### **CONSIDERATION OF**

## PLAN AMENDMENT NO. P19-01470; REZONE APPLICATION NO. P19-01470; PLANNED DEVELOPMENT PERMIT APPLICATION NO. P19-01259 TENTATIVE TRACT MAP NO. 6249 (P19-01469) AND THE RELATED ENVIRONMENTAL FINDING FOR ENVIRONMENTAL ASSESSMENT NO. P19-01469

City Council Hearing August 22, 2019



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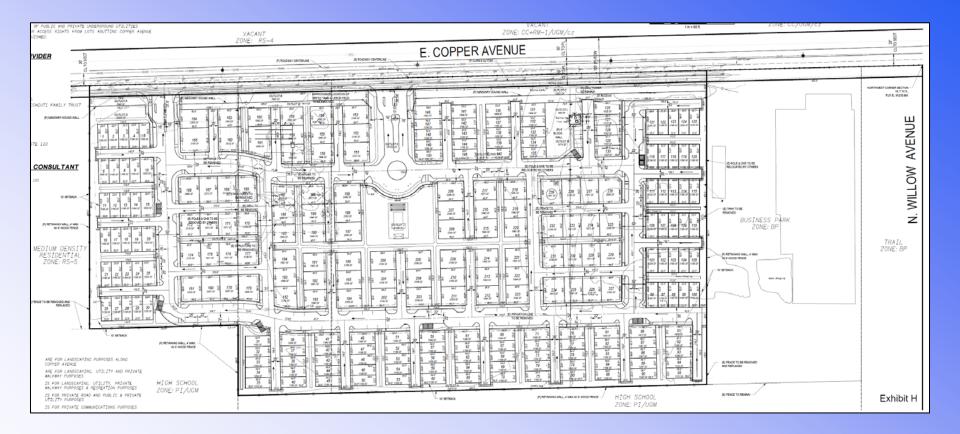
#### Vicinity Map



±24.03 acres of property located on the south side of East Copper Avenue, between North Chestnut and North Willow Avenues.



City Council Hearing August 22, 2019



#### **Tentative Tract Map No. 6249**

City Council Hearing August 22, 2019



# **Staff Recommendation**

- **ADOPT** the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. P19-01470 dated July 5, 2019 for purposes of the proposed project.
- **RESOLUTION** Approving Plan Amendment Application No. P19-01470 proposing to amend the Fresno General Plan and the Woodward Park Community Plan to change the planned land use designations for the subject property from Residential, Medium Density (±15.82 acres) and Employment, Business Park (±8.21 acres) to Residential, Medium High Density (±18.85 acres) and Corridor/Center Mixed-Use (±5.18).
- **BILL** Approving Rezone Application No. P19-01470 proposing to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5 (*Residential Single Family, Medium Density*) (±15.82) and BP (*Business Park*) (±8.21 acres) zone districts to the RM-1 (*Residential Multiple Family, Medium High Density*) (±18.85 acres) and CMX (*Corridor/Center Mixed-Use*) (±5.18 acres) zone districts in accordance with Plan Amendment Application No. P19-01470.
- **APPROVE** Planned Development Permit Application No. P19-01259 proposing to modify the RM-1 (*Residential Multiple Family, Medium High Density*) zone district development standards to allow for reduced setbacks, reduced lot sizes and increased lot coverage for the proposed attached single family residences.
- **APPROVE** Tentative Tract Map No. 6249 (P19-01469) proposing to subdivide ±18.85 acre portion of the property for the purpose of creating an 239-lot single-family attached and detached residential development subject to the findings and compliance with the Conditions of Approval dated July 17, 2019.

