

Exhibit C – Operational Statement

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

Plan Ammdment - Rezone
Application No. P22-01086 is being submitted by Joe Bashore of Soar Environmental on behalf of John Ashley and pertains to 2.11 acres of property located at 8715 N. Chestnut Avenue
APN: 403-532-28 and is zoned RS-4 with a planned land use of Medium High Density Residential
The applicant is requesting authorization to: See Attached

The proposed development will consist of See Attached

The existing site currently consists of Vacant with 0 existing parking spaces
The proposed hours of operation are from N/A to N/A on N/A
Other facts pertinent to this project are as follows:

See Attached.

- Project Narrative:** (*communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.*)

APPL. NO.	<u>P22-01086</u>	EXHIBIT	<u>O-1</u>	DATE	<u>08/30/2022</u>
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					

Rezone Application Operational Statement

The applicant proposes to construct a 32-unit multifamily apartment complex at 8715 N. Chestnut Avenue, Clovis, CA 93619. APN 403-532-28. The 2.11-acre rectangular property is zoned as RS-4 and would require a rezone to RM-1. Land Use designation of the parcel is Medium-Low Density. The parcel is within the Community Plan Area of Woodward Park.

The existing zoning limits the number of dwelling units on the property. A rezone would create additional housing opportunities for the residents of Fresno. This proposal would be advantageous to the surrounding neighborhood by creating a diversity of housing options. The design and features of the Project would complement the existing aesthetic of the neighborhood. This would help implement Fresno General Plan goal 8:

“Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.”

The Project would replace an existing vacant lot with a 32-unit apartment complex. This change would create uniformity with surrounding parcels. The Project would help implement the Fresno General plan by creating access to housing within the City.

The 32 dwelling units on the 2.11-acre site gives the proposed project a density of 15.16 DU/NA. In total, all proposed roofed structures would cover approximately 0.71-acre of the 2.11-acre site. The dwelling units would be constructed with setbacks of 20 ft from the property line in the front and the rear, and 5 ft on each side.

The dwelling units would consist of four (4) main buildings divided into eight (8) apartments, respectively. Two (2) apartment buildings would be located on the northwestern portion of the property, while two (2) apartment buildings, a swimming pool, Leasing office, and Manager’s office would be located on the southeastern portion of the property. The northeastern and southwestern portions of the property would be used for both carport and uncovered parking.

Parking for the proposed project includes seventy-nine (79) total spaces. These parking spaces include forty-two (42) carport spaces and thirty-seven (37) uncovered spaces. Accessible parking spaces include two (2) carport spaces and three (3) uncovered spaces. Parking for electric vehicles includes ten (10) carport spaces and six (6) uncovered spaces. Two (2) spaces would be used for bicycle parking.

The property would be landscaped with various trees, shrubs, and other vegetation. The proposed project includes thirteen (13) large trees and nineteen (19) small trees. These trees would provide approximately 18,000 square feet (sq ft) of shade.

Security at the project site would include a six ft high block wall around perimeter of project

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APPROVED BY	_____	DATE	_____		
CITY OF FRESNO DARM DEPT					

as well as an automatic front gate with call box.

The proposed project would also include the following:

- Community patio and pool deck area
- Solar carports
- Multiple trash enclosures
- Storage enclosure

Hours of operation for the proposed project would be normal business hours for the Manager's and Leasing Offices. Employees on-site would include a property manager and a maintenance worker. Any impacts to surrounding properties related to construction such as noise or dust would be temporary and take place during daytime hours. Long term impacts of the proposed residences would be minimal and would comply with all applicable codes and ordinances.

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PLANNING REVIEW BY	_____			DATE	_____
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APPROVED BY	_____			DATE	_____
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