

CITY PLANNING COMMISSION

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

APPLICANT Morton & Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, CA 95816
OWNER Hobbs Marlow, Inc., 11520 San Vicente Boulevard, Los Angeles, CA 90049
PLANS BY Morton & Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, CA 95816
FILING DATE 1/9/86 ENVIR. DET. 1/16/86 REPORT BY EG:bw
ASSESSOR'S-PCL. NO. 226-070-23.24.26

APPLICATION: A. Negative Declaration

B. General Plan Amendment from Industrial and Residential to Industrial

C. 1984 North Sacramento Community Plan Amendment from Industrial and Residential to Industrial

D. Amend Schematic Plan for the Main Avenue Business Park PUD

E. Rezone from Single Family (R-1-PUD) to Light Industrial-Planned Unit Development (M-1(S)-PUD)

F. Tentative Parcel Map (P86-034)

LOCATION: Northeast corner Main Avenue and Kelton Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 46-acre industrial business park.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial and Residential
1984 North Sacramento Community Plan Designation:	Industrial and Residential
Existing Zoning of Site:	M-1(S)-PUD & R-1(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; A (FW)
South: Residential; MH park; R-1
East: Vacant; A, R-1, R-1A
West: Industrial; M-1-PUD

Parking Required:)	
Parking Provided:)	per PUD Guidelines
Property Dimensions:	Irregular
Property Area:	46± acres
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Wood, stucco, concrete, glazing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 29, 1986, by a vote of four ayes, one no and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

APPLC. NO. P86-034 **MEETING DATE** ⁶⁻²⁶⁻⁸⁶ ~~May 22, 1986~~ **ITEM NO** 7

BACKGROUND INFORMATION: In 1978, a proposal was made to rezone 98+ acres from A to M-2 (P-8014). The subject site was a portion of that project. The rezoning was denied.

On February 25, 1982, the Planning Commission reviewed an application to allow development of a future industrial complex on the subject site and rezone from Agricultural (A) to Light Industrial (M-1). The Commission denied the General and Community Plan amendments and the rezoning and approved the tentative map. The project was appealed to the City Council where it was approved on June 6, 1982 (P-9526) for industrial and residential uses.

In approving the tentative map, plan amendments and rezoning the site to Light Industrial (M-1(S)-PUD) and Single Family (R-1-PUD), the Council was approving an alternative which would provide for an industrial business park and a residential area which would buffer an approved residential subdivision to the east of the site. As a condition of approval, the Council approved strict setback and landscaping requirements to reduce the impact upon the surrounding residential uses.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of 46+ vacant acres which are zoned Light Industrial-Planned Unit Development (M-1(S) (PUD)) (29 acres) and Single Family (R-1) (17 acres). The site is designated for industrial and residential uses in both the General Plan and the 1984 North Sacramento Community Plan.
- B. The applicant is requesting that the necessary entitlements be granted to allow development of industrial uses on that portion of the Main Avenue Business Park which is presently designated and zoned for residential uses. The property in question consists of approximately 17+ acres (Exhibit A).

The North Sacramento Community Plan provides for 1,190 acres of industrial and heavy commercial land. Approximately 870 acres are presently vacant. Staff estimates approximately 300+ vacant acres are currently zoned for industrial uses in the immediate area (i.e. Hansen Industrial Park, Norwood Tech area west and McClellan AFB and Pell Drive area). In addition the North Natomas Plan designates 2,168 acres of land for industrial uses. The subject site also includes 29+ acres of vacant industrially zoned land. This amount of vacant industrial property would indicate that there is not a demand for existing land nor little need for any additional land to be rezoned to industrial.

- C. The subject site is adjacent to areas which have been designated for low density residential (south and east), parks-open space (north) and industrial (west) in the 1984 North Sacramento Community Plan (see Exhibit B). A single family residential subdivision has been recorded on the property to the east of the subject site. Further expansion of the industrially zoned areas will only intrude into and cause a greater impact on all residential areas in the vicinity. Staff therefore would recommend that the project be denied.
- D. The project has been reviewed by the Traffic, Public Works and Fire Departments. The following comments were received:

Traffic

- 1. Parking lots must be redesigned to the satisfaction of the Traffic Engineer.

2. A Transportation Management Plan must be submitted for approval by the Planning Director prior to the issuance of building permits.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration;
- B. Deny the amendment of the General Plan;
- C. Deny the amendment of the 1984 North Sacramento Community Plan;
- D. Deny the amendment of the Main Avenue Business Park PUD Schematic Plan;
- E. Deny the rezone from Single Family (R-1-PUD) to Light Industrial Planned Unit Development (M-1(S)-PUD).
- F. Deny the Tentative Map.

R1

SUBJECT SITE

VAC

PINEDALE

NO.

IF R-1

VAC A

VAC

M-1 (PUD)

