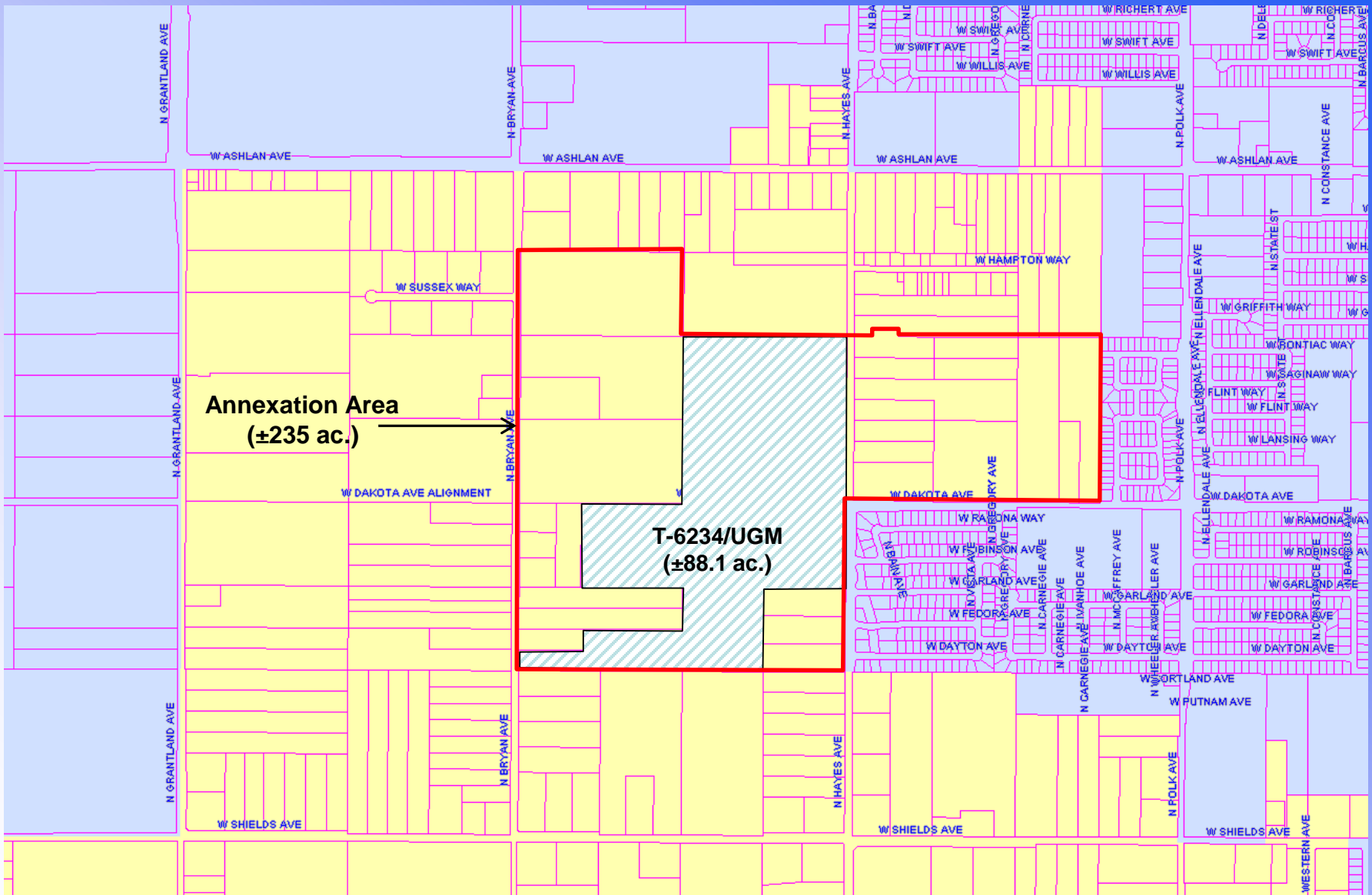


# CONSIDERATION OF

**PLAN AMENDMENT APPLICATION NO. P19-02237,  
PREZONE APPLICATION NO. P19-02237,  
ANNEXATION APPLICATION NO. P19-02239,  
VESTING TENTATIVE TRACT MAP NO. 6234/UGM,  
INDEMNIFICATION AGREEMENT  
AND  
THE RELATED ENVIRONMENTAL FINDING FOR  
ENVIRONMENTAL ASSESSMENT NO.  
T-6234/P19-02237/P19-02239**

