

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Vesting Tentative Tract Map No. 6100 and Conditional Use Permit Application No. P18-01267 (Planned Development).
APPLICANT	Yohanes Makmur of Quad Knopf, Inc., on behalf of Ernie Escobedo of De Young Properties
LOCATION	6398 East Dakota Avenue and 3551 and 3605 North Armstrong Avenue; Located on the west side of North Armstrong Avenue between East Dakota and East Farrin Avenues (APNs: 310-201-08, 11, & 12) (Council District 4, Councilmember Caprioglio)
SITE SIZE	Approximately ±9.24 acres
PLANNED LAND USE	Low Density Residential (±4.4 acres); and Medium Low Density Residential (±4.89 acres) land use designations approved for this site by the Fresno City Council on December 18, 2014.
ZONING	RS-1 (<i>Residential Single-Family, Extremely Low Density</i>); and RS-4 (<i>Residential Single-Family, Medium Low Density</i>)
HOUSING ELEMENT SITE	The subject property is not designated as a Housing Element site.
PLAN DESIGNATION AND CONSISTENCY	The RS-1 (Residential Single-Family, Extremely Low Density) and RS-4 (Residential Single-Family, Medium Low Density) zone districts are consistent with the Low Density and Medium-Low Density Residential planned land use designation of the Fresno General Plan and McLane Community Plan.
ENVIRONMENTAL FINDING	A Mitigated Negative Declaration was prepared on October 26, 2018.
PLAN COMMITTEE RECOMMENDATION	The Council District 4 Plan Implementation Committee approved the proposed applications on August 27, 2018 by a 5-0-1 vote (one member absent) with no conditions.
STAFF RECOMMENDATION	Approval of Vesting Tentative Tract Map No. 6100 and Conditional Use Permit Application No. P18-01267 (Planned Development) subject to conditions found in the Conditions of Approval dated February 6, 2019.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Density Residential	RS-5/UGM <i>(Single Family Residential/Urban Growth Management)</i>	Single Family Residential Neighborhood
South	Low Density Residential	RS-1 <i>(Residential Single-Family, Extremely Low Density)</i>	Rural Residential
East	Low Density Residential & Medium-Low Density Residential	RS-1 <i>(Residential Single-Family, Extremely Low Density)</i> RS-4 <i>(Residential Single-Family, Medium Low Density)</i>	Rural Residential
West	Medium Low Density Residential & Urban Neighborhood Residential	RS-4 <i>(Residential Single-Family, Medium Low Density)</i> RM-2 <i>(Residential Multi-Family, Urban Neighborhood)</i>	Church Parking Lot, Rural Residential, Vacant Agricultural Land