

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Christo Bardis, 8925 Folsom Blvd., Ste. N, Sacramento, Ca		
OWNER	Angelo Tsakopoulos & F. Dutra, 7700 College Town Dr., Sacramento, Ca 95819		
PLANS BY	Christo Bardis, 8925 Folsom Blvd., Ste. N, Sacramento, Ca		
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY:	
NEGATIVE DEC. N/A	EIR	ASSESSOR'S PCL. NO.	631-710-42,031-111-13

APPLICATION: Request to initiate a rezoning from A, Agricultural and R-1, Single Family to R-2A, Garden Apartment zone in order to construct a 70 unit Senior Center Complex

LOCATION: North side of Rush River Dr., approx. 325' west of Desertwind Way

PROPOSAL: The applicant is initiating a rezoning of the property in order to construct a 70 unit residential complex for Senior Citizens

PROJECT INFORMATION:

General Plan Designation:	Residential
Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	A and R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant, R-1
South:	Vacant, A
East:	Vacant, R-1
West:	Vacant, A, R-1
Parking Required: 70	Parking Provided: 50
Ratio Required: 1:1	
Property Dimensions: Irregular.	Area: 4.4 acres
Density of Development:	16 units/acre
Significant Features of Site:	The western half of the property is located outside of the Assessment District
Topography: Flat	
Street Improvements:	One-half of site with curb, gutter and sidewalk
Existing Utilities:	Water & sewer available for the eastern half of the site

BACKGROUND INFORMATION:

On May 2, 1978, the City Council approved a Tentative Map for Parkway Oaks Unit No. 4 as shown on Exhibit A. At this time the eastern portion of the subject property was designated for a future church; however, the Greek Orthodox Church does not wish to use this site for a new church. The applicant is therefore proposing that this site, as well as a portion of the adjacent parcel to the west be used for a 70 unit Senior Citizen Housing Project. Since the subject property is surrounded by A, Agricultural, and R-1, Single Family zoning, the applicant is to obtain approval by the Planning Commission in order to submit an application for rezoning.

OVER

First the applicant's proposal to develop a 70 unit (density of 15.9 units/acre) elderly apartment complex is not consistent with the policies of the South Pocket Specific Plan. The Plan designates the site for Low Density Residential. The Plan encourages condominium and townhouse type developments along major and collector streets, however, it indicates a maximum density of 8 units/acre.

