

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morrison Creek Investor, LTD, 900 Fulton Ave., Suite 100, Sacramento, CA 95825				
OWNER	Morrison Creek Investors, LTD, 900 Fulton Ave., Suite 100, Sacramento, CA 95825				
PLANS BY					
FILING DATE	3-28-86	ENVIR. DET.	4-1-86	REPORT BY	BW:tc
ASSESSOR'S-PCL. NO.	064-02-04-07,038-041,055,056; 064-11-01-016				

- APPLICATION**
- A. Negative Declaration
 - B. Rezone of 55+ partially developed acres from Agriculture (A) zone to Heavy Manufacturing (M-2-S) zone

LOCATION: Southeast corner of Elder Creek and Florin Perkins Road

PROPOSAL: The applicant is requesting the necessary entitlements to Rezone 55+ acres from Agriculture (A) to Heavy Manufacturing (M-2-S)

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1986 Draft South Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Industrial and single family

Surrounding Land Use and Zoning:

North:	M-2(S) Vacant
South:	M-2(S) Heavy Industrial
East:	M-2(S) Industrial/Single Family
West:	M-2(S) Vacant

Property Dimensions:	Irregular
Property Area:	55+ acres
Topography:	Flat
Utilities:	Existing

BACKGROUND INFORMATION:

On February 11, 1986, the City Council approved the Morrison Creek annexation, (55 acres), to the City of Sacramento, and recommended that City staff initiate the rezoning from the Agriculture zone (A) to the M-2(S) zone. The subject site is located east of Florin Perkins Road and South of Elder Creek Road in the South Sacramento Community Plan area.

The M-2(S) zone is a Heavy Industrial Park zone which allows the manufacture or treatment of goods and raw materials and requires a 25 foot landscape setback along all street frontages.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned for a Agricultural Holding zone and is designated for industrial uses in the General Plan and Draft South Sacramento Community Plan respectively. The surrounding land uses are heavy industrial and light industrial land uses. The existing land uses on the site consist of light industrial and partially vacant properties. More specifically, the existing uses on the site consist of light manufacturing, single family residential, and storage.
- B. A portion of the subject site contains a number of illegally stored wrecked vehicles. According to the County Planning Department, a request was made on August 2, 1983, for a use permit and a variance to store the wrecked vehicles on the site, however, the request was denied. The City Planning Department has forwarded this matter to the City's Nuisance Abatement Division and has requested immediate attention to investigate and abate this violation.
- C. Based upon the Public Works Department review, (see Exhibit A), the subject site is within the Morrision Creek Assessment District, however, no sewer, water, and drainage facilities are available. Therefore, prior to the issuance of any building permits, improvements must be complete to the satisfaction of the Public Works Department. Further, conditions for infrastructure and standard City improvements will be required with building permits and may include off site improvements.
- D. The City is initiating rezoning of 55 acres from the Agriculture (A) zone to the M-2(S) zone located east of Florin Perkins Road and South of Elder Creek Road. The decision to rezone was made based upon experssion of the property owners.

Environmental Determination:

