

## Belmont-Armstrong Operational Statement-Revised

### Plan Amendment, Rezone, Vesting Tentative Tract Map 6299 and Planned Development

Address: 6601 E. Belmont Ave, S/A	APN: 313-270-45
Acreage: +/- 27.97 acres	Existing Use: Vacant
Existing PLU: Low Density	Existing Zoning: RS-3/UGM
Proposed PLU: Medium Density Residential	Proposed Zoning: RS-5/UGM
Community Plan: Roosevelt	

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 7.79 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 zone district to the RS-5/UGM zone district.

Vesting TTM-6299 proposes the subdivision of the approximately 28 gross acre site into a 218 lot planned development with public streets, a 22,565 outlot for common open space 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 2,730 square feet, 2) lots abutting freeway to be reduced from the required lot depth of 120 feet to 70-feet, 3) the front setback to be reduced from 13 feet to 10 feet and 4) the front garage setback to be reduced from 18-feet to 15-feet.

How the zoning and land use changes are more advantageous than the that those that are existing: The proposed zoning and land use changes are more advantageous than the existing land use designations because the proposed zoning will allow the land to be utilized for its highest and best use and will take better advantage of existing resources and public facilities. It will allow for more compact development in an area that is has several existing and future employment opportunities

How the proposal is complementary to the surrounding neighborhood: Allowing the higher density will allow the project to be developed at approximately 8 units per acre. Smaller lots with smaller homes allow for more housing that is generally more affordable to the public. Thus, this is complimentary to the surrounding neighborhood because it will allow for a new, more affordable product in this area that has access to existing and future employment uses, and easy access to the future Fancher Creek commercial center.

Description of how the proposal helps implement the Fresno General Plan:

As proposed, the project will be consistent with the following Fresno General Plan goals:

- Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.

*The proposed project will provide a housing type that allows for more affordable single family homes to standard lot subdivisions.*

- Make full use of existing infrastructure, and investment in improvements to increase competitiveness and promote economic growth.

*By providing more homes on a property that is planned for a lower density residential development, the proposed project is making better use of infrastructure.*

- Promote orderly land use development in pace with public facilities and services needed to serve development.

*The area to the south of the subject site is developed with urban and suburban uses and the proposed project site is being proposed in pace with public facilities and services needed to serve the development.*

- 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 subject site is located in close proximity to an elementary school and a large planned regional commercial/mixed development which provides for a complete neighborhood. In addition, the project proposes construction of a portion of a trail that will connect to the future Fancher Creek Parkway and will also provide two paseos that lead directly to the planned trail system in the area.*