

Exhibit B

APPL. NO. T-6192	EXHIBIT O	DATE 01/04/2024
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

Vesting Tentative Tract Map No. 6192 Operational Statement

Applicant:	DR Horton 7625 N. Palm Avenue Fresno, CA 93711 (559) 436-4467
Representative:	Precision Civil Engineering 1234 O Street Fresno, CA 93721 (559) 449-4500
APN:	511-031-42
Location:	Northeast Corner of N. Blythe Avenue and W. Dayton Avenue, Fresno, CA 93722
Zoning:	RS-5/UGM – Residential Single-Family/Urban Growth Management
Existing Land Use	Vacant
Planned Land Use	Residential – Medium Density (5.0-12 DU/acre)
Proposed Land Use	128-Lot, Single-Family Residential Subdivision
Project Description	<p>Vesting Tentative Tract Map No. 6192 and Planned Development applications are filed by Precision Civil Engineering on behalf of DR Horton (Applicant) and pertains to approximately 15.82 acres (net) of property located on the northeast corner of N. Blythe Avenue and W. Dayton Avenue (APN 511-031-42). The site is zoned RS-5 – Residential Single Family with a planned land use of Residential – Medium Density (5.0-12 DU/acre). The Applicant proposes a 128-lot subdivision with a residential density of 8.1 DU/acre, which is consistent with the planned land use designation. The average lot size of the proposed subdivision is 4,060 square feet, ranging from 2,787 to 6,676 square feet. The subdivision includes standard private streets and sidewalks. Access (ingress/egress) is provided from North Blythe Avenue. Another point to access is provided on the south side of the site, connecting to West Dayton Avenue. Both accesses will be gated for security.</p> <p>The Planned Development application proposes modifications to the zoning code to reduce the minimum lot size, street side setback, rear setback, and increase maximum lot coverage. A reduction in street width for the private roads is also requested. The modifications would allow all floor plans to be built on all of the lots, and create housing that is affordable by design since the overall housing costs would be less than traditional subdivisions because they are smaller and more efficiently designed.</p>