

CONSIDERATION OF

**PREZONE APPLICATION NO. P19-06286;
PLAN AMENDMENT NO. P19-06286
ANNEXATION APPLICATION NO. P19-06018;
PLANNED DEVELOPMENT PERMIT NO. P20-00369;
VESTING TENTATIVE TRACT MAP NO. 6241 (P19-06281);
AND**

**THE RELATED ENVIRONMENTAL FINDING FOR
ENVIRONMENTAL ASSESSMENT**

*City Council Hearing
June 18, 2020*

Aerial Photograph



Prezone Application No. P19-06286

From:

- Fresno County AE-20 (Exclusive Agriculture)(±79.12 acres)

To:

- RS-5/UGM/ANX (*Residential Single Family/Urban Growth Management/Annexed Rural Residential Transitional Overlay*) zone district (±59.32 acres)
- RS-5/UGM (*Residential Single Family/Urban Growth Management*) zone district (±19.8)

Plan Amendment Application No. P19-06286

Amend the Fresno General Plan and McLane Community Plan to change the planned land use designations

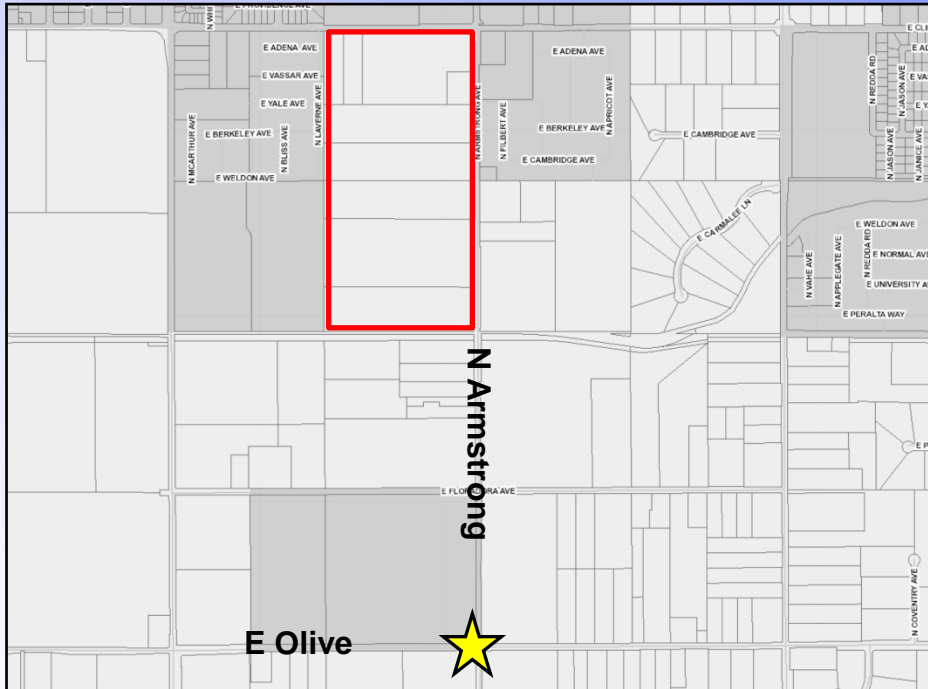
From:

- Residential Urban Neighborhood (±8.83 acres)

To:

- Medium Density Residential (±8.83 acres)

TRAFFIC IMPACTS



- Full Traffic Study that analyzed 11 study intersections
- All 11 intersections are operating and/or projected to operate at the adopted LOS standard
- Project will be required to pay all applicable fees – FMSI, TSMI, RTMF
- Project will be required to install traffic signal at E Olive and N Armstrong

Staff Recommendation

- **RECOMMEND APPROVAL** (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P19-06018/P19-06286/P20-00369/T-6241 dated May 15, 2020 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
- **RECOMMEND APPROVAL** (to the City Council) of Annexation Application No. P19-06018 (for the Clinton-Armstrong No. 3 Reorganization) proposing detachment from the Fresno County Fire Protection District and the Kings River Conservation District and annexation to the City of Fresno.
- **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P19-06286 proposing to amend the Fresno General Plan and the McLane Community Plan to change the planned land use designations for a portion of the subject property from Residential Urban Neighborhood (± 8.83 acres) to Medium Density Residential (± 8.83 acres).
- **RECOMMEND APPROVAL** (to the City Council) of Pre-zone Application No. P19-06286 proposing to pre-zone the subject property from the Fresno County AE (*Exclusive Residential*) zone district to the RS-5/UGM/ANX (*Residential Single Family/Urban Growth Management/Annexed Rural Residential Transitional Overlay*) zone district (± 59.32 acres) and RS-5/UGM (*Residential Single Family/Urban Growth Management*) zone district (± 19.8).
- **RECOMMEND APPROVAL** (to the City Council) of Planned Development Application No. P20-00369 requesting authorization for modified lot size and setback standards.
- **RECOMMEND APPROVAL** (to the City Council) of Vesting Tentative Tract Map No. 6241, proposing to subdivide approximately 19.8 acres of the subject property into a 225-lot single-family residential development subject to compliance with the Conditions of Approval dated June 18, 2020, and contingent upon approval of Annexation No. P19-06018, Plan Amendment Application No. P19-06286, Pre-zone Application No. P19-06286 and the related environmental assessment.

Aerial