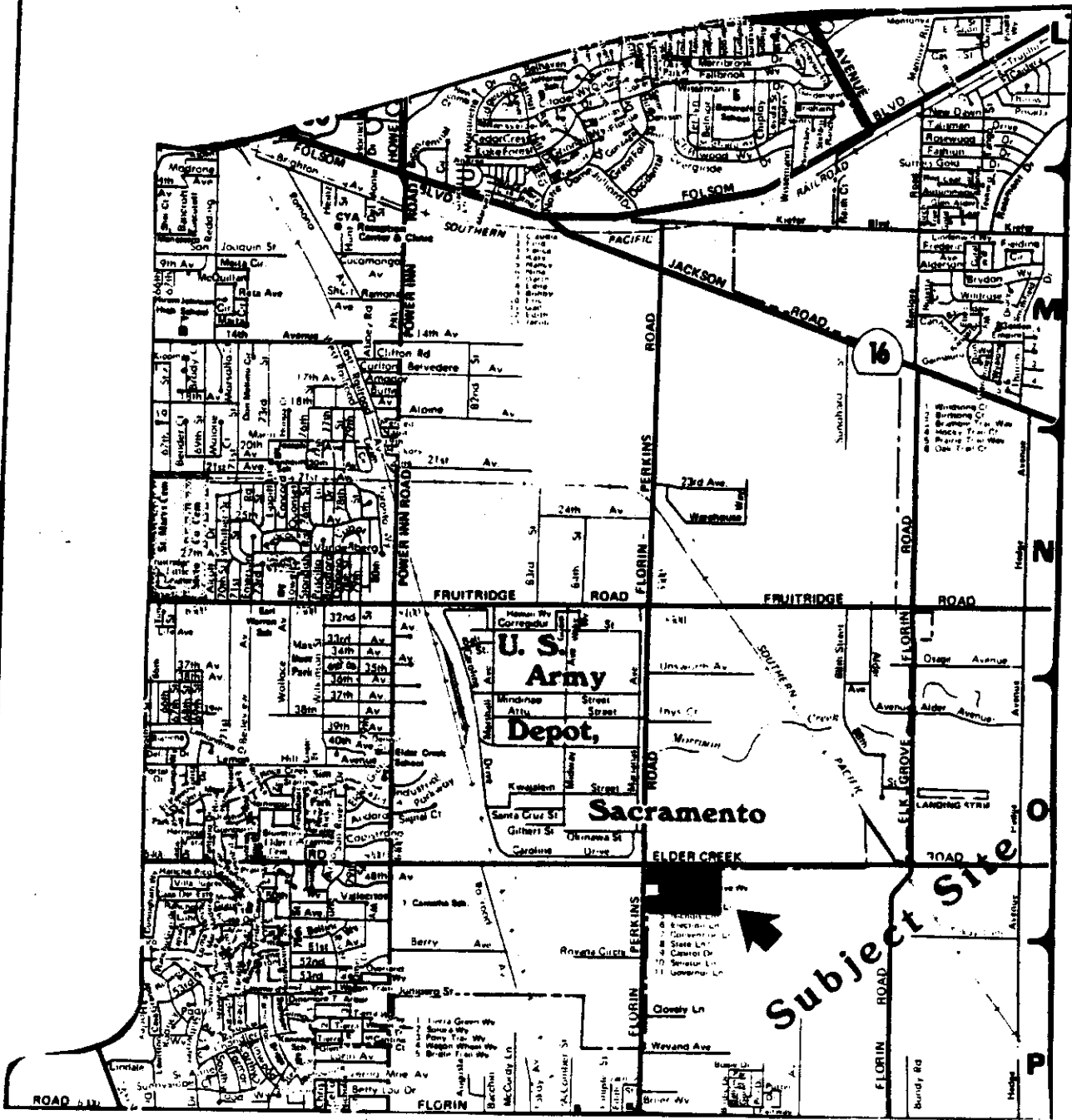
The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following action:

Approval of the rezone from the Agriculture (A) zone to the M-2(S) zone based upon the Findings of Fact which follow.

Findings of Fact:

The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for industrial use by the 1974 General Plan and the Draft South Sacramento Plan, and the proposed Heavy Industrial use conforms with the plan designation.

