

Project Description

Southpointe Folsom is located at the intersection of East Bidwell Street and White Rock Road in the Folsom Plan Area. The project is split into ten parcels totaling 11.71 acres. The current zoning is community commercial and the proposed zoning will remain consistent with that. Strategically laid out, the fuel station with convenience store and car wash is placed at the northern most corner along East Bidwell Street for high visibility and ease of access. The two QSR buildings are positioned front and center along East Bidwell Street with the main entrance and exit into the project located between them. A round-a-bout has been added at the entrance off East Bidwell Street to provide easy of vehicle movement and provide a visually appealing entry. The remaining acres are medical buildings along the outside boundary to the east and the south, and two retail shops buildings in the south western most corner for visibility. Southpointe is connected by various forms of transportation with the entirety of the project connected through pedestrian access to each building.

Parcel one is 1.42 acres in the north west corner with a 4,720 square foot convenience store, car wash, and fuel station with eight pumps. Twenty-four parking spaces are required and twenty-seven parking spaces are provided. Parcel two is 1.28 acres on the west side with a 4,000 square foot quick serve restaurant building with a double drive-thru to maximize vehicle capacity. Thirty parking spaces are required and thirty-six parking spaces are provided. Parcel three is 1.08 acres on the west side with a 3,500 square foot quick serve restaurant building with a double entry drive-thru to increase loading capacity. Twenty-four parking spaces are required and twenty-five parking spaces are provided. Parcel four is 1.22 acres in the south west corner with one 6,600 square foot retail building and one 6,160 square foot retail building. Thirty-nine parking spaces are required and forty-one parking spaces are provided. Parcel five is 0.36 acres on the east side with a two-story, 24,000 square foot medical building. Seventy-two parking spaces are required and seventy-two parking spaces are provided. Parcel six is 0.21 acres on the east side with a two-story, 16,000 square foot medical building. Forty-eight parking spaces are required and forty-eight parking spaces are provided. Parcel seven is 0.21 acres on the east side with a two-story, 16,000 square foot medical building. Forty-eight parking spaces are required and forty-eight parking spaces are provided. Parcel eight is 0.21 acres in the south east corner with a one-story, 8,100 square foot medical building. Twenty-five parking spaces are required and twenty-five parking spaces are provided. Parcel nine is 0.22 acres on the south side with a one-story, 8,100 square foot medical building. Twenty-five parking spaces are required and twenty-five parking spaces are provided. Parcel ten is 3.79 acres of common parking area used for the benefit of parcels five-nine.

Southpointe Folsom is deigned to play a vital role in the overall Folsom Plan Area. We believe the various uses will be beneficial for the surrounding area for the future residents and its close proximity to highway 50 off the East Bidwell Street exit.