

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Michael Opper, P.O. Box 362, Sacramento, CA 95814		
PLANS BY	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	11-10-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	12-5-83	EIR	ASSESSOR'S PCL. NO. 118-103-01

- APPLICATION:
1. Environmental Determination
  2. General Plan Amendment from Residential to Commercial/Office (Section 13.B Zoning Ordinance)
  3. Community Plan Amendment from Light Density Multiple Family to Shopping/Commercial (Section 13.B Zoning Ordinance)
  4. Rezone from Light Density Multiple Family (R-3) to General Commercial Review (C-2-R) (Section 13.A Zoning Ordinance)

LOCATION: Northeast corner Mack Road and Center Parkway

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 32,000 square foot commercial development on 3± vacant acres.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Southgate Community Plan Designation:	Light Density Multiple Family Residential
Existing Zoning:	R-3
Existing Land Use:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Multiple Family; R-3
East:	Vacant; R-3
West:	Multiple Family; R-3

Parking Required:	128 spaces
Parking Provided:	128 spaces
Ratio Required:	1 space per 250 sq. ft.
Ratio Provided:	1 space per 250 sq. ft.
Property Dimensions:	Irregular
Property Area:	3± acres
Square Footage of Building:	32,000
Height of Structure:	22± feet; one story
Significant Feature of Site:	100 ft. easement on Mack Road
Topography:	Flat to sloping
Street Improvements:	Existing curb, gutter and sidewalk on Mack Road; existing pavement on Center Parkway only

Utilities: Available to site

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STAFF EVALUATION: To evaluate this rezoning request staff found it necessary to analyze the demand for commercial development within the Mack Road trade area, the amount of existing commercial development and vacant commercial parcels, as well as the demand for multiple family development within this portion of the South Sacramento Community Plan area.

1. According to the proposed City's 1983 Shopping Center Standards, the Mack Road commercial area is identified as providing two community shopping centers. The general location of each of these centers is the commercial developments adjacent to the intersections of Mack Road and Valley Hi Drive and Mack Road and Franklin Boulevard. Also, per the 1983 Shopping Center Standards, the necessary acreage for these centers would be 60 acres (total) which would contain 400,000 square feet (total) of leasable square footage. Currently the Mack Road area has a total of 136 acres of commercially zoned properties. Approximately 74 acres (54%) of these properties are vacant. The developed 62 commercially zoned parcels accommodate approximately 530,000 square feet of commercial development. (See Table 1.)

Per the City's 1983 Shopping Center Standards this area already has excess commercially zoned properties and square footages. Part of the strength of the existing commercial developments is due to the lack of neighborhood shopping facilities in the Meadowview area. Additional commercial zonings along the Mack Road Corridor would further weaken the stability of the shopping facilities in the Meadowview area as well as add to the surplus of commercially zoned properties in the Mack Road area.

Table 1 - Land Use Characteristics of Mack Road Corridor

Type of Land Use	Total Acres	Developed Acres	Existing Square Footage
Commercial	136	62	530,000
Multiple Family Residential	148 <sup>1</sup>	52 <sup>2</sup>	N/A

<sup>1</sup>Includes 26± acres recently downzoned from C-2 to R-3

<sup>2</sup>Does not include 15± acres of multiple family development currently under building permit application.

2. Since the development of the three primary commercial sites along Mack Road (Gemco, K-Mart, Raley's), there has been little commercial development in this area. The recent trend has consisted of rezonings of commercially-zoned parcels to residential zones. Approximately 53± acres of previously zoned C-2 parcels have been rezoned at the property owner's request, to non-commercial zones (See Table 1.) In addition, staff has recently received inquiries regarding the potential rezoning of an additional 14± acres of C-2 property to residential zoning.

Staff finds, due to the existing excess of commercially-zoned properties as evidenced by requested rezonings to non-commercial zones, it is undesirable to rezone an additional three acres to General Commercial.

