

## Exhibit B

## Operational Statement

TM 6207 (PUD)

APN: 579-090-20s

Planned Land Use: Residential Medium High

Zoning: RM-1

February 27, 2018

APPL. NO. C-18-031 EXHIBIT B DATE 3-1-18  
PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

The applicant, Copper River Southwest, LLC, proposes to develop 44 new single family homes on 11.86 gross acres (9.88 net acres) of land located in the City of Fresno. The project is identified as Outlot N in the Copper River Ranch subdivision and is located at the northwest corner of E. Copper River Drive and N. Alicante Drive.

The map identifies a turn-around near Outlot D. The turn-around is intended to allow refuse trucks enough space to turn around (U-turn), to serve the remainder of the tract, and then exit via the main gate. The map also identifies a 1.99 acre +/- "remainder" lot.

The Master CUP for Copper River (04-153) provides the ability to transfer densities within the Master CUP area. A total of 44 units will be utilized in this map, the remaining units will be utilized elsewhere at Copper River.

**Community Benefit:** The project will complement existing residential uses in the surrounding neighborhood and contribute towards the full development of the Copper River Ranch neighborhood. The applicant is requesting the Planned Development Permit approval for the construction of this gated community that will include private streets, interconnectivity with the surrounding community, and convenient access to the local and regional trail system.

The applicant is requesting the following development standards:

Front Yard Setback:	18' on public street/10' on private street
Interior Side Yard Setback:	3'
Street Side Yard Setback:	5'
Rear Yard Setback:	15' / 33' along Friant
Maximum Lot Coverage:	56%