

EXHIBIT F: PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	<p>Pre-zone Application No. R-17-020 proposes to amend the Official Zone Map <u>from</u> the R-1 (<i>Single-Family Residential, 6,000 sq. foot minimum lot size</i>) County of Fresno zone district <u>to</u> the RS-5 (<i>Single Family Residential, 4,000 sq. foot minimum lot size/Urban Growth Management</i>) City of Fresno zone district which is consistent with the Fresno General Plan planned land use. The pre-zone of the property is for purposes of facilitating a future annexation, which also proposes detachment of the property from the Kings River Conservation District and the North Central Fire Protection District and annexation to the City of Fresno. The Applicant will initiate this annexation through a land owner petition. These actions will be under the jurisdiction of the Local Agency Formation Commission. NOTE: The pre-zone only affects ±1.43 acres of private property. However, the annexation will include ±1.92 acres which includes the private property as well as the entire right-of-way for West San Jose and West Scott Avenues</p>
APPLICANT	Jeffrey Roberts, on behalf of Granville Homes
LOCATION	327, 309 W. San Jose Ave and 310 W. Scott Ave (APNs: 417-251-04, 55, 56); property located on the south side of West San Jose Avenue between N. Maroa and Del Mar Avenues. (Council District 2, Councilmember Brandau)
SITE SIZE	±1.43 acres
PLANNED LAND USE	Existing - Medium Density Residential Proposed - No Change
ZONING	Existing - Fresno County R-1 (Single-Family Residential) Proposed - RS-5 (Medium Density Residential)

PLAN DESIGNATION AND CONSISTENCY	The proposed RS-5 zone district classification for the subject property is consistent with the Medium Density Residential planned land use designation.
ENVIRONMENTAL FINDING	Mitigated Negative Declaration dated April 20, 2018.
PLAN COMMITTEE RECOMMENDATION	The District 2 Plan Implementation Committee recommended approval at their meeting on April 2, 2018.
STAFF RECOMMENDATION	Recommend that the Planning Commission recommend approval to the City Council of: (1) The adoption of the Finding Mitigated Negative Declaration prepared for Environmental Assessment No. R-17-020; and (2) Rezone Application No. R-17-020.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Commercial: Business Park	AE-20 (Fresno County) <i>(Ag, Exclusive, 20 Acres)</i>	Single Family Residential
East	Medium Density Residential	RS-5(City of Fresno) <i>(Single Family Residential, 4,000 sf. lot)</i>	Single Family Residential
South	Medium Density Residential	RS-5(City of Fresno) <i>(Single Family Residential, 4,000 sf. lot)</i>	Single Family Residential
West	Medium Density Residential	RS-5(City of Fresno) <i>(Single Family Residential, 4,000 sf. lot)</i>	Single Family Residential