

PROJECT INFORMATION TABLES

PROJECT	See description under “Subject” and “Executive Summary” of the staff report.
APPLICANT	Gorgio Russo, Ginder Development
LOCATION	810/816 East Nees Avenue; located northeast from the corner of East Nees Avenue and North Bond Street. (subject site is a portion of Assessor Parcel 402-220-66)
SITE SIZES	An 11.16 acre portion of an existing 22.81-acre parcel (APN 402-220-66). Proposed development on a 10.25-acre portion of the 11.16-acres (along North Bond Street).
LAND USES	<u>Existing:</u> <i>Commercial-Recreation</i> <u>Proposed:</u> <i>Residential Medium High Density</i>
ZONING	<u>Existing:</u> <i>CRC/UGM/cz (Commercial-Recreation/Urban Growth Management/Conditions of Zoning)</i> <u>Proposed:</u> <i>RM-1 (Residential Medium High Density (12-16 Dwelling Units/Acre)/Urban Growth Management/Conditions of Zoning)</i>
PLAN DESIGNATION AND CONSISTENCY	Plan Amendment/Rezone No. P18-00826 can be found consistent with the Fresno General Plan and the Woodward Park Community Plan, as further described in the “Land Use and Policies” analysis section of the staff report.
ENVIRONMENTAL FINDING	Finding of a Negative Declaration dated January 24, 2019.
PLAN COMMITTEE RECOMMENDATION	The Council District 6 Project Review Committee reviewed the conceptual apartment proposal on August 6, 2018 and recommended approval.
COVENANTS/ ZONE CONDITIONS	Conditions of Zoning per Ordinance No. 98-2 are applicable to the subject property identified as Assessor Parcel 402-220-66. See analysis under “Conditions of Zoning” in the staff report that outlines the existing conditions of zoning.

SPECIAL POLICY AREA APPLICABLE POLICIES		N/A
HISTORIC INFORMATION HISTORIC SITE / DISTRICT		The subject property is currently vacant and undeveloped and is not in a historic district and does not contain any historic structures.

	Planned Land Use	Existing Zoning	Existing Land Use
North	Residential Medium Low Density	<i>RS-4/UGM, (Residential Single-Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential
East	Residential Medium Low Density	<i>RS-4/UGM, (Residential Single-Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential
South	Community Commercial	<i>CC/UGM/cz (Community Commercial/Urban Growth Management/Conditions of Zoning)</i>	Undeveloped Land (Proposed Funeral Home)
			Service Station/Convenience Store
West	Employment-Office	<i>O/UGM/cz, (Office/Urban Growth Management/Conditions of Zoning)</i>	Undeveloped Land