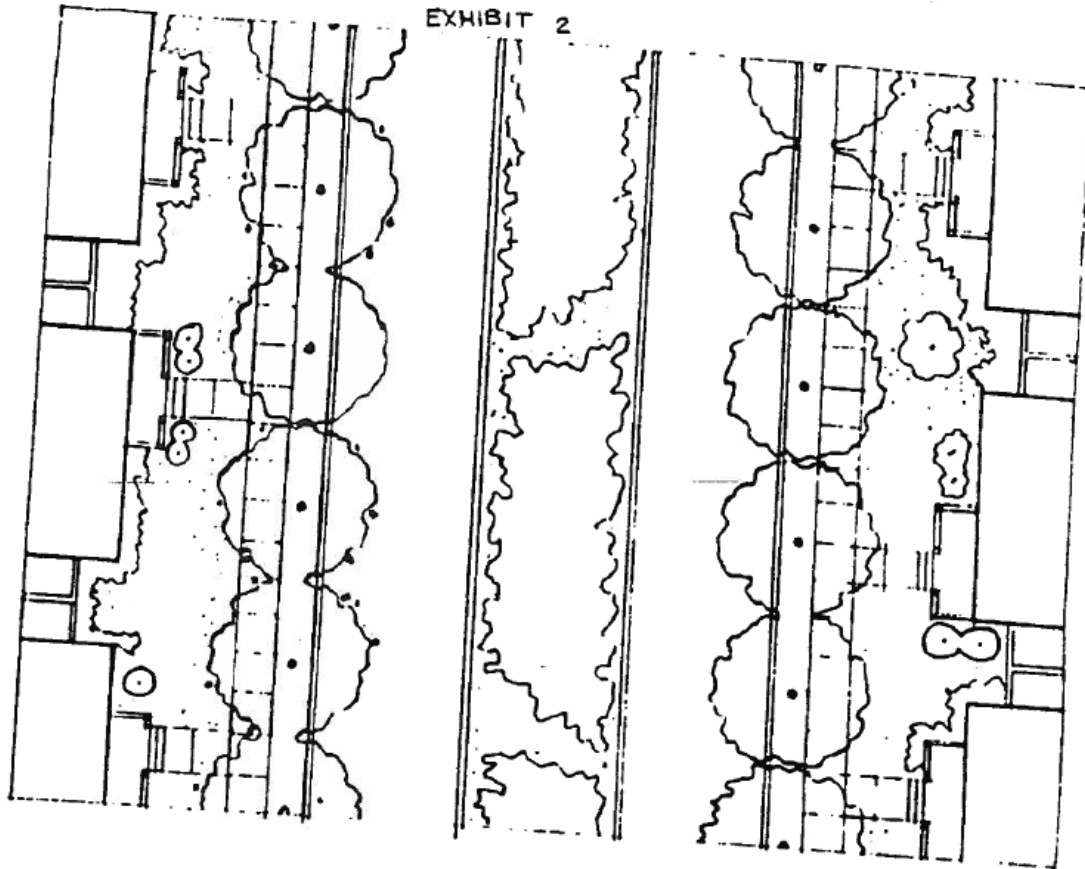


MINOR NEIGHBORHOOD STREET

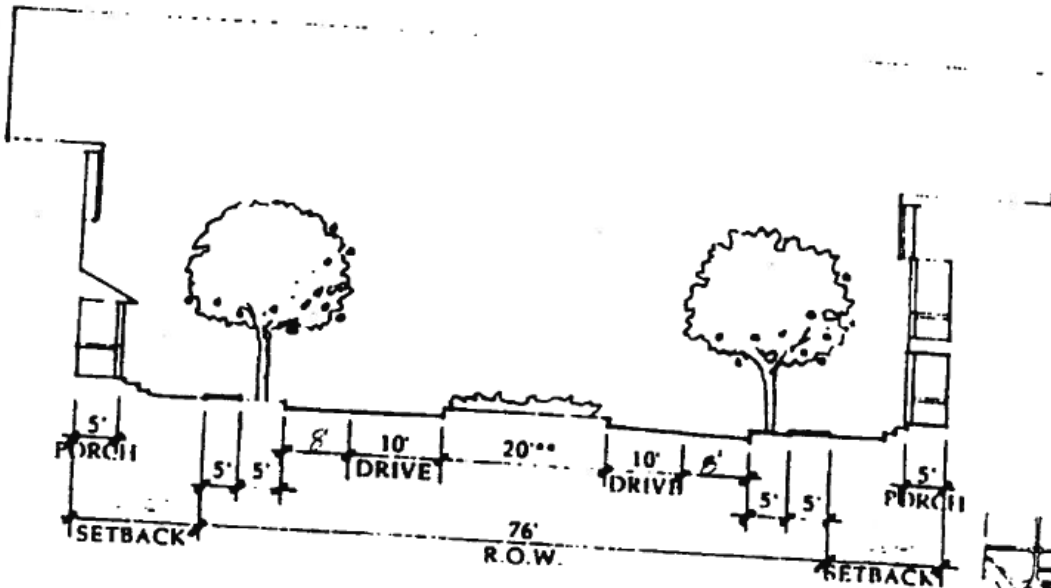
June 13 23



# AP.4 Neighborhood Drive/ Entry



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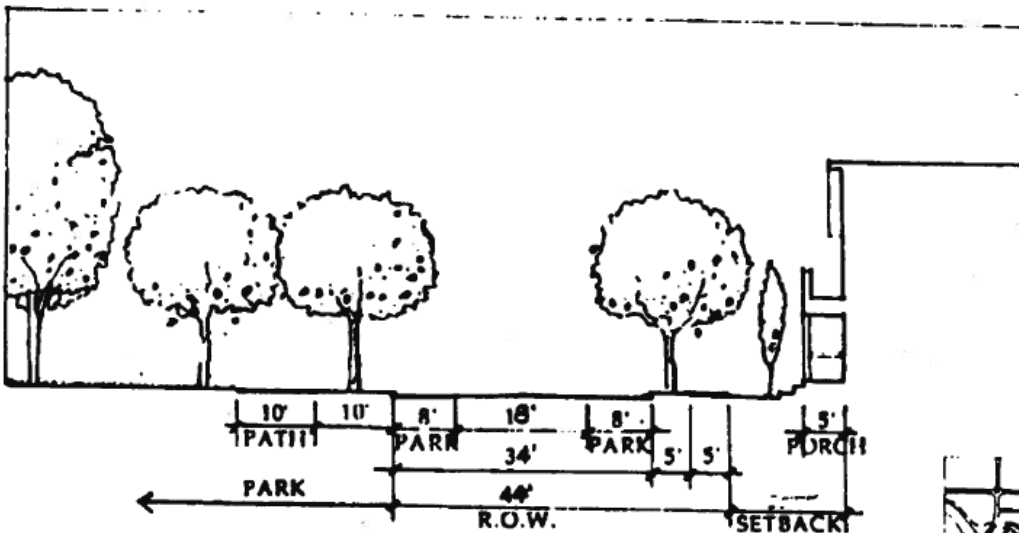
