# CONSIDERATION OF AN AMENDMENT TO THE WEST CREEK VILLAGE DEVELOPMENT AGREEMENT

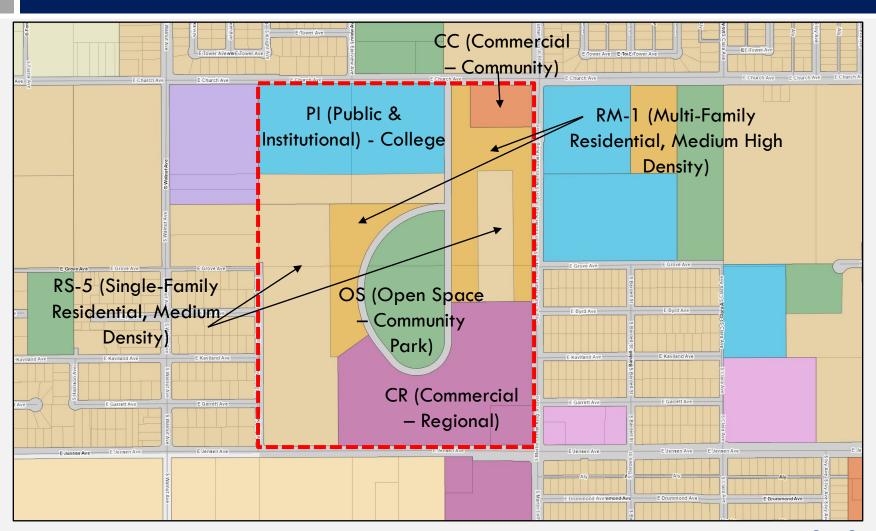
AND

THE RELATED ENVIRONMENTAL FINDING FOR ADDENDUM TO ENVIRONMENTAL ASSESSMENT NOS. A-17-007/R-17-010/TPM-17-06/ANX-17-005 AND P18-03290



Presentation By: Rob Holt, Planner III

## PLANNED LAND USES





## DEVELOPMENT AGREEMENT

#### **Background**

- March 5, 2020 Final Approval of Original Development Agreement
  - Mixed-use activity center
    - Diversified Housing
    - Commercial Amenities
    - Fresno City College West Fresno Satellite Campus

#### Section 3.9 of the Development Agreement

(a) Density Limitation. Master Developer covenants and agrees to develop Master Developer's Property within the density limits articulated by the West Creek Village Approvals and shall not exceed the number of residential units which are set forth in those approvals as a total of 481 residential units comprised of 92 single-family detached, 25 single-family attached, 264 multi-family, and 100 lofts over ground floor retail.



## DEVELOPMENT AGREEMENT

### Section 3.9(a)(ii) of the Development Agreement

"Nothing in this Section shall preclude Master Developer from applying for and seeking approval of an amendment to this Section pursuant to Section 16.2 of this Agreement. However, amendment of this Section shall not be processed as a Minor Change pursuant to Section 3.3.

### Section 3.3(c) of the Development Agreement

"... All changes not considered Minor Changes will be considered Major Changes and shall require Council approval..."



## DEVELOPMENT AGREEMENT AMENDMENT

### Proposed Amendment to Section 3.9(a)

Density Limitation. Master Developer covenants and agrees to develop Master Developer's Property within the density limits articulated by the West Creek Village Approvals and shall not exceed the number of residential units which are set forth in those approvals as a total of 481 residential units comprised of 92 single-family detached, 25 single-family attached, 264 multi-family, and 100 lofts over ground floor retail.



## CONTINUANCE

Planning Commission continued to give SW Fresno Community chance to reach out to Staff

Four members of the Community visited Staff on April 25, 2022 and May 3, 2022.



## STAFF RECOMMENDATION

- ADOPT an Addendum to Environmental Assessment No. A-17-007/R-17-010/TPM-17-06/ANX-17-005 dated August 24, 2017, and Environmental Assessment No. P18-03290 dated February 13, 2020, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.
- □ **BILL** (**For introduction**) Approving an amendment to Section 3.9(a) of the Development Agreement by and between the City of Fresno and 2500 MLK, LLC for the West Creek Village Project.

