

**CONSIDERATION OF**

**PLAN AMENDMENT NO. P19-02030;**  
**REZONE APPLICATION NO. P19-02030;**  
**DEVELOPMENT PERMIT APPLICATION NO. P19-02033**

**AND**

**THE RELATED ENVIRONMENTAL FINDING FOR**  
**ENVIRONMENTAL ASSESSMENT NO.**  
**P19-02033**

*City Council Hearing*  
*December 12, 2019*

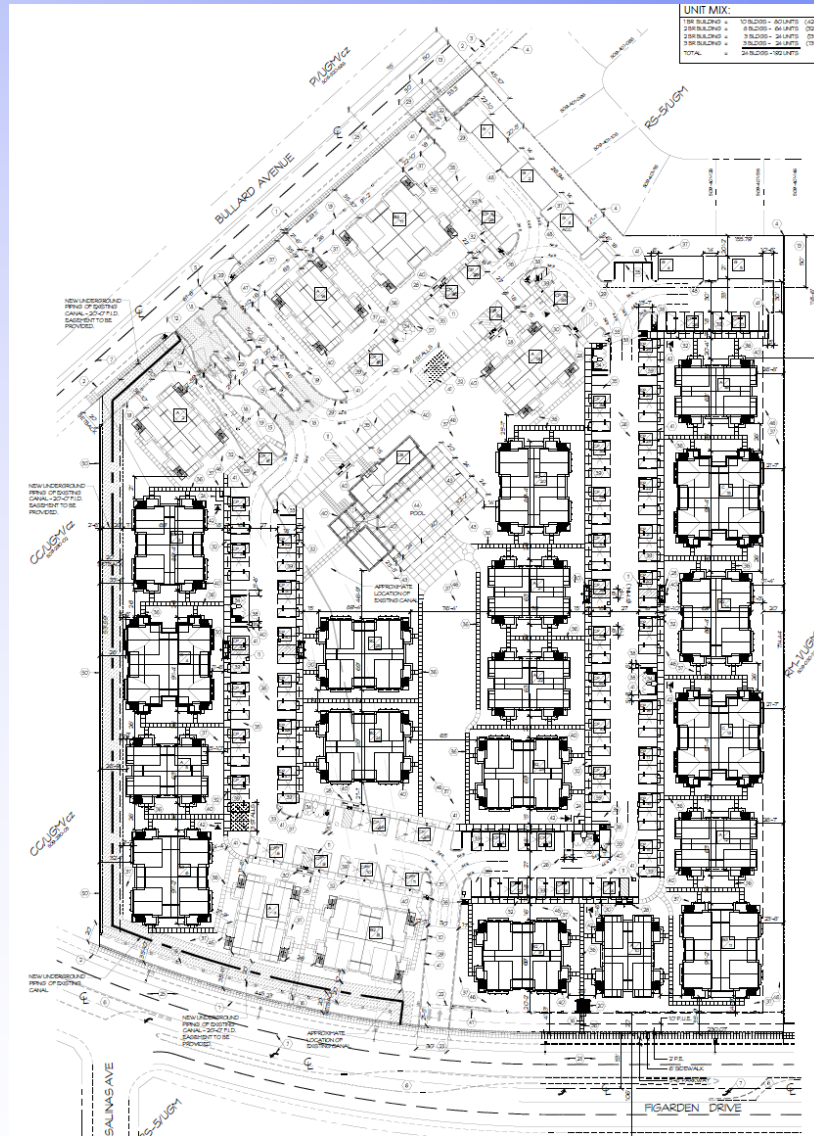
# Plan Amendment/Rezone P19-02030

## Development Permit P19-02033



Subject property to developed ( $\pm 11.8$  acre parcel) near the southeast corner of W Bullard Ave and N Figarden Dr

# Development Permit Application No. P19-02033



**Construction of a gated 192-unit market rate apartment complex on 11.8 acres**

**24 multi-family buildings; 1, 2, 3-bedroom units**

**Community Building with mail delivery and pickup, exercise room, and pool**

**328 parking stalls (garage, carport, uncovered)**

**Gated, keyless entry**

**Landscaping, walkways, decorative wrought iron fence, masonry walls, and open space**

# STAFF RECOMMENDATION

- **RECOMMEND APPROVAL** (to the City Council) adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P19-02033 dated November 13, 2019.
- **RECOMMEND APPROVAL** (to the City Council) Plan Amendment Application No. P19-02030 to amend the Fresno General Plan and the Bullard Park Community Plan to change the land use designation of the subject 11.8-acres from *Commercial-Community* to *Residential Multi Family, Urban Neighborhood (16-30 Dwelling Units/Acre)*.
- **RECOMMEND APPROVAL** (to the City Council) Rezone Application No. P19-02030 to amend the Official Zoning Map of the 11.8-acres from *CC/UGM/cz (Commercial-Community/Urban Growth Management/Conditions of Zoning)* to *RM-2/UGM (Residential Multi-Family, Urban Neighborhood/Urban Growth Management)* consistent with the land use plan amendment.
- **RECOMMEND APPROVAL** (to the City Council) Development Permit Application No. P19-02033 authorizing development of a 192-unit multi-family market-rate apartment complex to be constructed on the 11.8-acre subject property contingent to the plan amendment and rezone with a residential density of 16-units to the acre.