

Exhibit L
Resolution Approving Plan Amendment Application
No. A-16-008

RESOLUTION NO. 2016-_____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, UPDATING THE TEXT AND LAND USE MAP (FIGURE LU-1) OF THE FRESNO GENERAL PLAN TO INCORPORATE THE DOWNTOWN NEIGHBORHOODS COMMUNITY PLAN AND THE FULTON CORRIDOR SPECIFIC PLAN AS WELL AS TO CORRESPONDINGLY AMEND THE EDISON, ROOSEVELT AND WEST AREA COMMUNITY PLANS AND THE FRESNO CHANDLER EXECUTIVE AIRPORT LAND USE COMPATIBILITY PLAN AND THE FRESNO-CHANDLER DOWNTOWN AIRPORT MASTER AND ENVIRONS SPECIFIC PLAN (PLAN AMENDMENT A-16-008)

WHEREAS, in January of 2010, the Fresno City Council and Mayor Swearengin appointed a twenty-one member Downtown Neighborhoods Community Plan Advisory Committee, comprised of a variety of different stakeholders to offer guidance and review during the development of a Downtown Neighborhoods Community Plan, pertaining to approximately 7,290 acres located in the Downtown Planning Area; and,

WHEREAS, from February to October of 2010, the Downtown Neighborhoods Community Plan Advisory Committee held a series of outreach events including two public workshops and a six-day long design workshop to engage public input in the development of the Downtown Neighborhoods Community Plan; and,

WHEREAS, on October 14, 2011, the City released a Public Draft of the Downtown Neighborhoods Community Plan for a 30-day public comment period; and,

WHEREAS, during the public comment period, the Downtown Neighborhoods Community Plan Advisory Committee convened four public workshops to take public input, with additional opportunities for public comment provided at a October 19, 2011 Planning Commission Workshop and an October, 20, 2011 City Council Workshop; and,

1 of 6

Date Adopted: _____

Date Approved: _____

Effective Date: _____

City Attorney Approval: 

Resolution No. _____

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan; and,

WHEREAS, on December 3, 2015, by Ordinance 2015-39, the City Council adopted the Citywide Development Code to implement the Fresno General Plan, reserving Article 15 for future inclusion of Downtown Districts; and,

WHEREAS, the City prepared a second public draft of Downtown Neighborhoods Community Plan in July of 2016, which refines and builds upon the earlier draft and incorporates the goals set forth in Fresno General Plan and provides specific policies, measures and projects to implement those goals for the planning area; and,

WHEREAS, from June to September of 2016, the City held a series of public outreach events, including to the original stakeholders involved in the creation of the first draft Downtown Neighborhoods Community Plan and to the general public, with additional opportunities for public comment provided at a City Council Workshop on August 25, 2016 and Planning Commission Workshop on September 21, 2016; and,

WHEREAS, the City of Fresno Development and Resource Management Department Director has filed Plan Amendment Application No. A-16-011 to adopt Downtown Neighborhoods Community Plan, Plan Amendment Application No. A-16-012 to adopt the Fulton Corridor Specific Plan, and Text Amendment Application No. TA-16-002 to incorporate the Downtown Development Code into the existing Citywide Development Code; and,

WHEREAS, the City of Fresno Development and Resource Management Department Director has also filed Plan Amendment Application No. A-16-008 updating the text and land use map (Figure LU-1) of the Fresno General Plan to incorporate the Downtown Neighborhoods Community Plan and the Fulton Corridor Specific Plan as well as to correspondingly amend the Edison, Roosevelt and West Area community plans and the

Fresno Chandler Executive Airport Land Use Compatibility Plan and the Fresno-Chandler Downtown Airport Master and Environs Specific Plan.

