

# Exhibit E

Jeff Roberts

January 17, 2018

**Subject:** A-17-010 / R-17-014: Operational Statement - "Revised"

## A. Background:

The applicant and owner of property located at the northeast corner of N. Fowler Ave. and E. Princeton Ave filed a Plan Amendment and Rezoning request in August, 2017. The request was to change 13.76 acres of land designated Community Commercial, Business Park, and Light Industrial to Medium Density Residential and Urban Neighborhood. The applications have been processed by City Staff and the Planning Commission and staff have recommended for the changes. The City Council has not taken action on the proposed Amendment / Rezoning but is scheduled to do so on February 5<sup>th</sup>, 2018.

## B. Proposed Change:

The applicant is now proposing a change to the application. They would like to withdraw the 8.89 acre portion of the application that is currently proposed for "Medium Density Residential" land use designation and "RS-5" Zoning. The applicant wants to continue with the 4.87 acre portion of the application that is proposed for an "Urban Neighborhood" land use designation and "RM-2" Zoning.

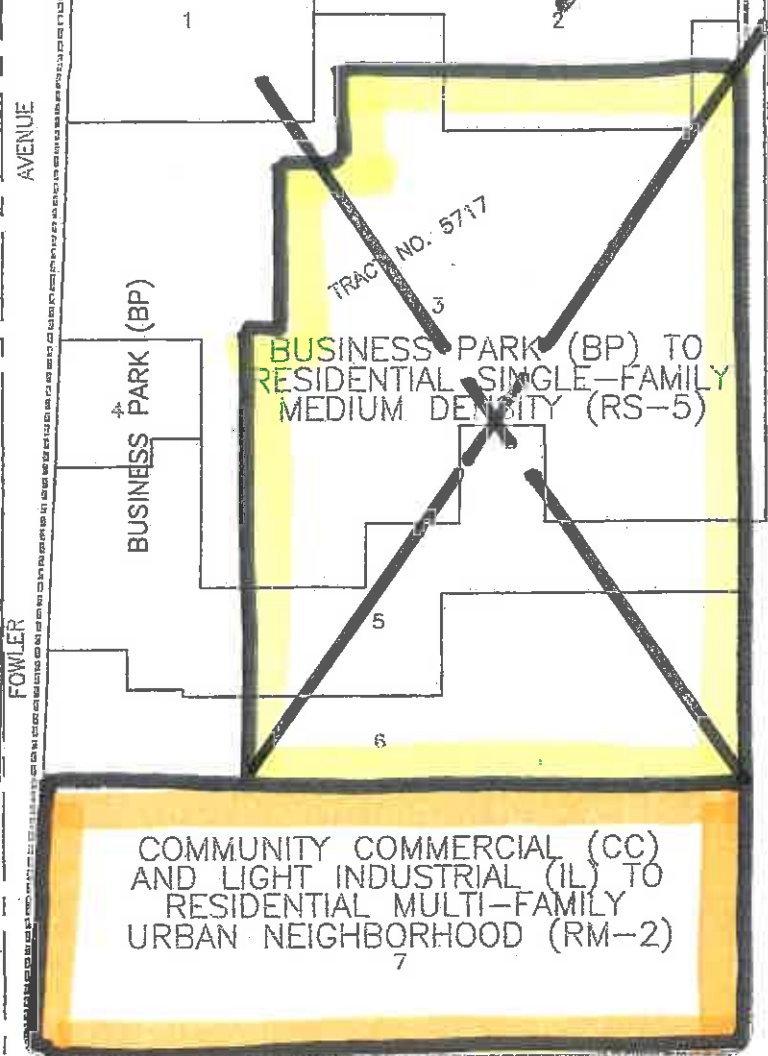
## C. Effect of the Proposed Modification:

The net effect of the applicant's proposed change is that the 8.89 acres of land will remain designated "Business Park" and zoned "BP". The land can continue to be developed as per the Fresno Municipal Code and in conformance with the existing land use designation and zoning.

## D. Use of the 4.87 acres:

If the application is approved by the City of Fresno, the applicant will develop detailed plans for a 77 – 146 unit multiple family project that is consistent with the "Urban Neighborhood" land use designation and "RM-2" Zoning. The applicant plans to construct, own, and manage the site with an "In-House" professional management staff. The project is envisioned as a high quality, market rate, multiple story project with on-site amenities for the residents. The location at a busy signalized intersection close to an employment center will help top make the project a success.

**WITHDRAW THIS PORTION  
OF A-17-010/R-17-014**



- A Neighborhood Meeting 7/25/17
- B. RS-5 (9.89 Ac)  
44-106 dca  
(Formerly BP)
- C. RM-2 (4.87ac)  
77-146 dca  
(Formerly Comm  
and Student)
- D. Filed 8-09-17

N  
1" = 200'