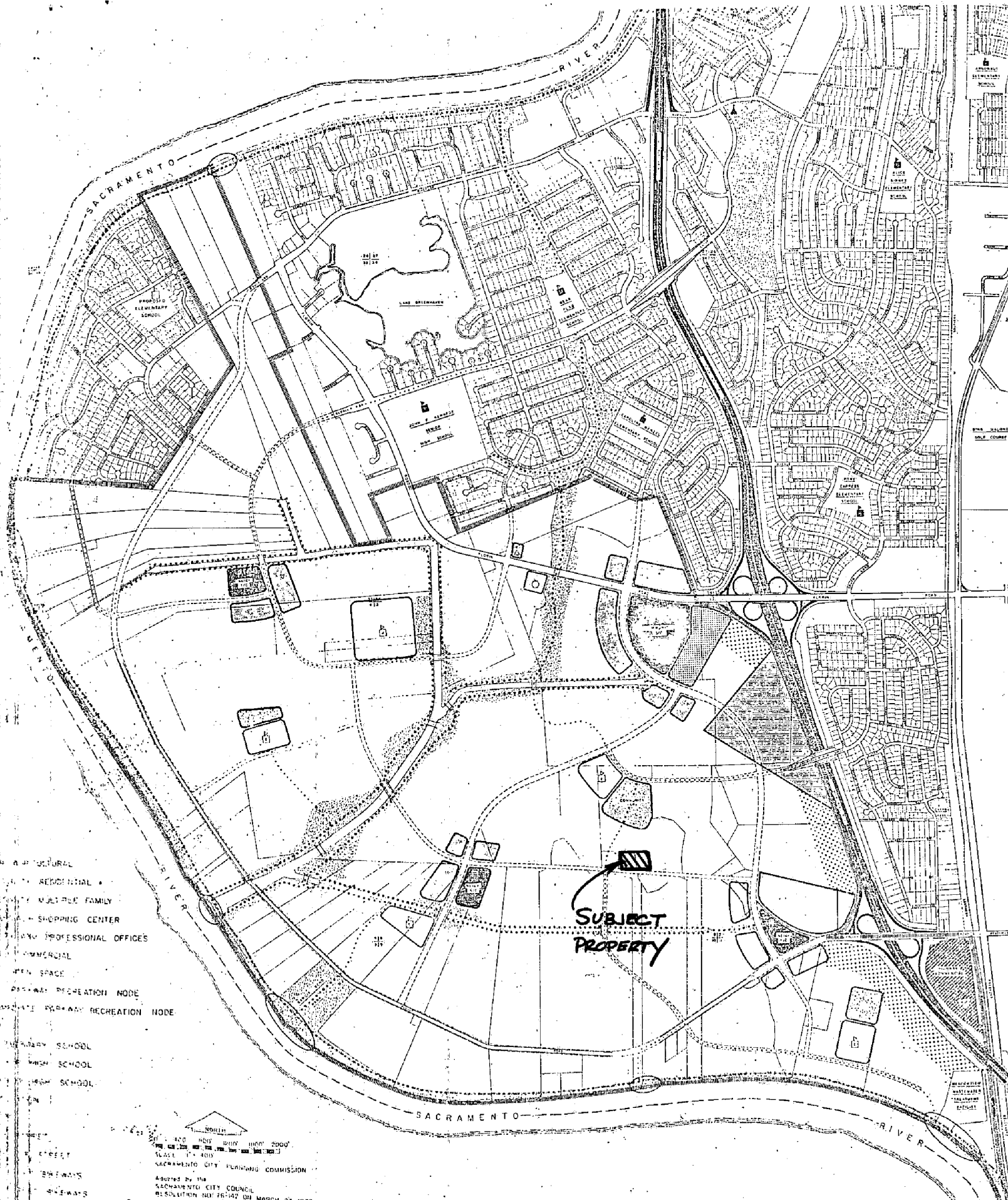
Also, the site is surrounded by R-1 Single Family zoned properties. As illustrated on Exhibit "A", it is likely that this development, if approved, will be completely surrounded by single family homes.

Second, the west portion of the site is not within an assessment district to provide municipal services. Exhibit "A" illustrates the boundary of the current assessment district for this area. In the past the City has not allowed the development of properties that were not included in an assessment district.

STAFF RECOMMENDATION:

The initiation to rezone the subject property from A and R-1 to R-2A be denied.

003315



- AGRICULTURAL
- RESIDENTIAL
- MULTIPLE FAMILY
- SHOPPING CENTER
- PROFESSIONAL OFFICES
- COMMERCIAL
- OPEN SPACE
- RECREATION NODE
- RECREATION NODE
- LIBRARY SCHOOL
- HIGH SCHOOL
- HIGH SCHOOL

SOUTH
 20' x 40' 40' 60' 80' 100' 120' 140' 160' 180' 200'
 SCALE 1" = 400'
 SACRAMENTO CITY PLANNING COMMISSION
 Adopted by the
 SACRAMENTO CITY COUNCIL
 RESOLUTION NO. 76-142 ON MARCH 23, 1976

