

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13681**

The Fresno City Planning Commission, at its regular meeting on September 16, 2020, adopted the following resolution relating to Planned Development Application No. P20-00845.

PLANNED DEVELOPMENT: 218-lot single-family residential planned development with modified property development standards, including front yard setback, minimum lot area, and minimum lot depth requirements.

PROPERTY LOCATION: Located on the southeast corner of East Belmont and North Armstrong Avenues.

PROPERTY DESCRIPTION: ±22 Acres.

EXISTING/PROPOSED ZONING: RS-3/UGM (*Single-Family Residential, Low Density/Urban Growth Management*) zone district to the RS-5/UGM (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district.

WHEREAS, Planned Development Application No. P20-00845 has been filed with the City of Fresno by Bonique Emerson of Precision Civil Engineering, Inc., on behalf of Valley Premier Land Group, for ±22 acres of property located on the southeast corner of East Belmont and North Armstrong Avenues; and,

WHEREAS, Planned Development Application No. P20-00845 seeks authorization to develop a 218-lot single-family residential planned development with modified property development standards, including reduced front yard setback, minimum lot area, and minimum lot depth requirements; and,

WHEREAS, on June 22, 2020, the Council District 5 Project Review Committee recommended approval of Planned Development Application No. P20-00845; and,

WHEREAS, on September 16, 2020, the Fresno City Planning Commission, reviewed the subject planned development permit in accordance with the policies of the Fresno General Plan and the Roosevelt Community Plan; and,

WHEREAS, the Commission conducted a public hearing to review the proposed planned development application and considered the Planning and Development Department's report recommending approval of the proposed planned development application subject to special permit conditions; and,

WHEREAS, the Fresno City Planning Commission considered the proposed planned development application relative to the staff report and environmental assessment issued for the project; and,

WHEREAS, the Fresno City Planning Commission invited testimony with respect to the proposed planned development application; and,

WHEREAS, no neighbors spoke in favor or opposition to the proposed project; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that the Planned Development Application may have a significant effect on the environment as identified by the Mitigated Negative Declaration prepared for Environmental Assessment Application No. P20-00577/P20-00845/T-6299 dated June 26, 2020.

BE IT FURTHER RESOLVED, that the Fresno City Planning Commission, as a result of its inspections, investigations and studies made by itself and in its behalf, and of testimonies offered at said hearing, has established that approval of the special permit would be in accordance with applicable provisions of the Fresno Municipal Code, including the determination that all findings have been made relative to the issuance of a planned development application for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Planned Development Application No. P20-00845 authorizing the development of a planned development, which includes modified property development standards, including reduced front yard setback, minimum lot area, and minimum lot depth requirements, subject to the Planning and Development Department Conditions of Approval dated September 16, 2020.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Sodhi-Layne, seconded by Commissioner ____.

VOTING: Ayes - Sodhi-Layne, Diaz, McKenzie, Vang, Bray (chair)
 Noes - None
 Not Voting - None
 Absent - Criner, Hardie

DATED: September 16, 2020



DANIEL ZACK, Secretary
Fresno City Planning Commission

PLANNING COMMISSION RESOLUTION No. 13681
Planned Development Application No. P20-00845
September 16, 2020
Page 3

Resolution No. 13681
Planned Development Application No.
P20-00845
Filed by Bonique Emerson of Precision
Civil Engineering, Inc., on behalf of
Valley Premier Land Group
Action: Recommend Approval to the City
Council