Industrial

HANSEN INDUSTRIAL PARK

MAIN CT

KELTON WY

BUSINESS AV SUBB



MAIN

Industrial

M-1 SR

LINDA

UNIT NO. 10

ARROW CREST

Single family

R-1

VAC

UNIT NO. 6

ROLLEBACHER

LOVELAND WY

KELTON

MARILYN

UNIT NO. 9

RANCHO DEL PASO

VICINITY - LAND USE - ZONING

P86-034

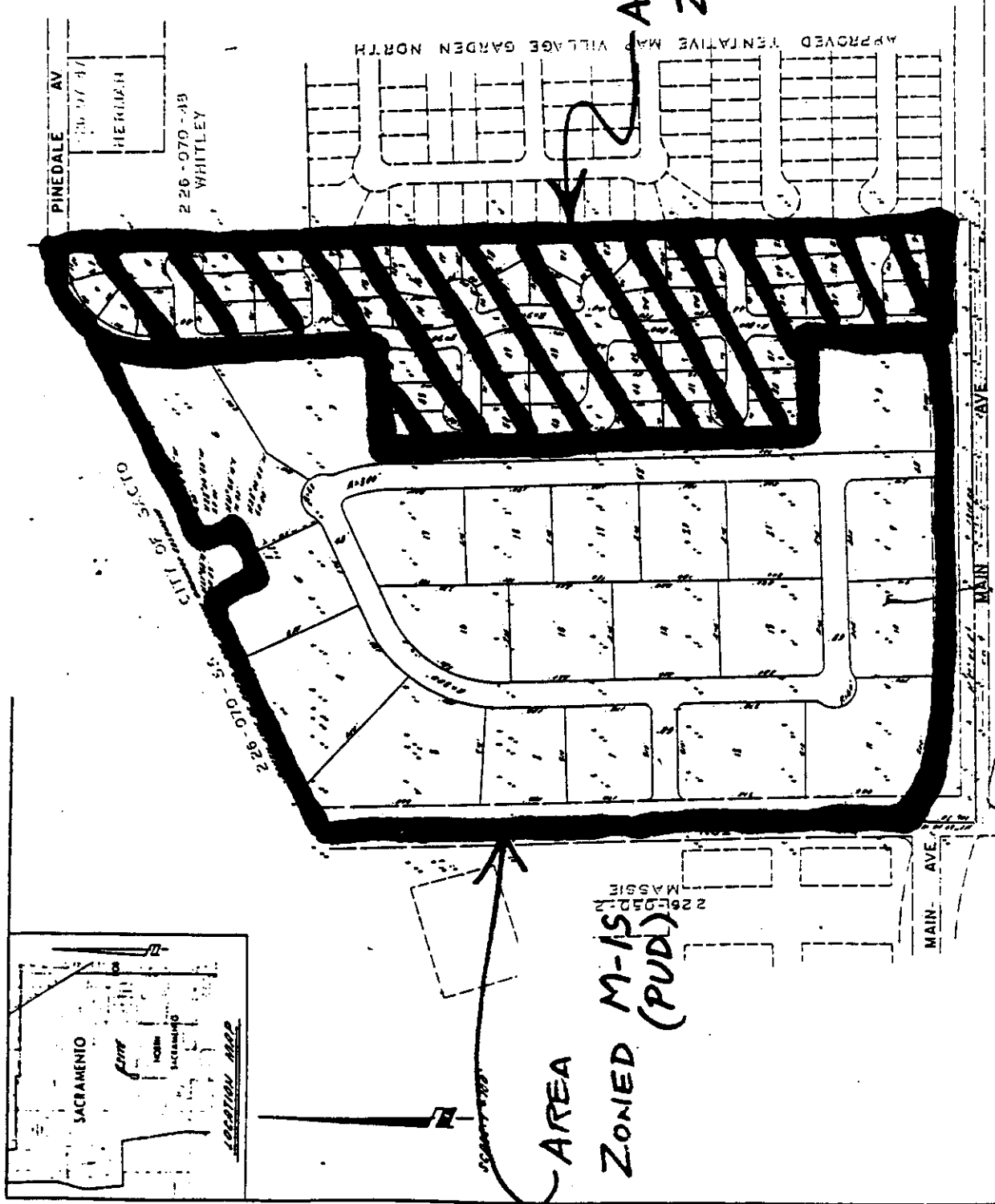
6-26-86
2-13-86
27

Item #7

EXHIBIT A

TITLE: TENTATIVE MAP FOR MAIN AVE BUSINESS PARK
 PROJECT NO.: 276-26-86
 PREPARED BY: MORTON & PITALO, INC.
 DATE: 11/15/86
 CITY OF SACRAMENTO
 COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA

AREA
 ZONED R-1 (PUD)



AREA
 ZONED M-1S
 (PUD)

NO.	DESCRIPTION	DATE
1	PREPARED	11/15/86
2	APPROVED	11/15/86
3	REVISION	
TENTATIVE MAP FOR MAIN AVE BUSINESS PARK N.E. COR. OF MAIN AVE & CITY ST. CITY OF SACRAMENTO, CALIFORNIA		
MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING		PROJECT NO. 276-26-86
SCALE AS SHOWN		SHEET NO. 1 OF 1

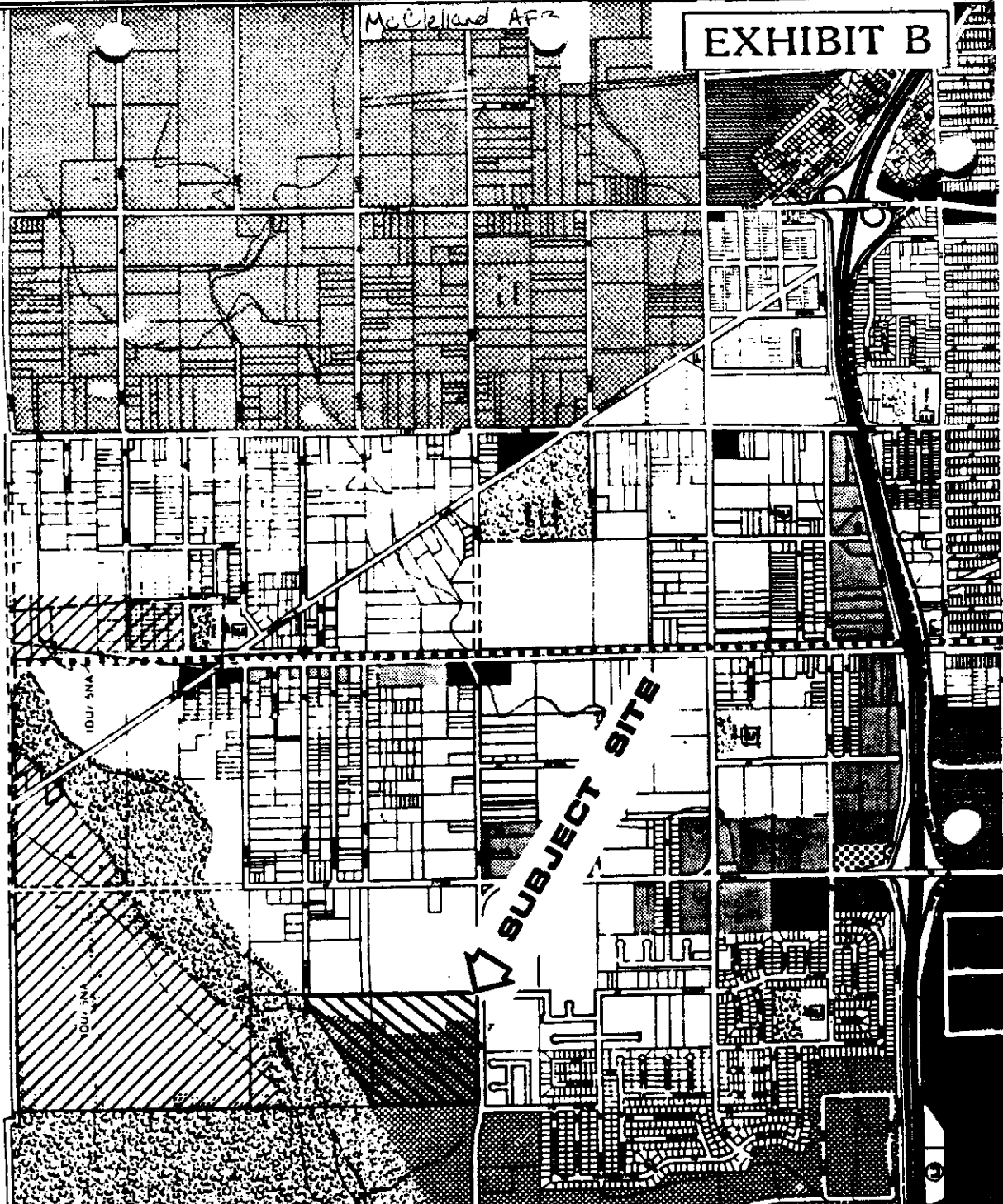
P86-034

~~276-26-86~~
 276-26-86

Item 47

EXHIBIT B

McClelland AFB



SUBJECT SITE













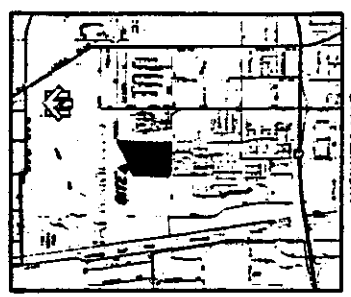
-  - SPECIAL PLANNING DISTRICT
-  - PARKS-PARKWAYS-OPENSOURCE
-  - RURAL ESTATES
RESIDENTIAL 1DU/.5-4NA*
-  - RESIDENTIAL 4-8 DU/NA*
-  - RESIDENTIAL 7-15 DU/NA*
-  - RESIDENTIAL 11-21 DU/NA*
-  - RESIDENTIAL 11-29 DU/NA*
-  - HIGHWAY COMMERCIAL
-  - RETAIL-GENERAL COMMERCIAL
-  - OFFICE
-  - LABOR INTENSIVE
OFFICE COMMERCIAL LIGHT INDUSTRIAL
-  - INDUSTRIAL



