

Existing General Plan Land Use Map

LEGEND

RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

DOWNTOWN

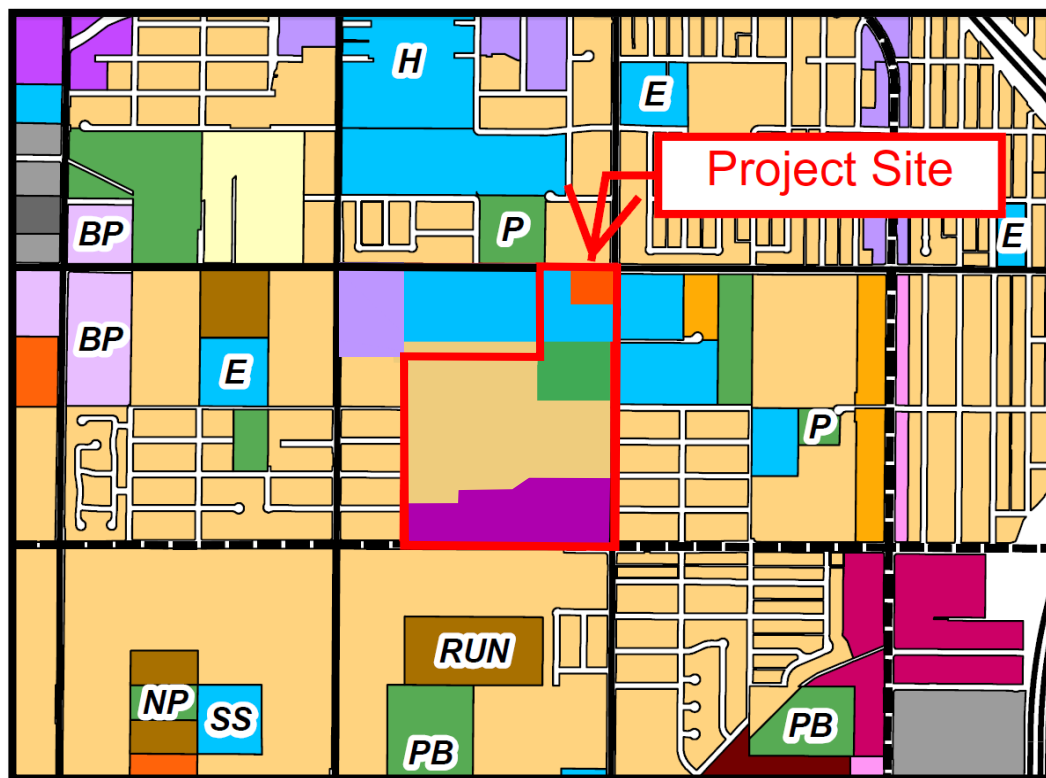
- Downtown Core
- Downtown General
- Downtown Neighborhood

OPEN SPACE

- Clear Zone
- Commercial-Recreational
- Community Park
- Flood Control Project
- Golf Course
- Lake, Pond
- Multi-Use
- Neighborhood Park
- Outdoor Environmental Education Area
- Open Space
- Park
- Ponding Basin
- Ponding Basin (Park use)
- Regional Park

PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Middle School
- Elementary, Middle & High School
- Middle School
- High School
- College
- School with Park
- Airport
- Cemetery
- Church
- Community Activity Center
- Convalescent Hospital
- Fairgrounds
- Fire Station
- Government Offices
- Hospital
- Medical Center
- Neighborhood Center
- PG & E Substation
- Police Dressing Station
- Water Recharge Basin
- Waste Water Treatment Facility



Existing Land Uses on project site:

- CP Community Park (9.51 acres)
- C C – College (6.48 acres)
- Medium Density Residential (50.18 acres)
- Regional Commercial (21.08 acres)
- Community Commercial (2.43 acres)

Figure I-1
 Existing General Plan Map

Proposed General Plan Land Use Map

LEGEND

RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
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EMPLOYMENT

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- Business Park
- Regional Business Park
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- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

