



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT

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MARTY VAN DUYN
PLANNING DIRECTOR

March 27, 1984

City Council
Sacramento, California

FILED
By the City Council
Office of the City Clerk

Honorable Members in Session:

SUBJECT: Apartments on Mack Road (M84-028)

APR 17 1984

SUMMARY

This report provides background information on the apartment projects and condominiums in the Mack Road vicinity, including acreage, number of units, sizes of units, vacant multiple family zoned acreage and the status of all entitlement requests along Mack Road since January 1983. This information was gathered at the request of Councilman Terry Kastanis and will be distributed to the South Sacramento Community Plan Citizen's Advisory Committee and to the City Council for their information.

BACKGROUND INFORMATION

South Sacramento, and in particular the Mack Road area, has been developing at a rapid pace in the last ten years. A number of new apartment projects have been constructed or are proposed along Mack Road.

The following table shows the number of acres of existing multi-family developments and vacant residential and commercial lands in the vicinity off Mack Road. The data on property along Mack Road is distinguished from the data on neighboring properties. The attached map shows the location of all parcels in the Mack Road vicinity which were the subject of this report.

The following acreage figures for existing multiple family developments and vacant land zoned for this use are based on a land use field survey completed in the Spring of 1983.

Land Use Data

	<u>ACRES</u>
Multiple Family Development - Mack Road	34
Mack Road Vicinity	23
TOTAL	<u>57</u>

Vacant Acres Zoned for Multiple Family Develop-	
ment in the Mack Road Vicinity - R-2 (A,B,R)	48
R-3 (R)	39
TOTAL	<u>87</u>

Total Developed and Vacant Multiple Family Zoned
acres in the Vicinity of Mack Road 144

The existing apartment projects in the vicinity of Mack Road, the number of units in each and the size of the units is presented below. The size of these projects range from a low of 40 units to a high of 292 units in Countrywood Village Apartments. Unit sizes also cover a broad range from 384 square foot studios to 1,304 square foot three bedroom townhouses.

Multiple Family Residential Developments in the Mack Road Area

ON MACK ROAD

Number of Existing Developments 3
Number of Adopted Projects Not Yet Built 1

	<u># UNITS</u>	<u>SQUARE SIZE</u>	<u>FOOTAGE</u>
<u>EXISTING APARTMENTS AND CONDOMINIUMS</u>			
1. Northwest corner Mack Road and Center Parkway - Meadowvista Apartments	288	Studio 1 bdrm	384 604
2. SE corner Mack Road and Center Parkway - Countrywood Village Apartments	292	1 bdrm 2 bdrm 2 bdrm	650 750 850
3. North side Mack Road between Center Parkway and La Mancha Southgate Townhomes (Rental)	40	2 bdrm 3 bdrm 3 bdrm	1,034 1,254 1,304

MACK ROAD VICINITY

Number of Existing Developments 5
Number of Proposals 1
Number of Existing Units 1227
Number of Proposed Units 941

TOTAL 2168

	<u># UNITS</u>	<u>SIZE</u>	<u>SQUARE FOOTAGE</u>
<u>LOCATIONS OF EXISTING DEVELOPMENT IN THE MACK ROAD VICINITY</u>			
1. Bamford between Center Parkway and Valley Hi Drive - Southpark Townhouses	82	?	950-1,229
2. SW corner Bamford and Valley Hi Drive - Valley Hi Apartments	112	1 bdrm 2 bdrm	588 780
3. SE corner Wyndham and Valley Hi Drive - Rangewood West	151	1 bdrm 2 bdrm 2 bdrm townhouse	647 900 1,020
4. SE corner Lindbrook and Wyndham - Orangewood East	147	studio 1 bdrm 2 bdrm townhouse	464 688 1,020
5. Corner La Mancha and Seyferth - Southgate Arden Homes	115	?	?