EXHIBIT C



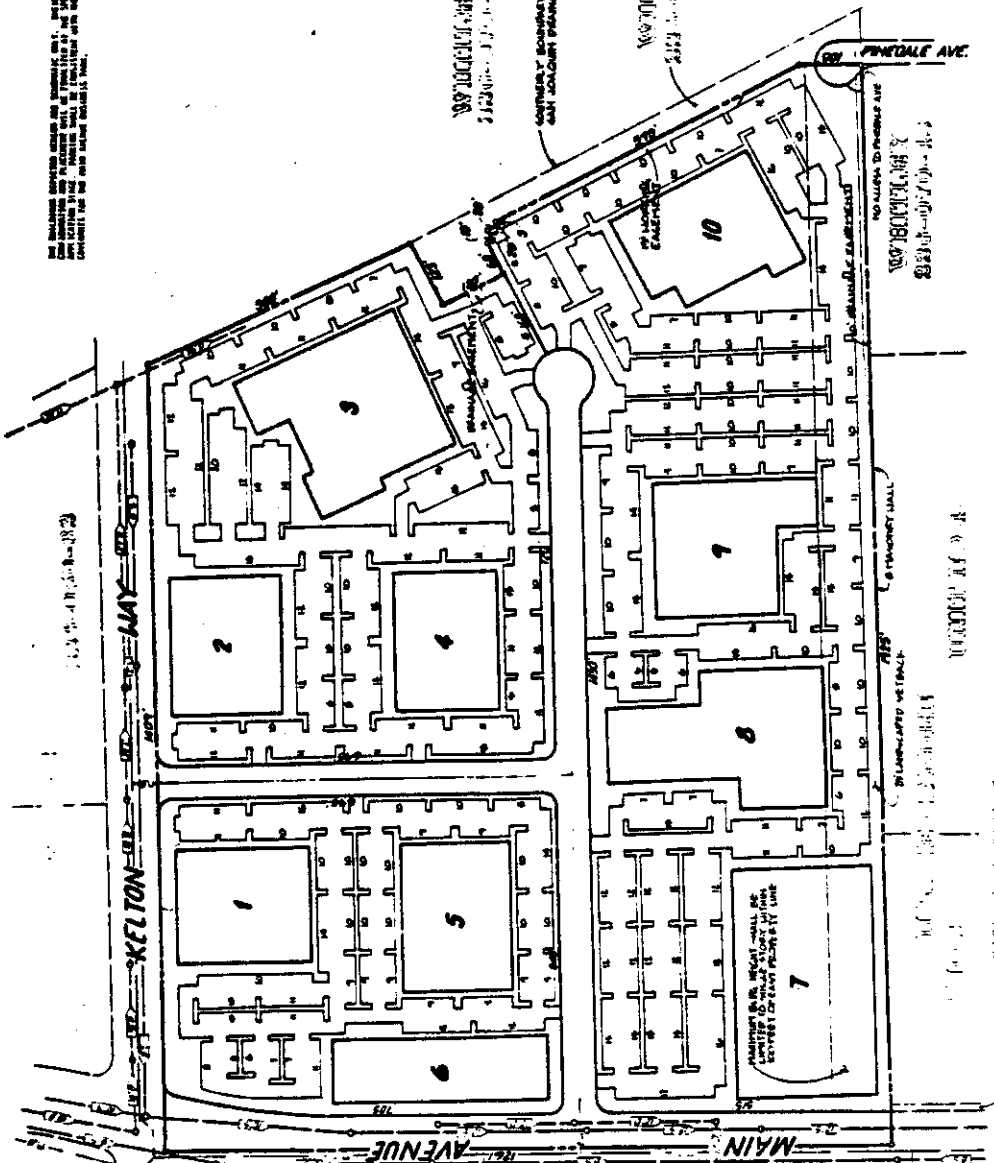
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THE PLANNING SERVICES RENDERED AND THE PRELIMINARY PLAN, SPECIFICATIONS, MAPS, AND REPORTS HEREBY SUBMITTED ARE THE PROPERTY OF THE ENGINEER AND WILL BE FURNISHED TO THE CLIENT FOR THE PROJECT DESCRIBED HEREIN. ANY REUSE OR REPRODUCTION OF THESE SERVICES OR THE PRELIMINARY PLAN WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.

VACUITY MAP
 NO SCALE

VACUITY MAP
 NO SCALE

VACUITY MAP
 NO SCALE



| NO. | AREA | AREA (SQ. FT.) | AREA (SQ. METERS) | PERCENT |
|-------|------|----------------|-------------------|---------|
| 1. | 1 | 11,000 | 10,114 | 11.1 |
| 2. | 2 | 10,000 | 9,290 | 10.0 |
| 3. | 3 | 10,000 | 9,290 | 10.0 |
| 4. | 4 | 10,000 | 9,290 | 10.0 |
| 5. | 5 | 10,000 | 9,290 | 10.0 |
| 6. | 6 | 10,000 | 9,290 | 10.0 |
| 7. | 7 | 10,000 | 9,290 | 10.0 |
| 8. | 8 | 10,000 | 9,290 | 10.0 |
| 9. | 9 | 10,000 | 9,290 | 10.0 |
| 10. | 10 | 10,000 | 9,290 | 10.0 |
| TOTAL | | 100,000 | 92,900 | 100.0 |



SCALE 1" = 40'

