

Report of Planning Director, R. L. Rathfon

March 23, 1965

PETITION FOR REZONING PROPERTY

OWNER OF RECORD: Coca Cola Bottling Co. of Sacramento, Ltd.
 APPLICANT: Dillon & Cavanaugh, Suite 402 - 926 J St.
 LEGAL DESCRIPTION OF PROPERTY: Parcel 12, Map of E.H. Gerber Property.

LOCAL: 4024 Miller Way
 SIZE: 58,600 Sq. Ft. 1.29 Acres 1 Parcel.

USE: Existing - Vacant Lot Proposed - 80-Unit Apartment
 ZONING: Existing - R-1 Single Family. Proposed - R5 Heavy Density MF.

REQUEST: To rezone R1 single family to R5 Heavy Density Multiple family zone in order to utilize property for 80-unit apartment development, according to submitted plans.

GENERAL INFORMATION

No. Apartments permitted in R5 Zone	- 117	Parking Required	- 88
<u>No. Apartments proposed</u>	- 80	<u>Parking proposed</u>	- 84
No. Apartments permitted by R4 zone	- 78	Parking required	- 59
No. Apartments permitted by R3 zone	- 39	Parking required	- 39
No. Apartments permitted R-2A zone	- 23	Parking required	- 23

STATEMENT:

Rectangular parcel of land approx. 120'x410' with a 30' wide access strip to Miller Way.

Proposed 3-story (80 unit) apartment providing 84 parking spaces, 38 of which will be partly under the second story, and a swimming pool to be located on a 80'x143' triangular portion of the lot adjacent to the Southeast corner of the property.