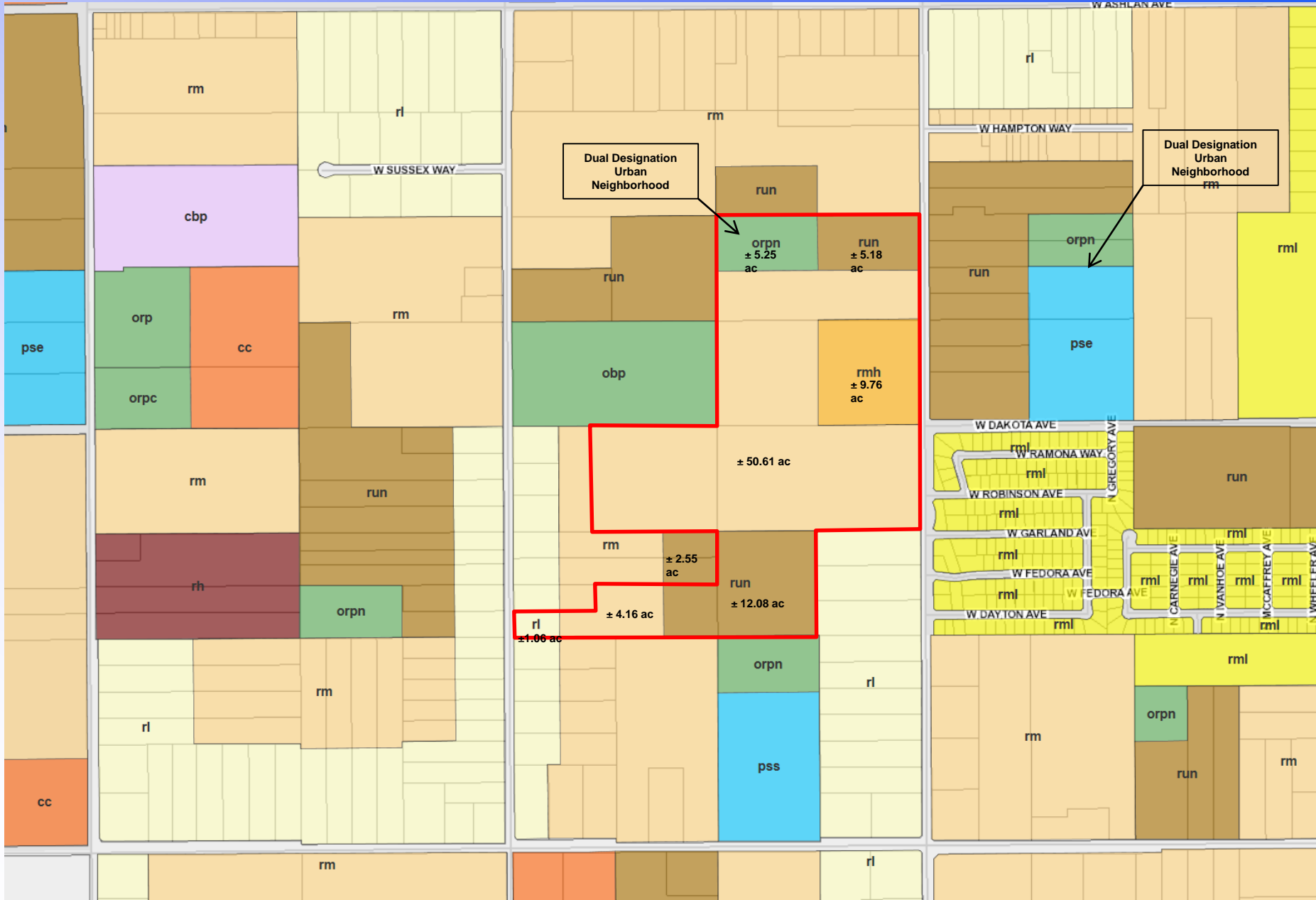
*City Council Hearing  
June 25, 2020*



**Annexation Area  
(±235 ac.)**

**T-6234/UGM  
(±88.1 ac.)**

±235 acres of property located on the west side of North Hayes Avenue between West Ashlan and West Shields Avenues.