PRELIMINARY SITE PLAN
MAIN AVENUE
BUSINESS PARK
 OF

SHEET NO. _____ DATE _____ CITY _____ FILE NO. _____

MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

SCALE: _____
 SHEET NO. _____
 SHEET TITLE _____
 SHEET NO. _____

NO. _____ DESCRIPTION _____ APPROVED BY _____

P86-034

27
 2-13-86
 6-26-86

Item 47

EXHIBIT D

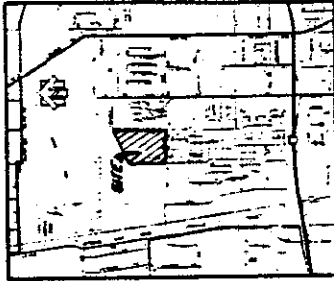
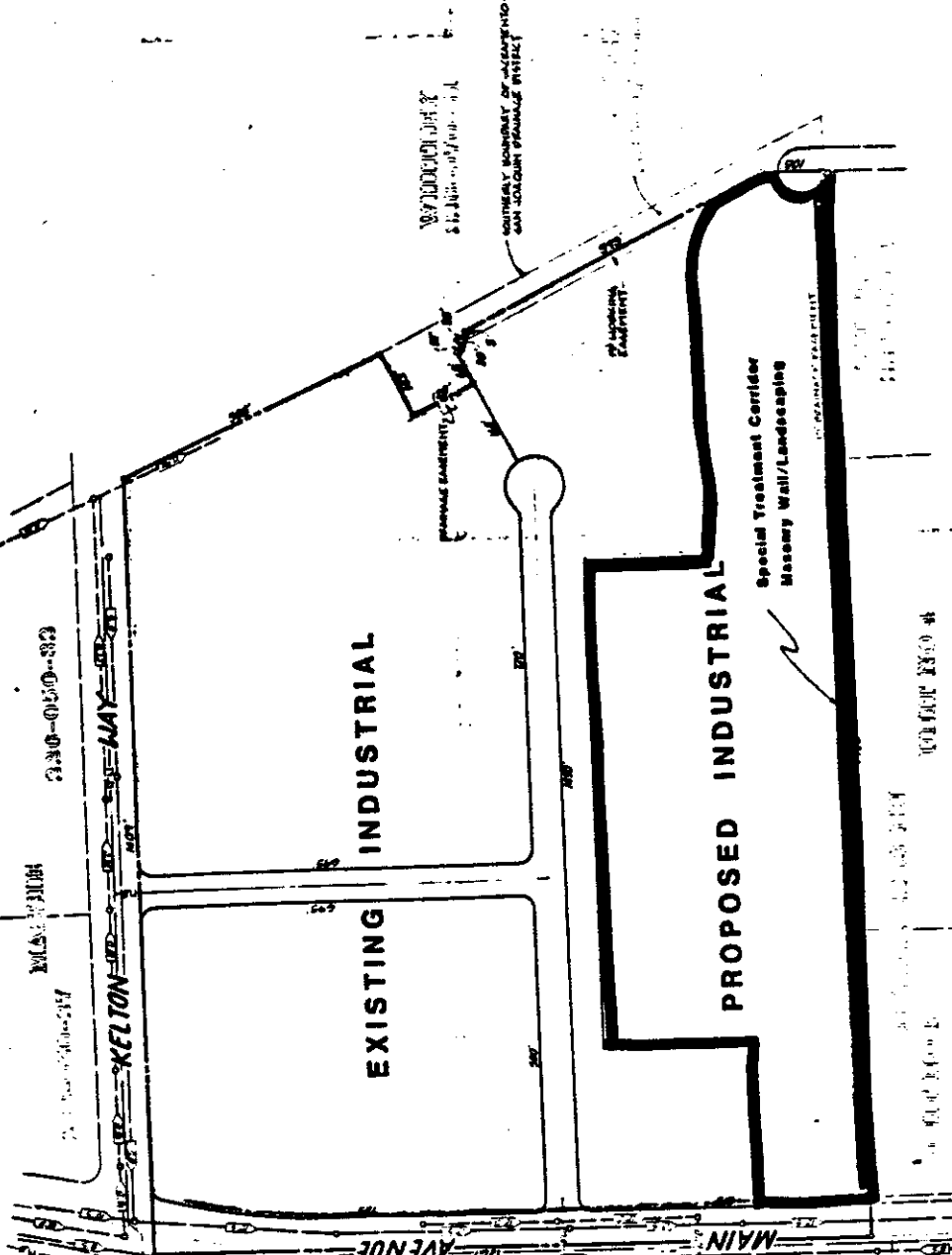


EXHIBIT MAP
NO. 100

- REGULATIONS:
 - 1. ZONING: M-1
 - 2. SUBDIVISION: 100
 - 3. ERECTION: 100
 - 4. CONSTRUCTION: 100
 - 5. MAINTENANCE: 100
 - 6. UTILITIES: 100
 - 7. PUBLIC UTILITIES: 100
 - 8. FIRE: 100
 - 9. HEALTH: 100
 - 10. SANITATION: 100
 - 11. WATER: 100
 - 12. AIR: 100
 - 13. SOIL: 100
 - 14. VEGETATION: 100
 - 15. ANIMALS: 100
 - 16. PLANTS: 100
 - 17. MINERAL: 100
 - 18. HISTORIC: 100
 - 19. MONUMENTS: 100
 - 20. LANDMARKS: 100
 - 21. CULTURAL: 100
 - 22. SCIENTIFIC: 100
 - 23. EDUCATIONAL: 100
 - 24. RECREATION: 100
 - 25. RELIGIOUS: 100
 - 26. COMMERCIAL: 100
 - 27. RESIDENTIAL: 100
 - 28. AGRICULTURE: 100
 - 29. FORESTRY: 100
 - 30. MINING: 100
 - 31. QUARRYING: 100
 - 32. EXCAVATION: 100
 - 33. CONSTRUCTION: 100
 - 34. MAINTENANCE: 100
 - 35. UTILITIES: 100
 - 36. PUBLIC UTILITIES: 100
 - 37. FIRE: 100
 - 38. HEALTH: 100
 - 39. SANITATION: 100
 - 40. WATER: 100
 - 41. AIR: 100
 - 42. SOIL: 100
 - 43. VEGETATION: 100
 - 44. ANIMALS: 100
 - 45. PLANTS: 100
 - 46. MINERAL: 100
 - 47. HISTORIC: 100
 - 48. MONUMENTS: 100
 - 49. LANDMARKS: 100
 - 50. CULTURAL: 100
 - 51. SCIENTIFIC: 100
 - 52. EDUCATIONAL: 100
 - 53. RECREATION: 100
 - 54. RELIGIOUS: 100
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 - 68. SANITATION: 100
 - 69. WATER: 100
 - 70. AIR: 100
 - 71. SOIL: 100
 - 72. VEGETATION: 100
 - 73. ANIMALS: 100
 - 74. PLANTS: 100
 - 75. MINERAL: 100
 - 76. HISTORIC: 100
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 - 93. UTILITIES: 100
 - 94. PUBLIC UTILITIES: 100
 - 95. FIRE: 100
 - 96. HEALTH: 100
 - 97. SANITATION: 100
 - 98. WATER: 100
 - 99. AIR: 100
 - 100. SOIL: 100



| | | | | | |
|-----------------------|--|-------------------------------------|--|-----------------|--|
| PROPOSED | | COMMUNITY PLAN AMENDMENT & REZONING | | CITY | |
| MORTON & PITALO, INC. | | CHRYL COMMERCIAL PLANNING SURVEYING | | ADDRESS | |
| MORTON & PITALO, INC. | | CHRYL COMMERCIAL PLANNING SURVEYING | | DATE | |
| SCALE | | DATE | | PROJECT NO. | |
| 1/4" = 100' | | 10/15/86 | | 100-000-000-000 | |
| DRAWN BY | | CHECKED BY | | DATE | |
| J. PITALO | | M. PITALO | | 10/15/86 | |

P86-034

2-13-86
6-26-86

Item #7

CITY PLANNING COMMISSION

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

| |
|---|
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| OWNER Hobbs Marlow, Inc., 11520 San Vicente Boulevard, Los Angeles, CA 90049 |
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| FILING DATE 1/9/86 ENVIR. DET. 1/16/86 REPORT BY EG:bw |
| ASSESSOR'S-PCL. NO. 226-070-23.24.26 |

APPLICATION: A. Negative Declaration

B. General Plan Amendment from Industrial and Residential to Industrial

C. 1984 North Sacramento Community Plan Amendment from Industrial and Residential to Industrial

D. Amend Schematic Plan for the Main Avenue Business Park PUD

E. Rezone from Single Family (R-1-PUD) to Light Industrial-Planned Unit Development (M-1(S)-PUD)

F. Tentative Parcel Map (P86-034)

LOCATION: Northeast corner Main Avenue and Kelton Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 46-acre industrial business park.

