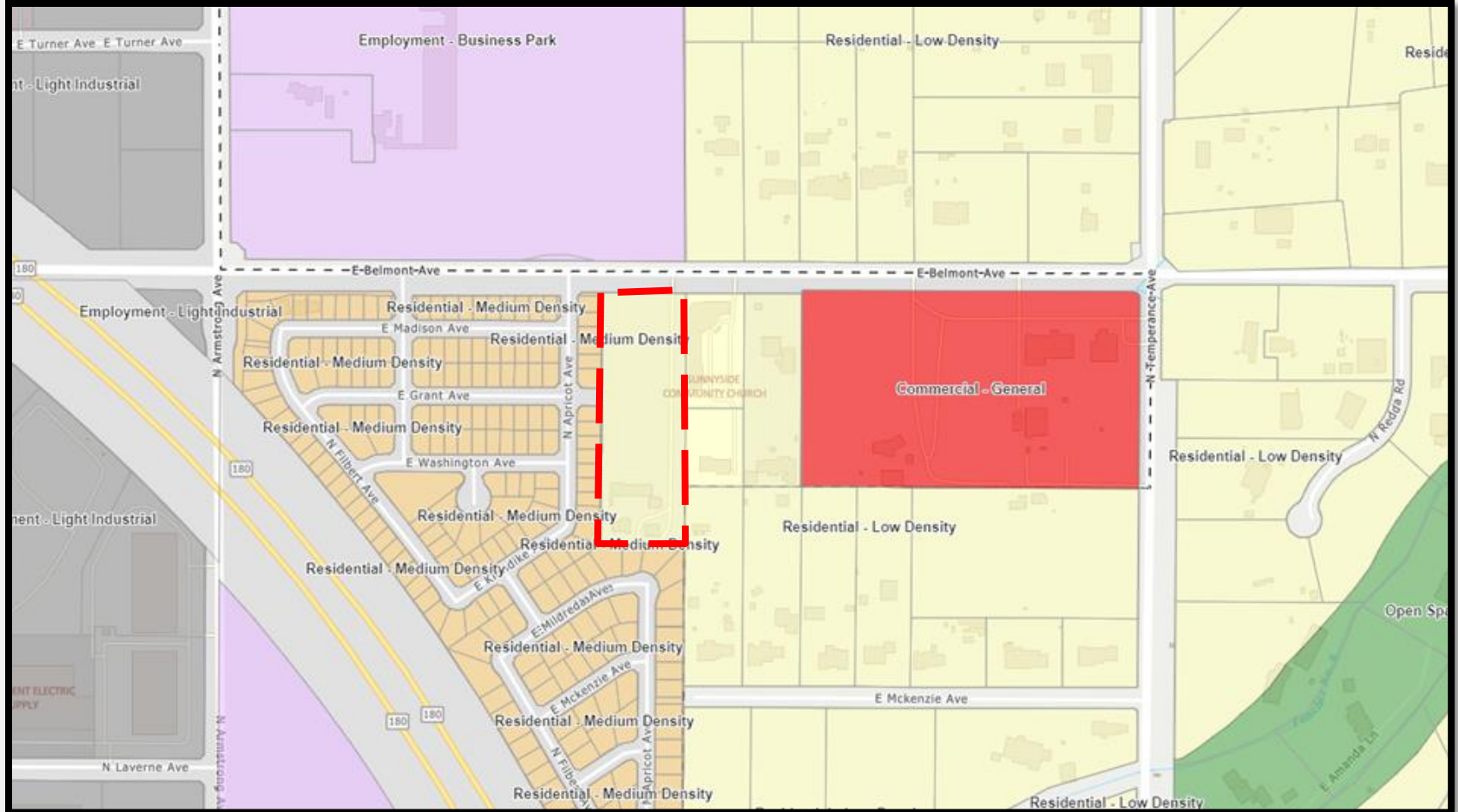


## Exhibit T

CONSIDERATION OF:  
PLAN AMENDMENT-REZONE APPLICATION NO. P23-  
01117, VESTING TENTATIVE TRACT MAP NO. 6441,  
PLANNED DEVELOPMENT PERMIT APPLICATION NO. P23-  
03735;  
AND  
THE RELATED ENVIRONMENTAL FINDING FOR  
ENVIRONMENTAL ASSESSMENT NO. T-6441/P23-  
01117/P23-03735