Dual Designation  
Urban  
Neighborhood

Dual Designation  
Urban  
Neighborhood

# Plan Amendment Application No. P19-02237

## From:

**Low Density Residential**

**(±1.06 acres)**

**Medium-High Density Residential**

**(±9.76 acres)**

**Urban Neighborhood**

**(±17.26 acres)**

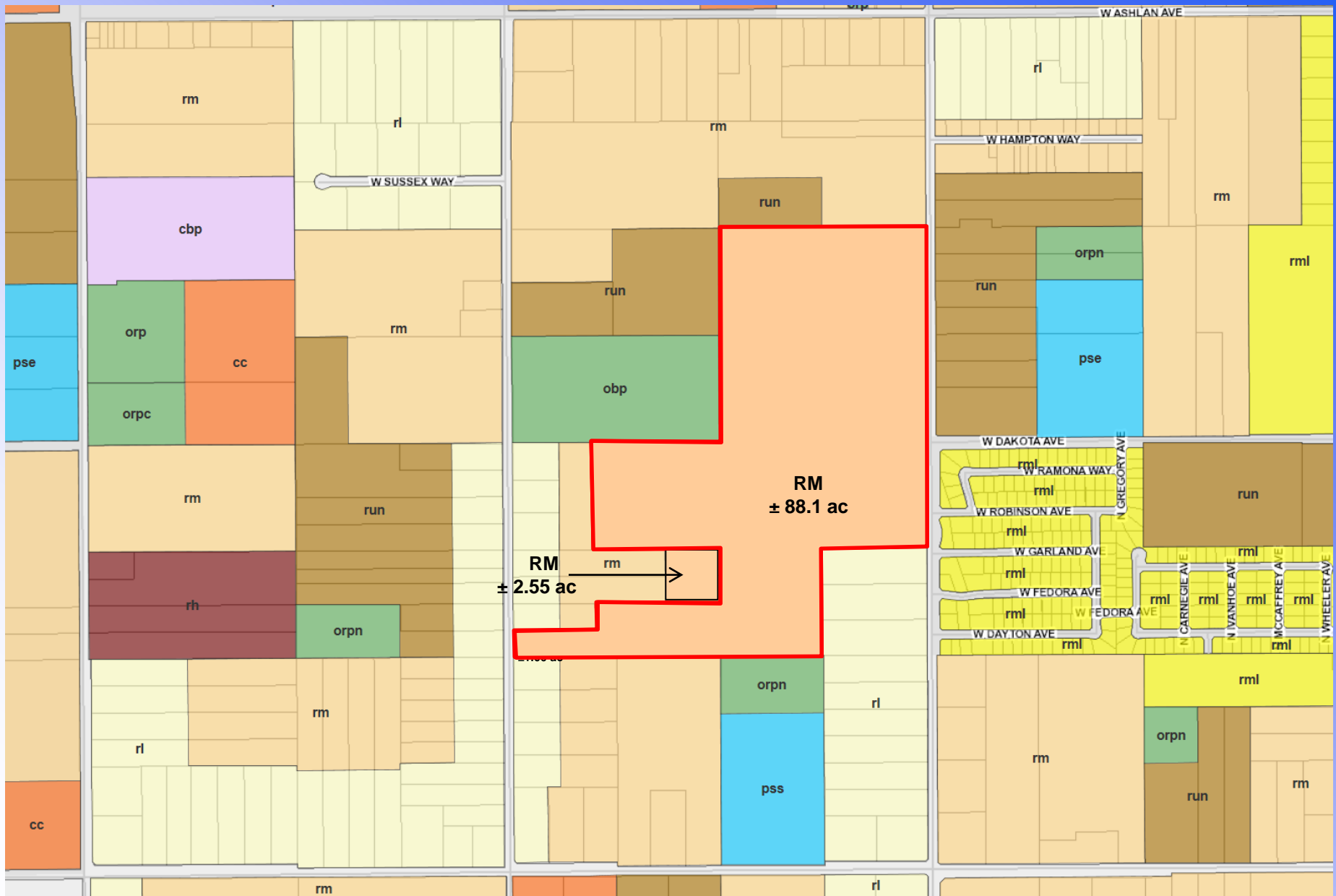