3. Demand and development of multiple family parcels along the Mack Road Corridor has been and is expected to continue as a strong market. Within this corridor there currently exists a total of 148 acres of multiple-family zoned parcels. Approximately 82 acres of this amount is vacant, whereas, 51 acres are developed. (See Table 1.) In addition, the Building Division is currently processing building permits for an additional 15± acres of multiple family developments. Given the current construction of multiple family units along this corridor and the recent down-zonings to residential zones, staff finds that the existing multiple family is appropriate for this site.

4. The continued vitality of the existing commercial developments along Mack Road and the future development of existing vacant commercial properties is partially dependent upon the continued development of these multiple family sites. The requested rezoning to General Commercial would not only add to the existing surplus of commercial properties in this area, but it would also have the negative effect of reducing the future housing stock of the area on which the commercial developments are dependent.

In conclusion, staff finds that there is substantial evidence to deny the requested rezoning to General Commercial. Currently, there exists an excess of 74 acres of vacant commercially zoned parcels within the Mack Road Corridor alone. Additional commercial zoning would only add to this excess of commercial zoning and would have potentially negative effects on the vitality and development of existing commercial sites located within this area and within the adjacent Meadowview Community Plan area. The proposed rezoning is also contrary to recent trends of development which have clearly indicated the desirability of multiple family sites within the Mack Road Corridor.

STAFF RECOMMENDATION: The staff recommends the following actions:

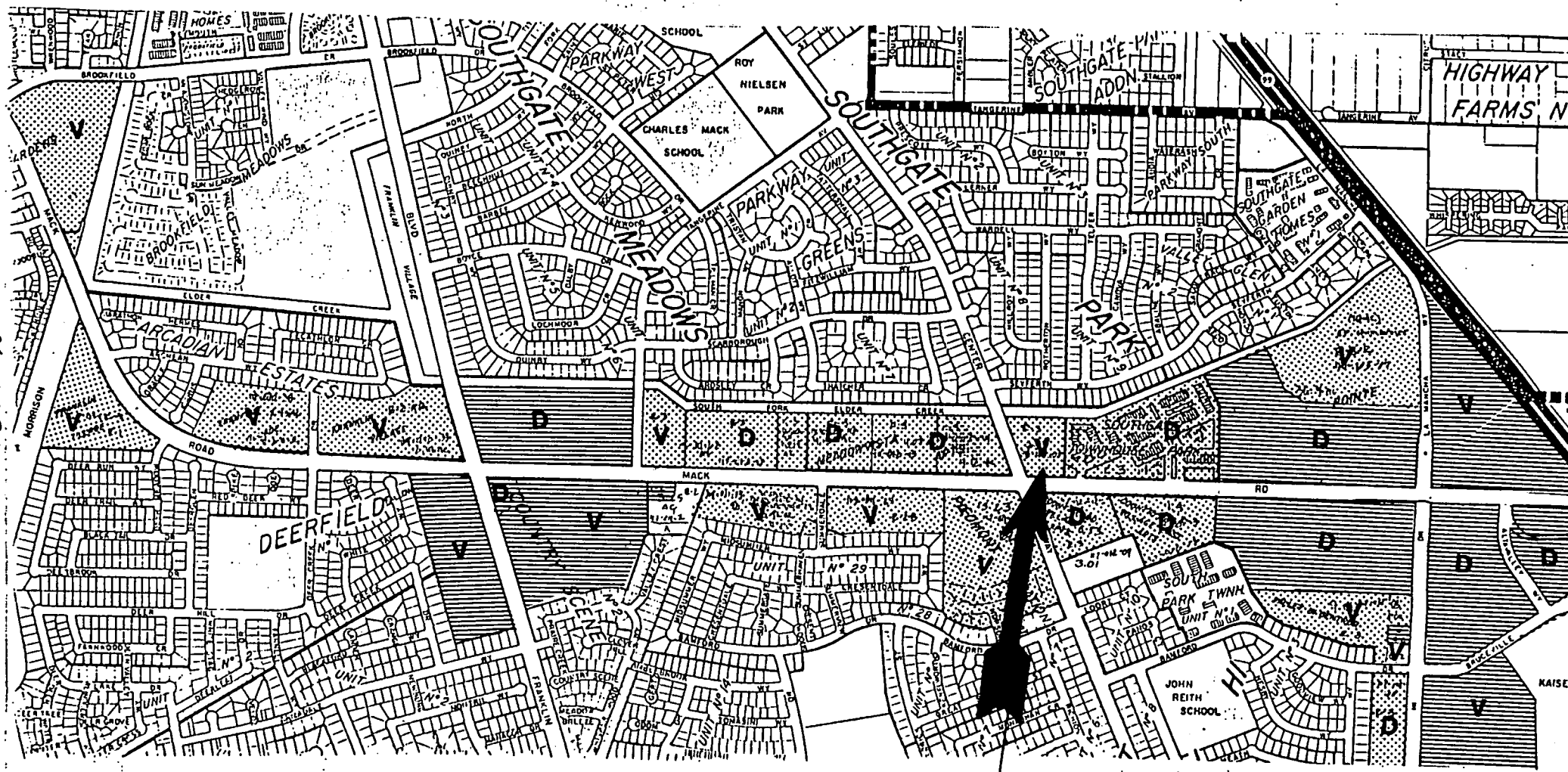
1. Ratification of the Negative Declaration;
2. Denial of the General Plan Amendment;
3. Denial of the Community Plan Amendment;
4. Denial of the Rezoning request from R-3 to C-2.



