

SACRAMENTO CITY PLANNING COMMISSION

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

TYPE OF MAP: City Tentative Map DATE: May 9, 1961
SUBDIVISION NAME: South Land Park Hills Unit No. 31.
LOCATION: 43rd Avenue & Gloria
SUBDIVIDER: Lindsey & Company
APPLICANT: Spink Engineering Company

NO LOTS: 92 RESIDENTIAL 92 OTHER 0

1. A tentative map of this property was previously submitted to and approved by the Planning Commission on December 13, 1960. This earlier tentative provided for single family homes with a limited number of apartments surrounding the Mungers Lake Area.
2. The new tentative map generally follows the same street pattern; however, a larger area is designed for apartments. The applicant has shown apartment areas of approximately 675,000 sq. ft. of land area. At 2500 sq. ft. of land per unit, this would be 250 units. In considering the applicant's request, it is believed necessary to consider the following conditions relative to this property and the surrounding area:
3. In addition to the acreage requested in this subdivision, there are 196,000 sq. ft. of land planned for apartment use in the adjacent subdivision to the north of the applicant's and an additional 175,000 sq. ft. of land area for apartment use in the ownership to the north of that. In both of these areas, the apartment use of land has been proposed as a buffer to the adjacent shopping center site. At 2500 sq. ft. of land per unit, this would be 148 units.
4. All of the above-mentioned areas are in addition to strip apartment zoning which is occurring as a buffer land use along Riverside Blvd.
5. In reviewing this proposal, it is also believed important to keep the broad city-wide pattern of land use in mind. It is believed the applicant desires to create a development of higher class garden apartments on larger sites where more of the amenities of open space planning can be achieved. Nowhere within the present city limits has this type of project been capable of achievement. In order for this possibility to occur, the following observations and recommendations are made:

One primary justification for a large garden apartment area in any non-central segment of the City is its ability to create an atmosphere of uncrowded land use. With an apartment development of the scope proposed here (15½ acres), however, additional usable open space outside the project boundaries is most essential.

This possibility exists only if the Mungers Lake area is developed to a bordering street frontage with usable land outside the ponding area available.

6. If development of Mungers Lake is feasible in this manner, then a similar type of apartment development should be made possible on all other properties bordering Mungers Lake street frontage and the design of these areas patterned accordingly.
7. A design study of this feasibility has been made. It is suggested this design be reviewed in light of the applicant's proposal and its possible extension to other properties bordering Mungers Lake.
8. Inasmuch as development plans for Mungers Lake have not as yet been adopted, it is recommended this tentative map be approved only with respect to the following:
 - A. STREET DESIGN Approve as submitted. This design is capable of either apartments or single family homes with further re-subdivision.
 - B. LAND USE: Approve only the single-family design portion and apartment frontage along Riverside Boulevard. The balance of multiple family area should depend on designs for development of the Mungers Lake Area.
 - C. DENSITY: If apartment zoning is feasible based on development of the Mungers Lake Area, it is recommended a deed restricted density of not more than one dwelling unit for each 2500 sq. ft. of land area to be established.
 - D. PLANS: It is further recommended that the applicant be required to submit proposed site and building plans to the Planning Commission for approval on any site within the Apartment Area bordering Mungers Lake.
9. It is further suggested the staff design of streets and land use for adjacent properties abutting Mungers Lake Area also be approved if the recommendations contained herein with respect to the subject tentative map are concurred in by the Planning Commission

MUNGERS LAKE APARTMENT DEVELOPMENT PLAN *

	<u>LAND</u>	<u>UNITS</u>
A.	175,000 square feet	70
B. Lyon	196,000 " "	78
C. Lindsey	675,000 " "	250 (A) 369,370 Sq' (B) (C) 147 units
D.	34,250 " "	14
E.	191,000 " "	76
F.	67,850 " "	28
G.	135,000 " "	54
	<hr/> 1,474,100 " "	<hr/> 590
C-1 Shopping Center on So Land Park Drive 95 Units - 1 per 1500 sq. ft.		95
		<hr/> 685

*STAFF DESIGN