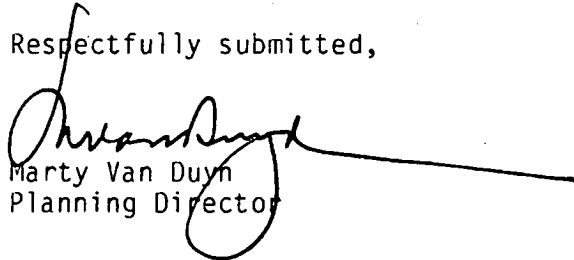
The SACOG housing module for 1983 contains data on the number of housing units in any particular area of the region. As a comparison, incorporated South Sacramento was analyzed along with the Pocket community area (North and South Pockets) with the following results:

COMPARISON OF MULTI-FAMILY UNITS

<u>COMMUNITY</u>	<u>SIZE OF COMMUNITY</u>	<u>NUMBER OF UNITS IN PROJECTS WITH MORE THAN 5 UNITS</u>	<u># UNITS IN PROJECTS WITH 2-4 UNITS</u>
Incorporated South Sacramento Pocket	12+ sq. miles <u>6±</u> sq. miles	1,956 2,367	1,231 1,763

South Sacramento's share of multiple family units is actually relatively low. However, the community may seem to contain a larger proportion of apartments and condominiums because several of these developments have been clustered in one or two areas of South Sacramento where their impacts, in terms of traffic and aesthetics, are more pronounced. This is especially true along Mack Road and a portion of Franklin Blvd. Other communities are not so obviously impacted by multiple family housing because their units have better landscaping, more varied building materials and texture and, in general, higher quality design. The construction of clustered garden apartments rather than massive, enclosed structures should be encouraged along Mack Road. Since most of the remaining vacant multiple family residential property along Mack Road is zoned for Garden Apartments (R-2B), the visual impact of high density housing should be less of a problem.

