

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	A 26 lot, single-family residential subdivision to be developed at a density of 3.8 dwelling units per acre. The project proposes a gated development with private streets.
APPLICANT	Gary Giannetta on behalf of McDonald Homes.
LOCATION	Located on the south side of North Alicante Drive. (Council District 6, Councilmember Bredefeld)
SITE SIZE	Approximately 6.84 acres
PLANNED LAND USE	Existing - Residential Medium Low Density
ZONING	Existing - RS-4 (<i>Residential Single-Family, Medium Low Density</i>)
PLAN DESIGNATION AND CONSISTENCY	The proposed 26-lot single-family residential subdivision is consistent with the Fresno General Plan and Woodward Park Community Plan designation of the site for Medium Low Residential planned land uses
ENVIRONMENTAL FINDING	Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR) SCH No. 2012111015, dated September 29, 2017.
STAFF RECOMMENDATION	Approve the Conditional Use Permit and Vesting Tentative Tract Map subject to compliance with the Conditions of Approval for C-17-099 and T-6185 dated November 1, 2017.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Low Density Residential	RS-4 (<i>Single-Family Residential, Medium Low Density</i>)	Single Family Residential
East	Open Space Golf Course	PR (<i>Park and Recreation</i>)	Golf Course
South	Open Space Golf Course	PR (<i>Park and Recreation</i>)	Golf Course
West	Medium Density Residential	RS-5 (<i>Single-Family Residential, Medium Density</i>)	Single Family Residential