

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 (±63 acres), Residential Multi-Family Urban Neighborhood (±5 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>) (±63 acres), RM-2 (<i>Residential Multi Family Urban Neighborhood</i>) (±5 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> <p>Development Agreement by and between the City of Fresno and High and Mighty Farms, Inc., Courthouse California, LLC., and Nancy M. Dunlap, Trustee of the Ruth Martori Non-QTIP Marital Trust dated July 26, 1994 pursuant to the provisions of Section 65865 et seq. of the Government Code.</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 - (±63 acres) - Medium Density Residential; (±5 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 - (±63 acres) - RS-5 (<i>Residential Single Family, Medium Density</i>); (±5 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 and addendum project description, 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>

STAFF
RECOMMENDATION

- a. ADOPT the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-014/R-16-013/T-6165 dated October 21, 2016 for purposes of the proposed project.
- b. ADOPT RESOLUTION approving Plan Amendment Application No. A-16-014 proposing to amend the Fresno General Plan and the Roosevelt Community Plan to change the planned land use designations for the subject property from 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) to Medium Density Residential (±63 acres), Residential Multi-Family Urban Neighborhood (±5 acres), Community Commercial (±7 acres), and Open Space/Neighborhood Park with a dual designation of Medium Density Residential (±3 acres).
- c. ADOPT BILL approving Rezone Application No. R-16-013 proposing to amend the Official Zone Map to reclassify the ±78 acres from RS-4 (*Residential Single Family, Medium-Low Density*) (±22 acres), RS-5 (*Residential Single Family, Medium Density*) (±35 acres), and RM-2 (*Residential Multi Family Urban Neighborhood*) (±21 acres) to RS-5 (*Residential Single Family, Medium Density*) (±63 acres), RM-2 (*Residential Multi Family Urban Neighborhood*) (±5 acres), CC (*Commercial-Community*) (±7 acres), and PR (*Parks and Recreation*) (±3 acres).
- d. APPROVE Vesting Tentative Tract Map No. 6165/UGM proposing to subdivide an approximately 39.58 acre portion of the subject property for the purpose of creating a 208-lot conventional single-family residential development subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the City Council dated May 25, 2017.
- e. INTRODUCE AND ADOPT BILL approving the Development Agreement by and between the City of Fresno and High and Mighty Farms, Inc., Courthouse California, LLC., and Nancy M. Dunlap, Trustee of the Ruth Martori Non-QTIP Marital Trust dated July 26, 1994 for the future development of the approximately 78 acre subject property.

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