PROJECT INFORMATION:

| | |
|---|----------------------------|
| 1974 General Plan Designation: | Industrial and Residential |
| 1984 North Sacramento Community Plan Designation: | Industrial and Residential |
| Existing Zoning of Site: | M-1(S)-PUD & R-1(PUD) |
| Existing Land Use of Site: | Vacant |

Surrounding Land Use and Zoning:

North: Vacant; A (FW)
South: Residential; MH park; R-1
East: Vacant; A, R-1, R-1A
West: Industrial; M-1-PUD

| | |
|--------------------------------|---------------------------------|
| Parking Required:) | |
| Parking Provided:) | per PUD Guidelines |
| Property Dimensions: | Irregular |
| Property Area: | 46± acres |
| Topography: | Flat |
| Street Improvements/Utilities: | Existing |
| Exterior Building Materials: | Wood, stucco, concrete, glazing |

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 29, 1986, by a vote of four ayes, one no and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

APPLC. NO. P86-034 **MEETING DATE** ⁶⁻²⁶⁻⁸⁶ ~~May 22, 1986~~ **ITEM NO** 7

BACKGROUND INFORMATION: In 1978, a proposal was made to rezone 98+ acres from A to M-2 (P-8014). The subject site was a portion of that project. The rezoning was denied.

On February 25, 1982, the Planning Commission reviewed an application to allow development of a future industrial complex on the subject site and rezone from Agricultural (A) to Light Industrial (M-1). The Commission denied the General and Community Plan amendments and the rezoning and approved the tentative map. The project was appealed to the City Council where it was approved on June 6, 1982 (P-9526) for industrial and residential uses.

In approving the tentative map, plan amendments and rezoning the site to Light Industrial (M-1(S)-PUD) and Single Family (R-1-PUD), the Council was approving an alternative which would provide for an industrial business park and a residential area which would buffer an approved residential subdivision to the east of the site. As a condition of approval, the Council approved strict setback and landscaping requirements to reduce the impact upon the surrounding residential uses.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of 46+ vacant acres which are zoned Light Industrial-Planned Unit Development (M-1(S) (PUD)) (29 acres) and Single Family (R-1) (17 acres). The site is designated for industrial and residential uses in both the General Plan and the 1984 North Sacramento Community Plan.
- B. The applicant is requesting that the necessary entitlements be granted to allow development of industrial uses on that portion of the Main Avenue Business Park which is presently designated and zoned for residential uses. The property in question consists of approximately 17+ acres (Exhibit A).

The North Sacramento Community Plan provides for 1,190 acres of industrial and heavy commercial land. Approximately 870 acres are presently vacant. Staff estimates approximately 300+ vacant acres are currently zoned for industrial uses in the immediate area (i.e. Hansen Industrial Park, Norwood Tech area west and McClellan AFB and Pell Drive area). In addition the North Natomas Plan designates 2,168 acres of land for industrial uses. The subject site also includes 29+ acres of vacant industrially zoned land. This amount of vacant industrial property would indicate that there is not a demand for existing land nor little need for any additional land to be rezoned to industrial.

- C. The subject site is adjacent to areas which have been designated for low density residential (south and east), parks-open space (north) and industrial (west) in the 1984 North Sacramento Community Plan (see Exhibit B). A single family residential subdivision has been recorded on the property to the east of the subject site. Further expansion of the industrially zoned areas will only intrude into and cause a greater impact on all residential areas in the vicinity. Staff therefore would recommend that the project be denied.
- D. The project has been reviewed by the Traffic, Public Works and Fire Departments. The following comments were received:

Traffic

1. Parking lots must be redesigned to the satisfaction of the Traffic Engineer.

2. A Transportation Management Plan must be submitted for approval by the Planning Director prior to the issuance of building permits.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration;
- B. Deny the amendment of the General Plan;
- C. Deny the amendment of the 1984 North Sacramento Community Plan;
- D. Deny the amendment of the Main Avenue Business Park PUD Schematic Plan;
- E. Deny the rezone from Single Family (R-1-PUD) to Light Industrial Planned Unit Development (M-1(S)-PUD).
- F. Deny the Tentative Map.

R1

SUBJECT SITE

VAC

PINEDALE

NO.

IF R-1

VAC A

VAC

A

M-1 (PUD)

