

Exhibit B

OPERATIONAL STATEMENT for GPA and Rezone Applications, Revised 04-18-22

A **General Plan Amendment and Rezone Application** is being submitted:

By: **Bill Robinson**, bill@soldevelopment.com

Of: **Sol Development Associates, LLC**

906 N Street, Ste 100

Fresno, CA 93721

(o) 559-497-1900, (c) 559-259-0175

On Behalf of: **Heritage Crossing Fresno, Inc. (Owner)** **Stallion Development & Construction**

6311 N Fresno St, Ste 102

Fresno, CA 93710

811 Barstow Ave

Clovis, CA 93612

Pertains to: **Tentative Subdivision Map No. 6402 application**

On: **+/- 2.96 gross acres (single parcel) of property located on the north side of East Alluvial Ave between North Paula Ave and North Willow Ave**

APN: **404-500-29, 2806 East Alluvial Ave**

Zoned: **RS-3**,

Planned Land Use: **Residential Single-Family Low Density**

Requesting authorization to: **On 2.96, acres change the Land Use Designation to Residential Single-Family Medium Density and Rezone to RS-5: Residential Single-Family Medium Density**

Will consist of: **15 parcels for duplex residential buildings and Out-Lot "B" (1.25 acres) for private roads and common use facilities** (Note: Tentative Subdivision Map No. 6402, Out-Lot "A" (+/- 1.70 acres) to remain Zoned RS-3 for existing care facility is not included in the Rezone Application)

Project is proposed to be: **28 total dwelling units: (13 duplex unit buildings & 2 single unit buildings), one-story residential buildings, +/- 1,100 to +/- 1700 sf, at a density of 9.33 units/ac, 56 covered parking stalls in 2-car garages, 22 guest parking stalls, Total of 78 stalls, swimming pool, pickle ball court and cabana.**

Existing site is currently: Vacant

Existing parking stalls: None

Proposed hours of operation: 24/7, typical of a residential duplex complex

Name of Businesses: The PALMS at Alluvial

Products of Service: Residential dwelling units

Traffic: Typical of a residential duplex complex

Customers: None other than residents

Deliveries: Typical of a residential duplex complex

Special events: Those private events held by residents

Number of employees: Those required for residential operations

Required equipment: Swimming pool, pickle ball court and cabana

On site storage: In each unit's garage and the cabana building

Demolition: None required

Adaptive reuse: Not applicable

Noise generation: Typical of a single-family duplex complex

Hazard materials: None anticipated

Community Plan: Woodward Park

General Plan Objectives: The proposed project will comply with:

UF-1 Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types.

UF-1-a Diverse Neighborhoods. Support development projects that provide Fresno with a diversity of urban neighborhood opportunities.

UF-1-d Range of Housing Types.

The project is superior to development that could occur under the standards applicable to the underlying RS-3 Single-family Low Density Residential base district by providing the community with an alternative housing type and price point in an area surrounded by single-family, multi-family and estate-size parcels residential parcels in applicable districts.

The proposed project increases the density of the existing RS-3 District through the GPA and Rezone to RS-5 thus increasing housing availability.

The proposed project RS-5 Residential Single-Family Medium Density neighborhood will be more compact than the adjacent single-family but less compact than the adjacent multi-family residential neighborhoods.

No farmland conversion is required for the proposed development in that the parcel is a former single-family rural residential parcel.

OPERATIONAL STATEMENT for Planned development Application

A: **Planned Development Application** is being submitted:

By: **Bill Robinson, bill@soldevelopment.com**

Of: **Sol Development Associates, LLC**

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Fresno, CA 93721

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On Behalf of: **Heritage Crossing Fresno, Inc.**

6311 N Fresno St, Ste 102

Fresno, CA 93710

APPL. NO. T-6402 EXHIBIT O DATE 05/11/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

Pertains to: **Proposed GPA & Rezone (P21-06440) and CUP (P21-06515 applications**

On: **+/- 3.01 gross acres of property located on the north side of East Alluvial Ave between N Paula Ave and N Willow Ave.**

APN: **404-500-29**

Zoned: **RS-3,**

Planned Land Use: **Residential Single-Family Low Density**

Requesting authorization to: **Rezone +/- 3.01 to RS-5, Residential Single-Family Medium Density**

Will consist of: **28 total dwelling units: (13 duplex unit buildings & 2 single unit buildings), one-story residential buildings, +/- 1,100 to +/- 1700 sf, at a density of 9.33 units/ac, 56 covered parking stalls in 2-car garages, 22 guest parking stalls, Total of 78 stalls, swimming pool, pickle ball court and cabana.**

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On site storage: In each unit's garage

Demolition: None required

Adaptive reuse: Not applicable

Noise generation: Typical of a single-family duplex complex

Hazard materials: None anticipated, pool chemicals applied by contracted service

Community Specific Plan: Woodward Park

OPERATIONAL STATEMENT for Conditional Use Permit Application

A: **Planned Development Application** is being submitted:

By: **Bill Robinson**, bill@soldevelopment.com

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Fresno, CA 93721

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APPL. NO. T-6402 EXHIBIT O DATE 05/11/2022

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