WHEREAS, on August 22, 2016, the Historic Preservation Commission recommended approval of the Plan Amendment application; and,

WHEREAS, on September 26, 2016, the Fulton/Lowell Specific Plan Design Review Committee recommended approval of the Plan Amendment application; and,

WHEREAS, on September 26, 2016, the Council District 5 Plan Implementation Committee recommended approval of the Plan Amendment application; and,

WHEREAS, on October 3, 2016, the Council District 3 Plan Implementation Committee had a scheduled meeting to review the Plan Amendment but was unable to act due to lack of a quorum; and,

WHEREAS, on October 3, 2016, the Airport Land Use Commission reviewed the Plan Amendment and failed to find consistency between the Chandler Executive Airport Land Use Compatibility Plan and the Downtown Neighborhoods Community Plan, Fulton Corridor Specific Plan and the Downtown Development Code; and,

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on October 12, 2016 to consider Plan Amendment Application A-16-008, along with the associated Final Program EIR; and,

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No.13417 to recommend approval of Plan Amendment Application A-16-008; and,

WHEREAS, on October 20, 2016, the Fresno City Council held a public hearing to consider Plan Amendment Application No. A-16-008 and received both oral testimony and

written information presented at the hearing regarding Plan Amendment Application A-16-008, along with Plan Amendments A-16-011 and A-16-012, and TA-16-002; and,

WHEREAS, prior to taking action on this project, Council certified the Final Program EIR (SCH No. 2012041009) for the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan and the Downtown Development Code, adopting a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, and determining that it was prepared in compliance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Council finds in accordance with its own independent judgment that Final Program EIR (SCH No. 2012041009) for the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan, the Downtown Development Code, and Plan Amendment Application No. A-16-008, along with the Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations, was prepared in compliance with the California Environmental Quality Act.
2. The Council finds the adoption of the proposed Plan Amendment as recommended by the Planning Commission is in the best interest of the City of Fresno.
3. The Council finds the adoption of the proposed Plan Amendment is consistent with the purpose of the Airport Land Use Commission statute of protecting public health, safety and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports.

4. The Council of the City of Fresno hereby adopts Plan Amendment Application No. A-16-008 updating the text and land use map (Figure LU-1) of the Fresno General Plan to incorporate the Downtown Neighborhoods Community Plan and the Fulton Corridor Specific Plan as well as to correspondingly amend the Edison, Roosevelt and West Area community plans and the Fresno Chandler Executive Airport Land Use Compatibility Plan and the Fresno-Chandler Downtown Airport Master and Environs Specific Plan for approximately 7,290 acres of property located within the Downtown Planning Area as described in Exhibit A.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the ____ day of _____, 2016, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor Approval: _____, 2016
Mayor Approval/No Return: _____, 2016
Mayor Veto: _____, 2016
Council Override Vote: _____, 2016

YVONNE SPENCE, CMC
City Clerk

BY: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN,
City Attorney

BY: _____
TALIA KOLLURI-BARBICK
Supervising Deputy City Attorney

TKB/dy [72716dy/tkb] 10/14/16

Plan Amendment Application No. A-16-008
Filed by City of Fresno Development and Resource Management Director

Attachment: Exhibit A

Table 3-1 will be amended as follows:

TABLE 3-1: CITYWIDE STANDARDS FOR DENSITY AND DEVELOPMENT INTENSITY		
Land Use	Minimum to Maximum Residential Density (du/net acre) ^{1,2,3}	Maximum Floor Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	-
Residential		
Low Density	Min = 1 unit per 5 acres Max = 3.5 units per acre	-
Medium Low Density	Min = 3.5 units per acre Max = 6 units per acre	-
Medium Density	Min = 5 units per acre Max = 12 units per acre	-
Medium High Density	Min = 12 units per acre Max = 16 units per acre	-
Urban Neighborhood Density	Min = 16 units per acre Max = 30 units per acre	-
High Density	Min = 30 units per acre Max = 45 units per acre	-
Commercial		
Main Street		1.0
Community		1.0
Recreation		0.5
General		2.0
Highway & Auto		0.75
Regional		1.0
Mixed-Use		
Neighborhood Mixed-Use	Min = 12 units per acre Max = 16 units per acre	1.5
Corridor/Center Mixed-Use	Min = 16 units per acre Max = 30 units per acre	1.5
Regional Mixed-Use	Min = 30 units per acre Max = 45 units per acre	2.0
<u>Downtown</u>		
<u>Downtown Neighborhood</u>	Min = No limit Max = No limit	No limit
<u>Downtown General</u>	Min = No limit Max = No limit	No limit
<u>Downtown Core</u>	Min = No limit Max = No limit	No limit
Employment		
Office	-	2.0
Business Park	-	1.0
Regional Business Park	-	1.0
Light Industrial	-	1.5
Heavy Industrial	-	1.5