**Open Space/Neighborhood Park**

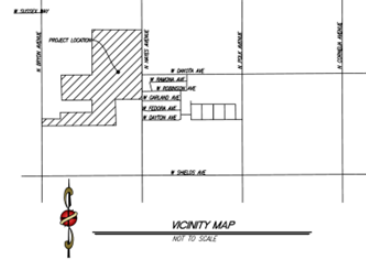
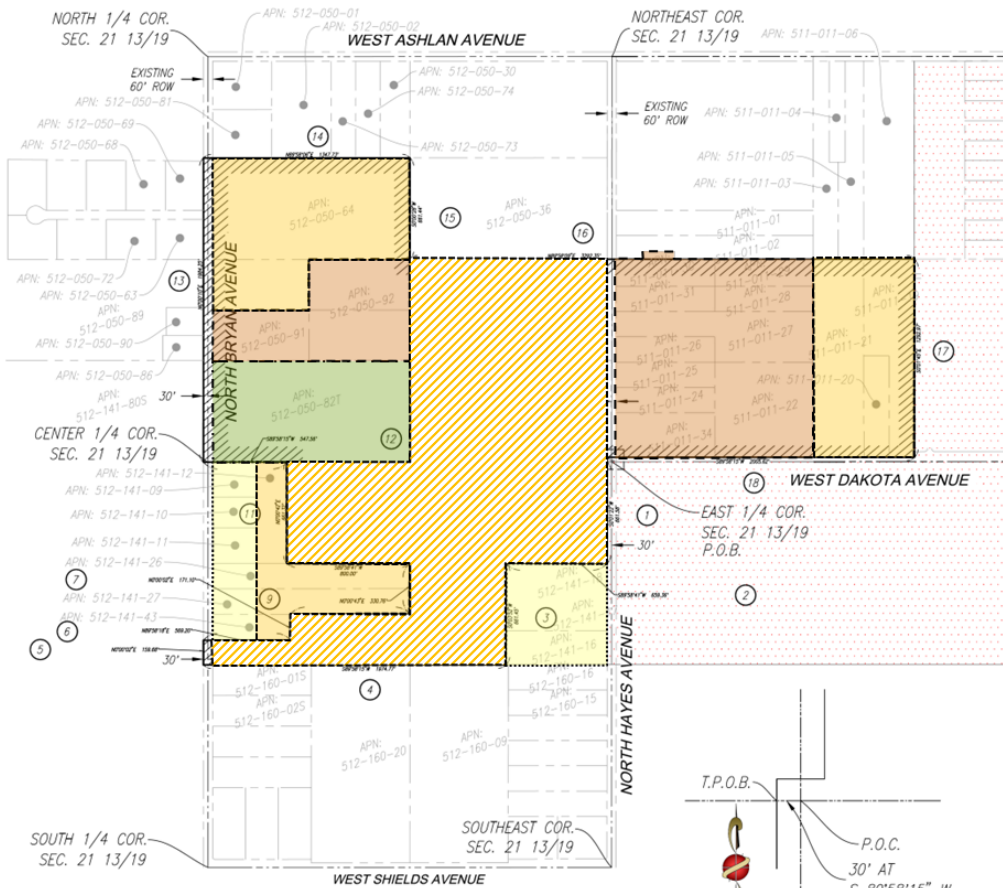
**(±5.25 acres)**

## To:

**Medium Density Residential**

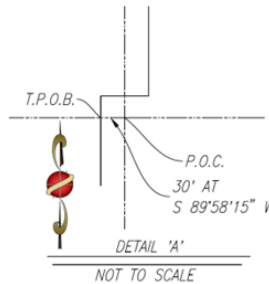
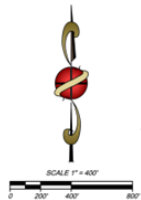
**(±35.88 acres)**





