

CONSIDERATION OF

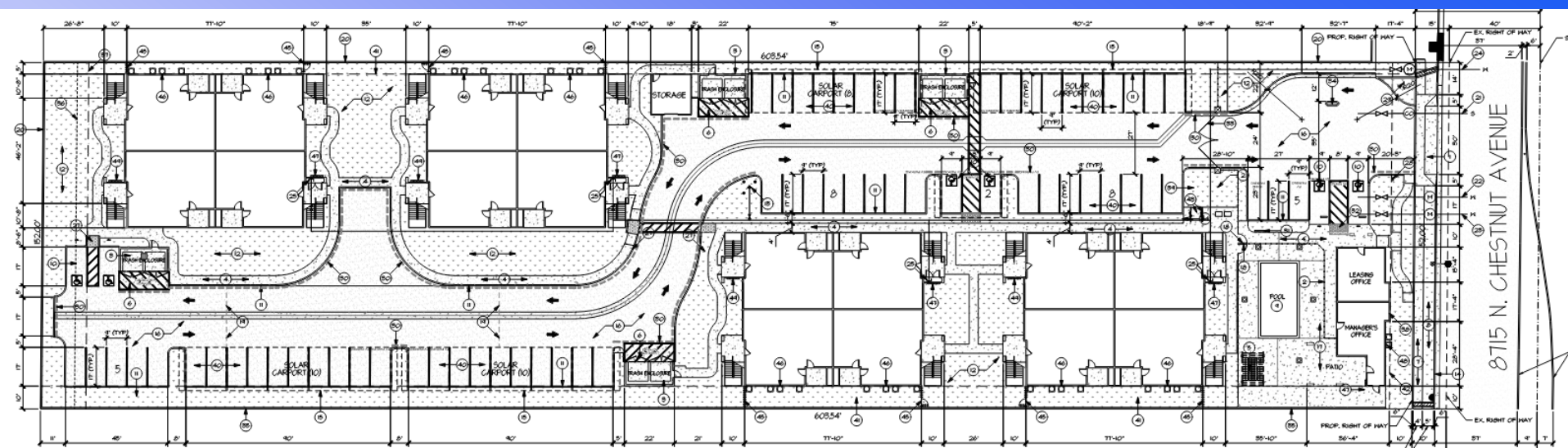
Plan Amendment and Rezone Application No. P22-01086,
Development Permit Application No. P21-06232, and related
Environmental Assessment No. P22-01086/P21-06232



VICINITY MAP

City Council Hearing May 11, 2023





Project Design and Details

- Four (4) ±5,750 square-foot two-story buildings
- A ±1,069 square-foot leasing and managers office
- New drive approach
- Second southbound lane adjacent to property
- 79 parking stalls
- Pool
- Trash enclosures
- ±19,165 square feet of private and common open space
- Landscaping,
- Curb, gutter, and sidewalks



Site Plan

STAFF RECOMMENDATION

Based upon the evaluation contained in this report, staff recommends that the City Council take the following actions:

1. **ADOPT** - Mitigated Negative Declaration as prepared for Environmental Assessment No. P22-01086/P21-06232, dated March 28, 2023, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and,
2. **ADOPT RESOLUTION** - approving Plan Amendment Application No. P22-01086, requesting authorization to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject ±2.20 acre property from Residential – Medium Low Density to Residential - Medium High Density; and
3. **INTRODUCE AND ADOPT BILL** - approving Rezone Application No. P22-01086, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the ±2.20 acre subject property from the from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management Area*) to RM-1/UGM (*Residential Multi-family - Medium High Density/Urban Growth Management Area*) zone district in accordance with the Plan Amendment Application; and
4. **APPROVE** - Development Permit Application No. P21-06232, requesting authorization to construct a 32 unit apartment complex consisting of four (4) 5,750 square-foot two-story buildings and a 1,069 square-foot leasing and managers office on a vacant parcel, subject to compliance with the Conditions of Approval dated April 5, 2023.