

CONSIDERATION OF

PLAN AMENDMENT NO. A-15-002; REZONE APPLICATION NO. R-15-009; AND

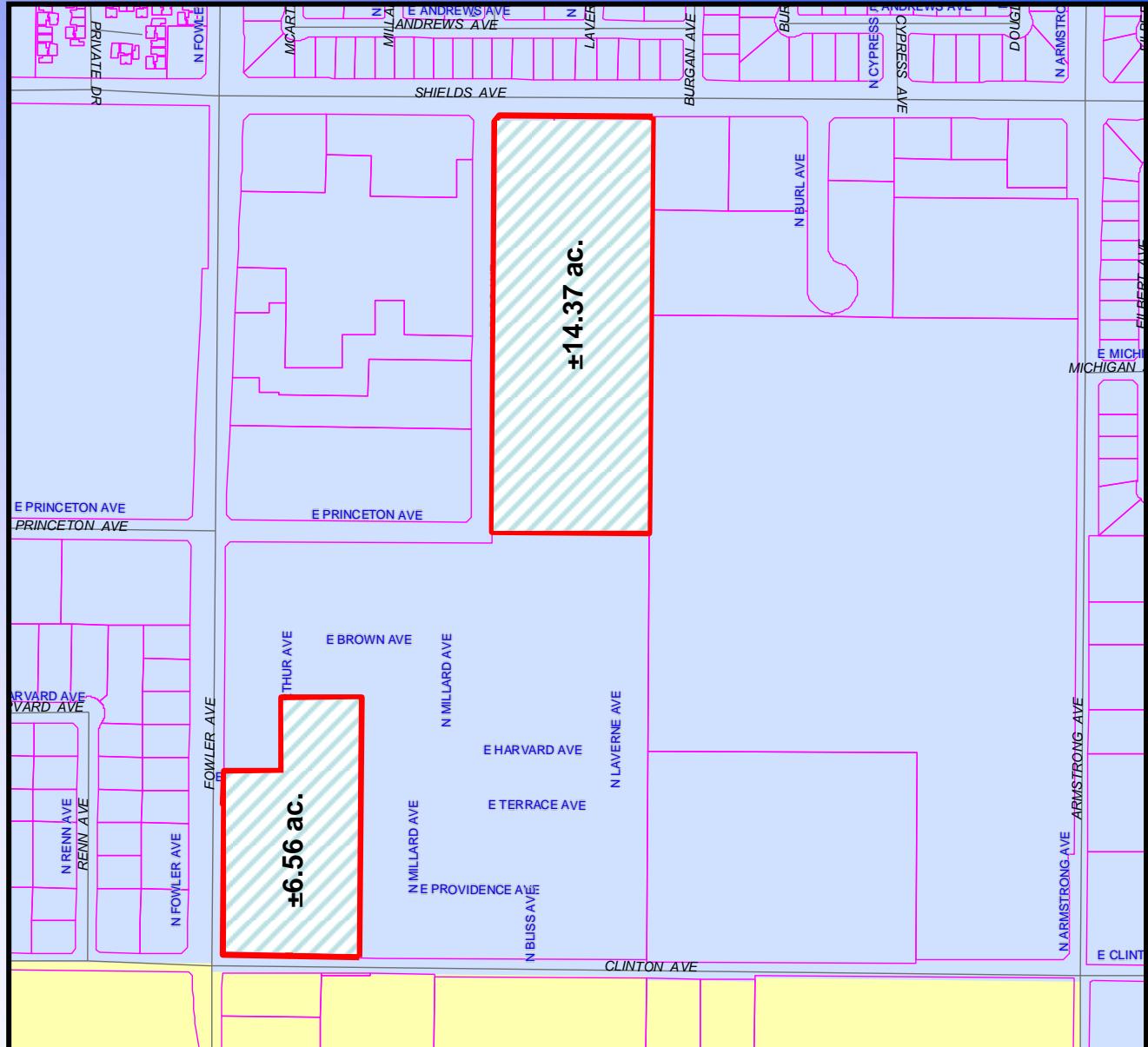
THE RELATED ENVIRONMENTAL FINDING FOR ENVIRONMENTAL ASSESSMENT NO. A-15-002/R-15-009/C-15-167/T-6108

