

# **Southwest Investments**

# 2019

- Darling rendering plant - Closure
- \$1 Million DAWN Initiative – Maternal Child Health Workforce
- \$ 80 Million FCC Campus
- \$14 Million West Creek DDA – Market-rate housing
- \$10 Million West Creek Park
- South Industrial Specific Plan – No new distribution centers
- Truck Route Study

# 2020

- \$6 Million New Health Clinic
- \$300,000 Amazon Settlement Community Benefit Fund
- \$1 Million Saint Rest Food Hub

# 2021

- Millions to Renovate existing Parks
- West Fresno Middle School Safe Routes
- West Fresno Tree Trimming commenced
- Housing Development - 800 New market-rate, single-family homes approved
- Speed bumps installed in residential neighborhoods

# 2022

- Millions for Community Centers Renovations secured
- New market-rate housing construction
- EDC Job Training at FCC West Fresno Campus
- Newly renovated neighborhood park – California/Tupman
- Over 20 neighborhood infrastructure projects over the last 3 years, including concrete repair, paving, and traffic signals
- Starbucks and new retail store planned for West Fresno

# ELM AVE REZONE: ITEM ID 22-1210 10:00 A.M. #3

**APPROVE** General Plan Amendment Application No. P20-01665 with the following modifications:

**APPROVE** the amendment to the Fresno General Plan and the Southwest Fresno Specific Plan to change the planned land use designation for the project area from Annadale to Vine only from Neighborhood mixed Use to Light Industrial, and approve the amendment to Southwest Fresno Specific Plan Policy LU-8.1 as revised by this motion to read as follows:

“Except for the area bounded by Vine Avenue on the north, State Route 41 on the east, Elm Avenue on the west, and Annadale Ave on the south, in order to allow the continuation of legally established and non-polluting uses established and operating as of February 18, 2021.”

**Deny** the plan amendment as to the remainder of the project area south of Annadale Ave.

**APPROVE** Rezone application No. P20-01665 with the following modifications

**APPROVE** the rezone from the NMX (Neighborhood Mixed-Use) zone district to the IL (Light Industrial) zone district for the project area from Annadale to Vine only and deny the rezone for the project area south of Annadale.

For the area from Vine to Annadale that is proposed to be rezoned to the IL (Light Industrial) zone district, the following conditions of zoning shall also apply to all parcels within the rezoned area:

- The interior footprint of any existing structure shall not be expanded by an area greater than twenty percent (20%) of the existing interior footprint as depicted in the most recent site plan for any structure on file with the City as of October 13, 2022.
- The following additional used restrictions shall apply to all parcels within the rezoned area:

## **ELM AVE REZONE: ITEM ID 22-1210 10:00 A.M. #3**

A. Consistent with Section 15-1302 of the City Code, the following uses shall be subject to a Conditional Use Permit regardless of any future changes in the City Code:

1. Public Safety Facilities
2. Automobile/Vehicle Repair, Major
3. Service Station
4. (Automobile) Washing
5. General Industrial
6. Research and Development
7. Chemical and Mineral Storage
8. CRV Recycling Center
9. Recycling Processing Facility
10. Light Fleet-Based Services
11. Waste Transfer Facility

## **ELM AVE REZONE: ITEM ID 22-1210 10:00 A.M. #3**

B. Notwithstanding any contrary provisions in the City Code, the following land uses SHALL NOT be permitted:

1. Emergency Shelter
2. Hospital
3. Parking, Public or Private
4. Adult-Oriented Business
5. Aircraft Sales, Services and Storage
6. Kennels
7. Large Vehicle and Equipment Sales, Services and Rental
8. Motorcycle/Riding Club
9. Airports and Heliports
10. Utilities, Major
11. Agricultural Processing
12. Agricultural Support Services
13. Crop Cultivation
14. Concrete Batch Plants
15. Shooting/Archery Range
16. Swap Meet / Flea Market
17. Towing and Impound



## **ELM AVE REZONE: ITEM ID 22-1210 10:00 A.M. #3**

C. Pursuant to Section 15-1302 of the City Code, the following uses are currently not permitted in the IL (Light Industrial) zone district. The prohibition of any such land uses shall continue to apply even if the City adopts less restrictive citywide use limitations for the IL zoning District.

1. Animal Raising
2. Dairy
3. Intensive Industrial
4. Mining and Quarrying
5. Rendering
6. Salvage and Wrecking
7. Sales Lot, Feed Lot, Stockyard
8. Slaughterhouse