

Exhibit E – Project Information Tables

Exhibit E

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Plan Amendment and Rezone Application No. P22-04389 and related Development Permit Application No. P22-02376.	
APPLICANT	Scott A. Vincent of The Vincent Company Architects, Inc. 1500 West Shaw Avenue, Suite 304 Fresno, CA 93711	
LOCATION	2594 North Armstrong Avenue; located on east side of North Armstrong Avenue between East Clinton and East Shields Avenues in the City and County of Fresno, California (APN: 310-250-13) (Council District 7, Councilmember Nelson Esparza)	
SITE SIZE	±4.39 Acres	
PLANNED LAND USE	Existing –	Low Density Residential (Retail Nursery)
	Proposed –	Medium High Density Residential (Multi-Family Residential)
ZONING	Existing –	RS-1 (Residential Single-Family, Extremely Low Density) zone district
	Proposed –	RM-1 (Residential Multi-Family, Medium High Density) zone district
PLAN DESIGNATION AND CONSISTENCY	Plan Amendment Application No. P22-04389 proposes to amend the Fresno General Plan to change the planned land use designations for the subject property from Low Density Residential to Medium High Density Residential. The rezone application component proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-1 (Residential Single-Family, Extremely Low Density) to RM-1 (Residential Multi-Family, Medium High Density) zone district in accordance with the Plan Amendment Application. The proposed Medium High Density Residential planned land use designation is consistent with the proposed underlying RM-1 (Residential Multi-Family, Medium High Density) zone district.	
ENVIRONMENTAL FINDING	A Mitigated Negative Declaration dated June 16, 2023, was completed.	

PLAN COMMITTEE RECOMMENDATION	The Council District 7 Plan Implementation Committee is currently inactive.
STAFF RECOMMENDATION	Adoption of the Mitigated Negative Declaration as prepared for Environmental Assessment No. P22-04389/P22-02376, dated June 16, 2023, and Approval of Plan Amendment and Rezone Application No. P22-04389 and related Development Permit Application No. P22-02376 subject to conditions found in the Conditions of Approval dated August 10, 2023.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Low Density Residential	RS-1 <i>(Residential Single-Family, Extremely Low Density)</i>	Single Family Residential
South	Low Density Residential	RS-1 <i>(Residential Single-Family, Extremely Low Density)</i>	Vacant
East	Medium Low Density Residential	RS-4/EA/UGM <i>(Residential Single-Family, Medium Low Density/Expressway Area/Urban Growth Management)</i>	Single Family Residential/ Ponding Basin
West	Medium Density Residential	RS-5/UGM/cz <i>(Residential Single-Family, Medium Density/Urban Growth Management/conditions of zoning)</i>	Single Family Residential