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Community Development Dept.  
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A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Bay Bridge, set against a light blue background.

# P22-016 Northpointe Reserve

SWC Bridgecross Drive / Honor Parkway

APN: 201-0540-029-0000 (District 1)

## Context Map

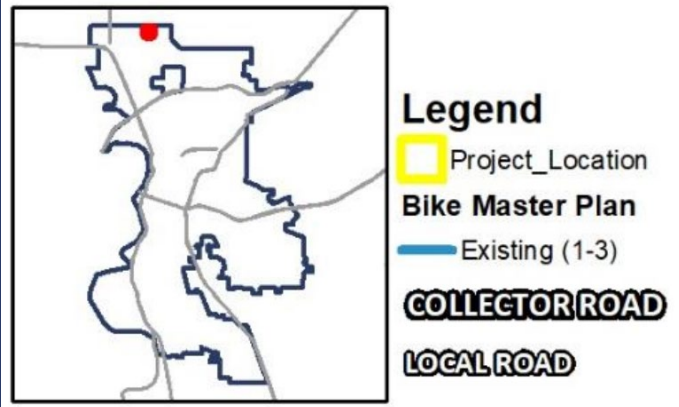
**General Plan:** Suburban Center (SCNT)

**Zoning:** Limited Commercial (C-1)

**PUD:** Northpointe Park

**Existing Use:** Vacant

**Environmental Determination:** Exempt  
(CEQA Guidelines 15332 – Infill  
Development)



# Requested Entitlements

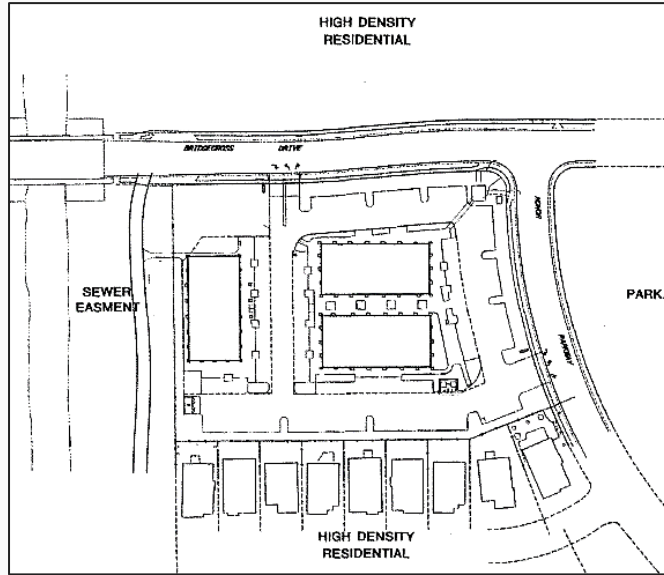
Northpointe Park **Planned Unit Development Schematic Plan Amendment** to designate  $\pm 2.7$ -acres for residential use

**Tentative Subdivision Map** to subdivide one parcel into 48 residential lots and four common lots

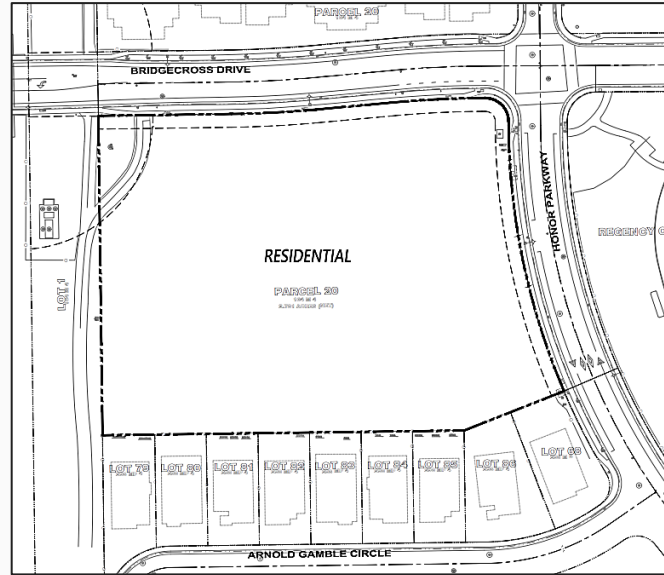
**Site Plan and Design Review** for the construction of a 48-unit housing development on  $\pm 2.7$ -acres with deviations to garage setbacks, on-street parking, fencing and street tree planting requirements



