

CONDITIONAL USE PERMIT APPLICATION FINDINGS

A Conditional Use Permit shall only be granted if the Review Authority determines that the project as submitted or as modified conforms to all of the following criteria. If the decision-maker determines that it is not possible to make all of the required findings, the application shall be denied.

Findings per Fresno Municipal Code Section 15-5306	
<i>A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code.</i>	
Finding A:	All applicable provisions of this Code are complied with and the site of the proposed use is adequate in size and shape to accommodate said use, and accommodate all yards, spaces, walls, and fences, parking, loading, recycling areas, landscaping, and other required features.
<i>B. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted.</i>	
Finding B:	The proposed project is in compliance with the Fresno General Plan and the Bullard Community Plan. The proposed use is compatible with the surrounding uses and the concept of creating complete neighborhood with a full range of amenities within walking distance for residents. Site design was reviewed and approved by the Public Works Department, Traffic & Engineering Division.
<i>C. The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements.</i>	
Finding C:	The proposed project, developed in compliance with conditions of approval, will not have a negative impact on either the subject site or neighboring properties. The applicant will be required to comply with the comments and requirements of City departments and outside agencies including the Fresno Police Department and the County of Fresno Department of Public Health, which were incorporated into the conditions of approval. These conditions are intended to help protect the public health, safety, and welfare of patrons and surrounding properties. Approval of the special permit would be in accordance with applicable provisions of the FMC, including the determination that all findings have been made relative to the issuance of a conditional use permit for the proposed project.

D. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity.

Finding D:	The proposed project is surrounded by urban uses, including commercial and office uses at this developed intersection. Medium density residential uses are found immediately west of this location. The use is compatible with the planned land use for the location and surrounding area, indicating that it will remain compatible for the foreseeable future.
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E. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.

Finding E:	The proposed service station, convenience store, and quick serve restaurant are consistent with the allowable land use and intensity requirements per the underlying zone district. Adequate access, parking, utilities and services has been provided to serve the property and were reviewed for consistency with the requirements of the CC (Commercial-Community) planned land use and zone district.
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