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83-382

# MACK ROAD LAND USE AND DEVELOPMENT - 1983

12-15-83



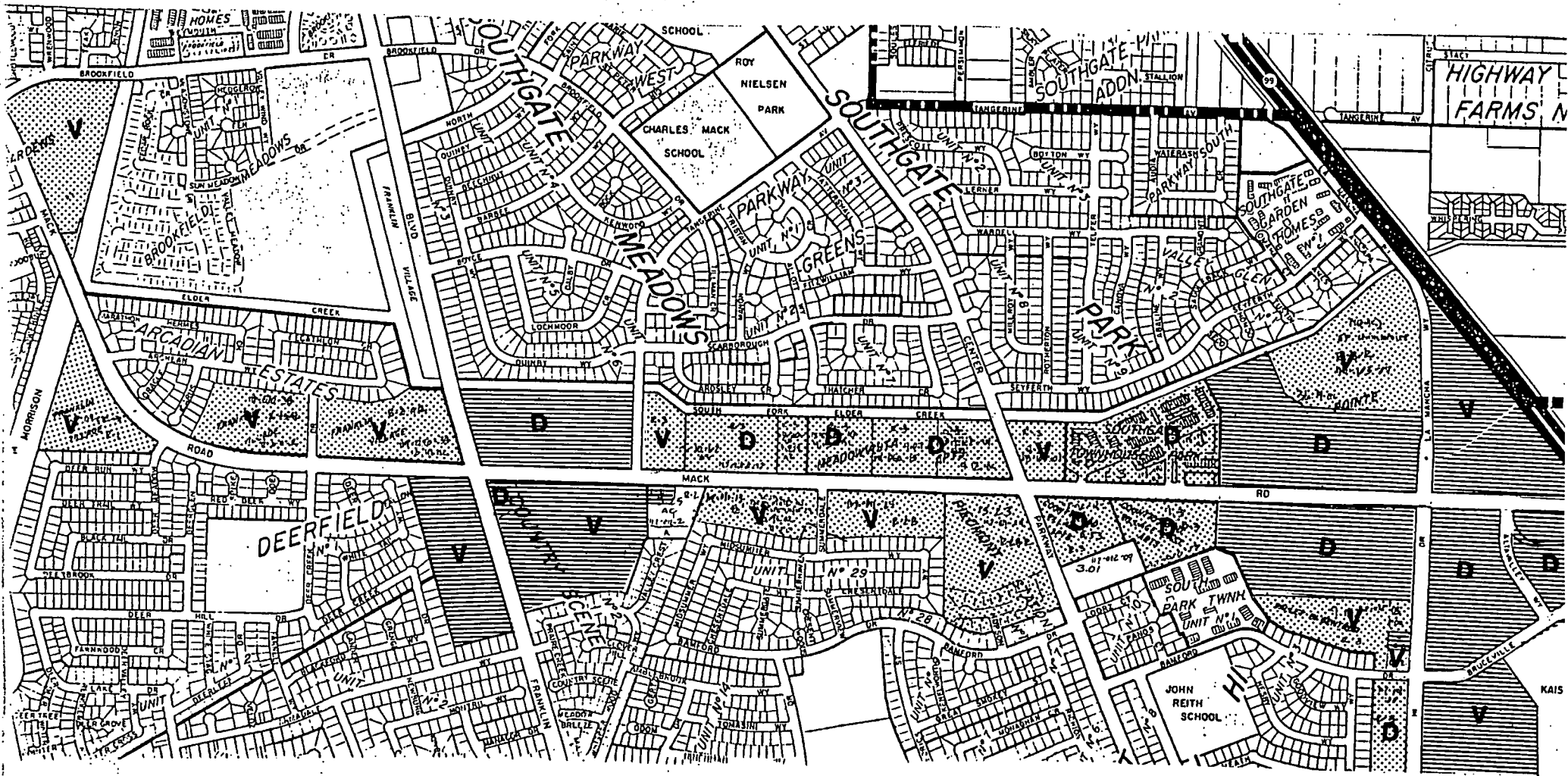
-  **Commerically Zoned Parcels**
-  **Residentially Zoned Parcels**
- V - Vacant**
- D - Developed**

