

ORDINANCE NO. 94-036

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUL 26 1994

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF FRANKLIN BOULEVARD AND MACK ROAD BY REMOVING 12.2+ ACRES FROM THE MULTIPLE FAMILY RESIDENTIAL (R-2A-R) ZONE AND PLACING THE SAME IN THE SHOPPING CENTER (SC) ZONE (P92-003) (APN: 119-0070-038 AND 039)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is in the Multiple Family Residential (R-2A-R) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the Shopping Center (SC) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

1. A material consideration in the decision of the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
2. If an applicant for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the City Council on JUL 26 1994, on file in the office of the Planning Division, or any provision or

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modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

3. The applicant shall submit an application for a Planned Unit Development Designation for the project site. The Planned Unit Development application shall include the appropriate fees, a schematic plan, and development guidelines for the shopping center development. The Planned Unit Development Designation shall be approved prior to the issuance of any Building Permits on the site.
4. If the proposed shopping center is not built at the end of two years from the date of approval of the Planned Unit Development Designation, the City Planning staff shall hold public hearings to reevaluate the commercial zoning of the site.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: **JUN 14 1994**

PASSED: **JUL 26 1994**

EFFECTIVE: **AUG 25 1994**


MAYOR

ATTEST:


CITY CLERK

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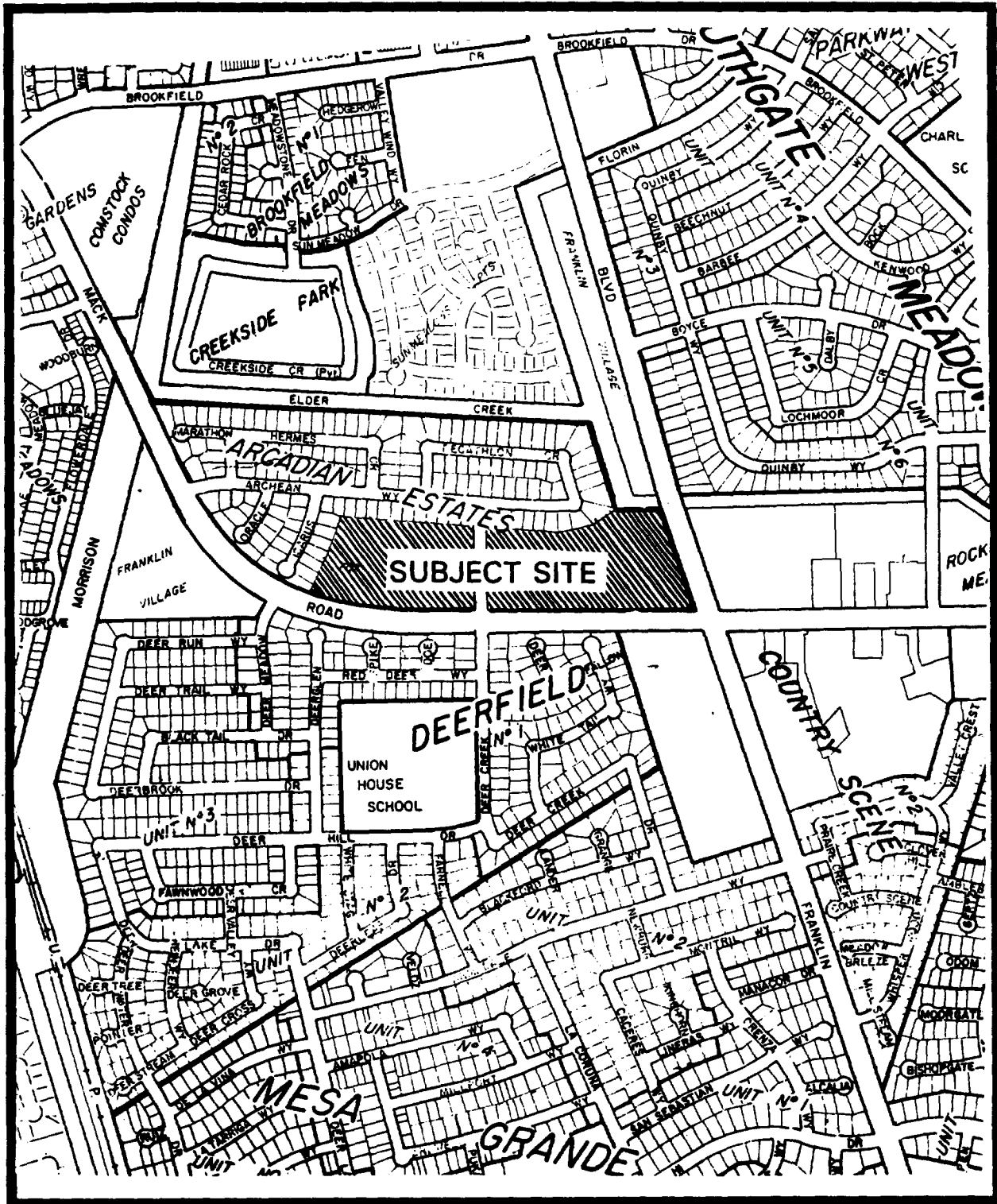
ATTACHMENT A

MARCH 24, 1994

FEBRUARY 10, 1994

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VICINITY MAP

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SCALE: 1"=60'

