

**CONSIDERATION OF
FOCUSED INFILL OVERLAY DISTRICT
TEXT AMENDMENT APPLICATION NO. P20-02213
AND
THE RELATED ENVIRONMENTAL FINDING FOR
ENVIRONMENTAL ASSESSMENT**

Filed by the City of Fresno

BACKGROUND

The purpose of the proposed Text Amendment is to facilitate more intensive residential development of parcels within Mixed-Use and certain Commercial zone districts at strategic points along transportation corridors in order to support transit use, housing production, and economic revitalization.

Under the provisions of the proposed Text Amendment, eligible parcels for the FI (Focused Infill) Overlay district include the NMX (Neighborhood Mixed Use), CMX (Commercial Mixed Use), RMX (Regional Mixed Use), CMS (Commercial Main Street, and CR (Commercial Regional) zone districts.

SUMMARY

Increase in maximum residential density. The maximum permitted residential densities for eligible base districts shall be as follows:

- NMX, CMS, CR : 48 dwelling units/acre
- CMX: 90 dwelling units/acre
- RMX: 135 dwelling units/acre

SUMMARY

Current height restrictions are not consistent with current density allowance

-Allows for 35 – 75 feet in height

Creates a clear mechanism for projects in the City to comply with applicable state law

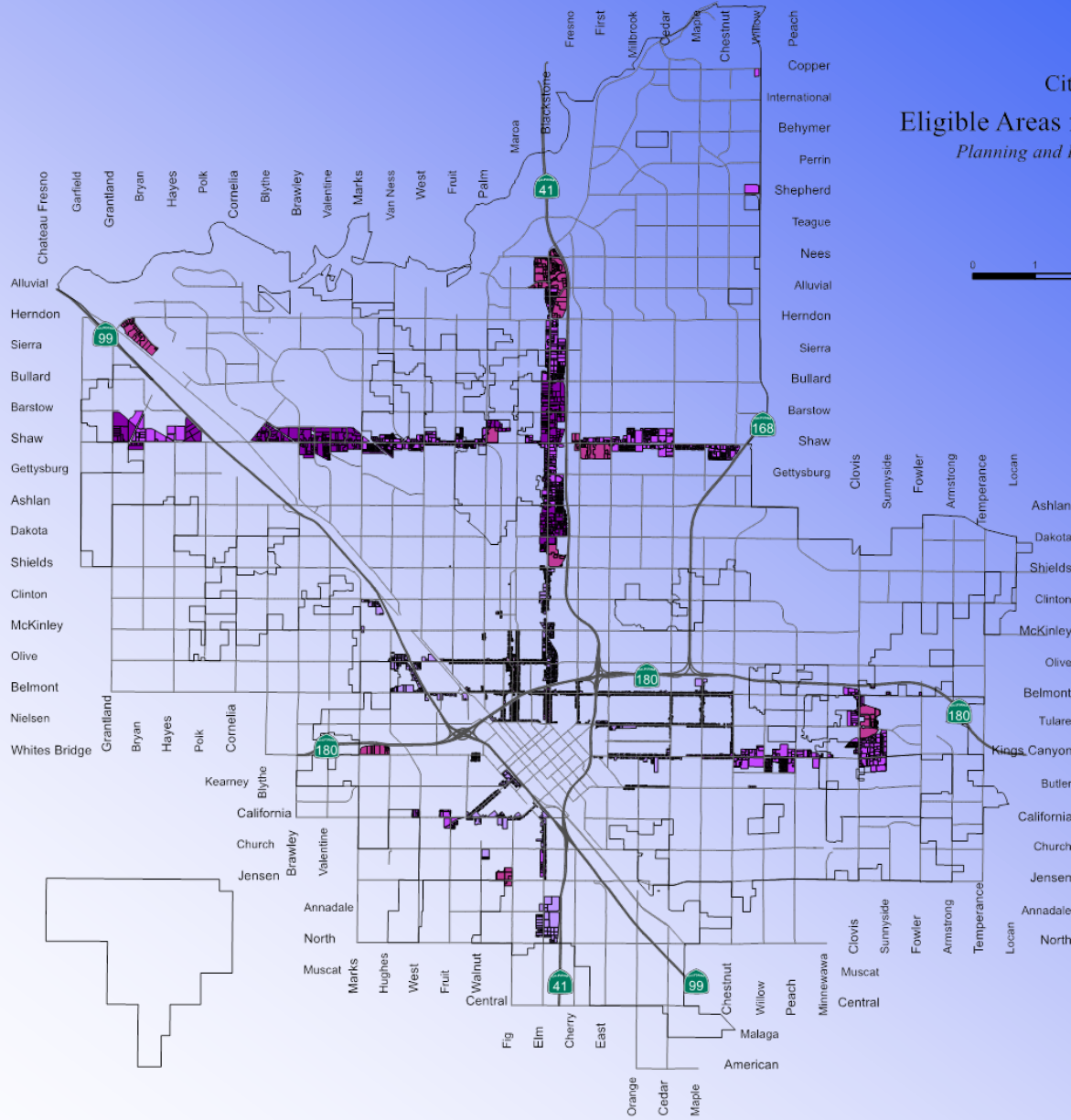
-Senate Bill 330

-Housing Crisis Act of 2019

City of Fresno

Eligible Areas for FI Overlay District

Planning and Development Department



Legend

- Base Districts**
- NMX - Neighborhood Mixed Use
 - CMX - Corridor/Center Mixed Use
 - RMX - Regional Mixed Use
 - CMS - Commercial Main Street
 - CR - Commercial Regional
 - CityLimits

Source:
City Limits, Zoning, City of Fresno GIS Planning & Development Department,
Major Roads, City of Fresno Public Works Department.

GIS Disclaimer:
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Date: 7/30/2020

Staff Recommendation

1.RECOMMEND APPROVAL (to the City Council), of a finding set forth in Environmental Assessment No. P20-02213, that Text Amendment Application No. P20-02213 is exempt from CEQA pursuant to the common sense exemption that it can be seen with certainty that there is no possibility that the proposed text amendment may have a significant effect on the environment pursuant to CEQA Guidelines Section 15061(b)(3)

2.RECOMMEND APPROVAL (to the City Council) of Text Amendment Application No. P20-02213, to add section 15-1614 to Chapter 25 of the Fresno Municipal Code creating the Focused Infill (FI) Overlay District in the City of Fresno.