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*Subject Site*

No. 13

# MACK ROAD LAND USE AND DEVELOPMENT - 1983



**Commercially Zoned Parcels**

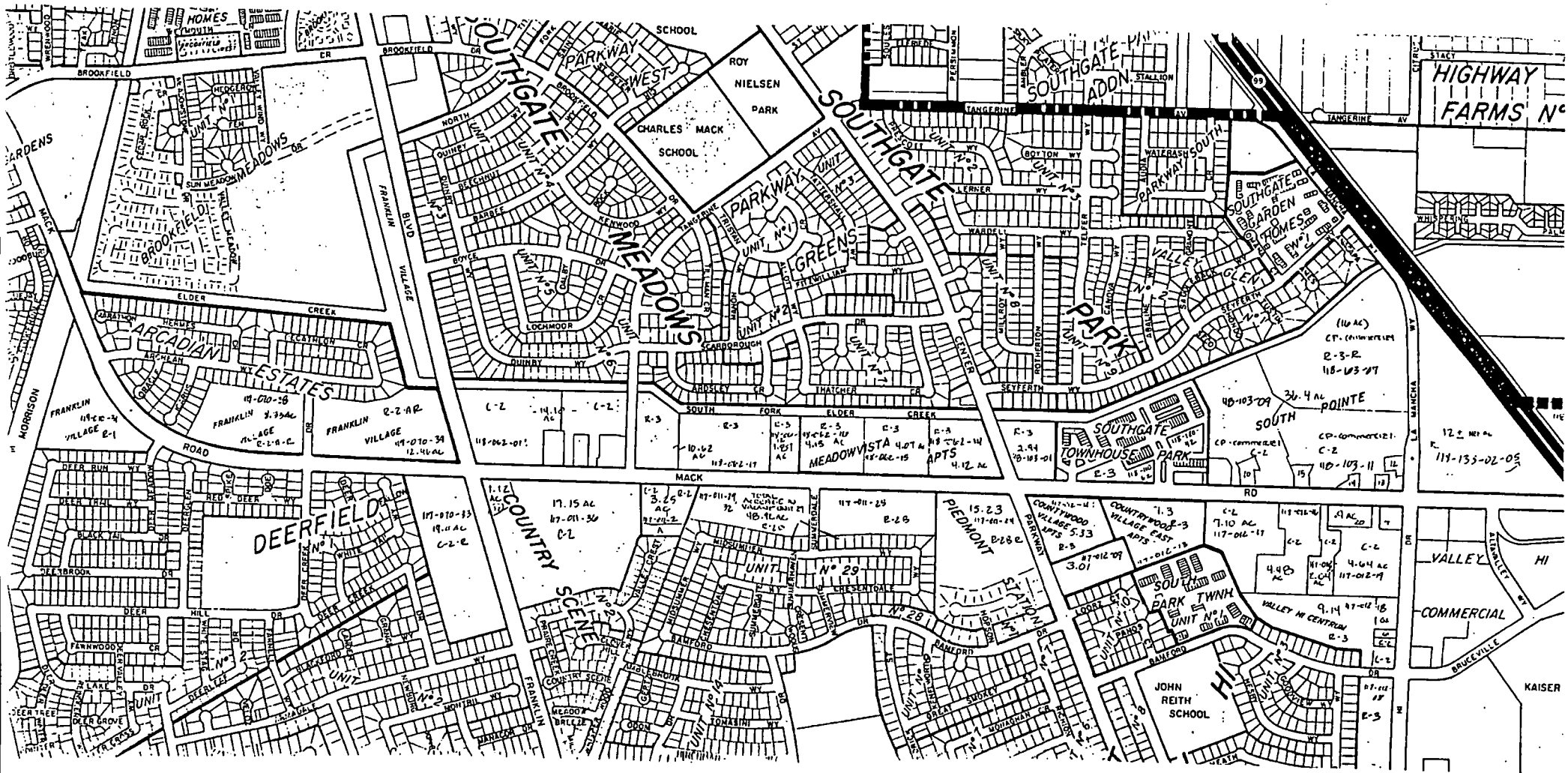


