

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	<p>Harbour & Associates, on behalf of Tri-Wilson L.P., has filed Rezone Application No. P19-00801, Annexation Application No. P19-00843, Planned Development Permit Application No. P19-00846, and Vesting Tentative Tract Map Nos. 6201/UGM and 6235/UGM pertaining to a total ±125 acres of property located on the east side of North Armstrong Avenue between East Clinton and East Olive Avenues.</p> <p>Rezone Application No. P19-00801 proposes to amend the Official Zoning Map of the City of Fresno to pre-zone the ±125 acre subject property from the Fresno County AE-20 (<i>Exclusive 20-acre Agricultural District</i>) to the City of Fresno RS-3/UGM/ANX (<i>Residential Single Family, Low Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay</i>) & RS-5/UGM/ANX (<i>Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay</i>) zone districts in accordance with the Fresno General Plan.</p> <p>Annexation Application No. P19-00843 has been filed requesting authorization to initiate annexation proceedings for the McKinley-Armstrong No. 2 Reorganization, which proposes incorporation of the ±125 acre subject property within the City of Fresno; and, detachment from the Kings River Conservation District and Fresno County Fire Protection District. These actions are under the jurisdiction of the Fresno Local Area Formation Commission [LAFCO].</p> <p>Annexation Application No. P19-00843 has been filed requesting authorization to initiate annexation proceedings for the McKinley-Armstrong No. 2 Reorganization, which proposes incorporation of the ±125 acre subject property within the City of Fresno; and, detachment from the Kings River Conservation District and Fresno County Fire Protection District. These actions are under the jurisdiction of the Fresno Local Area Formation Commission [LAFCO].</p> <p>Rezone Application No. P19-00801 and Annexation Application No. P19-00843 have been filed to facilitate subdivision and development of a ±58.41 net acre portion of the subject property pursuant to Vesting Tentative Tract Map Nos. 6201/UGM & 6235/UGM and Planned Development Permit Application No. P19-00846.</p> <p>Vesting Tentative Tract Map Nos. 6201/UGM proposes to subdivide a ±39.51 net acre portion of the subject property located on the east side of North Armstrong Avenue between the East McKinley Avenue alignment and East Floradora Avenue for purposes of creating 257 single family residential lots.</p>
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	<p>Vesting Tentative Tract Map Nos. 6235/UGM proposes to subdivide a ±18.90 net acre portion of the subject property located on the east side of North Armstrong Avenue between East Floradora and East Olive Avenues for purposes of creating 122 single family residential lots.</p> <p>Planned Development Permit Application No. P19-00846 has been filed for purposes of authorizing the establishment of custom development standards which include modifications to minimum lot size and dimension requirements, reductions to building setback requirements, and increases in lot coverage allowances within the subdivision boundaries of Vesting Tentative Tract Map Nos. 6201 and 6235. The planned development also proposes a density transfer between lands within the boundaries of the two tentative maps in accordance with Section 15-310-C of the Fresno Municipal Code; resulting in an overall density of approximately 6.50 dwelling units per acre.</p> <p>The project will require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure within and outside the limits of the subdivision boundaries in accordance with the standards, specifications and policies of the City of Fresno and the mitigation measures identified within the associated Mitigated Negative Declaration prepared for Environmental Assessment No. P19-00801/P19-00843/P19-00846/T-6201/T-6235 in order to facilitate future proposed development.</p>
APPLICANT	<p>Tri-Wilson L.P. 7550 North Palm Avenue, Suite 102 Fresno, CA 93711</p>
LOCATION	<p>East side of North Armstrong Avenue between East Clinton Avenue and East Olive Avenues, in the County of Fresno, Fresno, California</p> <p>Site Latitude: 36.76375 Site Longitude: -119.67017</p> <p>Assessor's Parcel Number(s): 310-010-05 & 29; 310-081-03, 04, 05, 06 & 07; 310-220-30; and, 574-140-01, 02, 03, 04 & 05</p> <p>(Council District 4, Councilmember Caprioglio)</p>
SITE SIZE	<p>± 123.96 acre pre-zone/annexation boundary (±58.41 net acre portion for tentative maps)</p>
PLANNED LAND USE	<p>Existing & (±37.83 acres) - Medium Density Residential; Proposed - (±86.13 acres) – Low Density Residential</p>

ZONING	<p>Existing - (±123.96 ac.) - AE-20 (<i>Exclusive 20-acre Agricultural District [Fresno County]</i>);</p> <p>Proposed - (±37.83 ac.) - RS-5/UGM/ANX (<i>Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay</i>);</p> <p>(±86.13 ac.) - RS-3/UGM/ANX (<i>Residential Single Family, Low Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay</i>)</p>
PLAN DESIGNATION AND CONSISTENCY	<p>For the reasons contained within the initial study for the associated environmental assessment as well as within the Background/Project Analysis section contained within the Staff Report to the Planning Commission dated January 08, 2020, the proposed project is consistent with the Goals, Objectives and Policies of the Fresno General Plan and McLane Community Plan.</p> <p>The pre-zoning of the subject property is proposed consistent with the planned land use designations for respective portions of the subject property pursuant to Table 3-3 of the Fresno General Plan.</p> <p>Pursuant to authorization of a density transfer in accordance with Section 15-310-C of the Fresno Municipal Code (as requested by Planned Development Permit Application No. P19-00846), the density of approximately 6.50 dwelling units/acre proposed by Vesting Tentative Tract Map Nos. 6201/UGM & 6235/UGM is consistent with the Low and Medium Density Residential planned land use designations for respective portions of the subject property.</p>
ENVIRONMENTAL FINDING	<p>Mitigated Negative Declaration tiered off the Fresno General Plan Master Environmental Impact Report (MEIR No. 2012111015) and dated December 23, 2019.</p>
PLAN COMMITTEE RECOMMENDATION	<p>On October 14, 2019, the proposed project was considered by the District 4 Plan Implementation Committee. The Implementation and Advisory Committee unanimously recommended approval of the proposed project with the caveat that the subdivider/developer meets again with neighborhood residents to discuss concerns raised by those in attendance in order to find amicable ways that the project may be improved to address concerns stated.</p> <p>On October 30, 2019, the applicant group held a follow-up meeting with representatives for the neighborhood residents. Modifications to the design and features of the proposed project as well as certain restrictions have been volunteered by the applicant group as a result</p>

	of the follow-up meeting (see staff report for further details).
STAFF RECOMMENDATION	Recommend that the Planning Commission recommend approval to the City Council of proposed Rezone Application No. P19-00801; Annexation Application No. P19-00843; Planned Development Permit Application No. P19-00846; and, Vesting Tentative Tract Map Nos. 6201/UGM & 6235/UGM contingent upon approval, and adoption, of the related environmental finding of a Mitigated Negative Declaration dated December 23, 2019.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium-Low Density Residential	RS-4/UGM <i>Single Family Residential District / Urban Growth Management</i>	Vacant (Approved Vesting Tentative Tract Map No. 5501/UGM)
East	Low Density Residential	AE-20 (Fresno County) <i>Exclusive 20-Acre Agricultural District</i>	Rural Residential & Agricultural
South	Low Density Residential & Public Facility (Elementary School)	AE-20 (Fresno County) <i>Exclusive 20-Acre Agricultural District</i>	Rural Residential & Elementary School
West	Business Park & Public Facility	AE-20 (Fresno County) <i>Exclusive 20-Acre Agricultural District</i> & PI/UGM <i>(Public and Institutional)</i>	Rural Residential / Agricultural & Surface Water Treatment Facility