SOUTH POCKET SPECIFIC PLAN

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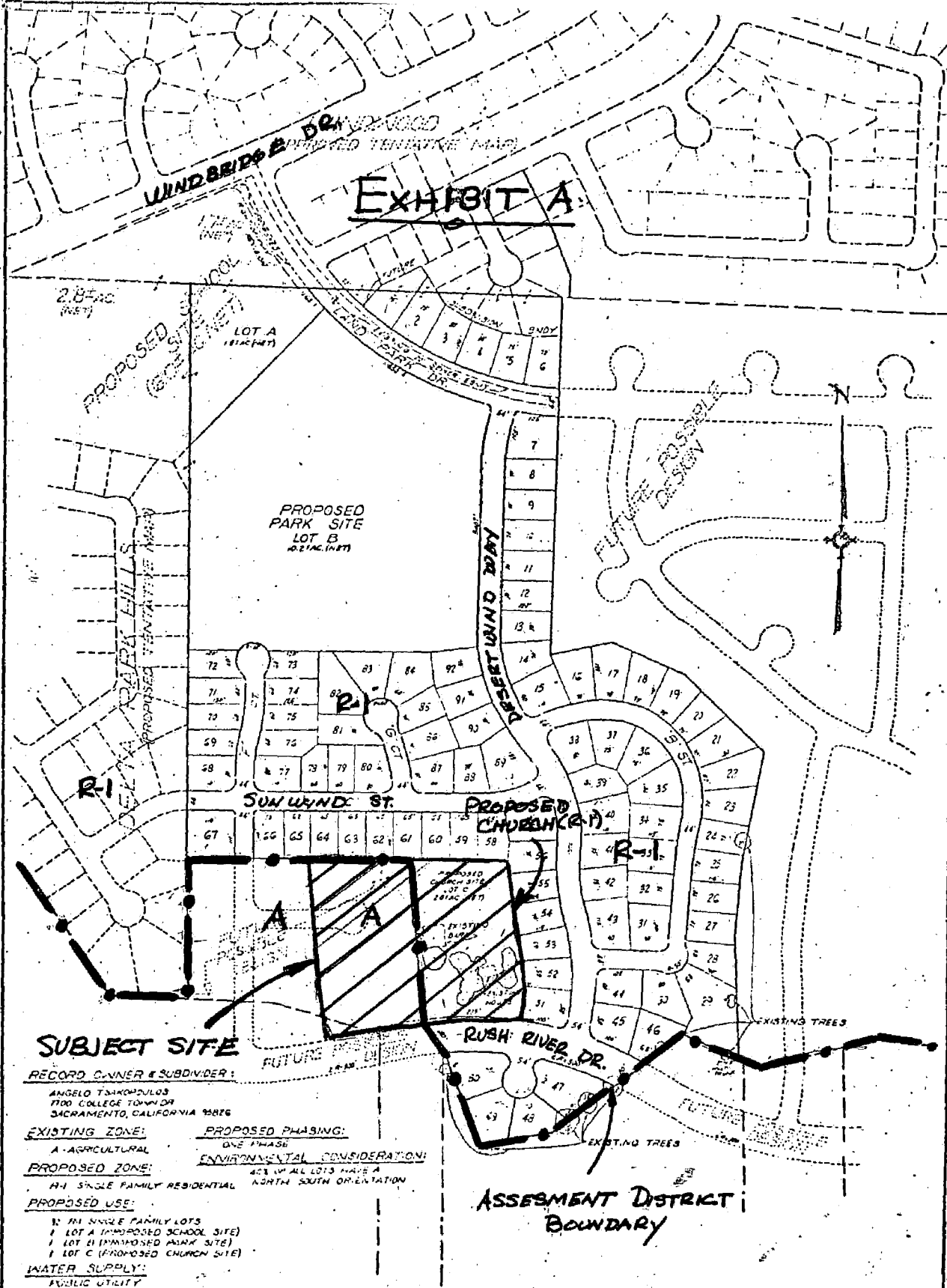


EXHIBIT A

SUBJECT SITE

RECORD OWNER & SUBDIVIDER:

ANGELO TSAKOPOULOS
1700 COLLEGE TOWN DR
SACRAMENTO, CALIFORNIA 95816

EXISTING ZONE:

A - AGRICULTURAL

PROPOSED ZONE:

R-1 SINGLE FAMILY RESIDENTIAL

PROPOSED USE:

- 1. 171 SINGLE FAMILY LOTS
- 1. LOT A (PROPOSED SCHOOL SITE)
- 1. LOT B (PROPOSED PARK SITE)
- 1. LOT C (PROPOSED CHURCH SITE)