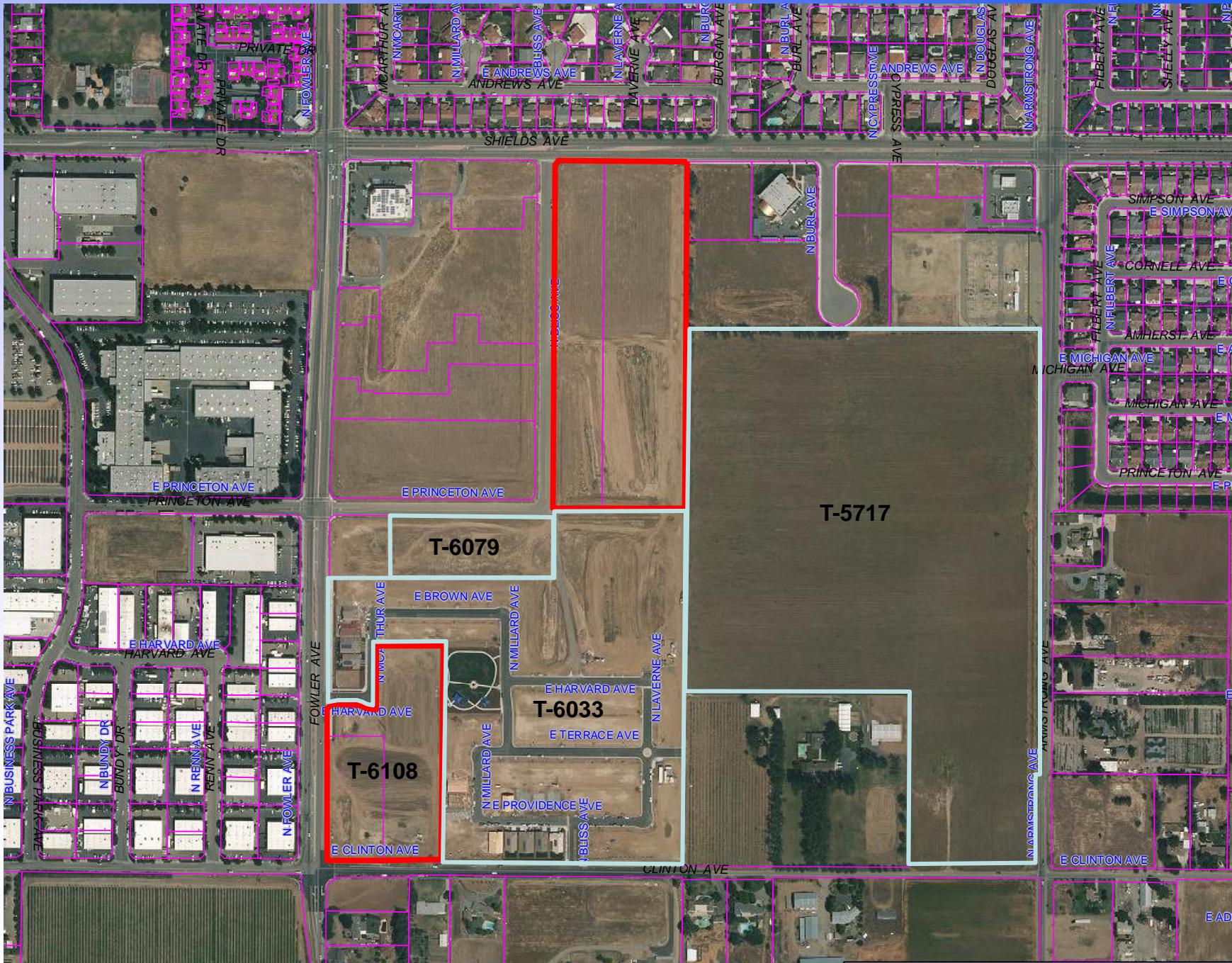
*City Council Hearing
February 04, 2016*

Vicinity Map

±6.56 acres of property located on the northeast corner of N. Fowler & E. Clinton Aves.; and,

±14.37 acres of property located on the southeast corner of East Shields and North Bliss Aves.





