

PRE-ZONE FINDINGS

Findings per Fresno Municipal Code Section 15-5812

A. The change is consistent with the General Plan (GP) goals and policies, any operative plan, or adopted policy; and,

Finding A:	As outlined in “Land Use Plans and Policies” discussion above, the portion of the proposed project that staff is recommending approval on is consistent with the Fresno General Plan and the West Area Community Plan land use designations of Medium Density Residential and Medium Low Density Residential. However, per the “Strategic Sequencing of Development” noted in the Implementation Chapter of the Fresno General Plan, development in Growth Area 2 “needs critical infrastructure improvements, and the City does not anticipate that funding for this area can be committed in the near-term.” In order to support growth in Growth Area 2, it has been determined that it would be necessary for the applicant to provide a “permanent surface water allocation” to this property. The applicant has refused to provide this allocation so this finding cannot be made for the property in Growth Area 2.
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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,

Finding B:	The proposed project is consistent with the purpose of the Development Code to promote growth in an orderly and sustainable manner, (with the exception of the property in located in Growth Area 2 for the reasons mentioned above and in the staff report), support infill development, and to promote and protect the public health, safety, peace, comfort, and general welfare;
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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.

Finding C:	The change in zoning from the Fresno County RR (<i>Rural Residential</i>) to the City of Fresno RS-5 (<i>Medium Density Residential</i>) and RS-4 (<i>Medium-Low Density Residential</i>) is necessary for annexation and development of the property. The proposed zoning is consistent with the Fresno General Plan and the West Community Plan land use designations of Medium Density Residential and Medium Low Density Residential.
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