Industrial

HANSEN INDUSTRIAL PARK

MAIN CT

KELTON WY

BUSINESS AV SUBB



MAIN

Industrial

M-1 SR

LINDA

UNIT NO. 10

ARROW CREST

Single family

R-1

VAC

UNIT NO. 6

ROLLEBACHER

LOVELAND WY

KELTON

MARILYN

UNIT NO. 9

RANCHO DEL PASO

VICINITY - LAND USE - ZONING

P86-034

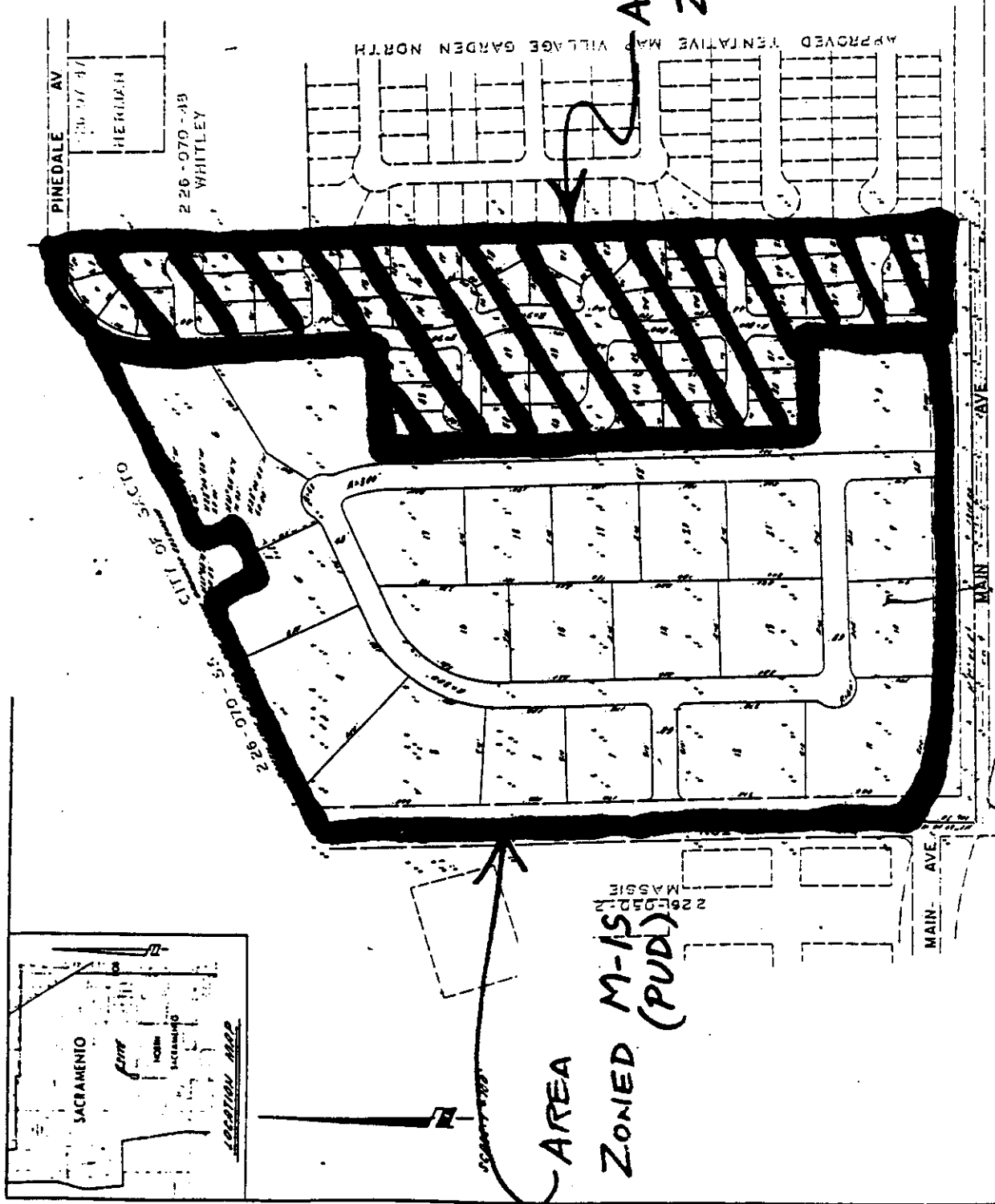
6-26-86
2-13-86
27

Item #7

EXHIBIT A

TITLE: TENTATIVE MAP FOR MAIN AVE BUSINESS PARK
 PROJECT NO.: 276-26-86
 PREPARED BY: MORTON & PITALO, INC.
 DATE: 11/15/86
 CITY OF SACRAMENTO
 COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA
 PLANNING AND SURVEYING
 CIVIL ENGINEERING
 226-070-53
 226-070-49
 226-070-47
 226-070-45
 226-070-43
 226-070-41
 226-070-39
 226-070-37
 226-070-35
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 226-070-17
 226-070-15
 226-070-13
 226-070-11
 226-070-09
 226-070-07
 226-070-05
 226-070-03
 226-070-01

AREA
 ZONED R-1 (PUD)



| | | | |
|--|-----------------------|----------|----|
| NO. | DESCRIPTION | DATE | BY |
| 1 | PREPARED | 11/15/86 | MP |
| 2 | REVISION | | |
| TENTATIVE MAP FOR
MAIN AVE BUSINESS PARK
N.E. COR. OF MAIN AVE & HERMAN ST.
CITY OF SACRAMENTO, CALIFORNIA | | | |
| SCALE | AS SHOWN | | |
| DATE | 11/15/86 | | |
| PROJECT NO. | 276-26-86 | | |
| PREPARED BY | MORTON & PITALO, INC. | | |
| CHECKED BY | CIVIL ENGINEERING | | |
| APPROVED BY | PLANNING | | |
| DATE | | | |