Respectfully submitted,



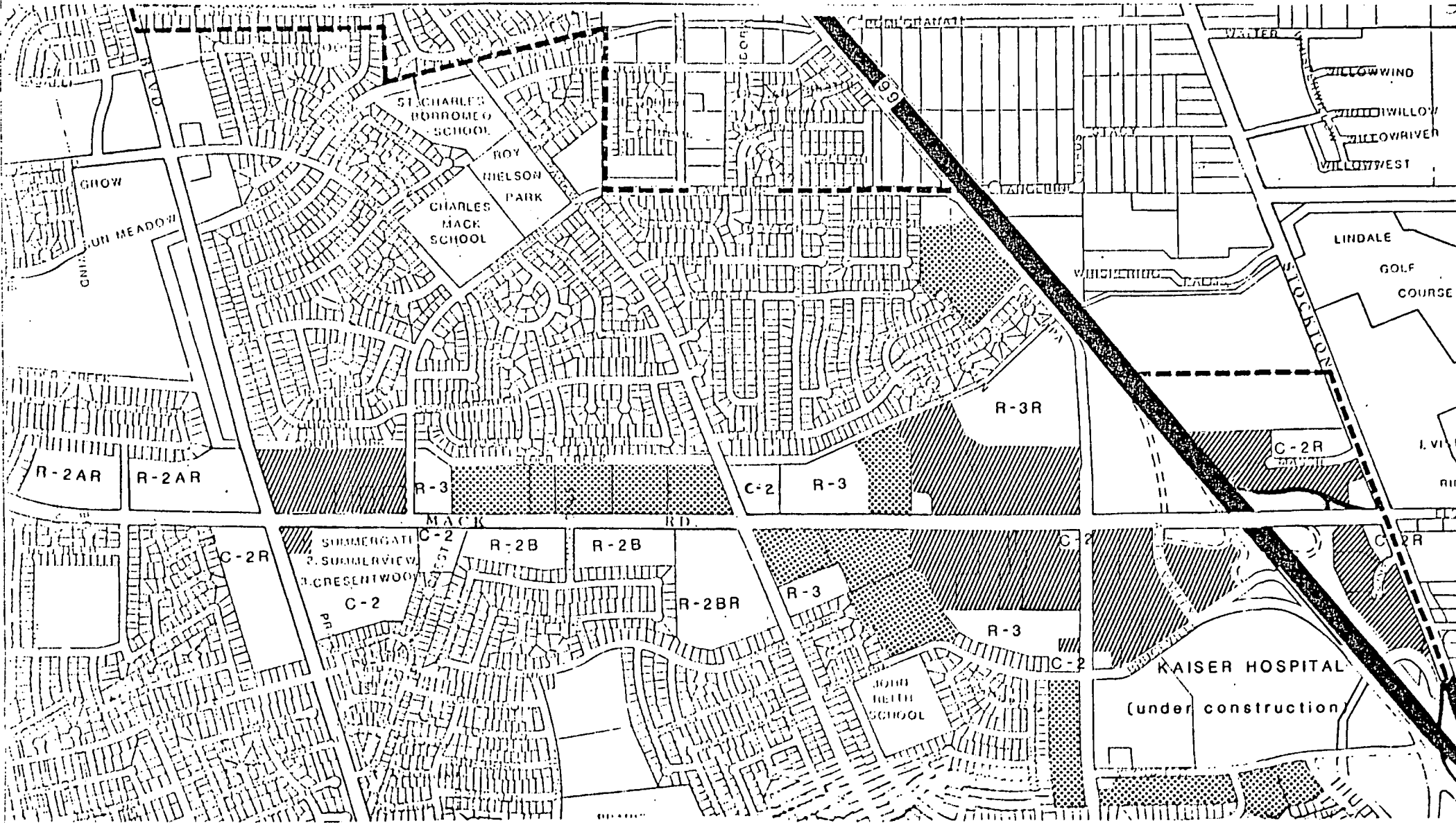
Marty Van Duyn
Planning Director

FUR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY:sm
attachments
M84-028

April 17, 1984
District No. 7

LAND USE IN THE MACK ROAD AREA



9



EXISTING COMMERCIAL



EXISTING MULTIPLE FAMILY RESIDENTIAL



VACANT LAND WITH ZONING

92

REQUESTS FOR PLANNING ENTITLEMENTS IN THE VICINITY OF MACK ROAD

1/1/83 - 3/1/84

P#	APN	FILING DATE	LOCATION	PROJECT	ENTITLEMENTS	ZONING	COMMUNITY PLAN	CURRENT USE	ACTION
85-060	117-012-17	2/11/83	SW Corner Mack and Valley Hill Drive	self service gas station	Variance to reduce 50' setback on Mack	C-2	Shopping/Commercial	Vacant	CPC Approve with condition to landscape
85-061	119-070-33	2/11/83	SW Corner Mack and Franklin Blvd.	temporary subdivision directional sign	Special Permit	C-2	Shopping/Commercial	Vacant	CPC Approve
85-071	117-011-25	2/25/83	S side of Mack, 600' W of Center Parkway	temporary subdivision directional sign	Special Permit	R-3-R; R-1	Medium Density Residential	Vacant	Approve with conditions regarding expiration date and setback
85-087	117-011-02	3/24/83	4900 Mack Rd, E of Franklin on the S side of Mack	subdivision directional sign	Special Permit	R-2	Medium Density Residential	Developed	Withdrawn by applicant
85-095	117-011-02	3/25/83	4900 Mack Rd, E of Franklin, S side of Mack	subdivision of 2.5 ac. site into 2 lots to allow development of a day care facility (Kinder Care) on parcel #2	Env. Determination, Subdivision Modification to create a drop lot, Subdivision Modification to waive standard subdivision improvements for parcel #1 (withdrawn), Subdivision Modification to waive parkland dedication requirements, Tentative Map	C-2; R-2; A	Medium Density Residential and Light Density Residential	2 existing single family residences	CC Approved 7/5/83 with conditions
85-174	117-011-021	5/23/83	4900 Mack Rd, E of Franklin, S side of Mack	Special Permit to establish a day care center for up to 156 children	Env. Determination, Special Permit	C-2; R-2; A	Medium Density Residential	2 existing single family residences	CPC approved 6/23/83