**SINGLE FAMILY RESIDENTIAL  
PLANNED DEVELOPMENT**

PROPOSED USE	ZONING
MEDIUM DENSITY RESIDENTIAL	PROPOSED: RS-5/UGM
	EXISTING: FRESNO COUNTY - RR (RURAL RESIDENTIAL)
SITE LOCATION	LAND USE
2525 NORTH HAYES AVENUE FRESNO, CA 93722	PROPOSED: MEDIUM DENSITY RESIDENTIAL EXISTING: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, URBAN NEIGHBORHOOD RESIDENTIAL, AND OPEN SPACE



**LEGEND**

④	COURSE CALL OF LEGAL DESCRIPTION	P.O.B.	POINT OF BEGINNING
---	PROPERTY LINE	---	EXISTING CITY LIMITS
---	SECTION LINE	---	AREA TO BE ANNEXED TO THE CITY OF FRESNO (TOL. AREA # 1481)

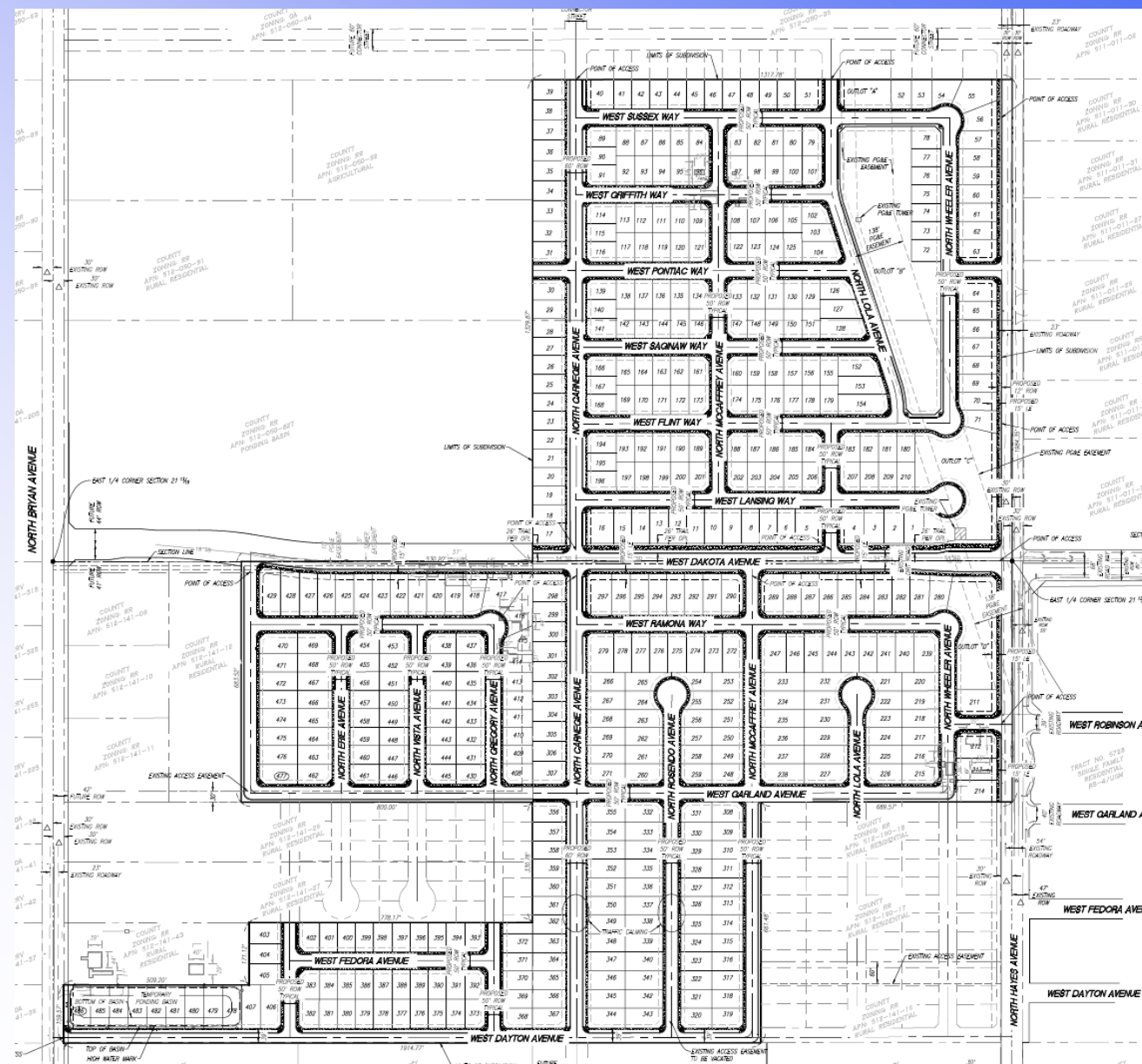
Applicant Proposed Annexation Boundary for Dakota-Hayes No. 4 Reorganization

