

## PROJECT INFORMATION TABLES

### PROJECT SUMMARY

|                                  |                                                                                                                                                                                                                                                                                                           |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT                          | A 13 lot, single-family residential planned development subdivision to be developed at a density of 11.5 dwelling units per acre. The project proposes a gated development with private driveway/access and modified property development standards.                                                      |
| APPLICANT                        | Jeffrey T. Roberts, of Granville Homes, on behalf of AFREI, LLC.                                                                                                                                                                                                                                          |
| LOCATION                         | Located on the northeast corner of North Colonial and West San Jose Avenues (APN: 417-140-21)<br><b>(Council District 2, Councilmember Brandau)</b>                                                                                                                                                       |
| SITE SIZE                        | Approximately 1.13 acres                                                                                                                                                                                                                                                                                  |
| PLANNED LAND USE                 | Single-Family Residential                                                                                                                                                                                                                                                                                 |
| ZONING                           | Existing - RS-5 ( <i>Residential Single-Family, Medium Density</i> )<br>Proposed - RS-5/PD ( <i>Residential Single-Family, Medium Density/Planned Development</i> )                                                                                                                                       |
| PLAN DESIGNATION AND CONSISTENCY | The proposed 13 lot single-family residential subdivision is consistent with the Fresno General Plan and Bullard Community Plan designation of Medium Density Residential planned land uses.                                                                                                              |
| ENVIRONMENTAL FINDING            | Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR) SCH No. 2012111015, dated March 3, 2017.                                                                                                                                                                       |
| PLAN COMMITTEE RECOMMENDATION    | The Council District 2 Plan Implementation Committee did not take action on the matter on February 13, 2017. The Committee will be reviewing the proposed project on March 13, 2017.                                                                                                                      |
| STAFF RECOMMENDATION             | Recommend approval of Environmental Assessment No. R-16-020/C-16-062/T-6160, Rezone Application No. R-16-020, Conditional Use Permit Application No. C-16-062, and Vesting Tentative Tract Map No. 6160, subject to compliance with the Conditions of Approval dated March 15, 2017, to the City Council. |

## BORDERING PROPERTY INFORMATION

|       | Planned Land Use          | Existing Zoning                                                     | Existing Land Use         |
|-------|---------------------------|---------------------------------------------------------------------|---------------------------|
| North | Single Family Residential | <b>RS-4</b><br><i>Residential Single-Family, Medium-Low Density</i> | Multi-Family Residential  |
| East  | Single Family Residential | <b>RS-5</b><br><i>Residential Single-Family, Medium Density</i>     | Single Family Residential |
| South | Regional Mixed Use        | <b>RMX</b><br><i>Regional Mixed Use</i>                             | Commercial/Office         |
| West  | Regional Mixed Use        | <b>RMX</b><br><i>Regional Mixed Use</i>                             | Commercial/Office         |