

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	<p>Plan Amendment Application No. A-18-004 proposes to amend the Fresno General Plan to change the planned land use designations for portions of the subject property as follows: (1) Increase planned Medium Density Residential (5.0-12 dwelling units/acre) from ±52.87 acres to ±57.36 (the amendment of Medium Density Residential planned area being limited to an increase from ±41.37 acres to ±45.86 acres within the boundary of proposed Vesting Tentative Tract Map No. 6214); (2) Increase planned Public Facility (Elementary School) from ±13.52 acres to ±20.12 acres; and, (3) Remove ±11.09 acres of Urban Neighborhood Residential (16-30 dwelling units/acre). The Plan Amendment will also involve relocating the existing planned Public Facility designation for a future Elementary School to the immediate northeast corner of the intersection of North Fowler and East McKinley Avenues.</p> <p>Rezone Application No. R-18-005 proposes to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AE-20 (<i>Exclusive 20-acre Agricultural District</i>) to the City of Fresno RS-5/UGM/ANX (<i>Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay</i>) and PI/UGM (<i>Public & Institutional / Urban Growth Management</i>) zone districts in accordance with Plan Amendment Application No. A-18-004.</p> <p>The Plan Amendment and Pre-zone Applications have been filed to facilitate: (1) Annexation of the ±78 acres of land to the City of Fresno and detachment from the Kings River Conservation District and Fresno County Fire Protection District in accordance with Annexation Application No. ANX-18-003 for the Clinton-Fowler No. 2 Reorganization (these actions are under the jurisdiction of the Fresno Local Area Formation Commission [LAFCO]); and, (2) Authorization to subdivide a ±43.22 net acre portion of the subject property for purposes of creating a 210-lot conventional single family residential development at a density of ±5.0 dwelling units/acre pursuant to Vesting Tentative Tract Map No. 6214.</p> <p>The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.</p>
APPLICANT	<p>Woodside Homes of Central Valley 9 River Park Place East, Suite 430 Fresno, CA 93720</p>

<p>LOCATION</p>	<p>2220 North Fowler Avenue</p> <p>±78 acres of property located on the east side of North Fowler Avenue between East Clinton Avenue and the East McKinley Avenue alignment</p> <p>Site Latitude: 36°46'09.00" N Site Longitude: 119°40'47.00" W</p> <p>Mount Diablo Base & Meridian, Township 13S, Range 21E Section 27 – Clovis, CA Quadrangle</p> <p>Assessor's Parcel Number(s): 310-041-05, 06 & 10-19</p> <p>(Council District 4, Councilmember Caprioglio)</p>
<p>SITE SIZE</p>	<p>± 77.48 acre site (±43.22 net acre portion for tentative map)</p>
<p>PLANNED LAND USE</p>	<p>Existing - (±52.87 acres) - Medium Density Residential; (±13.52 acres) – Public Facility/Elementary School; (±11.09 acres) - Residential Multi-Family Urban Neighborhood; and,</p> <p>Proposed - (±57.36 acres) - Medium Density Residential; (±20.12 acres) – Public Facility/Elementary School;</p>
<p>ZONING</p>	<p>Existing - (±77.48 ac.) - AE-20 (<i>Exclusive 20-acre Agricultural District [Fresno County]</i>);</p> <p>Proposed - (±57.36 ac.) - RS-5/UGM/ANX (<i>Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay</i>); and, (±20.12ac.) – PI/UGM (<i>Public & Institutional / Urban Growth Management</i>)</p>

<p>PLAN DESIGNATION AND CONSISTENCY</p>	<p>The proposed form of development which may be facilitated by the proposed amendments to the planned land use designations for the subject property is consistent with the Goals, Objectives and Policies of the Fresno General Plan and McLane Community Plan. The respective amendments proposed to the Official Zone Map for the subject property are consistent with the proposed planned land uses pursuant to Table 3-3 of the Fresno General Plan.</p> <p>The proposed density of approximately 5.00 dwelling units/acre (in accordance with Vesting Tentative Tract Map No. 6214/UGM) and the proposed RS-5 (<i>Residential Single Family, Medium Density</i>) zone district (pursuant to Rezone Application No. R-18-005) are consistent with the proposed Medium Density Residential (5.0-12 Dwelling Units/acre) planned land use designation (pursuant to Plan Amendment Application No. A-18-004.</p> <p>The proposed project is consistent with the Goals, Objectives and Policies of the Fresno General Plan and McLane Community Plan.</p>
<p>ENVIRONMENTAL FINDING</p>	<p>Mitigated Negative Declaration, tiered off the Fresno General Plan Master Environmental Impact Report (MEIR No. 2012111015) and dated July 27, 2018.</p>
<p>PLAN COMMITTEE RECOMMENDATION</p>	<p>On July 09, 2018, the District 4 Plan Implementation Committee unanimously recommended approval of the proposed project subject to the incorporation and implementation of traffic mitigation measures for North Fowler Avenue with proposed development.</p>
<p>STAFF RECOMMENDATION</p>	<p>Recommend that the Planning Commission recommend approval to the City Council of proposed Plan Amendment Application No. A-18-004, Rezone Application No. R-18-005, Annexation Application No. ANX-18-003 and Vesting Tentative Tract Map No. 6214/UGM contingent upon approval of, and adoption of the related environmental finding of a Mitigated Negative Declaration dated July 27, 2018.</p>

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium & Medium-Low Density Residential	RS-4/UGM & RS-5/UGM <i>Single Family Residential Districts / Urban Growth Management</i>	Single Family Residential
East	Medium & Urban Neighborhood Residential	AE-20 (Fresno County) <i>Exclusive 20-Acre Agricultural District</i>	Rural Residential & Agricultural
South	Open Space (Ponding Basin) & Business Park	AE-20 (Fresno County) <i>Exclusive 20-Acre Agricultural District</i>	Rural Residential & Agricultural
West	Light Industrial	AE-20 (Fresno County) <i>Exclusive 20-Acre Agricultural District</i>	Rural Residential & Agricultural