From: RR (Rural Residential) / Fresno County

- To: RS-5/UGM
- To: RS-3/UGM/ANX
- To: RS-5/UGM/ANX
- To: RM-2/UGM/ANX
- To: OS/UGM/ANX

(City Supported Annexation Boundary for Dakota-Hayes No. 4 Reorganization)





- Proposes to subdivide the ±88.1 acres of property into a 486-lot single family residential subdivision at an overall density of approximately 5.5 dwelling units per acre (du/ac).
- Medium Density Residential allows 5-12 d.u./ac.



**Vesting Tentative Tract Map  
Application No. T-6234/UGM**

*City Council Hearing  
June 25, 2020*

# Tract 6234

- 486 single family homes generates over 4,500 ADT
- 4,500 ADT = 2,250 additional vehicles per day added to the roadway network
- 350+ during the AM peak hour
- 470+ during the PM peak hour
- Potential for 500 students
- Conditioned with installation of traffic signals at 4 intersections
- Conditioned with safe routes to school along Hayes & Bryan Avenues



# Traffic Signal Conditions

- Hayes Avenue at Shields Avenue – prior to 100 units
- Polk Avenue at Dakota Avenue – prior to 200 units
- Hayes Avenue at Dakota Avenue – prior too 300 units
- Polk Avenue at Shields Avenue – prior to 400 units
- Reimbursable – TSMI Fee program

# Hayes Avenue at Shields Avenue



# Hayes Avenue at Shields Avenue

- Two lane roadway, no striped left or right turn pockets
- Prima Facie Speed 55 MPH
- Projected to meet peak hour traffic signal warrants in Near Term Plus Project scenario
- 14 non-DUI collisions identified during a five year period resulting in 22 persons injured
- 23% projected project trips – 500 vehicles per day

# Polk Avenue at Shields Avenue



# Polk Avenue at Shields Avenue

- Two lane roadway, no designated turn pockets
- Prima Facie Speed 55 MPH
- Projected to meet peak hour traffic signal warrants with the addition of the project
- 12% projected project trips – 270 vehicles per day