# EXISTING GENERAL PLAN MAP



# AERIAL MAP





# TRACT MAP

±3.90 ACRES

30 LOTS

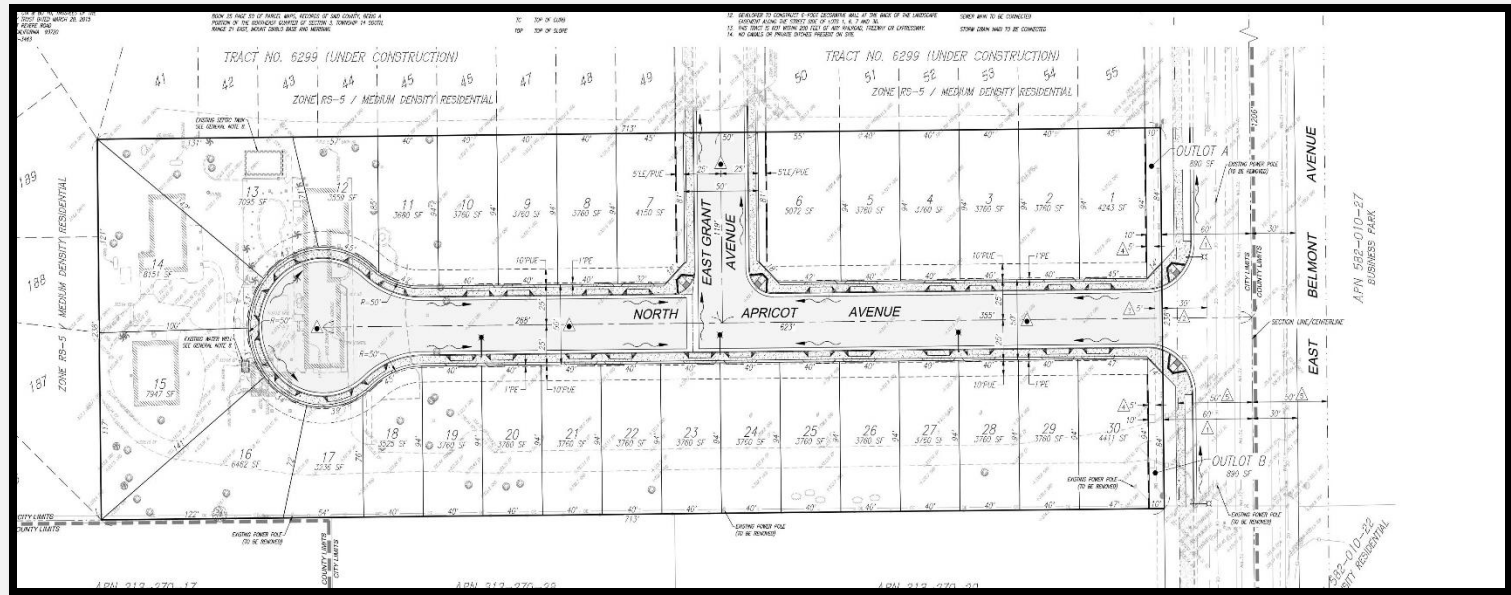
7.69 DU/AC

PLAN  
AMENDMENT-  
REZONE

PLANNED  
DEVELOPMENT

CD5 PRC  
MEETING

ALUC MEETING

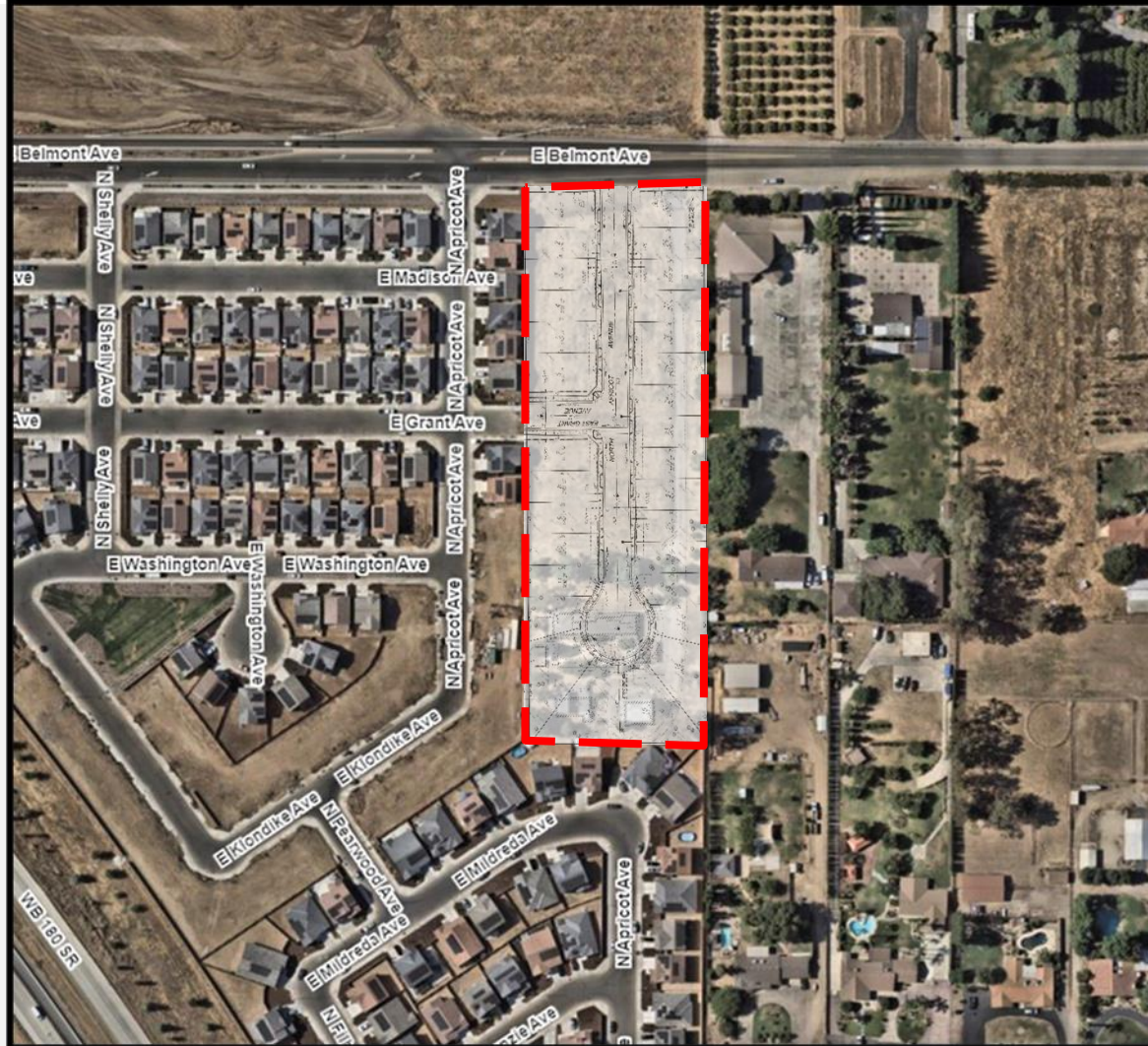


NORTH ➡

# Condition of Enhanced Streetscape options

- There is a condition of approval stipulating that any homes proposed with a 10-foot front yard setback must comply with at least five(5) of the 15 Enhanced Streetscape options. This requirement stems from the last finding for Planned Developments, which states: “The proposed development is demonstrably superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit.” Staff believes that requiring enhanced elevations aligns with the goal of ensuring a demonstrably superior development.

# AERIAL MAP



# STAFF RECOMMENDATION (TO CITY COUNCIL)

- ❑ **ADOPT** Environmental Assessment T-6441/P23-01117/P23-03735, dated March 6, 2025, a Mitigated Negative in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.
- ❑ **APPROVE** Vesting Tentative Tract Map No. T-6441 proposing to subdivide the approximate 3.90 net acres property into a 30-lot single-family residential development subject to compliance with the Conditions of Approval dated April 2, 2025.
- ❑ **APPROVE RESOLUTION** Plan Amendment Application No. P23-01117 proposing to amend the Fresno General Plan and Roosevelt Community Plan to change the planned land use designation for the subject property from Low Density Residential to Medium Density Residential.
- ❑ **INTRODUCE AND ADOPT BILL** Rezone Application No. P23-01117 proposing to rezone the subject property from the RS-3/UGM (*Single-Family Residential, Low Density/Urban Growth Management*) zone district to the RS-5/UGM (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district.
- ❑ **APPROVE** Planned Development Permit Application No. P23-03735 proposes to modify the RS-5 (Single Family Residential, Medium Density) zone district development standards to allow for modification of garage setbacks.