1. Based on Net Acreage.

2. Residential density refers to the ratio of residential dwelling units per acre (43,560 square feet) of land which is calculated by dividing the number of existing or proposed residential dwelling units by the land area of the property designated for, or proposed for development with, a residential use. The residential land area includes property upon which the residential and ancillary structures are located, together with yards and other private or common open spaces, and includes vehicle access drives and parking areas together with public and private roadways. The residential land area does not include major streets or State Routes designated by Figure MT-1: General Plan Circulation Diagram, and does not include schools or regional trails.

3. Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915 – 65918, as may be amended).

Table 3-2 and the immediately preceding text will be deleted as follows:

~~Table 3-2 provides density and intensity standards specific to the Downtown Planning Area.~~

TABLE 3-2: DOWNTOWN PLANNING AREA STANDARDS FOR DENSITY AND DEVELOPMENT INTENSITY		
Land Use	Maximum Residential Density (du/net acre)^{1,2}	Maximum Floor Area Ratio
Central Business District (CBD)	60 units per acre³	7.5
Civic Center	-	5.0
Town Center	45 units per acre	4.0
Neighborhood Center	30 units per acre	2.0
Chinatown District	45 units per acre	3.0
Cultural Arts District		
Corridor General	30 units per acre	2.5
Neighborhoods	16 units per acre	-
Special Districts⁴	-	2.5
Public Facility	-	-
Open Conservation	-	-
South Stadium District	60 units per acre	5.0

~~1. Based on Net Acreage.~~

~~2. Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915—65918, as may be amended).~~

~~3. Maximum density in CBD provided for capacity analysis and is considered an average for the district. Industrial projects may be allowed to exceed this density.~~

~~4. Additional FAR may be granted for hospitals and related uses, up to 5.0.~~

The Downtown Land Use Classifications section, which begins on Page 3-43, will be amended as follows:

Downtown Land Use Classifications

~~These land use classifications are specific only to the Downtown Planning Area portion of the Planning Area, as depicted in the inset to Figure LU-1: General Plan Land Use Diagram. It is anticipated the land use classifications may be further refined in community or Specific Plans, such as the proposed DNCP and FCSP. The following are general descriptions of the Land Use classifications within the Downtown Planning Area. Downtown designations allow a wide range of uses and the most intense development patterns in the region while creating pedestrian-oriented urban environments.~~

DOWNTOWN CORE

~~The Downtown Core (DTC) is the cultural, civic, shopping, and transit center of Fresno and the region. This designation is applied to the traditional central business district of the city near the proposed High Speed Rail station and oriented around the restored section of Fulton Street. New buildings will be rise up to 15 stories in height and will be located at or near the sidewalk. Ground floor spaces will have active frontages with commercial, retail, multi-family housing, and office activity to support active streetscapes and walking. Upper floors and the floor area behind storefronts will accommodate a wide variety of office, civic, lodging, housing, or additional commercial uses.~~

DOWNTOWN GENERAL

~~The Downtown General (DTG) designation will support a high concentration of regional activity generators such as governmental buildings and convention centers within a pedestrian-oriented, mixed-use urban setting. New buildings will be rise up to 10 stories in height and will be located at or near the sidewalk. Ground floor spaces will have active frontages with commercial, retail, multi-family housing, and office activity to support active streetscapes and walking. Upper floors and the floor area behind storefronts will accommodate a wide variety of office, civic, lodging, housing, or additional commercial uses.~~

DOWNTOWN NEIGHBORHOOD

~~The Downtown Neighborhood (DTN) designation will create lively, walkable, mixed-use urban neighborhoods surrounding the Downtown Core and Downtown General areas. New buildings will be rise up to 6 stories in height and will be located at or near the sidewalk. Ground floor spaces will have active frontages with commercial, retail, multi-family housing, and office activity to support active streetscapes and walking. Upper floors and the floor area behind storefronts will accommodate a wide variety of office, civic, lodging, housing, or additional commercial uses.~~

CENTRAL BUSINESS DISTRICT

~~The Central Business District (CBD) is the cultural, civic, shopping, and transit center of Fresno and the region. This designation is applied to areas of the Downtown Planning Area bounded by Stanislaus Street, the Union Pacific tracks, Inyo Street, and the alley between Van Ness Avenue and L Street. New buildings will be at least 2 to 15 stories in height and located at or near the sidewalk. Buildings will be~~

occupied with ground floor commercial, retail, multi-family housing, and office activity to support active streetscapes and walking. Upper floors and the floor area behind storefronts will accommodate a wide variety of office, civic, lodging, housing, or additional commercial uses.

