

PLAN AMENDMENT AND REZONE FINDINGS

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5812

A. The change is consistent with the General Plan (GP) goals and policies, any operative plan, or adopted policy; and,

Finding A: As outlined in “Land Use Plans and Policies” of the staff report, the application is consistent with the Fresno General Plan and the Woodward Park Community Plan goals and policies.

B. The change is consistent with the purpose of the Development Code to promote the growth of the city in an orderly and sustainable manner, and to promote and protect the public health, safety, peace, comfort, and general welfare; and,

Finding B: The plan amendment/rezone is consistent with the purpose of the Development Code to promote growth in an orderly and sustainable manner, support infill development, and to promote and protect the public health, safety, peace, comfort, and general welfare.

C. The change is necessary to achieve the balance of land uses desired by the City and to provide sites for needed housing or employment-generating uses, consistent with the GP, any applicable operative plan, or adopted policy, and to increase the inventory of land within a zoning district to meet market demand.

Finding C: The changes in land use proposed will achieve a balance of land uses desired by the City to provide infill development, additional housing opportunities and economic development consistent with the Fresno General Plan.

DEVELOPMENT PERMIT FINDINGS

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5206

The Director or Planning Commission may only approve a Development Permit application if it finds that the application is consistent with the purposes of this article and with the following:

A. The applicable standards and requirements of this Code.

Finding A:	In the analysis of the proposed multi-family apartment project, the site plan layout and design features, including density, massing and façade features, meets all applicable standards and requirements of the Residential Multi-Family district provisions under Article 10 of the Development Code.
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B. The General Plan and any operative plan or policies the City has adopted.

Finding B:	The proposed project is consistent with the goals, policies and objectives of the General Plan and the Woodward Park Community Plan in providing Medium High Density residential that is intended for neighborhoods with a mix of single-family residences, townhomes, garden apartments, and multi-family units intended to support a fine-grain, pedestrian scale.
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C. Any applicable design guidelines adopted by the City Council.

Finding C:	The proposed project incorporates standards in the Development Code to preserve the existing residential quality of established neighborhoods and compatible in scale and character with the surrounding area by promoting a transition in scale and architectural character between new buildings and established neighborhoods.
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D. Any approved Tentative Map, Conditional Use Permit, Variance, or other planning or zoning approval that the project required..

Finding D:	The proposed project is a permitted use in the RM-1 zone district and Development Permit approval is required for the proposed project in order to ensure that as a new development, it is carried out in accord with the Development Code and the goals and objectives of the General Plan and any other adopted plans and guidelines.
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