WATER SUPPLY:

PUBLIC UTILITY

SEWER DISPOSAL:

PUBLIC SEWERS

PROPOSED IMPROVEMENTS:

SACRAMENTO CITY STANDARDS

ACREAGE:

NONE

ASSESSOR'S PARCEL NUMBER:

05 010 01

PROPOSED PHASING:

ONE PHASE

ENVIRONMENTAL CONSIDERATION:

40% OF ALL LOTS HAVE A NORTH SOUTH ORIENTATION

ASSESSMENT DISTRICT BOUNDARY

TENTATIVE MAP

PARKWAY OAKS UNIT NO. 4
CITY OF SACRAMENTO
FEBRUARY 1978

CALIFORNIA
SCALE: 1"=100'

THE SPINK CORPORATION
ENGINEERS, ARCHITECTS, PLANNERS
1000 J STREET, SACRAMENTO, CALIF. 95811

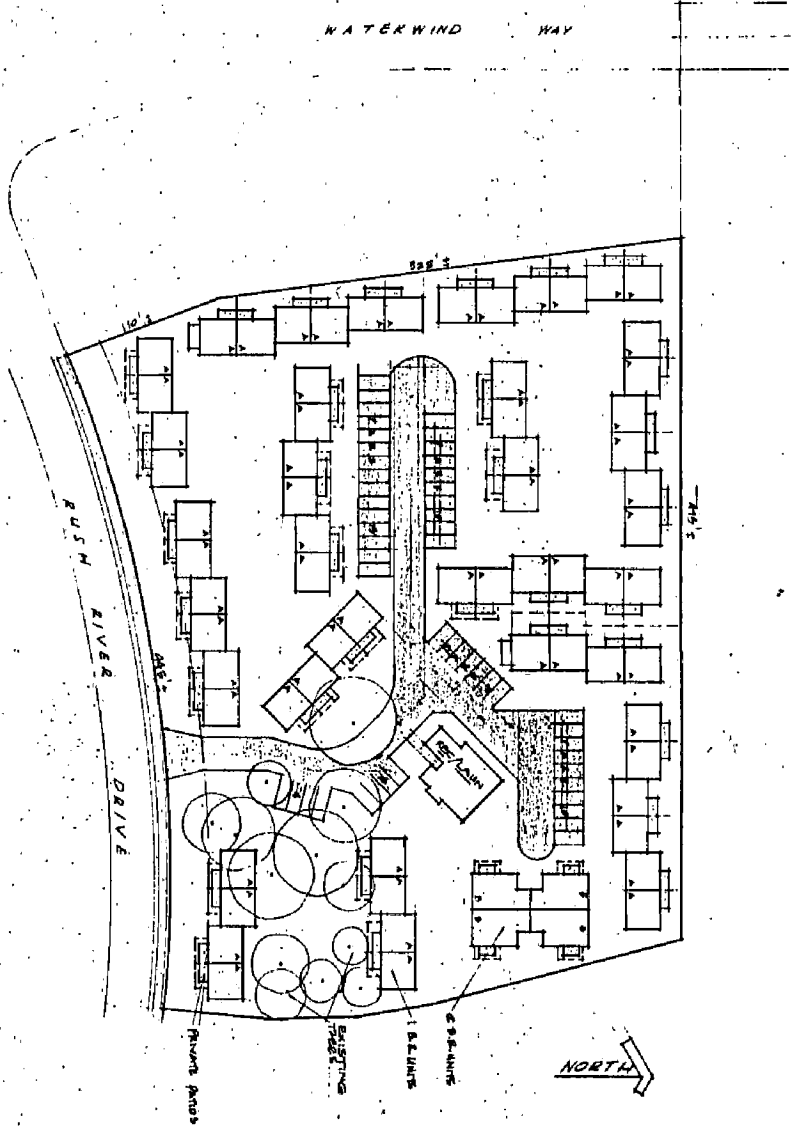
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WATERWIND WAY



