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South Natomas retail center up for partial redevelopment

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The western half of a retail center on West El Camino Ave. would be torn down for a **Walgreens**, under a proposal before the Sacramento planning commission Thursday.

An application for the work at 1600-1620 W. El Camino came to the city in 2012, but hasn't moved forward because of the [moratorium on development](#) in Natomas. That moratorium is now lifted, with actual work expected on both residential and commercial projects in the second half of the year.

According to the agenda item, property owner **Potter-Taylor & Co.** would tear down existing but mostly vacant retail buildings on the 4.1-acre Park Plaza shopping center. In their place, a developer would build a 15,019-square-foot Walgreens, including a drive-through pharmacy window.

As part of the development, Potter-Taylor also would acquire a .08-acre triangle-shaped piece of land to the west, owned by the **city of Sacramento**. The city property is part of a park where city fire officials are considering eventually relocating a fire station from elsewhere in south Natomas. City planners have determined the piece the developer wants is relatively insignificant in the context of the entire park, and is largely out of view from West El Camino anyway.

"The development of the new fire station can function independently, without reciprocal access, from the development of the proposed retail pharmacy," the agenda item for Thursday states. "Since the fire station development has not been approved by the city, the

current review is still taking into consideration of the adjacent park site use.”

Under the same item, commissioners will also consider whether to subdivide the entire shopping center into three parcels.

However, the agenda item also notes the proposal is controversial. The River Oaks Community Association raised issues about both selling the park property and the necessity of putting in a new left-turn lane to access the center from westbound West El Camino.

Ben van der Meer covers real estate, development, construction, transportation and the business of sports for the Sacramento Business Journal.