

PRE-ZONE FINDINGS

Findings per Fresno Municipal Code Section 15-5812	
<i>A. The change is consistent with the General Plan (GP) goals and policies, any operative plan, or adopted policy; and,</i>	
Finding A:	As outlined in “Land Use Plans and Policies” discussion above, the application is consistent with the Fresno General Plan and the Bullard Community Plan.
<i>B. The change is consistent with the purpose of the Development Code to promote the growth of the city in an orderly and sustainable manner, and to promote and protect the public health, safety, peace, comfort, and general welfare; and,</i>	
Finding B:	The proposed project is consistent with the purpose of the Development Code to promote growth in an orderly and sustainable manner, support infill development, and to promote and protect the public health, safety, peace, comfort, and general welfare;
<i>C. The change is necessary to achieve the balance of land uses desired by the City and to provide sites for needed housing or employment-generating uses, consistent with the GP, any applicable operative plan, or adopted policy, and to increase the inventory of land within a zoning district to meet market demand.</i>	
Finding C:	The change in zoning from the Fresno County R-1 (<i>Single-Family Residential</i>) to the City of Fresno RS-5 (<i>Single Family Residential</i>) is necessary for annexation and development of the property. The proposed zoning is consistent with the Fresno General Plan and the Bullard Community Plan.

Findings per Fresno Municipal Code Section 15-6104 (Annexation Criteria)

<i>A. This annexation does not require the preparation of a Concept Plan; and,</i>	
Finding A:	A Concept Plan is not required as the Director has determined that that the subject quarter section provides a sufficient amount of land with commercial and multi-family land use designations per Section 6102 of the Development Code.
<i>B. This proposed pre-zone and annexation is consistent with the General Plan; and,</i>	
Finding B:	The proposed pre-zone, annexation and land configuration is consistent with the General Plan; and,
<i>C. The annexation meets the criteria for Revenue Neutrality; and,</i>	
Finding C:	Adequate public services, facilities and utilities meeting City standards are available to the lands proposed for annexation. In addition, fair and proportional payments will be made by the developer. Finally, the development will fund is proportionate share of public facility infrastructure, maintenance and public service costs according to the City Council adopted Development Impact Fee Schedule.