A : UNITS - 118 BA. 02
 B : UNITS - 114 PR. 4
 TOTAL UNITS 232
 TOTAL PARKINGS 90

SITE PLAN

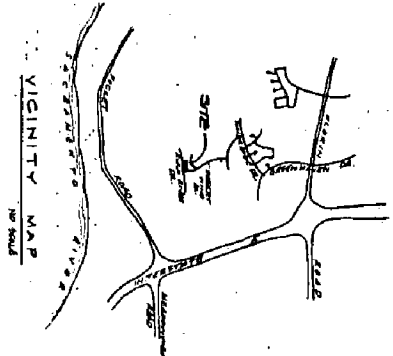
SCALE: 1" = 40'-0"



GREEK ORTHODOX

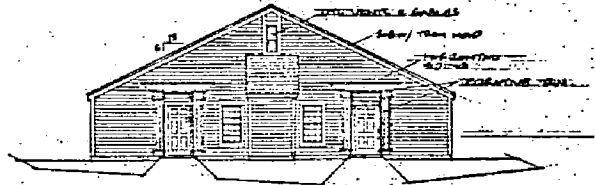
SENIORS COMPLEX

EXHIBIT B



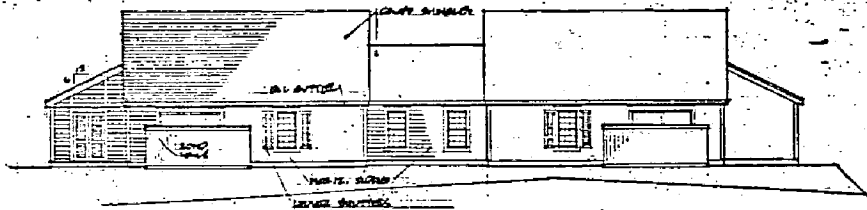
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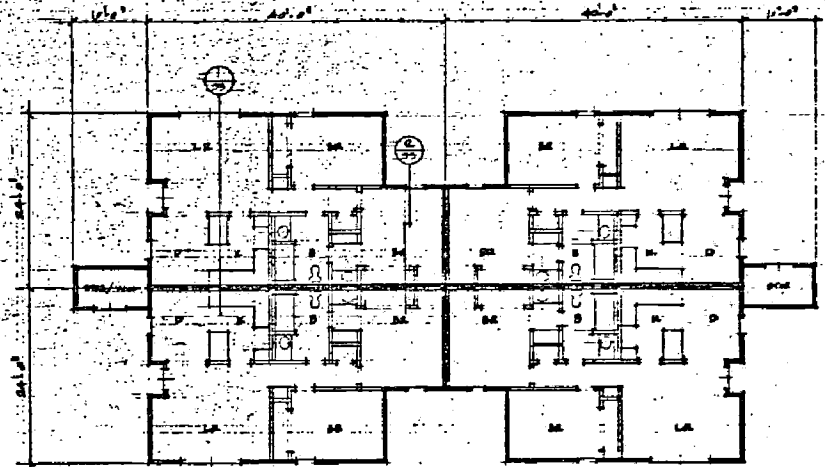
END ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"



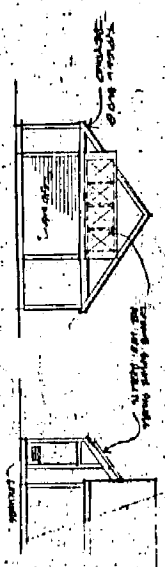
FLOOR PLAN - BUILDING

34

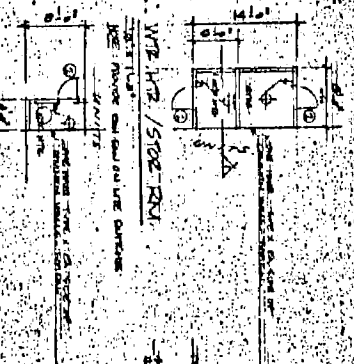
SCALE: 1/8" = 1'-0"

