

SACRAMENTO CITY PLANNING COMMISSION

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR -- R. L. Rathfon

TYPE OF MAP: City Tentative.

DATE: 4-27-65

SUBDIVISION NAME: PARKWAY GREENS UNIT NO. 2

LOCATION: Tangerine & Center Parkway

SUBDIVIDER: Cowal Construction Co.

NO. LOTS: 51 RESIDENTIAL 47-R1 3-R2 1-R2A

RECOMMEND MAP BE NOT APPROVED FOR THE FOLLOWING REASONS: This map does not conform with the tentative map previously approved on Feb. 11, 1964, whereby the applicant's request for a multi-family area was not approved. This request for multiple family development conflicts with the adopted Florin-South Development Plan. The previous report (below & next page) points out the existance of adequate multiple family zoning in this area.

It is therefore recommended that the map not be approved as submitted, and that the Staff Design be readopted as the design increment for this area.

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR, FEBRUARY 11, 1964.

1. The subject tentative map, in addition to 69 R1 Lots, provides for some 9.8± acres of multiple family land use. Again, as in the request for rental housing zoning in the Meadowview-Freeport area, it is believed advisable to take a close look at the potential land use ratios we are building into each area.
2. This tentative map is a part of an approximate 3/4 sq.mi. area North of Mack Road annexed to the City in Aug., 1958. A tentative map approval and its subsequent zoning pattern has already been adopted for the area. This map is a re-design of a portion of this area.
3. Existing zoning provides an excellent means of judging potential land ratios. A comparison of these ratios with those existing in the entire Sacramento Metropolitan area indicates there is more than sufficient rental housing zoning already provided in the area without adding the additional 9.8± acres proposed.

(continuation of Report, Tentative Map Parkway Greens)

	Potential Dwlg Units already zoned for this area	%	Existing Dwlg Units/1960 Census Sacto & Metro Area	%
1F Units (interior lots)	985	36.4	133,933	81.4
2F Units (corner lots)	360	13.3	7,335	4.5
Multi-family Units (unclassified)	1363	50.3	23,272	14.1
Unclassified	-	-	36	-
	<u>2708</u>	<u>100.0</u>	<u>164,576</u>	<u>100.0</u>

4. Even if none of the corner lots were used for rental housing (duplexes) the multiple family potential under existing zoning would still be approximately one-half of all potential dwelling units, whereas the average ratio for the entire Metropolitan area is one multiple family unit for each six single family units.

5. On this basis alone, it becomes difficult to justify the applicant's additional 9.8 acres of multiple family zoning. Add to this the possible 7.9 acres of planned park area which could remain in private use -- a use for which certainly multiple family zoning is a logical request from the developers standpoint, and the ratios become potentially further unbalanced.

6. With Southgate Park Unit #2 opposite the applicant's area, there is also the possibility that multiple family zoning of one could provoke zoning requests on the other side of Center Parkway.

7. It is therefore recommended this tentative map not be approved as submitted.

A staff redesign of portions of the map (particularly the proposed R-3 area) has been prepared. It is recommended the subject tentative map be approved subject to design changes indicated by the Study.