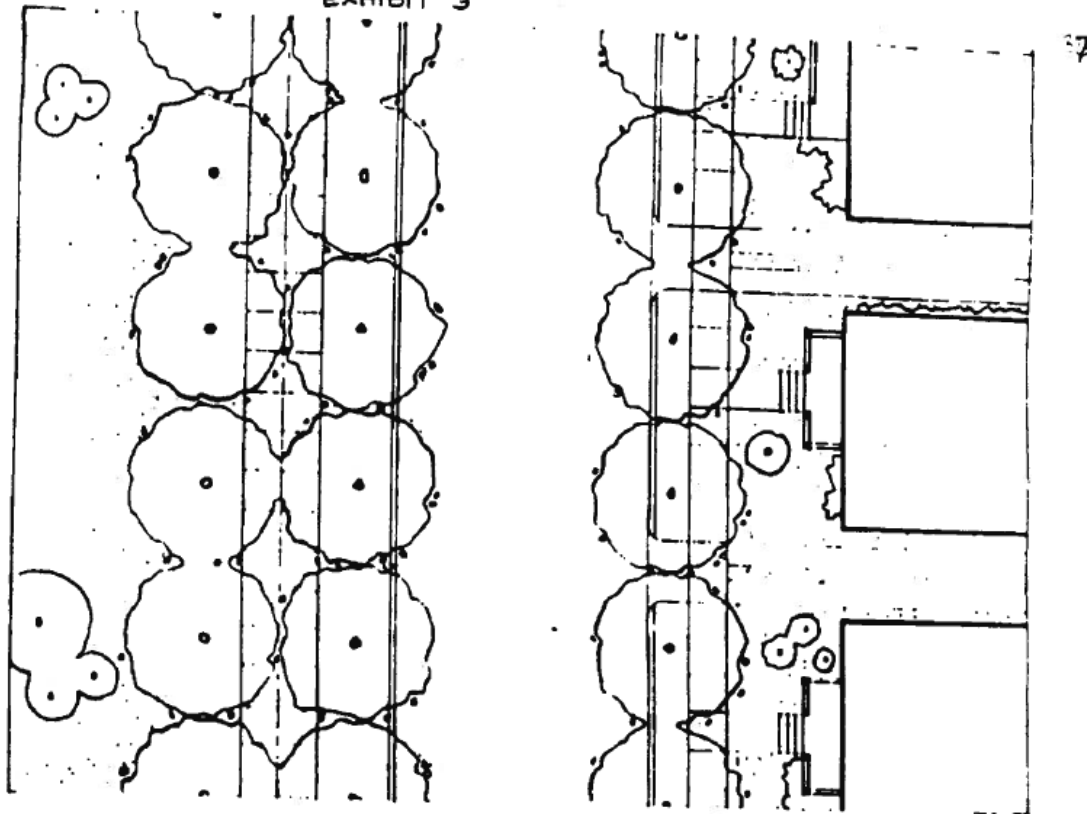
**NEIGHBORHOOD DRIVE /ENTRY** 003213  
 June 13

\* Setback = 5' at sideyard  
 dimension varies



# AP.5 Parkside/ Creekside Neighborhood Street

EXHIBIT 3



## PARKSIDE/CREEK SIDE NEIGHBORHOOD STREET

290-25A

June 13  
1091

003214



8  
Plan #7