**Residentially Zoned Parcels**

**V - Vacant**

**D - Developed**

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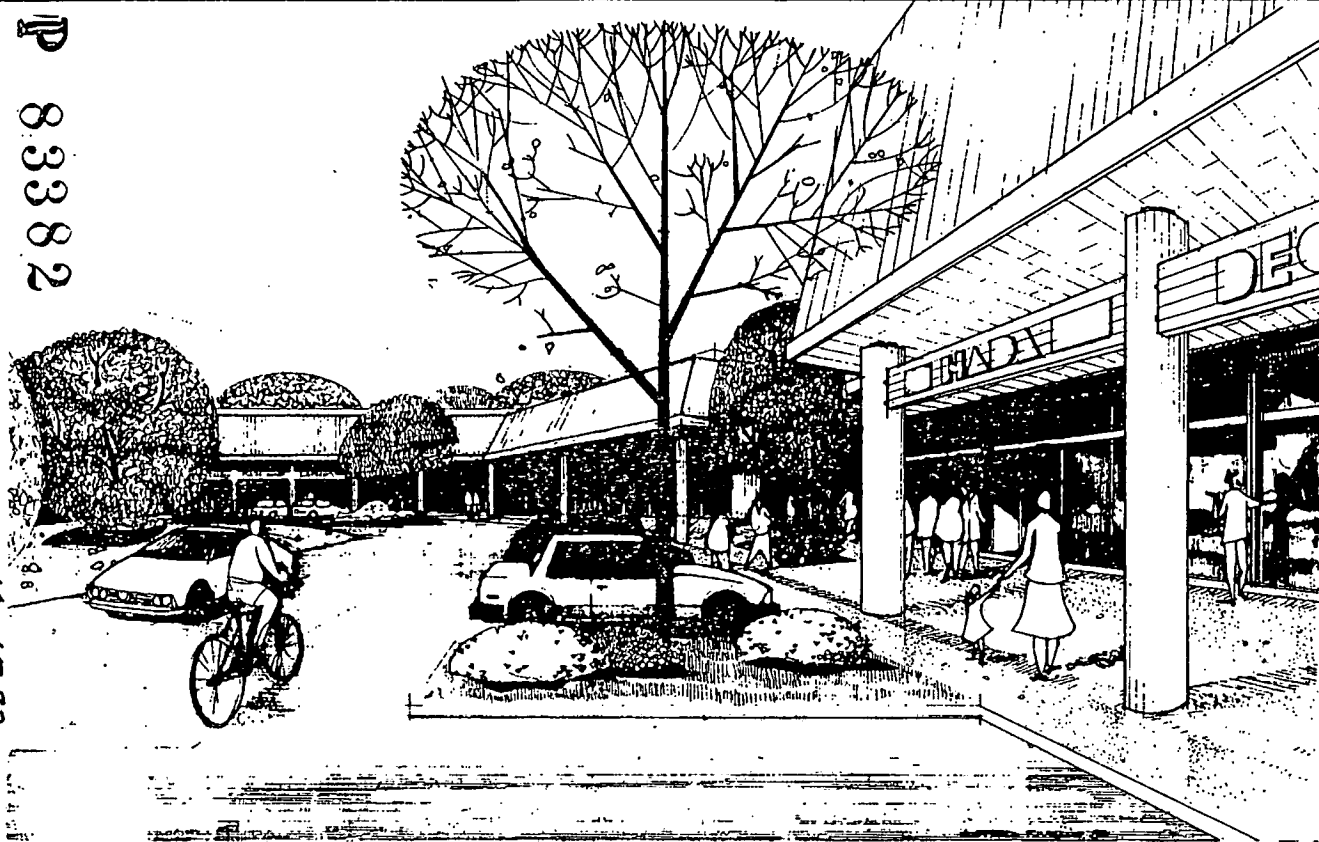