CIVIC CENTER

The Civic Center is intended for civic and office uses, including numerous public buildings containing City, County, State, and federal uses. This land use designation is applied to properties currently fronting Mariposa Street, the south side of Fresno Street, and the north side of Tulare Street between Van Ness Avenue and Q Street. New buildings will be block-scale, up to 10 stories in height, and set back from the sidewalk along a continuous build-to-line to maintain a formal alignment and arrangement of building frontages. Upper stories will be expressed in volumes that enhance and support the civic presence of buildings along these streets. A full range of civic and office uses, including ground floor retail, are envisioned to support active streetscapes and walking. Upper floors will have office and civic uses.

CHINATOWN DISTRICT

The Chinatown District designation is applied to the areas bounded by the Union Pacific Railroad tracks, State Route 99, Stanislaus Street, and Inyo Street. Chinatown's close proximity to State Route 99 and Downtown Core create the unique opportunity to introduce buildings and uses that serve both the region and the surrounding neighborhoods. F Street is preserved and developed as Chinatown's "Main Street." New buildings will be block-scale, up to three stories in height and located at the sidewalk to activate the street with pedestrian-oriented commercial activity. Most upper stories will be expressed in single volumes to enhance the small-scale of this urban neighborhood and historic main street. Ground floor uses will include commercial, retail, civic, or office uses to support active streetscapes and walking. Upper floors and the space behind storefronts will have offices, housing, or additional commercial uses.

CULTURAL ARTS DISTRICT

This designation is applied to the area immediately north of the CBD bounded by Divisadero Street to the north, Van Ness Avenue to the east, Stanislaus Street to the south and Union Pacific railroad tracks to the west. This designation is intended to spur the area's transformation by encouraging mixed-use buildings comprised primarily of small-scale retail, office, industrial, and multi-family residential uses. New buildings will be block-scale, up to five stories tall, and located at or near the sidewalk to generate an active public realm and support walking. Buildings will have ground floor retail, live-work, and uses such as art galleries on key streets.

South Stadium / South Van Ness

This designation is applied to the areas immediately to south of the Central Business District, including the Monterey and Los Angeles Street areas. It is intended for small-scale retail, office, and industrial uses. New buildings will be block-scale, with non-industrial buildings up to five stories in height, and located at or near the sidewalk to generate an active public realm. Secondary streets and upper floors will have residential and office uses. Industrial buildings may have larger footprints and may be up to two stories tall.

Town Center

The Town Center designation is applied to nodes at major intersections along major roadway corridors. It is intended for medium-scale retail, housing, office, civic, and entertainment uses that serve several neighborhoods. New buildings will be block-scale, up to five stories in height and located at or near the sidewalk to generate focused and active, commercial activity along corridors. Most upper stories will be expressed in single volumes along the corridor and in multiple volumes with significant setbacks when adjacent to neighborhoods. Ground floor uses will include commercial, retail, and office uses to support active streetscapes and walking. Upper floors and the floor area behind storefronts will have office, civic, residential, or additional commercial uses.

Neighborhood Center

The Neighborhood Center designation is applied to nodes at secondary intersections and along corridors and is comprised of primarily small-scale neighborhood uses such as retail, office, civic, entertainment, and housing. New buildings will be block and house-scale, up to three stories in height, completely compatible in scale with adjacent single-family houses, and located at or near the sidewalk to generate pedestrian activity. Upper stories will be expressed in volumes compatible with adjacent houses. Buildings will have ground floor commercial, retail, and office uses to support active streetscapes and walking. Upper floors and the floor area behind shop fronts will have office, civic, residential or additional commercial uses.



Downtown Neighborhood areas Centers support surrounding neighborhoods with feature a mix of uses, including retail, office, civic, housing, and entertainment.