DOWNTOWN

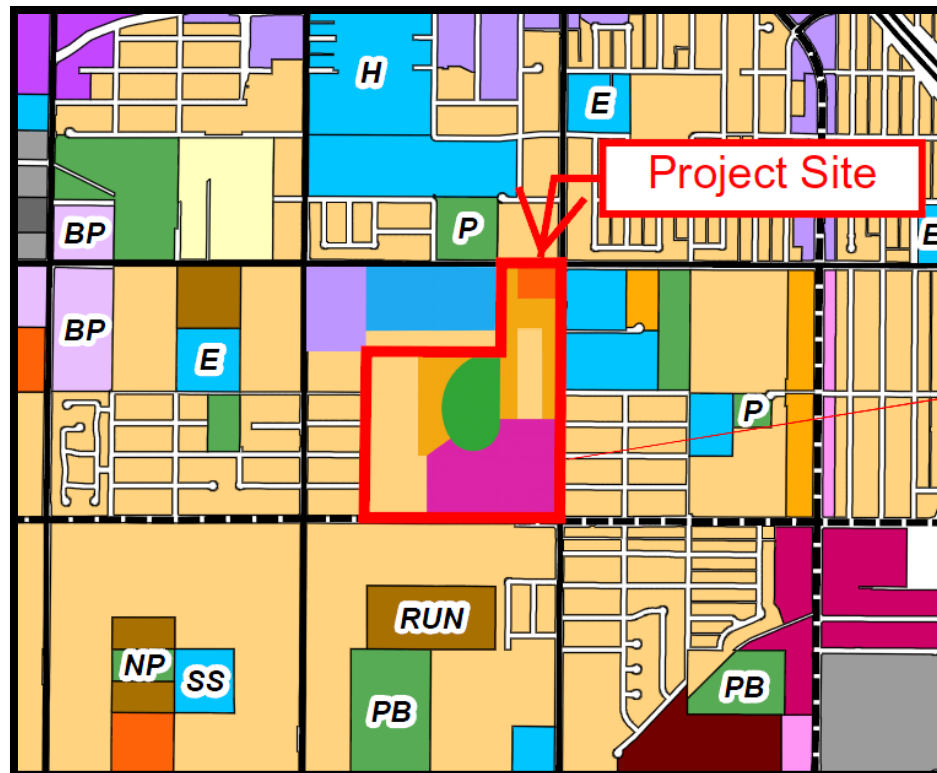
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- Water Recharge Basin
- Waste Water Treatment Facility

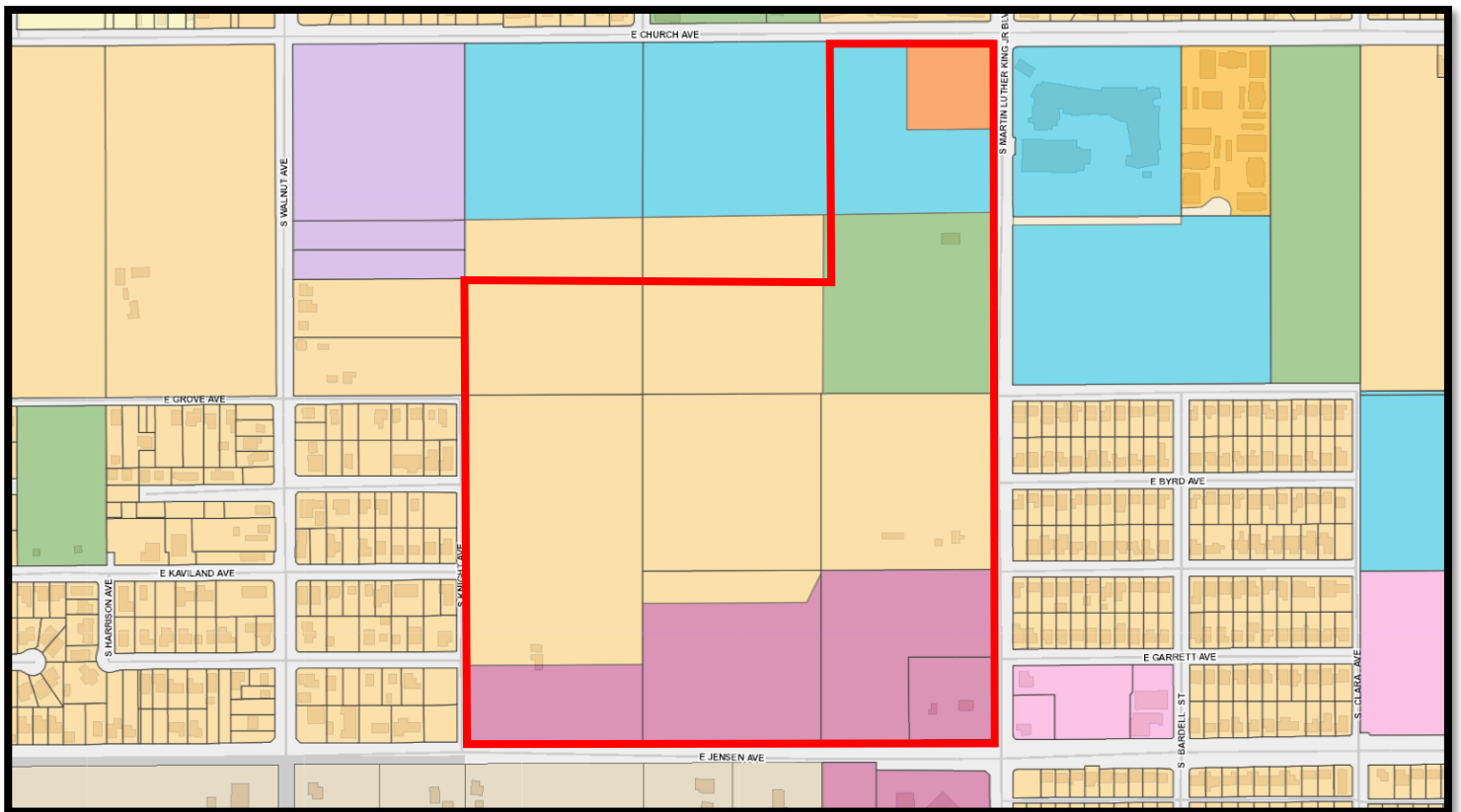


Proposed Land Uses on project site:

