

Plan Amendment and Rezone Findings

Based upon analysis of the applications, staff concludes that the following required findings of Section 15-5812 of the Fresno Municipal Code can be made.

Findings Per Fresno Municipal Code Section 15-5812	
<i>Finding A:</i>	The change is consistent with the General Plan (GP) goals and policies, any operative plan, or adopted policy; and,
a. The applications are consistent with the Fresno General Plan and the Roosevelt Community Plan goals and policies, given that they support economic and infill development of property within the City of Fresno.	
<i>Finding B:</i>	The change is consistent with the purpose of the Development Code to promote the growth of the city in an orderly and sustainable manner, and to promote and protect the public health, safety, peace, comfort, and general welfare; and,
b. The proposed project is consistent with the purpose of the Development Code to promote growth in an orderly and sustainable manner, support infill development, and to promote and protect the public health, safety, peace, comfort, and general welfare;	
<i>Finding C:</i>	The change is necessary to achieve the balance of land uses desired by the City and to provide sites for needed housing or employment-generating uses, consistent with the GP, any applicable operative plan, or adopted policy, and to increase the inventory of land within a zoning district to meet market demand.
c. The change in land use will achieve a balance of land uses desired by the City to provide needed housing, consistent with Fresno General Plan. One of the sites, Request 2, is a Housing Element (HE) site. The HE designates this site for 3.5-6.0 dwelling units per acre, which is a minimum of five dwelling units for the subject property. The density on the site falls into the Above Moderate Income category, but the inventory for this category has a surplus of 5,306 units. Although the project is reducing some housing inventory, the project is still considered consistent with the HE. This project does provide single family residential inventory, which would assist with the market demand for single-family residential development and provides commercial uses in a needed area of the City of Fresno.	