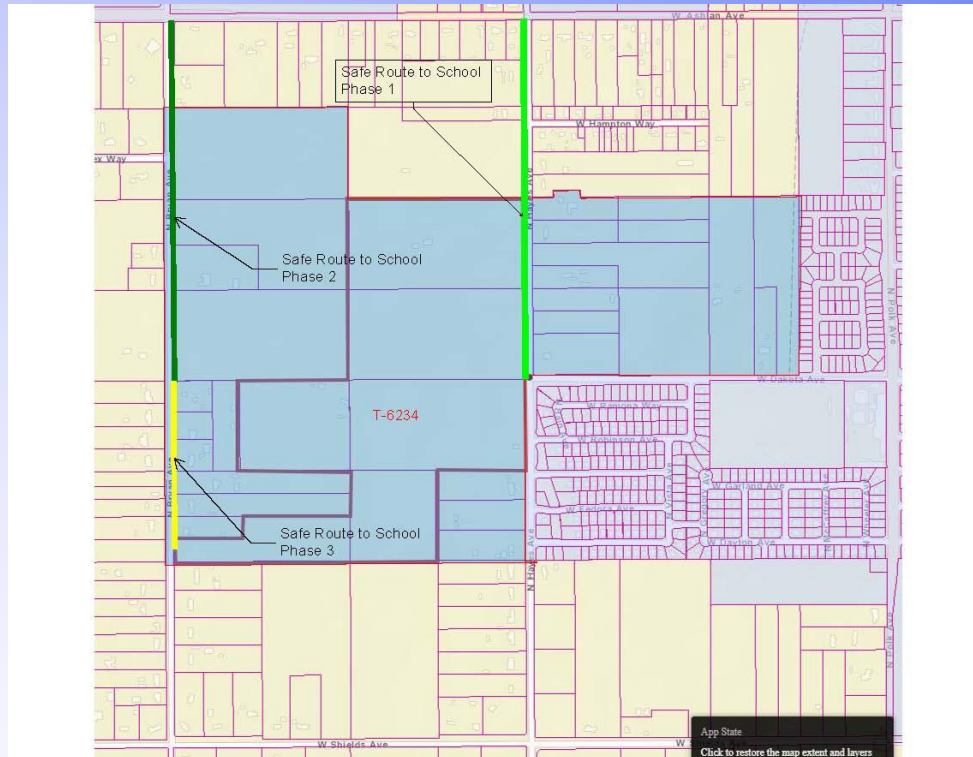


# Safe Routes to Schools Conditions

- Path along Hayes Avenue from northern project boundary to Ashlan Avenue – prior to occupancy of any dwelling unit
- Path along Bryan Ave. from Dakota Avenue to Ashlan Avenue – prior to occupancy of any unit south of Dakota Avenue
- Path along Bryan Ave. from Dayton Avenue to Dakota Avenue – prior to occupancy of any unit south of Garland Avenue, west of Carnegie Avenue



# Safe Routes to School Conditions



# Planning Commission

- The subject applications were reviewed by the Planning Commission on May 20, 2020.
- The project applicant requested to modify the conditions from the Department of Public Works with the removal of the requirements to install traffic signals at multiple intersections.
- Planning Commission recommended approval of the project with condition of the removal of two traffic signals which were required at the intersections of Shields and Polk Avenues and Shields and Hayes Avenues.
- Several members of the public spoke in opposition to the project, identifying that they did not wish to be included within the boundaries of the proposed annexation.