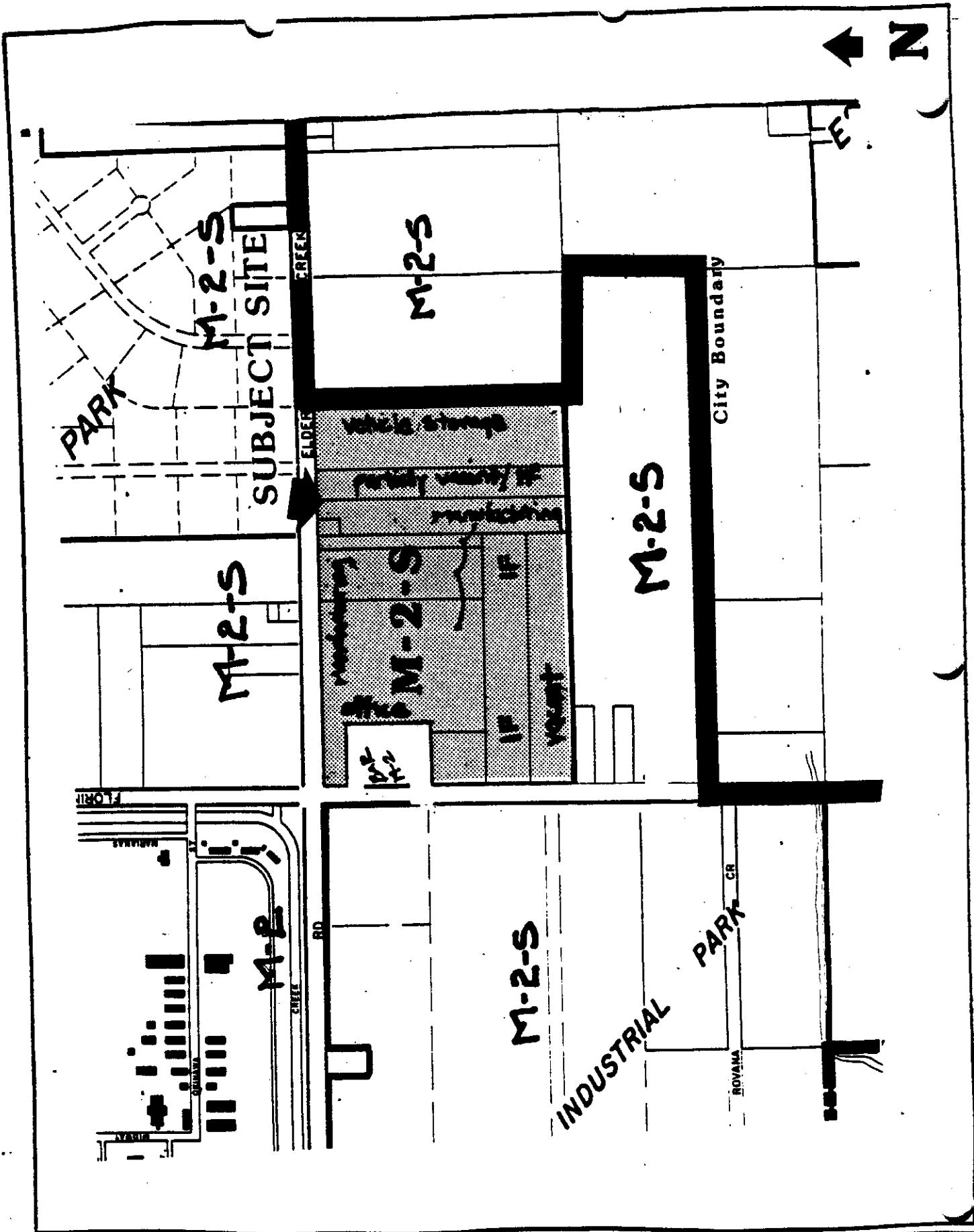


VICINITY MAP

786-088

A-24-86

#13



VICINITY - LAND USE - ZONING



EXHIBIT A

CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

February 28, 1986

THOMAS M. FINLEY
Engineering Division Manager

TO: Art Gee, Principal Planner
FROM: Jim Bloodgood, Supervising Engineer *JB*
SUBJECT: Morrison Creek Annexation

CONDITIONS TO
PROPOSED MORRISON CREEK ANNEXATION

1. The proposed property is within the boundaries of the Morrison Creek Assessment District. Trunk sewer, water, and drainage facilities are available for the subject site or will be upon payment of necessary fees.
2. Sewer service will be provided by the County Sanitation District No. 1.
3. Sewer, water, and drain study required.
4. Offsite water and sewer extensions will be required.
5. Street extensions and right of way dedications to the satisfaction of the Public Works Department will be required. (Minimum two access routes with a minimum of two lanes of pavement offsite.)
6. For offsite right of way, City will condemn at developers' expense if necessary.
7. Standard improvements required.
8. Soils testing for street design will be required.
9. No building permits allowed until improvements under the Morrison Creek Assessment District are complete to the satisfaction of the Public Works Department.

JHB:vr
JB163Md1

cc: Tom Finley, Engineering Division Manager
Bob Blaser, Associate Engineer
Leonard Johnson, Engineering Technican
Chuck Taylor, Junior Civil Engineer

CITY PLANNING DEPARTMENT

MAR 3 - 1986

RECEIVED