

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	A 13 lot, single-family residential planned development subdivision to be developed at a density of 11.5 dwelling units per acre. The project proposes a gated development with private driveway/access and modified property development standards.
APPLICANT	Jeffrey T. Roberts, of Granville Homes, on behalf of AFREI, LLC.
LOCATION	Located on the northeast corner of North Colonial and West San Jose Avenues (APN: 417-140-21) (Council District 2, Councilmember Brandau)
SITE SIZE	Approximately 1.13 acres
PLANNED LAND USE	Single-Family Residential
ZONING	Existing - RS-5 (<i>Residential Single-Family, Medium Density</i>) Proposed - RS-5/PD (<i>Residential Single-Family, Medium Density/Planned Development</i>)
PLAN DESIGNATION AND CONSISTENCY	The proposed 13 lot single-family residential subdivision is consistent with the Fresno General Plan and Bullard Community Plan designation of Medium Density Residential planned land uses.
ENVIRONMENTAL FINDING	Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR) SCH No. 2012111015, dated March 3, 2017.
PLAN COMMITTEE RECOMMENDATION	The Council District 2 Plan Implementation Committee did not take action on the matter on February 13, 2017. The Committee will be reviewing the proposed project on March 13, 2017.
STAFF RECOMMENDATION	Recommend approval of Environmental Assessment No. R-16-020/C-16-062/T-6160, Rezone Application No. R-16-020, Conditional Use Permit Application No. C-16-062, and Vesting Tentative Tract Map No. 6160, subject to compliance with the Conditions of Approval dated March 15, 2017, to the City Council.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Single Family Residential	RS-4 <i>Residential Single-Family, Medium-Low Density</i>	Multi-Family Residential
East	Single Family Residential	RS-5 <i>Residential Single-Family, Medium Density</i>	Single Family Residential
South	Regional Mixed Use	RMX <i>Regional Mixed Use</i>	Commercial/Office
West	Regional Mixed Use	RMX <i>Regional Mixed Use</i>	Commercial/Office