

## **OPERATIONAL STATEMENT**

The project application shall consist of a Development Permit Application for the Proposed Site. The current Zoning designation of RM-2/UGM/cz allows for the proposed multi-family residential use and the Planned Land Use Designation of RUN – Residential Urban Neighborhood (as noted on the City’s Interactive Mapping Viewer) indicates a density that will support 16 dwelling units per acre to 30 dwelling units per acre. The site is a legal lot of record, as perfected by a Lot Line Adjustment, LLA No. 2016-14. The site is subject to Central Unified School District development fees.

The Proposed Project Site will expand an existing apartment complex located on the adjacent parcel, to the east. The Proposed Project Site will utilize the existing driveway system and access points of the existing development. Both properties are owned by the same person/company. The existing development, The Orchards, and the proposed addition to the existing development will be owned and operated by the same person/company. A portion of the proposed site (the northeast corner) is partially occupied by a PG&E easement for high power transmission lines. The site plan drawings propose a new 6’-0” height wood fence at the north property line. The easement does not allow a masonry fence to be constructed within the easement. The project preference is to maintain a fence, on the north property line, of one fencing material and not a combination of masonry and wood. The existing development, located at 5034 W. Bullard Avenue (APN: 506-130-10) was approved in 2003, under C.U.P.# C-02-291.

The project shall consist of the construction of sixty four (64) multi-family dwelling units situated on 3.73 acres, located on the north-east corner of Bullard Avenue and Dante Avenue (APN: 506-130-36S), within the Bullard Community Plan area in northwest Fresno. All units will be rented at market rates. The marketing name for this community will remain “The Orchards”.

Anticipated build-out will be performed in one phase. The project construction will consist of eight multi-family buildings, carports and garages and the necessary landscaping and pedestrian entry at the main entry to the proposed development on Bullard Avenue with additional pedestrian access gates at Dante Avenue.

The living units will range in size from 774 square feet (1-BR Unit) to 904 square feet (2-BR Unit), with a distribution of 1- and 2-bedroom units. There will be ample open space throughout the project. The project will be gated, and will feature the use of the existing entry gates located at Bullard Avenue. The architecture of the proposed buildings will match the design of the existing development, of which it will become a part.

Anticipated start of construction for this project is Q3 2019, with a projected completion of Q3 2020.