Corridor General

This designation is applied to areas fronting on corridors including Belmont Avenue, Kings Canyon Road, Blackstone Avenue, Abby Street, and North Fresno Street. It is intended for moderate intensity housing and neighborhood services, while also accommodating automobile-oriented commercial uses. New buildings will be block-scale and house-scale, up to three stories in height, and located at or near

~~the sidewalk to generate more pedestrian activity. Buildings will vary in size and type, but be compatible in massing and scale with adjacent buildings. Most upper stories will be expressed in single volumes along the corridor and in multiple volumes with significant setbacks when adjacent to neighborhoods. Living rooms, dining rooms, and other formal rooms will face the street. Ground floor uses will include housing, as well as commercial, retail and office uses. Upper floors will be for housing, office, or additional commercial uses.~~

Neighborhood (General, General Preservation, General Revitalization, Edge)

~~The Neighborhood designations are applied to areas outside of the Downtown CBD. These areas include the Lowell neighborhood; much of the southwest and southeast neighborhoods; the L Street area and the Huntington Boulevard area east of Downtown Core; the Jefferson Neighborhood; areas south of Elm and B Streets in southwest; several southeast neighborhoods adjacent to State Route 180; and areas west of State Route 99, including the Jane Addams area. New buildings will be house-scale, up to two stories in height, and some buildings may be up to two and one-half stories. All buildings will set back from the sidewalk to provide a buffer between the sidewalk and the dwellings. Living rooms, dining rooms, and other formal rooms will face and activate the street. Other house-scale buildings are compatible in these neighborhoods when scaled and massed in relation to the predominant single-family houses. Buildings will be occupied with residential uses, limited live/work uses, and home occupation activity.~~

Special Districts

~~The Special Districts designation is applied to areas that are best suited for a variety of moderate to intense industrial and manufacturing activity. These areas are comprised primarily of large and varied building sizes with substantial activity from large cargo vehicles. New buildings will be block-scale, up to eighteen stories in height (hospitals), and located with a portion, or all, of their frontage at or near the sidewalk. Ground floor activity will range from industrial and manufacturing uses and outdoor assembly to offices. Included in the Special Districts designation are General Industrial (1 & 2); Fresno Chandler Executive Airport between Kearney Boulevard, and Thorne Avenue and Whitesbridge Road; and Downtown Hospital that includes the hospital campus and surrounding streets with Diana Street / railroad tracks on the west and south, McKenzie Avenue on the north and Fresno Street on the east and south.~~

Open Conservation

~~This designation is intended to provide for permanent open spaces, and does not include neighborhood and community parks and recreational center. This applies only to parcels zoned Open Conservation (FMC 12-204) prior to the adoption of the DNCP.~~

Table 3-3 will be amended as follows:

TABLE 3-3: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY		
General Plan Land Use Designation	Development Code Zoning District	
Buffer	B	Buffer
Residential		
Low Density	RE	Residential Estate
	RS-1	Residential Single-Family, Extremely Low Density
	RS-2	Residential Single-Family, Very Low Density
	RS-3	Residential Single-Family, Low Density
Medium Low Density	RS-4	Residential Single-Family, Medium Low Density
Medium Density	RS-5	Residential Single-Family, Medium Density
Medium High Density	RM-1	Residential Multi-Family, Medium High Density
	RM-MH	Mobile Home Park
Urban Neighborhood Density	RM-2	Residential Multi-Family, Urban Neighborhood
High Density	RM-3	Residential Multi-Family, High Density
Commercial		
Main Street	CMS	Commercial – Main Street
Community	CC	Commercial – Community
Regional	CR	Commercial – Regional
General	CG	Commercial – General
Highway and Auto	CH	Commercial – Highway and Auto
Recreation	CRC	Commercial – Recreation
Mixed-Use		
Neighborhood Mixed-Use	NMX	Neighborhood Mixed-Use
Corridor/Center Mixed-Use	CMX	Corridor/Center Mixed-Use
Regional Mixed-Use	RMX	Regional Mixed-Use
<u>Downtown</u>		
<u>Downtown Neighborhood</u>	<u>DTN</u>	<u>Downtown Neighborhood</u>
<u>Downtown General</u>	<u>DTG</u>	<u>Downtown General</u>
<u>Downtown Core</u>	<u>DTC</u>	<u>Downtown Core</u>
Employment		
Office	O	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	IL	Light Industrial
Heavy Industrial	IH	Heavy Industrial
Other		
Open Space	OS	Open Space
	PR	Parks and Recreation
Public Facilities	PI	Public and Institutional
<u>Downtown Planning Area Anticipated Zoning Districts</u>		
<u>Central Business District</u>	<u>DTC</u>	<u>Downtown Core</u>
	<u>DTG</u>	<u>Downtown General</u>
<u>Civic Center</u>	<u>DTG</u>	<u>Downtown General</u>
<u>Town Center</u>	<u>DTN</u>	<u>Downtown Neighborhood</u>
<u>Chinatown</u>		
<u>Cultural Arts</u>		
<u>South Stadium</u>		