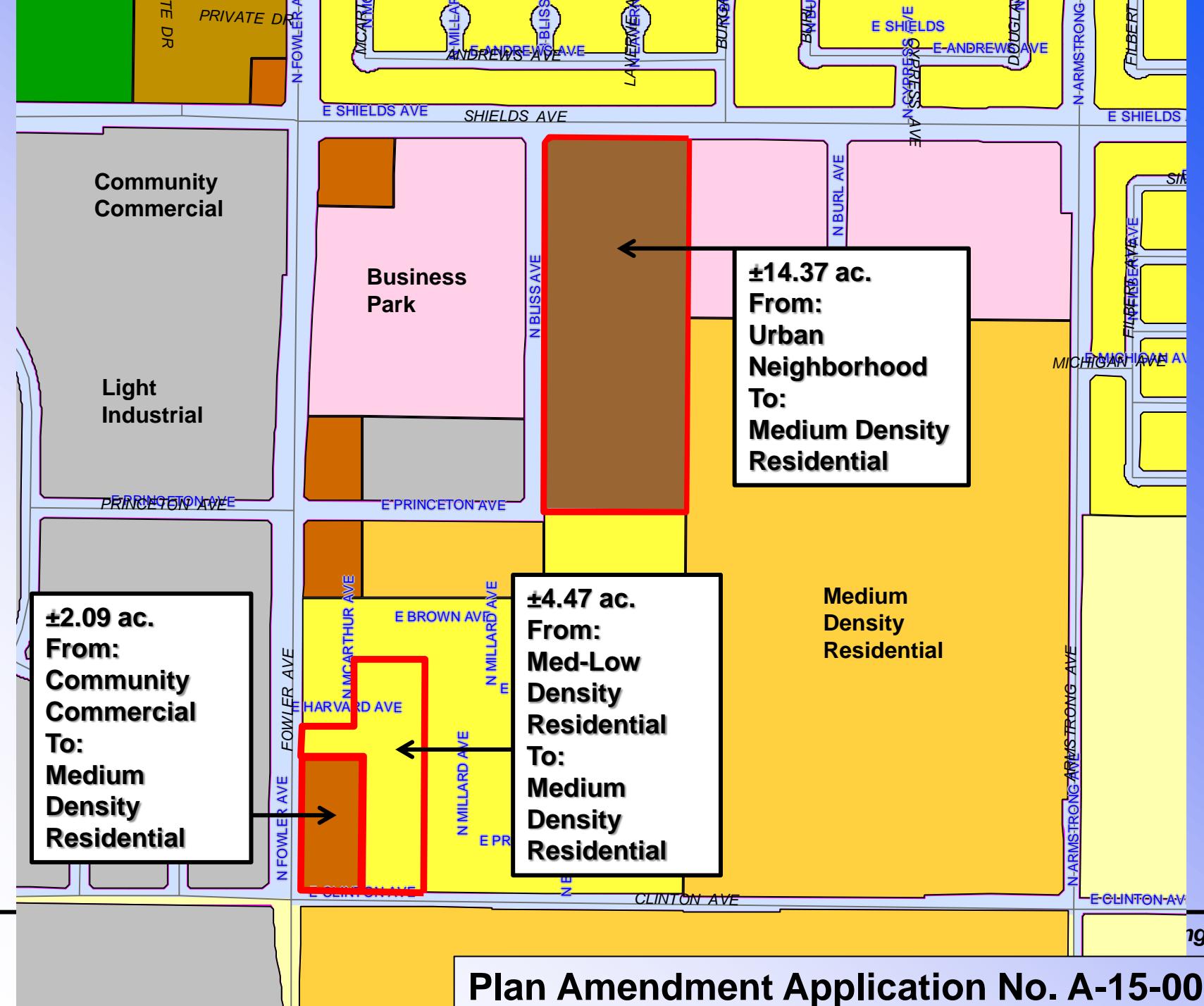
2015 Aerial Photograph

Summary

- **Plan Amendment Application No. A-15-002:**

Proposes to amend the Fresno General Plan and McLane Community Plan to change the planned land use designation for the approximately **6.56** acre portion of the subject property **from Community Commercial** (2.09 ac.) and Medium-Low Density Residential (4.47 ac.) **to Medium Density Residential**; and,

Change the planned land use designation for the approximately **14.37** acre portion of the subject property **from Urban Neighborhood to Medium Density Residential**.



Summary

- **Rezone Application No. R-15-009:**

Proposes to rezone the approximately **2.09 acre portion** of the subject property **from** the **C-1/UGM/cz** (*Neighborhood Shopping Center/Urban Growth Management/with conditions of zoning*) zone district **to** the **R-1/RS-5/UGM** (*Single Family Residential/Urban Growth Management*) zone district; and,

Rezone the approximately **14.37 acre portion** of the subject property **from** the **C-M/UGM/cz** (*Commercial and Light Manufacturing/Urban Growth Management/with conditions of zoning*) zone district **to** the **R-1/RS-5/UGM** (*Single Family Residential/Urban Growth Management*) zone district

PRIVATE C-5 C-FOW

A rectangular placard with a black border. The text 'AE-5' is centered in the upper half. The top edge has a dimension line with arrows pointing to '12"'. The right edge has a dimension line with arrows pointing to '12"'. The bottom edge has a dimension line with arrows pointing to '12"'. The left edge has a dimension line with arrows pointing to '12"'. The text 'E PRINCETON AVE' is at the bottom left, and 'PRINCETON AVE' is at the bottom right.

SHIELDS AVE

E PRINCETON AVE

N BURL AVE

AVE

C-M

±14.37 ac.
From:
C-M/UGM/cz
To:
R-1/RS-5/UGM

M-1

HARVARD AVE

±2.09 ac.

From:

C-1/UGM/cz

To:

