

CONSIDERATION OF

Rezone Application No. P26-00729

AERIAL PHOTOGRAPH

- S side of E Barstow Ave, BTW N Blackstone Ave and N Fresno St
- ±3.30 acres
- Vacant site
- The Project proposes to remove existing conditions of zoning



PROJECT BACKGROUND

Previously Approved Entitlements

- Rezone Application No. R-04-39: authorized the rezone of ± 8.75 acres of property from the R-A zone district to the R-4/cz zone district
- Conditional Use Permit Application No. C-04-112: authorized the construction of a 152-unit four-story multi-family residential development, specifically for student housing (Avery Apartments)
- Tentative Parcel Map No. 2004-12: subdivided the property into two parcels of 3.30 acres (Parcel A; subject property) and 5.45 acres (Parcel B)

REZONE APPLICATION NO. R-04-39

Conditions of Zoning:

1. Development of the subject property shall be limited to no more than 152 multiple family dwelling units (27 units per acre) as proposed under Conditional Use Permit Application No. C-04-112 and be limited to student housing only.
2. Dedication of an aviation easement to the City of Fresno.
3. Recordation of a covenant stating that it is understood by the owner's and owners' successors in interest that the real property in question lies close to Fresno Yosemite International Airports and that the operation of the Airport and the landing and take-off aircraft may generate high noise levels which will affect the habitability and quiet enjoyment of the property. The owners shall also covenant to accept and acknowledge the operation of the Fresno Yosemite International Airport.

PROJECT SUMMARY

Rezone Application No. P26-00729

- Zoned RM-1/cz (*Residential Muni-Unit, Medium High Density/conditions of zoning*)
- The City Council staff report completed for the project explained that only Parcel B of Tentative Parcel Map No. 2004-12 is subject to the previously mentioned entitlement applications
- Ordinance Bill No. 2004-94 referenced the previous map which is only one parcel that covers the entire subject area when it should have referenced the new parcels created under TPM-2004-12
- The intent was to only apply the conditions of zoning to Parcel B; not Parcels A and B of TPM-2004-12.
- Rezone Application No. P26-00729 proposes to remove the conditions of zoning on ±3.30 acres of property
- Approval of the subject rezone will allow the property to be developed consistent with RM standards

STAFF RECOMMENDATION

RECOMMEND ADOPTION of the Statutory Exemption prepared for Environmental Assessment No. P26-00729, for the proposed project pursuant to California Environmental Quality Act (CEQA); and,

RECOMMEND APPROVAL of Rezone Application No. P26-00729 to remove the existing conditions of zoning on ±3.30 acres of property.