TABLE 3-3: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY

General Plan Land Use Designation	Development Code Zoning District	
Neighborhood Center	NMX	Neighborhood Mixed-Use
Corridor General		
Neighborhoods	RS-5	Residential Single-Family, Medium Density
	RS-4	Residential Single-Family, Medium Low Density
Special Districts	IL	Light Industrial
Public Facility	PI	Public and Institutional
Open Conservation	OS	Open Space
	PR	Parks and Recreation

Table 12-1 will be amended as follows:

TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY		
General Plan Land Use Designation	Development Code Zoning District	
Buffer	B	Buffer
Residential		
Low Density	RE	Residential Estate
	RS-1	Residential Single-Family, Extremely Low Density
	RS-2	Residential Single-Family, Very Low Density
	RS-3	Residential Single-Family, Low Density
Medium Low Density	RS-4	Residential Single-Family, Medium Low Density
Medium Density	RS-5	Residential Single-Family, Medium Density
Medium High Density	RM-MH	Mobile Home Park
	RM-1	Residential Multi-Family, Medium High Density
Urban Neighborhood Density	RM-2	Residential Multi-Family, Urban Neighborhood
High Density	RM-3	Residential Multi-Family, High Density
Mixed-Use		
Neighborhood Mixed-Use	NMX	Neighborhood Mixed-Use
Corridor/Center Mixed-Use	CMX	Corridor/Center Mixed-Use
Regional Mixed-Use	RMX	Regional Mixed-Use
<u>Downtown</u>		
<u>Downtown Neighborhood</u>	<u>DTN</u>	<u>Downtown Neighborhood</u>
<u>Downtown General</u>	<u>DTG</u>	<u>Downtown General</u>
<u>Downtown Core</u>	<u>DTC</u>	<u>Downtown Core</u>
Commercial		
Main Street	CMS	Commercial – Main Street
Community	CC	Commercial – Community
Regional	CR	Commercial – Regional
General	CG	Commercial – General
Highway and Auto	CH	Commercial – Highway and Auto
Recreation	CRC	Commercial – Recreation
Employment		
Office	O	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	IL	Light Industrial
Heavy Industrial	IH	Heavy Industrial
Other		
Open Space	OS	Open Space
	PR	Parks and Recreation
Public Facilities	PI	Public and Institutional
<u>Downtown Planning Area Anticipated Zoning Districts</u>		
<u>Central Business District</u>	<u>DTC</u>	<u>Downtown Core</u>
	<u>DTG</u>	<u>Downtown General</u>
<u>Civic Center</u>	<u>DTG</u>	<u>Downtown General</u>
<u>Town Center</u>	<u>DTN</u>	<u>Downtown Neighborhood</u>
<u>Chinatown</u>		
<u>Cultural Arts</u>		
<u>South Stadium</u>		

TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY

General Plan Land Use Designation	Development Code Zoning District	
Neighborhood Center	NMX	Neighborhood Mixed-Use
Corridor General		
Neighborhoods	RS-5	Residential Single-Family, Medium Density
	RS-4	Residential Single-Family, Medium Low Density
Special Districts	IL	Light Industrial
Public Facility	PI	Public and Institutional
Open Conservation	OS	Open Space
	PR	Parks and Recreation

City of Fresno

Downtown Development Code

General Plan Land Use & Circulation Map Amendment