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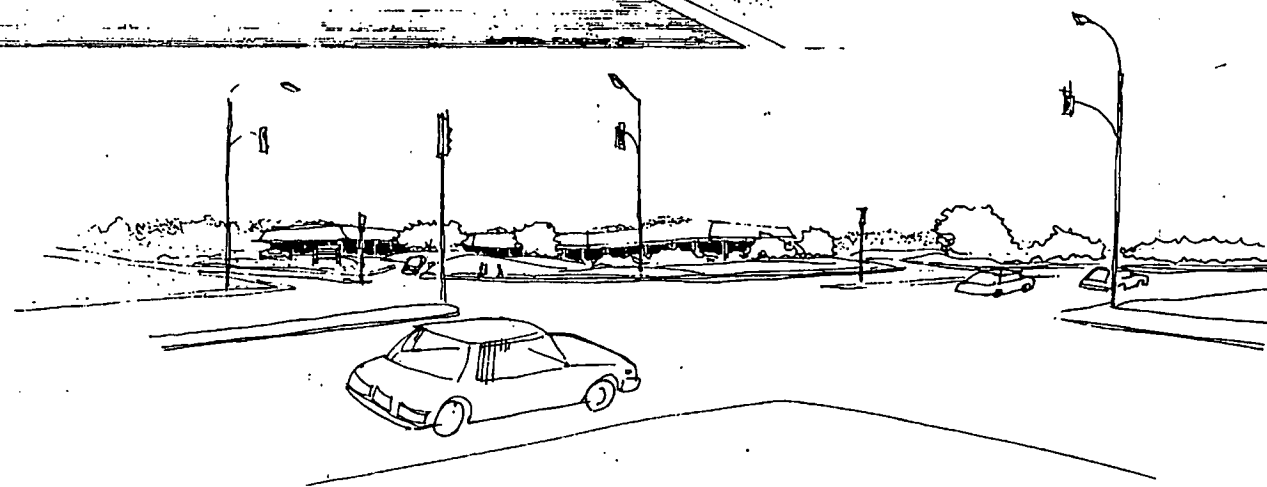
12-15-83



CONCEPTUAL EXTERIOR

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STREET VIEW



No. 13

ARCHITECTURAL  
CONCEPT

**evergreen**  
center  
SACRAMENTO,  
CALIFORNIA

