

Exhibit B

APPL. NO. T-6410 EXHIBIT O DATE 04/19/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721

Subject: Project Narrative – Olive Lane Proposed Vesting Tentative Subdivision Map
and Planned Development Application

To Whom It May Concern:

Century Communities ("Century") is proposed to develop Assessor's Parcel Number 481-020-60S as a 74 lot, single-family residential subdivision ("Olive Lane").

Olive Lane is submitting a Vesting Tentative Subdivision Map Application to allow for lots ranging from approximately 3,434 to 8,592 square feet in size. The proposed map shows the lot sizes along with an outlot to be developed as a neighborhood park and trail, in accordance with the City's Development Code. Another outlot is to be dedicated to the Fresno Irrigation District for the existing irrigation canal.

A Planned Development Application is being submitted for concurrent processing with the tentative subdivision map to allow for a density transfer between RS-4 and RS-5 zone districts present on the property. According to the City, approximately 6.4 acres is zoned RS-5 which would allow for a maximum of 12 units per net acre, yielding approximately 77 homes. The remaining 5.49 acres of the project site is zoned RS-4 which would allow for a maximum density of 6 units per acre, yielding approximately 33 homes. The maximum allowable unit count for the project site would be about 110 units, or 9.22 units per acre. Therefore, by transferring density from the RS-5 portion of the property, the proposed subdivision would be within an allowable density range comprised of both zone districts at 74 units, or 6.22 units per acre.

Olive Lane would include a temporary storm drainage basin comprised of Lots 13 through 20, as permanent storm drainage facilities have yet to be constructed by the Fresno Metropolitan Flood Control District.

A tentative subdivision map was previously approved for the subject property, Tract 5498. The Tentative Subdivision Map for Tract 5498 and a Rezone application was approved by the City Council on April 25, 2006. A Final Map was also submitted for review by the City of Fresno but never recorded by the prior developer, KB Homes. Furthermore, it appears that the subject property was already annexed into Community Facilities District No. 11 with the adoption of Resolution No. 2009-40 by the City Council on February 10, 2009. We also understand that a density transfer may require the submittal of a Development Review Permit along with the Tentative Subdivision Map application.

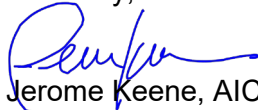
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That being said, Century believes the submittal of the Olive Lane project is consistent with prior approvals considered by the City as well as consistent with the existing General Plan Land Use designations and Development Code.

We appreciate the City's timely review of the Olive Lane project and look forward to receiving comments that will allow the project to proceed expeditiously through the entitlement review process for consideration before the Planning Commission.

If you have any questions or concerns, please feel free to contact me at (559) 226-9250 or by email at Jerome.keene@centurycommunities.com.

Sincerely,



Jerome Keene, AICP
Forward Planning Manager
Central Valley Division