

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	Vesting Tentative Tract Map No. 6165/UGM has been filed in order to subdivide an approximately 39.58 acre portion of an approximately 78 acre site for purposes of creating a 208-lot conventional single family residential development with one Outlot proposed to be dedicated for public park purposes.
APPLICANT	Yamabe & Horn Engineering Inc., on behalf of High and Mighty Farms, Inc.
LOCATION	North side of East Church Avenue between South Sunnyside and South Fowler Avenues (APN[s]: 316-022-21) (Council District 5, Councilmember Chavez)
SITE SIZE	± 39.58 acre portion of ± 78 acre site
PLANNED LAND USE	Proposed Medium Density Residential (5.0-12 Dwelling Units/acre) pursuant to Plan Amendment Application No. A-16-014
ZONING	Proposed RS-5 (<i>Residential Single Family, Medium Density</i>) pursuant to Rezone Application No. R-16-013.
PLAN DESIGNATION AND CONSISTENCY	The proposed density of approximately 5.26 dwelling units/acre (in accordance with Vesting Tentative Tract Map No. 6165/UGM) and the proposed RS-5 (<i>Residential Single Family, Medium Density</i>) zone district (pursuant to Rezone Application No. R-16-013) are consistent with the proposed Medium Density Residential (5.0-12 Dwelling Units/acre) planned land use designation (pursuant to Plan Amendment Application No. A-16-014). The proposed project is consistent with the Goals, Objectives and Policies of the Fresno General Plan and Roosevelt Community Plan.
ENVIRONMENTAL FINDING	Mitigated Negative Declaration, tiered off the Fresno General Plan Master Environmental Impact Report (MEIR No. 2012111015) and dated October 21, 2016.
PLAN COMMITTEE RECOMMENDATION	On November 07, 2016, the District 5 Plan Advisory Committee recommended approval of the proposed project by a unanimous vote.

STAFF RECOMMENDATION	Recommend that the Planning Commission recommend approval to the City Council of the proposed Vesting Tentative Tract Map contingent upon approval of Plan Amendment Application No. A-16-014, Rezone Application No. R-16-013, and adoption of the related environmental finding of a Mitigated Negative Declaration dated October 21, 2016.
-------------------------	---

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium-Low Density Residential	RS-3 & RS-4/UGM <i>Single Family Residential District / Urban Growth Management</i>	Single Family Residential
East	Urban Neighborhood & Medium-Low Density Residential	RM-2/UGM <i>Commercial & Light Manufacturing District / Urban Growth Management/with conditions of zoning</i> & AL20 (Fresno County) <i>Limited Agricultural District</i>	Vacant & Rural Residential
South	Medium-Low Density Residential & Medium Density Residential	RS-4 & RS-5/UGM <i>Single Family Residential District / Urban Growth Management</i>	Single Family Residential
West	Medium-Low Density Residential	RS-4/UGM <i>Single Family Residential District / Urban Growth Management</i>	Single Family Residential