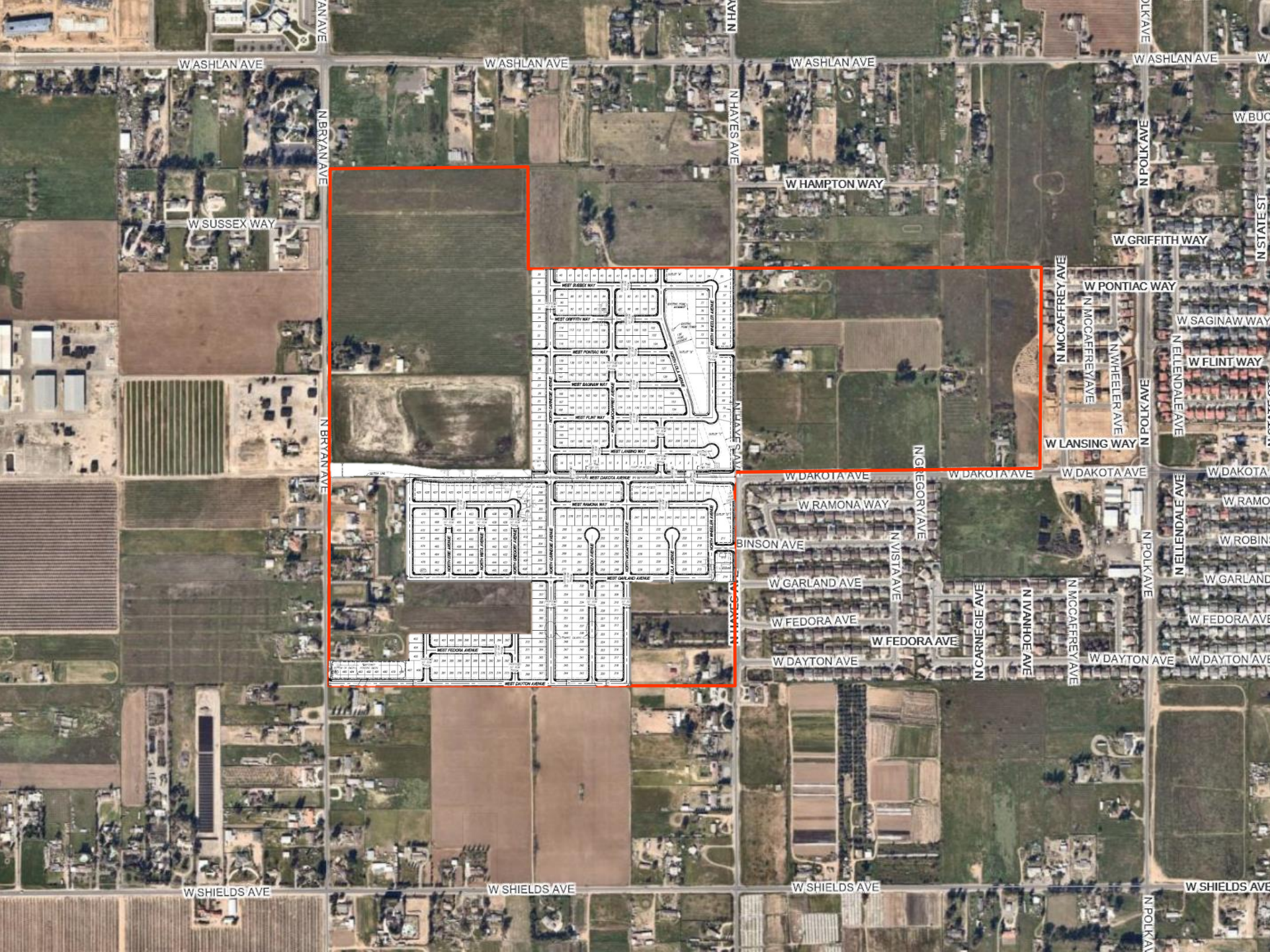
# Staff Recommendation

- ADOPT the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. T-6234/P19-02237/P19-02239 dated March 13, 2020 for purposes of the proposed project.
- ADOPT RESOLUTION approving Annexation Application No. P19-02239 proposing to initiate proceedings for the Dakota-Hayes No. 4 Reorganization to annex the ±234 acre property to the City of Fresno; and detachment from the North Central Fire Protection District and the Kings River Conservation District.
- ADOPT RESOLUTION approving Plan Amendment Application No. P19-02237 proposing to amend the Fresno General Plan and the West Area Community Plan to change the planned land use designations for the subject property from the Low Density Residential (±1.06 acres), Medium-High Density Residential (±9.76 acres), Urban Neighborhood (±17.26 acres) and Open Space/Neighborhood Park (±5.25 acres) planned land use designations to the Medium Density Residential (±35.88 acres) land use designation.

# Staff Recommendation Cont.

- INTRODUCE AND ADOPT BILL approving Pre-zone Application No. P19-02237 proposing to pre-zone the subject property from the Fresno County RR (*Rural Residential*) to the City of Fresno RS-3/UGM/ANX (*Single Family Residential, Low Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay*) RS-5/UGM/ANX (*Residential Single Family, Medium Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay*), RM-2/UGM/ANX (*Residential Multi-Family, Urban Neighborhood Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay*) and OS/UGM/ANX (*Open Space/Urban Growth Management/Annexed Rural Residential Transitional Overlay*) zone districts in accordance with the Fresno General Plan and pursuant to the proposed General Plan Amendment.
- APPROVE Vesting Tentative Tract Map No. 6234/UGM, proposing to subdivide approximately 88.1 acres of the subject property into a 486-lot single-family residential development subject to compliance with the Conditions of Approval dated May 20, 2020, and contingent upon approval of Annexation No. P19-02239, Plan Amendment/Rezone Application No. P19-02237 and the related environmental assessment.
- APPROVE Indemnification Agreement with Edward D. Fanucchi for indemnity related to claims arising from SB 330.





WASHLAN AVE

WASHLAN AVE

WASHLAN AVE

WASHLAN AVE

W SUSSEX WAY

W HAMPTON WAY

W GRIFFITH WAY

W PONTIAC WAY

W SAGINAW WAY

W FLINT WAY

W LANSING WAY

W DAKOTA AVE

W DAKOTA AVE

W DAKOTA AVE

W DAKOTA AVE

W RAMONA WAY

BINSON AVE

W GARLAND AVE

W FEDORA AVE

W DAYTON AVE

W SHIELDS AVE

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