# PUD Schematic Plan Amendment



EXISTING



PROPOSED

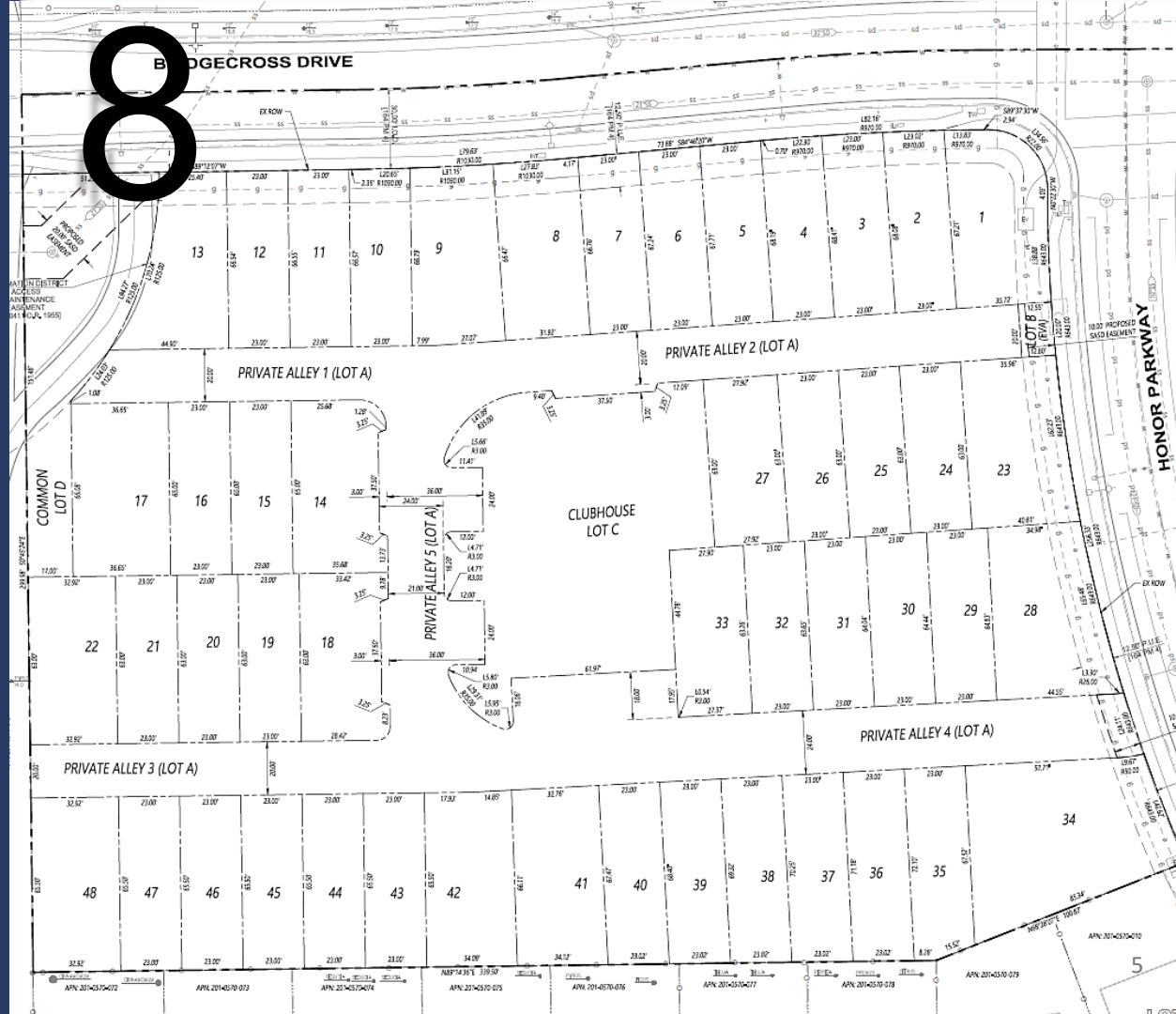


# Tentative Map

**Residential Lots:** 48 (1,449 SF – 4,094 SF)

**Common Lots:** 4 (alleys, EVA, clubhouse, dog park)

No standards for the creation of new parcels in the Limited Commercial zone (C-1) or the Northpointe Park Planned Unit Development. **No deviations.**



## Site Plan and Design Review

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**# of Units:** 48 (1,393 SF – 1,411 SF)

