

Belmont-Armstrong Project (VTTM 6299)

Neighborhood Meeting Summary

On February 14, 2020, a letter to property owners within 1,000 feet of APN: 313-270-45 was sent notifying them of a neighborhood meeting to occur on February 27, 2020. **The letter is attached as Exhibit A.** The meeting was held in the cafeteria of the local elementary school that is within a half mile of the subject site. We received 2 phone calls in advance of the meeting. Both were property owners that lived in single-family homes along McKenzie, directly to the east of the subject site. There were some concerns raised regarding an increase in traffic, but they did not express opposition to the project.

The meeting held on February 27, 2020 began at 6:18pm (scheduled starting time was 6:15pm). Signs/Notices directing attendees to the meeting were posted (picture attached as **Exhibit B**). Attendees signed in (**Exhibit C**) and were given a project description (**attached as Exhibit D**).

A brief project overview was provided, and a map exhibit was set on an easel for the neighbors to look at. After the presentation, neighbors asked questions/raised concerns. The only major concern raised was related to the wall along the east side of the property. There was a request that this wall be made as high as possible. Neighbors also wanted to ensure that the access to McKenzie from the proposed subdivision was limited to emergency vehicle access only. Five (5) people attended the meeting (3 households total).

Exhibit A

Neighborhood Notice and Proof of Mailing



1234 O Street • Downtown Fresno, CA 93721 • Phone (559) 449-4500 • Fax (559) 449-4515

February 14, 2020

Dear Neighbor,

You are receiving this letter because you own property that is within 1,000-feet of a property proposed for development. The subject property is located at the southeast corner of North Armstrong and East Belmont Avenues.

We are holding a neighborhood meeting to provide information and receive feedback from nearby residents and property owners regarding the proposed project (described below).

If you would like to find out more about this project, please attend this meeting to be held on **Thursday February 27, 2020**. Detailed information is provided below.

Date: Thursday, February 27, 2020

Time: 6:15pm

Location: Temperance-Kutner Elementary School
Multi-purpose Room (cafeteria)
1448 North Armstrong Avenue
Fresno, California 93727

Project Information:

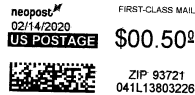
The Project encompasses 27.97 acres of land located at the southeast corner of North Armstrong and East Belmont Avenues. **The project proposes to subdivide the site into 216 single family residential lots at a density of approximately 7.72 dwelling units to the acre.**

In order to develop the site at the density indicated above, an amendment to the Fresno General Plan and a rezone to the Official Zoning map are required. The Plan Amendment is a request to amend the planned land use designated by the general plan from the Low Density Residential planned land use to the Medium Density Residential planned land. The rezone application is a request to change the City of Fresno official zone map for the subject site from the RS-3/UGM zone district to the RS-5/UGM zone district. The project also includes a proposal to develop the site as a Planned Development in order to allow for reduced lot sizes and reduced setbacks.

Contact: Please contact Bonique Emerson at (559) 449-4500 if you have any questions about this meeting or the project described above.



1234 O Street | Fresno, CA 93721



**Bonique Emerson
1234 O Street
Fresno, CA 93721**

Exhibit B

Required 11" by 17" Posted Notice

(posted in 4 locations on site)

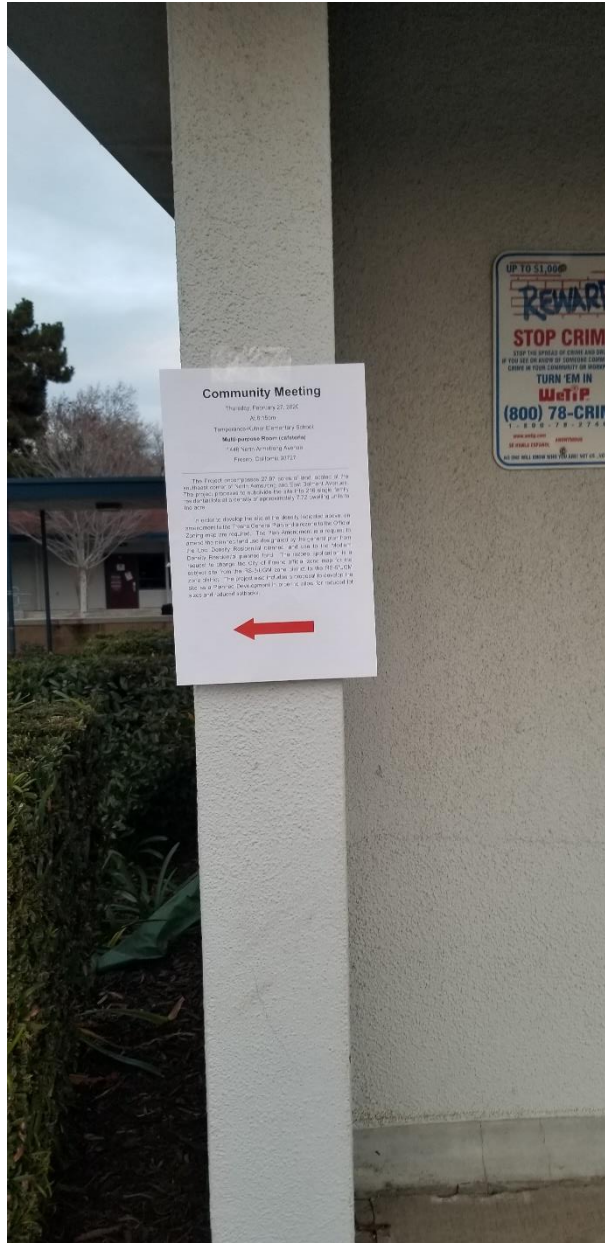


Exhibit D

Project Description

Southeast corner of Belmont and Armstrong- Tract 6299

The Plan Amendment is a request to amend the planned land use designated by the general plan from the **Low Density Residential planned land use to the Medium Density Residential planned land use** to allow for the site to be developed at a density of approximately 7.69 units to the acre. The plan amendment also includes a request to modify the existing planned trail alignment which runs along the east side of state route 180 on the west side of the property, to run southward along North Armstrong Avenue to East Fancher Creek Drive, where it will meet up with an existing trail that runs westerly along East Fancher Creek Drive.

The Rezone application is a request to change the City of Fresno official zone map for the subject site from the **RS-3/UGM (low density single family) zone district to the RS-5/UGM** (medium density single family) zone district.

Tract Map 6299 proposes the subdivision of the approximately 28-acre site into a **215 single family lots**. The project will have public streets, a **24,367 outlot for common open space**, a **31,194 square foot outlot for a permanent basin**, and **several smaller outlots to be used for landscaping and pedestrian access purposes (paseos) to access a proposed and future trail**.

The Planned Development application is a request to allow the following; 1) lots to be reduced down to 2,800square feet, 2) lots abutting freeway to be reduced from the required lot depth of 120 feet to 80-feet, 3) the front setback to be reduced from 13 feet to 10 feet, 4) the front garage setback to be reduced from 18-feet to 15-feet and, 5) the reduction in the street width on a local street with sidewalk on 2 sides from 50-feet to 46-feet.