OWNER:
 O. E. & J. J. A. CALDWELL GENERAL PARTNERSHIP
 1720 CALDWELL VILLAGE DRIVE, SUITE 100
 SACRAMENTO, CA 95814

THE APPLICANT:
 MORTON & PITALO, INC.
 1100 COLLEGE AVENUE, SUITE 314
 SACRAMENTO, CA 95811

APPLICANT'S ATTORNEY:
 THE FLETCHER FLETCHER FIRM
 1218 THE STANFORD SQUARE
 SACRAMENTO, CA 95811

GENERAL ZONING:
 11-22-20-20
 R-2A
 R-2A

GENERAL ZONING:
 R-2A
 R-2A

GENERAL ZONING:
 R-2A
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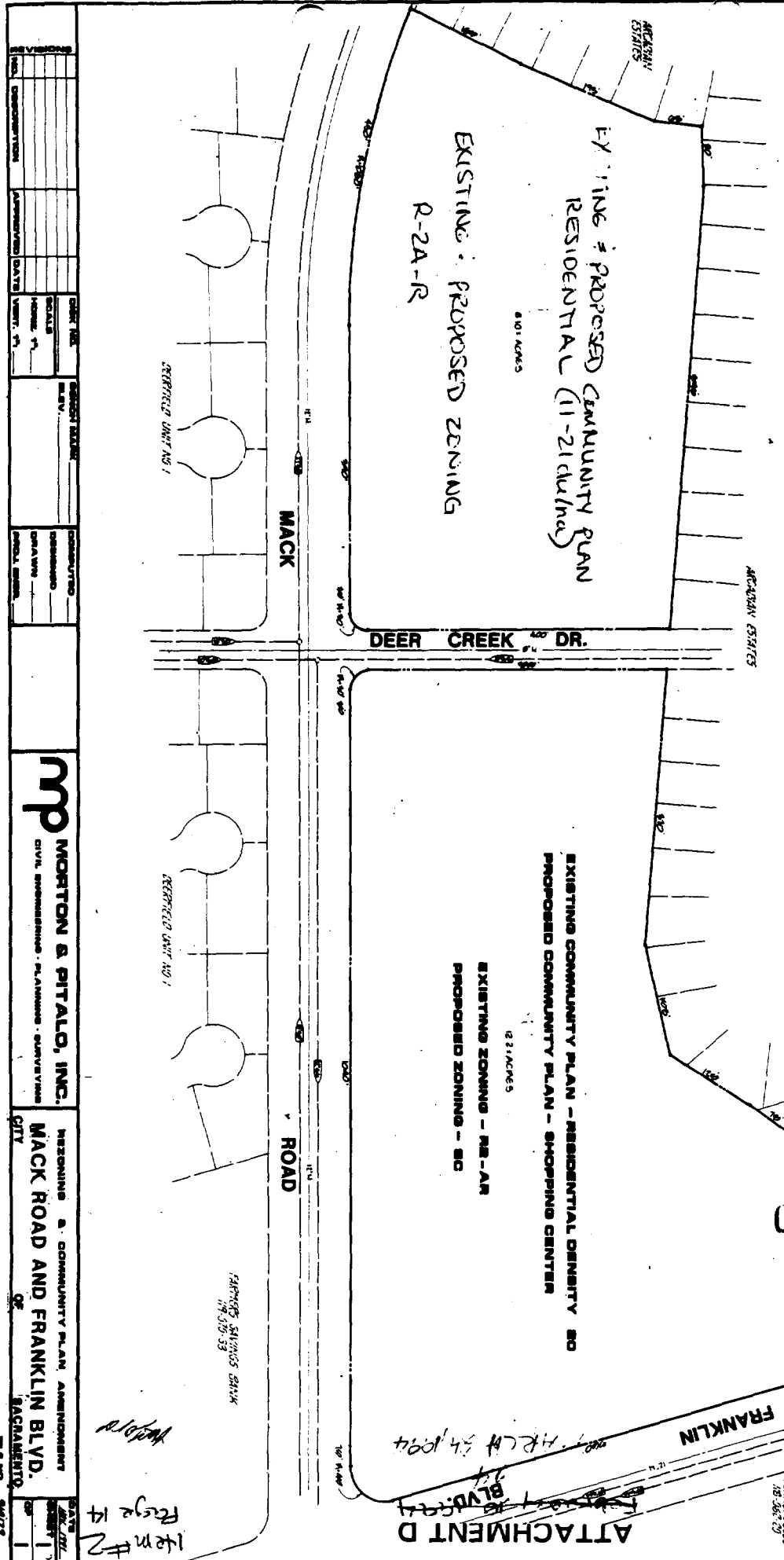
GENERAL ZONING:
 R-2A
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VICINITY MAP
 NO SCALE

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DATE	11/14/93
SCALE	1"=60'
PROJECT NAME	MACK ROAD AND FRANKLIN BLVD.
APPROVED DATE	11/14/93
APPROVED BY	[Signature]
SCALE	1"=60'
PROJECT NAME	MACK ROAD AND FRANKLIN BLVD.
APPROVED DATE	11/14/93
APPROVED BY	[Signature]
SCALE	1"=60'
PROJECT NAME	MACK ROAD AND FRANKLIN BLVD.
APPROVED DATE	11/14/93
APPROVED BY	[Signature]

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 MORTON & PITALO, INC.
 CIVIL ENGINEERING · PLANNING · SURVEYING

REVISIONS & COMMUNITY PLAN AMENDMENT
 MACK ROAD AND FRANKLIN BLVD.
 CITY OF SACRAMENTO

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