

# Heritage Place

## Planned Unit Development (PUD) Guidelines

City of Sacramento, California

PUD Established: 06/17/1997

PUD Revised: N/A

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## **Chapter 1- Purpose and Intent**

Heritage Place is a Planned Unit Development (PUD) within the South Natomas Community Plan Area of Sacramento. These guidelines, as approved and accepted by the City of Sacramento City Council shall be utilized to guide development of all single family units within the Heritage Place PUD.

The intent of the 40± acre Heritage Place development is to provide an enclave of homes with a variety of unique features. The homes are designed with front porches, distinctive visible entries, and are located on lots with generous rear yards. A park strip is located between the street and sidewalk to provide a tree canopy close to the street. Upgraded thematic light standards will be used throughout the project. The neighborhood will be served by interior private streets and gated entryways from Gateway Oaks Drive. Open space corridors are provided on the north and west edges of the project, and are intended for pedestrian and bicycle trail use. These parcels shall be dedicated to the City of Sacramento and therefore, are not subject to these guidelines.

The following general objectives shall guide the design of Heritage Place and provide a basis for review:

- To meet the objectives of the South Natomas Community Plan.
- To preserve and enhance aesthetic values throughout the project area.
- To promote public health, safety, comfort, convenience and general welfare.

## **Chapter 2- Procedures for Approval**

The following actions were taken concurrent with the approval of these P.U.D. Guidelines.

- A. Approval of mitigated negative declaration, with a Mitigation Monitoring Plan.
- B. Rezoning of the site from R-1(PUD) or R-1-A(PUD).
- C. Approval of Tentative Subdivision Map for 173 single family loss.
- D. Approval of subdivision modification for non-standard street sections (sidewalks on one side of G Street and G Court, and no sidewalks at north end of cul-de-sac bulbs protruding into the power line easement), private streets, and lot lines not perpendicular to streets.

- E. Approval of Special Permit for house plans, elevations, materials and colors, and a Plan Review of the gates and walls.
- F. Adoption of the Heritage Place P.U.D. with the attached Schematic Plan and Guidelines.

All development shall comply with the approvals listed above. Any minor modifications may be approved administratively by the Planning Director. Any minor modifications which require amendment to these guidelines shall be approved by the City of Sacramento Planning Commission.

## Chapter 3- Permitted Uses

The only uses permitted in the Heritage Place P.U.D. are single family detached residential units. This use is permitted only upon conformance with the P.U.D. Development Guidelines.

## Chapter 4- Residential Design Standards

Residential uses proposed for the subject site are required to conform to the City of Sacramento Zoning Code and the South Natomas Community Plan. The South Natomas Community Plan implementing policies for housing are as follows:

### South Natomas Community Plan Implementing Policies

- Encourage development of upscale housing through lower densities, architectural variations and quality landscaping.
- At least 50% of the lots shall be a minimum of 6500 square feet

### Single Family Detached Residential Development Criteria

Front Yard Setback (Minimum) (measured from back of sidewalk)	18' to garage 15' to living unit 12.5' to porch
Side Yard Setback (Minimum)	5' (interior side) 12.5' (street side)
Rear Yard Setback (Minimum)	18' minimum; 20' avg.
Dwelling Unit Height (Maximum)	35'

### Additional Development Guidelines

- Each unit shall be constructed with two or three car garages; garage doors shall be metal sectionals with raised panels. All garages shall be setback at or behind

the front of the house/porch. At least 50% of the garages shall be setback by 5' or more from the front of the house/porch.

- The lot sizes shall be as depicted on the approved tentative map. Any deviation from this shall require an amendment to the P.U.D. Guidelines.
- A minimum of three color schemes shall be used in the subdivision.
- The roof pitch of each unit shall be a minimum of 5 and 12. The roofing shall be 25 year laminated dimensional high grade shingles and/or tile. Extra heavy ridge caps shall be provided on the roof for a better design. No heating or air conditioning units shall be installed on the roof tops. The proposed roof color shall compliment the selected exterior paint colors.
- Each elevation shall include one or more of the following architectural design features (stone, brick, tile, bay windows, porches, columns, corbels, dormers, arched openings and/or arched window openings, etc.); and each unit shall provide well defined entry ways fronting the street.
- Each unit and/or proposed model shall be conformance with a Special Permit or shall require review and approval by the City's Design Review Coordinator and the Natomas Community Association prior to issuance of the building permits.
- Homes which side-on to the bikeways shall be designed with windows to provide surveillance of the bikeways. Two-story models are encouraged for these lots.

### **Comprehensive Flood Management Plan Residential Development Guidelines**

- To comply with the "rescue zone" criteria for areas subject to greater than three feet of flooding:
  1. The Heritage Place Subdivision shall have a minimum of 25% of residential units with 2 stories.
  2. Public refuge locations for this subdivision include the Garden Highway, West El Camino freeway overpasses at I-5 and I-80, and commercial and office buildings located within 1 mile of the project site.
- The Heritage Place subdivision shall have multiple (two) ingress and express points to facilitate evacuation and other emergency services. Knox boxes shall be provided in gated communities to facilitate emergency vehicle access;
- All new residential structures continue to be anchored to their foundations per existing state law;

- Gas valve shut off keys shall continue to be required to be attached in a visible location for all residential gas water heaters per existing state law.

## **Chapter 5- Private Street, Wall and Gate Design**

All interior streets shall be as approved by the City Public Works Department and as shown on Exhibit A-Street Section Detail.

A 10 foot wide Landscape and Pedestrian Easement within each family lot which has frontage on any interior street shall be granted to the Homeowner's Association. The 10 foot wide easement is comprised of a 6 foot wide park strip and a 4 foot wide sidewalk, located on each side of the street.

The gated entryway and subdivision wall height may exceed 6' in order to accommodate architectural features such as concrete caps, trellises, etc.

## **Chapter 6- Issuance of Building Permits**

Except as otherwise provided, no building permit shall be issued for any building or structure within the heritage Place PUD until plans have been reviewed and approved by the City of Sacramento Planning & Development Department and any other applicable review body, and found to substantially conform to the City of Sacramento Zoning Code and the Special Permit for development in accordance with these Guidelines.

## **Chapter 7- Dedications, Ownerships and Maintenance**

Lot A, interior private streets, shall be dedicated and maintained by the Homeowner's Association. All separated sidewalks located within the 10' Landscape and Pedestrian Easement shall be maintained by the Homeowner's Association.

Lot B and C, open space corridors, shall be dedicated in fee to the City of Sacramento.

All walls and fences abutting open space or landscape corridors shall be maintained by the Homeowner's Association.

Parkstrips adjacent to streets and within individual lots shall be maintained by each individual abutting property owner.