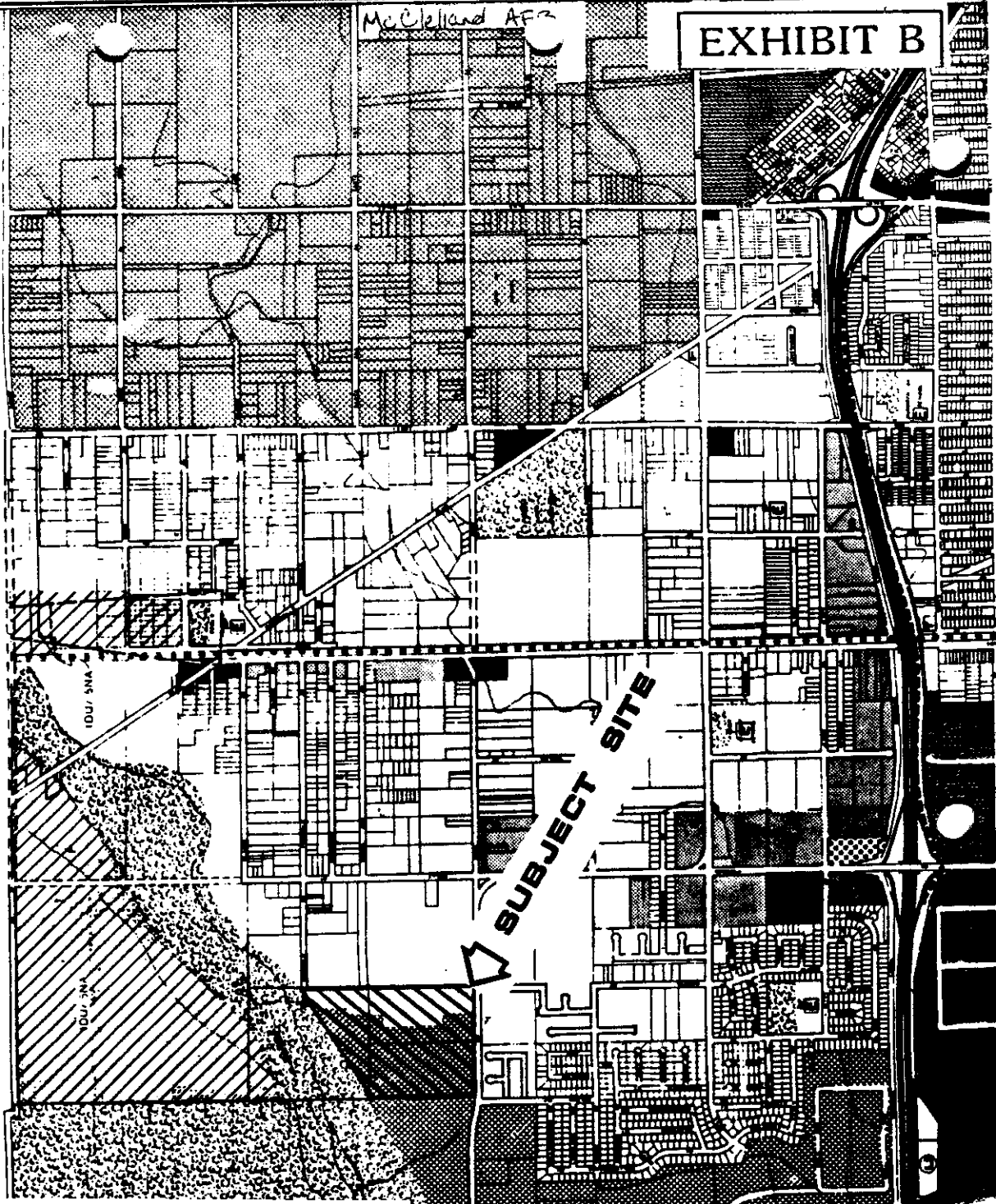
P86-034

~~276-26-86~~
 276-26-86

Item 47

EXHIBIT B

McClelland AFB















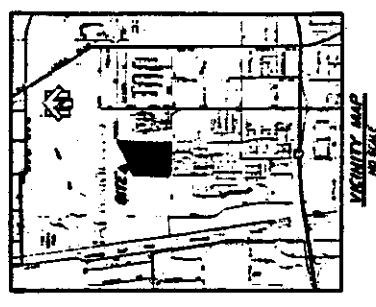
-  - SPECIAL PLANNING DISTRICT
-  - PARKS-PARKWAYS-OPENSOURCE
-  - RURAL ESTATES
RESIDENTIAL 1DU/.5-4NA*
-  - RESIDENTIAL 4-8 DU/NA*
-  - RESIDENTIAL 7-15 DU/NA*
-  - RESIDENTIAL 11-21 DU/NA*
-  - RESIDENTIAL 11-29 DU/NA*
-  - HIGHWAY COMMERCIAL
-  - RETAIL-GENERAL COMMERCIAL
-  - OFFICE
-  - LABOR INTENSIVE
OFFICE COMMERCIAL LIGHT INDUSTRIAL
-  - INDUSTRIAL



EXHIBIT C



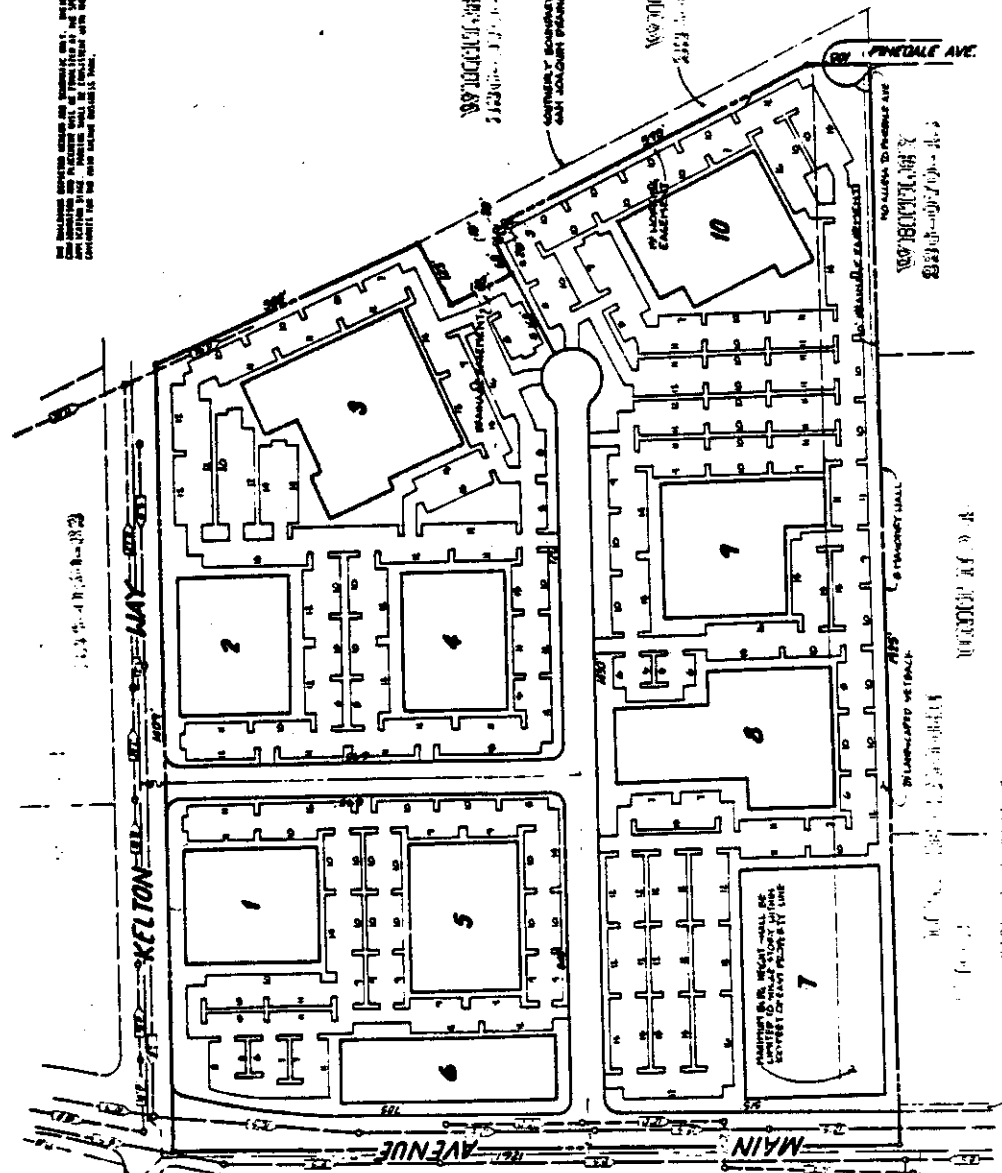
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

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VACUITY MAP
 NO SCALE

VACUITY MAP
 NO SCALE

VACUITY MAP
 NO SCALE



| NO. | AREA (SQ. FT.) | AREA (SQ. YD.) | PERCENTAGE |
|-------|----------------|----------------|------------|
| 1. | 10,000 | 11,111 | 11.11 |
| 2. | 10,000 | 11,111 | 11.11 |
| 3. | 10,000 | 11,111 | 11.11 |
| 4. | 10,000 | 11,111 | 11.11 |
| 5. | 10,000 | 11,111 | 11.11 |
| 6. | 10,000 | 11,111 | 11.11 |
| 7. | 10,000 | 11,111 | 11.11 |
| 8. | 10,000 | 11,111 | 11.11 |
| 9. | 10,000 | 11,111 | 11.11 |
| 10. | 10,000 | 11,111 | 11.11 |
| TOTAL | 100,000 | 111,111 | 111.11 |