R-1/RS-5/UGM

N FOW

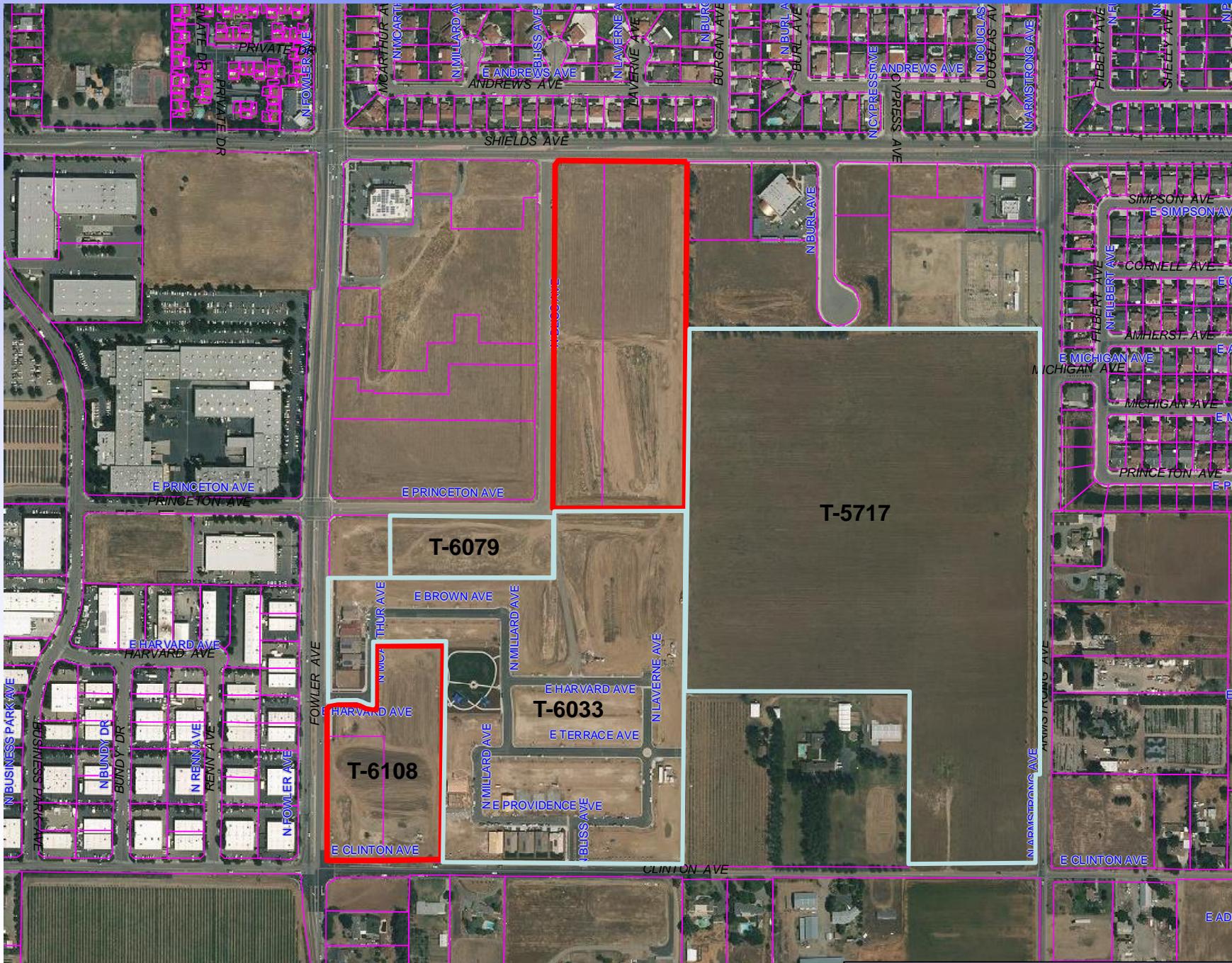
Map showing property boundaries and street names in Denver, Colorado. The map includes E Brown Ave, N Millard Ave, E Harvard Ave, N Laverne Ave, N E Providence Ave, E Clinton Ave, and E Thur Ave. A large yellow area is labeled R-1, and a white area is labeled R-1-AH. A small hatched area is labeled C-1. A red line highlights a specific property boundary on E Thur Ave. A north arrow is located in the bottom left corner.

ARMSTRONG AVE

Rezone Application No. R-15-009

Staff Recommendation

- **RECOMMEND APPROVAL of the adoption of the Mitigated Negative Declaration** prepared for Environmental Assessment (EA) No. A-15-002/R-15-009/C-15-167/T-6108 dated November 25, 2015 for purposes of the proposed plan amendment and rezone applications.
- **RECOMMEND APPROVAL of Plan Amendment Application No. A-15-002** proposing to amend the Fresno General Plan and the McLane Community Plan to change the planned land use designation for the approximately 6.56 acre portion of the subject property from Community Commercial (2.09 ac.) and Medium-Low Density Residential (4.47 ac.) to Medium Density Residential; and, to change the planned land use designation for the approximately 14.37 acre portion of the subject property from Urban Neighborhood to Medium Density Residential.
- **RECOMMEND APPROVAL of Rezone Application No. R-15-009** to amend the Official Zone Map to rezone the approximately 2.09 acre portion of the subject property from the C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/with conditions of zoning*) zone district to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district; and, to rezone the approximately 14.37 acre portion of the subject property from the C-M/UGM/cz (*Commercial and Light Manufacturing/Urban Growth Management/with conditions of zoning*) zone district to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district.



2015 Aerial Photograph