

PROJECT INFORMATION

PROJECT	See Executive Summary of staff report for Plan Amendment Application No. A-17-010 and Rezone Application No. R-17-014.	
APPLICANT	Jeff Roberts of East Shields Development	
OWNER	East Shields Development Inc.	
LOCATION	2770 North Fowler Avenue S/A; Located on the east side of North Fowler Avenue between East Shields and East Princeton Avenues in the City of Fresno. (APNs: 310-740-07, including portions of 310-740-05, 310-740-06, 310-740-22, & 310-740-02). (Council District 4, Councilmember Caprioglio)	
SITE SIZE	Approximately 13.76 acres	
PLANNED LAND USE	Existing	Commercial Business Park, Community Commercial, & Light Industrial
	Proposed	Medium Density Residential & Urban Neighborhood Residential
ZONING	Existing	BP/UGM (<i>Business Park/Urban Growth Management</i>), CC/UGM (<i>Community Commercial/Urban Growth Management</i>), & IL/UGM (<i>Light Industrial/Urban Growth Management</i>)
	Proposed	RS-5/UGM (<i>Residential Multi Family, Medium Density/Urban Growth Management</i>) & RM-2 (<i>Residential Multi-Family, Urban Neighborhood/Urban Growth Management</i>)
PLAN DESIGNATION AND CONSISTENCY	The proposed zone district for the subject property conforms to the proposed planned land use designation of Medium Density Residential & Urban Neighborhood Residential.	
DISTRICT IMPLEMENTATION COMMITTEE	The District 4 Implementation Committee recommended approval of the project at their meeting on October 9, 2017.	
HOUSING ELEMENT INFORMATION	This project is not a Housing Element Site. The proposed housing will be tracked at the time of development.	
ENVIRONMENTAL FINDING	A Mitigated Negative Declaration was filed with the Fresno County Clerk's office on December 1, 2017.	
STAFF RECOMMENDATION	<u>Recommend Approval (to the City Council) of:</u> (1) Adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-010/R-17-014; (2) Approval of Plan Amendment Application No. A-17-010; and (3) Approval of Rezone Application No. R-17-014.	

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Business Park	BP/UGM <i>(Business Park/Urban Growth Management)</i>	Vacant Lot & Single Family Residential
East	Medium Density Residential	RS-5/UGM <i>(Residential Single-Family, Medium Density/Urban Growth Management)</i>	Vacant Lot
South	Medium Density Residential & Community Commercial	RS-5/UGM <i>(Residential Single-Family, Medium Density/Urban Growth Management)</i> & CC/UGM <i>(Community Commercial/Urban Growth Management)</i>	Vacant Lot & Future Single Family Residential
West	Light Industrial	IL/UGM <i>(Light Industrial/Urban Growth Management)</i>	General Industrial Facility