PRELIMINARY SITE PLAN
MAIN AVENUE
BUSINESS PARK
 OF

CITY: _____ FILE NO: _____

DATE: _____

MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

SCALE: _____

DRAWN BY: _____ CHECKED BY: _____
 SURVEYED BY: _____ P.E. NO. _____

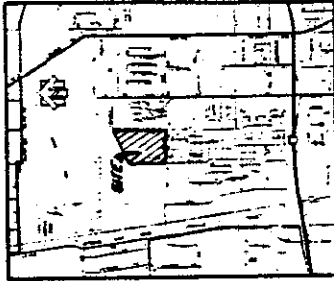
APPROVED BY: _____

P86-034

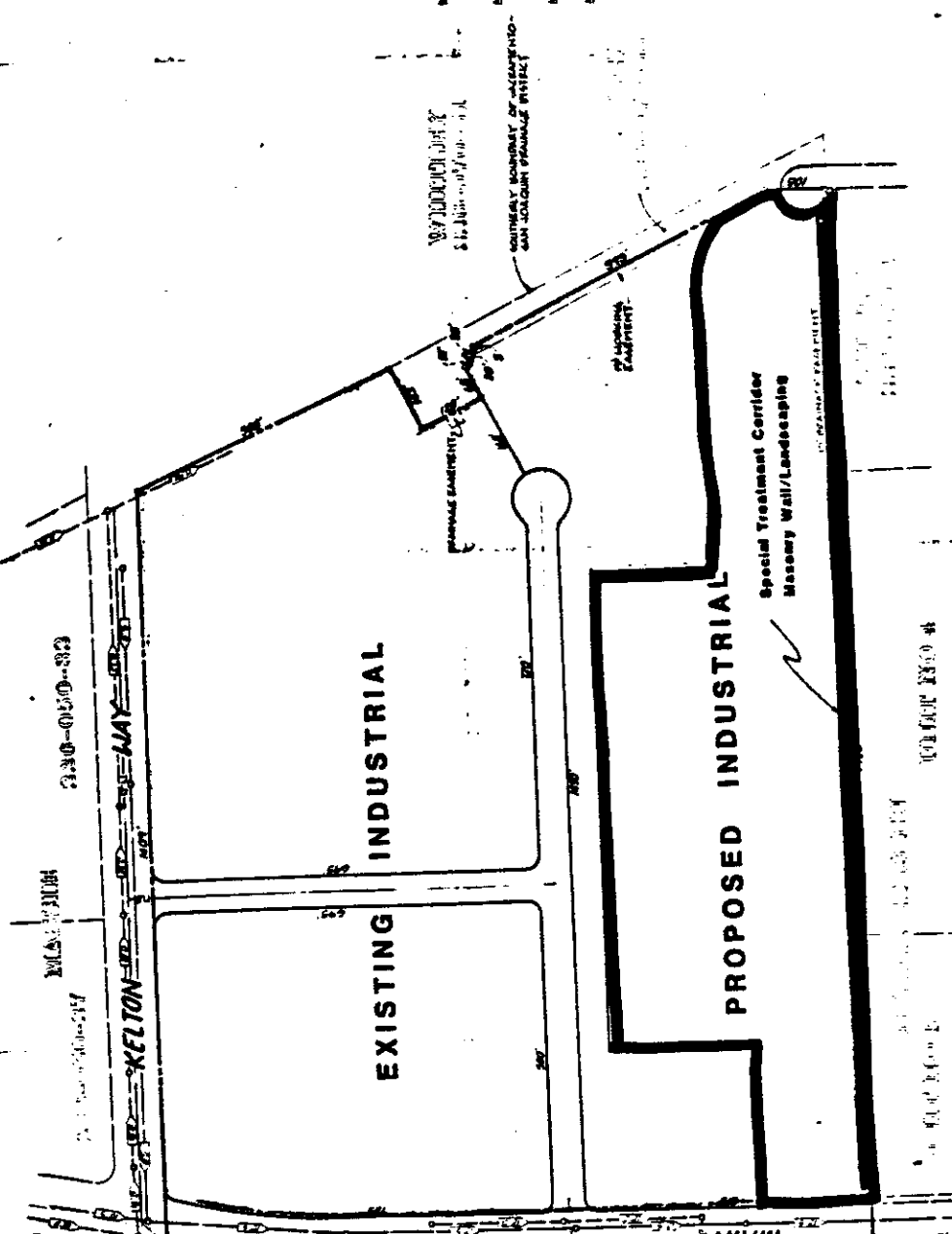
27
 2-13-86
 6-26-86

Item 47

EXHIBIT D



- REGULATIONS:
 - MIN. LOT AREA: 10,000 SQ. FT.
 - MIN. LOT WIDTH: 100 FT.
 - MIN. LOT DEPTH: 100 FT.
 - MIN. FRONT SETBACK: 10 FT.
 - MIN. SIDE SETBACK: 5 FT.
 - MIN. REAR SETBACK: 5 FT.
 - MIN. MAXIMUM BUILDING HEIGHT: 30 FT.
 - MIN. MAXIMUM BUILDING AREA: 10,000 SQ. FT.
 - MIN. MAXIMUM GROUND COVER: 50%
 - MIN. MAXIMUM OPEN SPACE: 50%
 - MIN. MAXIMUM LOT COVERAGE: 50%
 - MIN. MAXIMUM LOT AREA: 10,000 SQ. FT.
 - MIN. MAXIMUM LOT WIDTH: 100 FT.
 - MIN. MAXIMUM LOT DEPTH: 100 FT.
 - MIN. MAXIMUM FRONT SETBACK: 10 FT.
 - MIN. MAXIMUM SIDE SETBACK: 5 FT.
 - MIN. MAXIMUM REAR SETBACK: 5 FT.
 - MIN. MAXIMUM BUILDING HEIGHT: 30 FT.
 - MIN. MAXIMUM BUILDING AREA: 10,000 SQ. FT.
 - MIN. MAXIMUM GROUND COVER: 50%
 - MIN. MAXIMUM OPEN SPACE: 50%
 - MIN. MAXIMUM LOT COVERAGE: 50%
 - MIN. MAXIMUM LOT AREA: 10,000 SQ. FT.
 - MIN. MAXIMUM LOT WIDTH: 100 FT.
 - MIN. MAXIMUM LOT DEPTH: 100 FT.
 - MIN. MAXIMUM FRONT SETBACK: 10 FT.
 - MIN. MAXIMUM SIDE SETBACK: 5 FT.
 - MIN. MAXIMUM REAR SETBACK: 5 FT.
 - MIN. MAXIMUM BUILDING HEIGHT: 30 FT.
 - MIN. MAXIMUM BUILDING AREA: 10,000 SQ. FT.
 - MIN. MAXIMUM GROUND COVER: 50%
 - MIN. MAXIMUM OPEN SPACE: 50%
 - MIN. MAXIMUM LOT COVERAGE: 50%



| | | | |
|-----------------------|--|-------------------------------------|--|
| PROPOSED | | COMMUNITY PLAN AMENDMENT & REZONING | |
| MORTON & PITALO, INC. | | CITY | |
| PLANNING | | SURVEYING | |
| MORTON & PITALO, INC. | | CITY | |
| PLANNING | | SURVEYING | |
| MORTON & PITALO, INC. | | CITY | |
| PLANNING | | SURVEYING | |

P86-034

2-13-86
6-26-86

Item # 7