**Parking:** 108 (96 garage spaces; 12 guest spaces) – 2.25 parking spaces / unit

**Common Open Space / Amenities:**

clubhouse, pool, outdoor seating, barbeque area, dog park / shared open space

**Private Open Space:** Fenced patio located at the front of the dwelling.







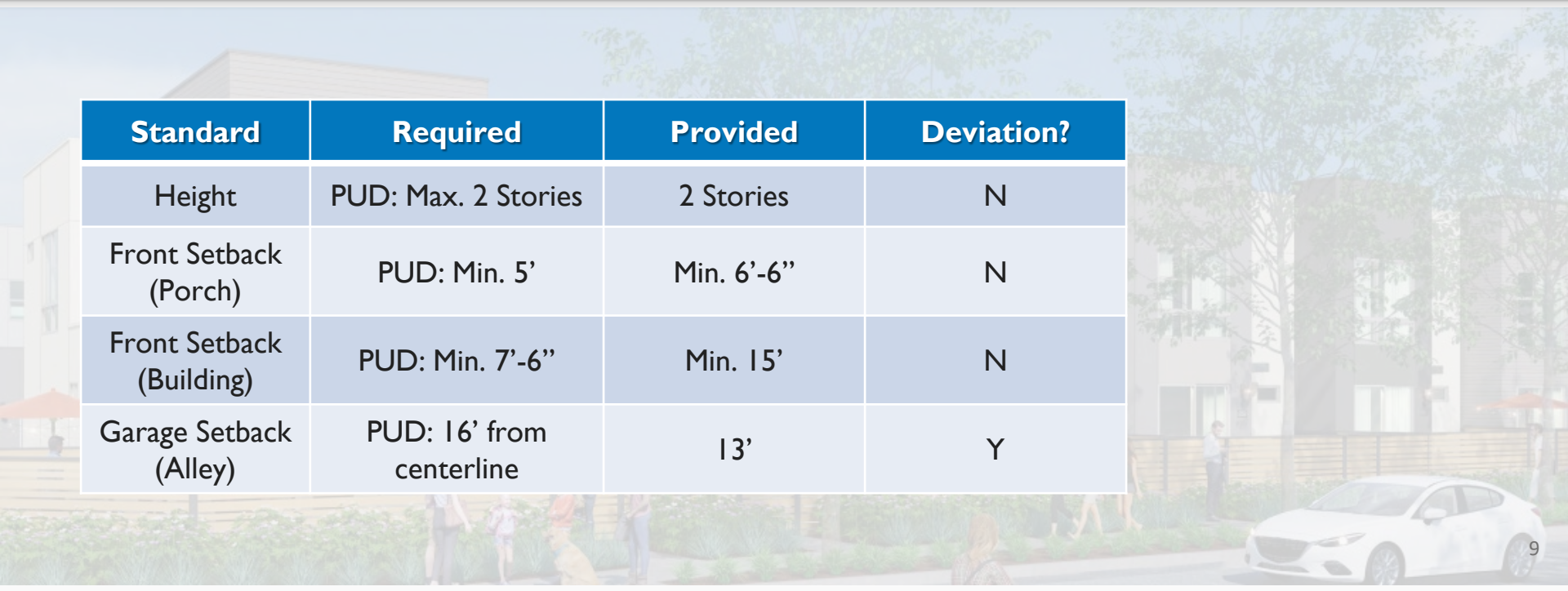






# Site Plan and Design Review

## *Development Standards*



Standard	Required	Provided	Deviation?
Height	PUD: Max. 2 Stories	2 Stories	N
Front Setback (Porch)	PUD: Min. 5'	Min. 6'-6"	N
Front Setback (Building)	PUD: Min. 7'-6"	Min. 15'	N
Garage Setback (Alley)	PUD: 16' from centerline	13'	Y

# Site Plan and Design Review

## *Deviations to PUD Standards*

Standard	Required	Provided	Rationale
Fence Height (Front Setback)	3'-6"	4'	Fencing along Bridgecross Dr. and Honor Pkwy. is provided at 4' for patio space privacy. City code allows solid fences up to 4' in the front setback area.
Fencing (Transparency)	50% Transparency	<50%	Fencing along Bridgecross Dr. provides less than 50% transparency for privacy in patio space. Fencing facing the park is provided at 50% transparency
Street Trees	2 per lot frontage	<1 per frontage (18 trees)	Given the narrow lot widths, it is not feasible to provide 2 trees per lot frontage. Project is providing 18 street trees.
On-Street Parking	One on-street space / unit (24 spaces)	~9	The available project street frontage along Honor Parkway cannot accommodate more than 9 vehicle spaces. No parking allowed on Bridgecross Drive.



# Thanks!

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*City of*  
SACRAMENTO