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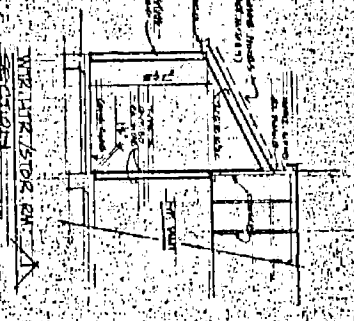
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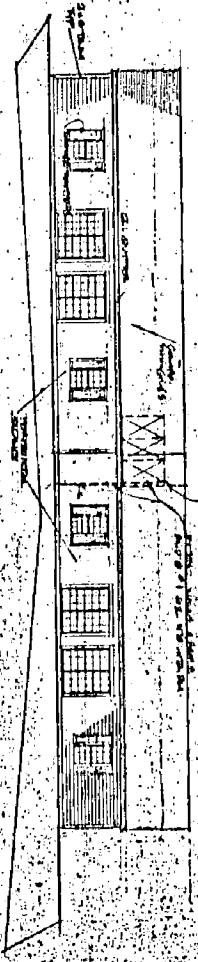
WTR. HTR. / STORE RM @ BLDG # 2516



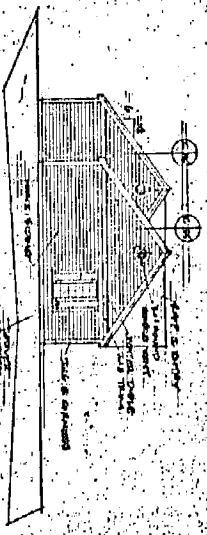
WTR. HTR. ROOM



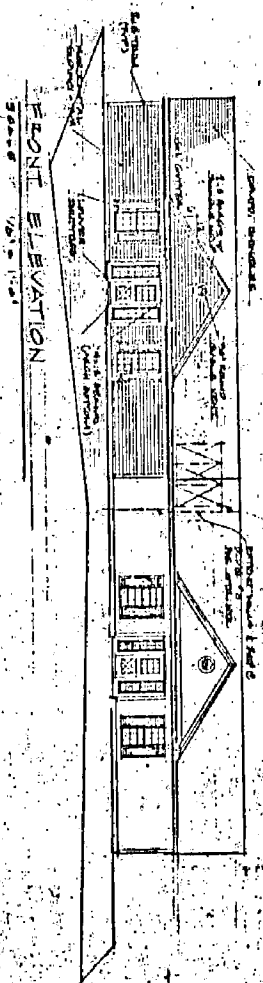
SECTION



REAR ELEVATION



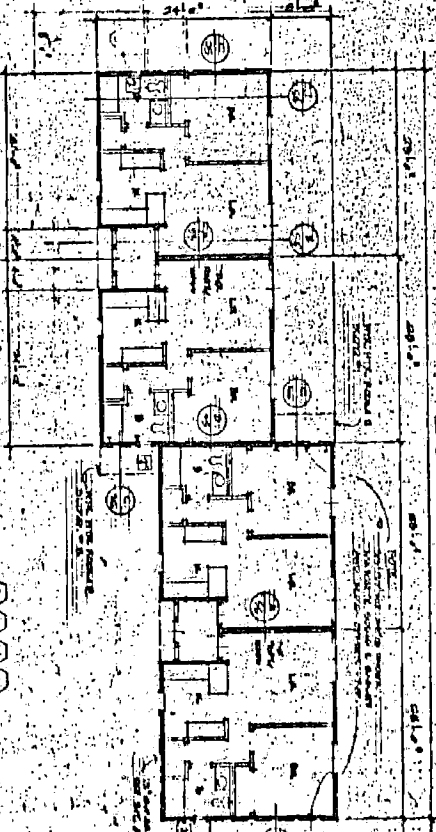
END ELEVATION



FRONT ELEVATION

NOTE
 1. ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED
 2. FINISHES TO BE DETERMINED BY OWNER

