

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; and,</i>	
Finding a:	Conditional Use Permit Application No. C-16-097 complies with the CC/UGM (<i>Community Commercial/Urban Growth Management</i>) zone district and with all applicable codes, given that the special conditions of project approval shall ensure that all conditions are met.
<i>b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,</i>	
Finding b:	Conditional Use Permit Application No. C-16-097 complies with the community commercial planned land use designated for the project site and the design guidelines of the Development Code, subject to the conditions of approval dated October 19, 2017.
<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; and,</i>	
Finding c:	The proposed neighborhood shopping center will not have a negative impact on either the subject site or neighboring properties given the conditions of approval. 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.
<i>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; and,</i>	
Finding d:	The proposed neighborhood shopping center will comply with FMC requirements and not have a negative impact on either the subject site or neighboring properties given the conditions of approval.
<i>e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required. The subject property can accommodate the proposed project.</i>	

Finding e.	The proposed neighborhood shopping center is consistent with the allowable land use and intensity requirements per the underlying zone district. Adequate access, parking, utilities and services shall be provided to serve the property and were reviewed for consistency with the requirements of the regional mixed-use planned land use and the CC/UGM (<i>Community Commercial/Urban Growth Management</i>) zone district.
------------	--

Speculative