

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	<p>Plan Amendment Application No. A-16-014 proposes to amend the Fresno General Plan and Roosevelt Community Plan to change the planned land use designations for the subject property <u>from</u> Medium-Low Density Residential (±22 acres), Medium Density Residential (±35 acres), Urban Neighborhood Residential (±15 acres), and Open Space/Neighborhood Park with a dual designation of Urban Neighborhood Residential (±6 acres) <u>to</u> Medium Density Residential (±50 acres), Residential Multi-Family Urban Neighborhood (±18 acres), Community Commercial (±7 acres), and Open Space/Neighborhood Park with a dual designation of Medium Density Residential (±3 acres).</p> <p>Rezone Application No. R-16-013 proposes to amend the Official Zone Map to reclassify the ±78 acres <u>from</u> RS-4 (<i>Residential Single Family, Medium-Low Density</i>) (±22 acres), RS-5 (<i>Residential Single Family, Medium Density</i>) (±35 acres), and RM-2 (<i>Residential Multi Family Urban Neighborhood</i>) (±21 acres) <u>to</u> RS-5 (<i>Residential Single Family, Medium Density</i>) (±50 acres), RM-2 (<i>Residential Multi Family Urban Neighborhood</i>) (±18 acres), CC (<i>Commercial-Community</i>) (±7 acres), and PR (<i>Parks and Recreation</i>) (±3 acres) in accordance with Plan Amendment Application No. A-16-014.</p> <p>Vesting Tentative Tract Map No. 6165/UGM has been filed in order to subdivide an approximately 39.58 acre portion of the approximately 78 acre site for purposes of creating a 208-lot conventional single family residential development with one Outlot proposed to be dedicated for public park purposes.</p>
APPLICANT	Citadel Development Group, Inc. and Yamabe & Horn Engineering Inc., on behalf of High and Mighty Farms, Inc.
LOCATION	<p>North side of East Church Avenue between South Sunnyside and South Fowler Avenues</p> <p>(APN[s]: 316-022-21)</p> <p>(Council District 5, Councilmember Chavez)</p>
SITE SIZE	± 78 acre site (± 39.58 acre portion for tentative map)

PLANNED LAND USE	<p>Existing - (±22 acres) - Medium-Low Density Residential; (±35 acres) - Medium Density Residential; (±15 acres) - Residential Multi-Family Urban Neighborhood; and, (±6 acres) - Open Space/Neighborhood Park</p> <p>Proposed - (±50 acres) - Medium Density Residential; (±18 acres) - Residential Multi-Family Urban Neighborhood (±7 acres) - Community Commercial; and, (±3 acres) - Open Space/Neighborhood Park</p>
ZONING	<p>Existing - (±22 acres) - RS-4 (<i>Residential Single Family, Medium-Low Density</i>); (±35 acres) - RS-5 (<i>Residential Single Family, Medium Density</i>); (±21 acres) - RM-2 (<i>Residential Multi Family Urban Neighborhood</i>);</p> <p>Proposed - (±50 acres) - RS-5 (<i>Residential Single Family, Medium Density</i>); (±18 acres) - RM-2 (<i>Residential Multi Family Urban Neighborhood</i>); (±7 acres) - CC (<i>Commercial-Community</i>); and, (±3 acres) - PR (<i>Parks and Recreation</i>).</p>

<p>PLAN DESIGNATION AND CONSISTENCY</p>	<p>The proposed form of development which may be facilitated by the proposed amendments to the planned land use designations for the subject property is consistent with the Goals, Objectives and Policies of the Fresno General Plan and Roosevelt Community Plan. The respective amendments proposed to the Official Zone Map for the subject property are consistent with the proposed planned land uses pursuant to Table 3-3 of the Fresno General Plan.</p> <p>The proposed density of approximately 5.26 dwelling units/acre (in accordance with Vesting Tentative Tract Map No. 6165/UGM) and the proposed RS-5 (<i>Residential Single Family, Medium Density</i>) zone district (pursuant to Rezone Application No. R-16-013) are consistent with the proposed Medium Density Residential (5.0-12 Dwelling Units/acre) planned land use designation (pursuant to Plan Amendment Application No. A-16-014).</p> <p>The proposed project is consistent with the Goals, Objectives and Policies of the Fresno General Plan and Roosevelt Community Plan.</p>
<p>ENVIRONMENTAL FINDING</p>	<p>Mitigated Negative Declaration, tiered off the Fresno General Plan Master Environmental Impact Report (MEIR No. 2012111015) and dated October 21, 2016.</p>
<p>PLAN COMMITTEE RECOMMENDATION</p>	<p>On November 07, 2016, the District 5 Plan Advisory Committee recommended approval of the proposed project by a unanimous vote.</p>
<p>STAFF RECOMMENDATION</p>	<p>Recommend that the Planning Commission recommend approval to the City Council of proposed Plan Amendment Application No. A-16-014, Rezone Application No. R-16-013, and Vesting Tentative Tract Map No. 6165/UGM contingent upon approval of, and adoption of the related environmental finding of a Mitigated Negative Declaration dated October 21, 2016.</p>

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium-Low Density Residential	RS-3 & RS-4/UGM <i>Single Family Residential District / Urban Growth Management</i>	Single Family Residential
East	Urban Neighborhood & Medium-Low Density Residential	RM-2/UGM <i>Commercial & Light Manufacturing District / Urban Growth Management/with conditions of zoning</i> AL20 (Fresno County) <i>Limited Agricultural District</i>	Vacant & Rural Residential
South	Medium-Low Density Residential & Medium Density Residential	RS-4 & RS-5/UGM <i>Single Family Residential District / Urban Growth Management</i>	Single Family Residential
West	Medium-Low Density Residential	RS-4/UGM <i>Single Family Residential District / Urban Growth Management</i>	Single Family Residential