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 3. THE SHOWN 4' x 4' STUDS IN ALL CORNERS ARE 2" x 4" STUDS (4x4)
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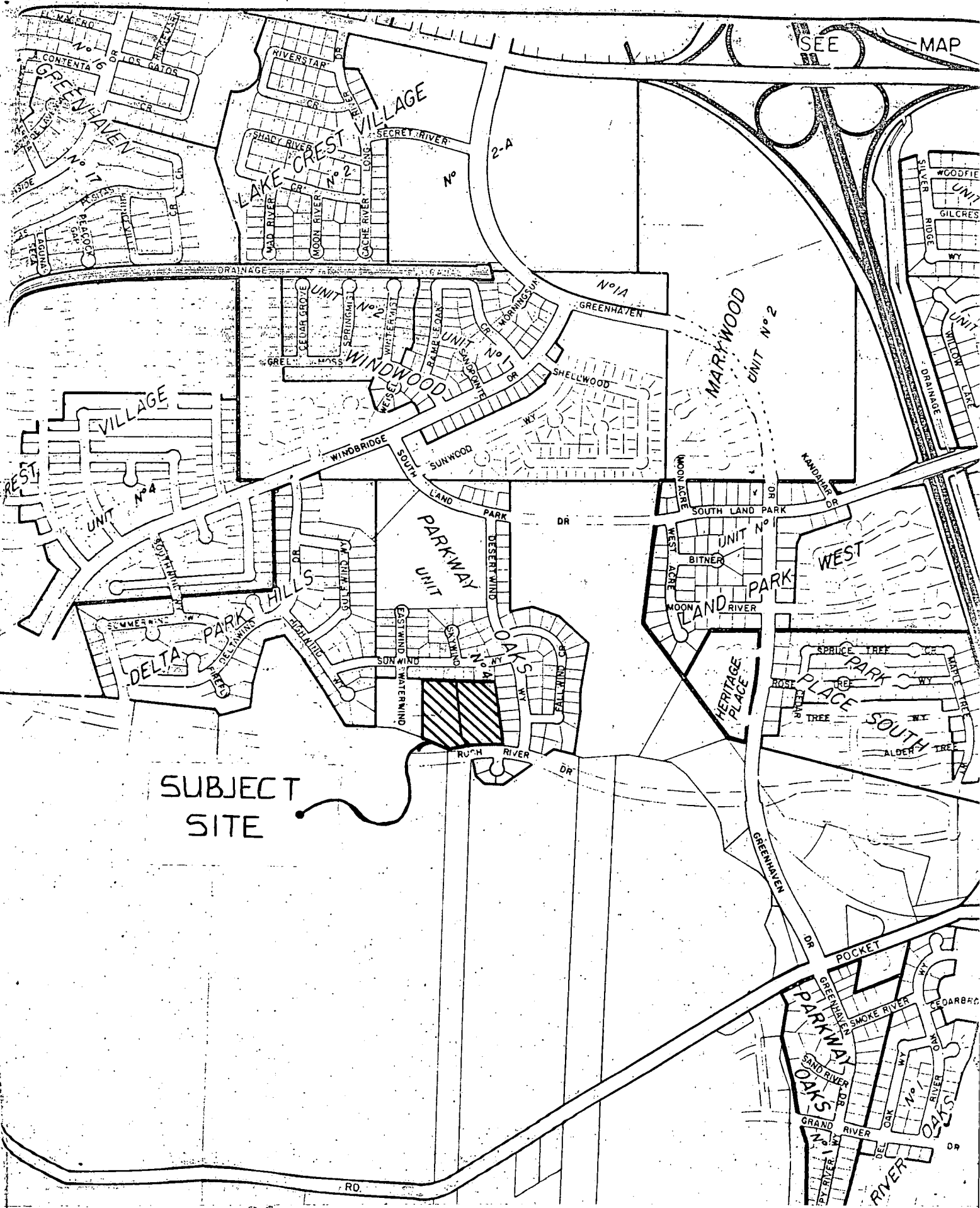


FLOOR PLAN BUILDING

SCALE: 1/8" = 1'-0"

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

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SUBJECT SITE

