

SACRAMENTO CITY PLANNING COMMISSION

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR, R. L. Rathfon - 1-12-65

TYPE OF MAP: City Tentative

SUBDIVISION NAME: Southfield Units 2-3-4

LOCATION: 24th Street and Matson Drive

SUBDIVIDER: Brown, Cebco & McKeon. 520 Capitol Mall

APPLICANT: Murray and McCormick, Inc.

NO LOTS: 257. RESIDENTIAL: 223 R-1 Lots. 27 R-3 Lots
OTHER: 1 Park Site, 4 Church Sites
2 lots - use not indicated.

The Southerly portion of Unit No. 3 of this proposed tentative map requires redesign for the following reasons:

1. A church site is proposed which has access from an interior minor residential street.
2. Two lots not of normal R1 subdivision standards are proposed facing Meadowview Road. It can only be assumed their anticipated land use is other than an acceptable R-1 pattern.
3. The alignment of Amanda Way results in an unacceptable lot pattern.
4. The lot widths of the proposed R3 development in Nedra Court will not provide adequate sites for the buildings proposed to be erected. Additional lot width is necessary to meet minimum side yard, rear yard, and Court requirements.

The staff has prepared a preliminary study plan of this development which corrects the previously mentioned deficiencies.

It is recommended the Commission approve the staff study plan as the design increment for this development and the applicant required to re-submit a revised map correcting the deficiencies noted, to the Staff for review and approval.

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