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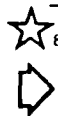
	PROJECT #	APN	FILING DATE	LOCATION	PROJECT	ENTITLEMENTS	ZONING	COMMUNITY PLAN	CURRENT USE	ACTION
	83-177	117-012-16	8/27/83	S side of Mack Rd near Valley HI	Drive-through facility for bank	Special Permit	C-2	Shopping/Commercial	Vacant	CPC approved subject to conditions
RESIDENTIAL PROJECT	★ 83-188	117-011-25	6/9/83	S side of Mack Rd, 500' W of Center Parkway	Necessary entitlements for 376 unit apt. complex on 13 acres	Env. Determination, Rezone from Garden Apt. (R-2B) to Light Density Multiple Family (R-3-R), Plan Review	R-2B	Medium Density Residential	Vacant	CPC recommended approval CC denied Rezoning
COMMERCIAL PROJECT	▷ 83-206	118-131-13	6/23/83	NW Corner of Mack Rd and Stockton Blvd.	Sixpence Inn Motel (57 rooms)	Plan Review	C-2-R	Shopping/Commercial	Vacant	CPC approved subject to conditions
COMMERCIAL PROJECT	▷ 83-251	118-103-01	8/1/83	NE Corner of Mack Rd and Center Parkway	Evergreen Center-neighborhood commercial	Retail Site on 3 acres, Rezone R-3 to C-2, Community Plan Amendment, General Plan Amendment	R-3	Medium Density Residential	Vacant	Withdrawn
	83-281	117-011-25, 8/19/83 29		S side of Mack Rd, 400' W of Center Parkway	Subdivision of 49± vac. ac. into 3 parcels for future development	Tentative Map, Subdivision Modification to waive sewer and water services, Subdivision Modification to waive parkland dedication fees	R-1 and R-2B	Medium and Light Density Residential	Vacant	CC adopted with conditions
RESIDENTIAL PROJECT	★ 83-354	118-062-17	10/21/83	4600 Mack Rd, NE Corner Mack and Tangerine	Necessary entitlements for office and retail on 13± ac.	Rezone from R-3 to C-2, General Plan Amendment from Residential to Commercial and Offices, Community Plan Amendment from Light Density Multiple Family to Shopping or Commercial	R-3	Light Density Multiple Family	Vacant	Withdrawn

COMMERCIAL PROJECT



P#	APN	FILING DATE	LOCATION	PROJECT	ENTITLEMENTS	ZONING	COMMUNITY PLAN	CURRENT USE	ACTION
83-382	118-103-01	11/10/83	NW Corner Mack Rd and Center Parkway	Necessary entitlements to develop a 32,000 sq. ft. commercial center on 3± acres	General Plan Amendment from Residential to Commercial Office, Community Plan Amendment from Multiple Family to Shopping/Commercial, Rezoning from Light Density Multiple Family (R-3) to General Commercial Review (C-2-R)	R-3	Multiple Family	Vacant	CPC Approved CC Approved

RESIDENTIAL AND COMMERCIAL PROJECT



83-414	118-103-07	12/9/83	7750 La Mancha Way - SW quadrant of Elder Creek Drainage Canal and La Mancha	Necessary entitlements to develop 59,000 sq. ft. of commercial structures on 4± acres and 565 apts. for senior citizens on 12± acres	General Plan Amendment from Commercial and Office to Residential, Amendment of Community Plan from Shopping/Commercial to Medium Density Multiple Family, Designation of Creekside Village PUD, PUD Schematic Plan adoption, Rezone 16± ac. from R-3-R to R-4 and 4± ac. to C-2, Special Permit, Variance to waive 175 of 565 required parking spaces, Tentative Map	R-3-R	Shopping/Commercial	Vacant	Pending
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83-430	119-070-33	12/22/83	SW Corner Mack Rd and Franklin Blvd	Subdivision of 14± ac. onto 2 parcels	Tentative Map	C-2-R	Shopping/Commercial	Vacant	Pending
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RESIDENTIAL PROJECT



83-069	119-070-38, 2/3/84	39	NW Corner Mack Rd and Franklin Blvd	Necessary entitlements to develop a 328 unit apt. complex on 7 ac. Southwind Apts.	Plan Review	R-2A-R	Light Density Residential	Vacant	Pending
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Office of the Sacramento City Council

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MEMORANDUM

January 31, 1984

TO: Marty Van Duyn, Director Planning

FROM: Terry Kastanis, City Councilman, District 7

SUBJECT: Apartments on Mack Road

Last Thursday, the Planning Commission confirmed still another apartment complex proposal for Mack Road. Would you please prepare a report to the Council that reviews the current status of apartment projects along Mack Road? I'd like the report to include existing apartments within the area bounded by Franklin Road and State Route 99. I'm interested in what's existing, what's currently approved, and what applications are on file or being processed.

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This information would be of interest to the South Sacramento Community Plan Update Committee.

TK/cr

cc: Lorraine Magana, City Clerk
(Council Agenda - file item)
Brian Holloway, City Planning Commission
Janet Robinson ✓

CITY PLANNING DEPARTMENT

FEB 3 1984

RECEIVED

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Office of the Sacramento City Council

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CITY CLERKS OFFICE
CITY OF SACRAMENTO

FEB 3 9 08 AM '84

January 31, 1984

MEMORANDUM

TO: Marty Van Duyn, Director Planning

FROM: Terry Kastanis, City Councilman, District 7

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