- CP Community Park (11.74 acres)
- MHDR Medium High Density Residential (21.32 acres)
- MDR Medium Density Residential (26.58 acres)
- RC Regional Commercial (26.96 acres)
- CC Community Commercial (3.08 acres)

Figure I-2
Proposed General Plan Map

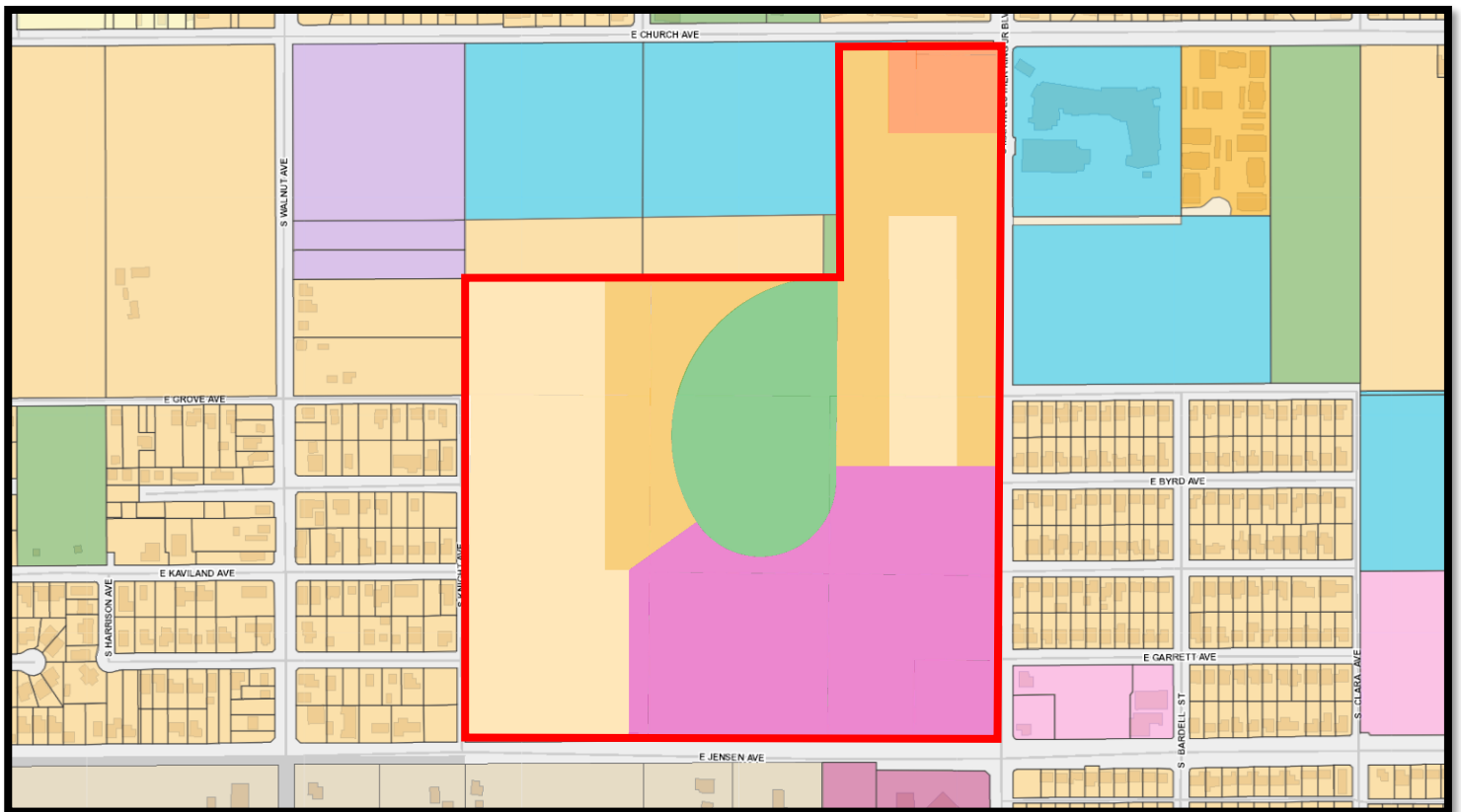
Current City of Fresno Zoning Map



- CC- Community Commercial
- CR - Regional Commercial
- PI - Public & Institutional
- PR - Park and Recreation
- RS-5 - Residential Single Family

**Figure I-3
Existing Zoning Map (City)**

Proposed City of Fresno Zoning Map



-  CC- Community Commercial
-  CR - Regional Commercial
-  RM-1 - Residential Multi Family
-  PR - Park and Recreation
-  RS-5 - Residential Single Family

Figure I-4
Proposed Zoning Map (City)

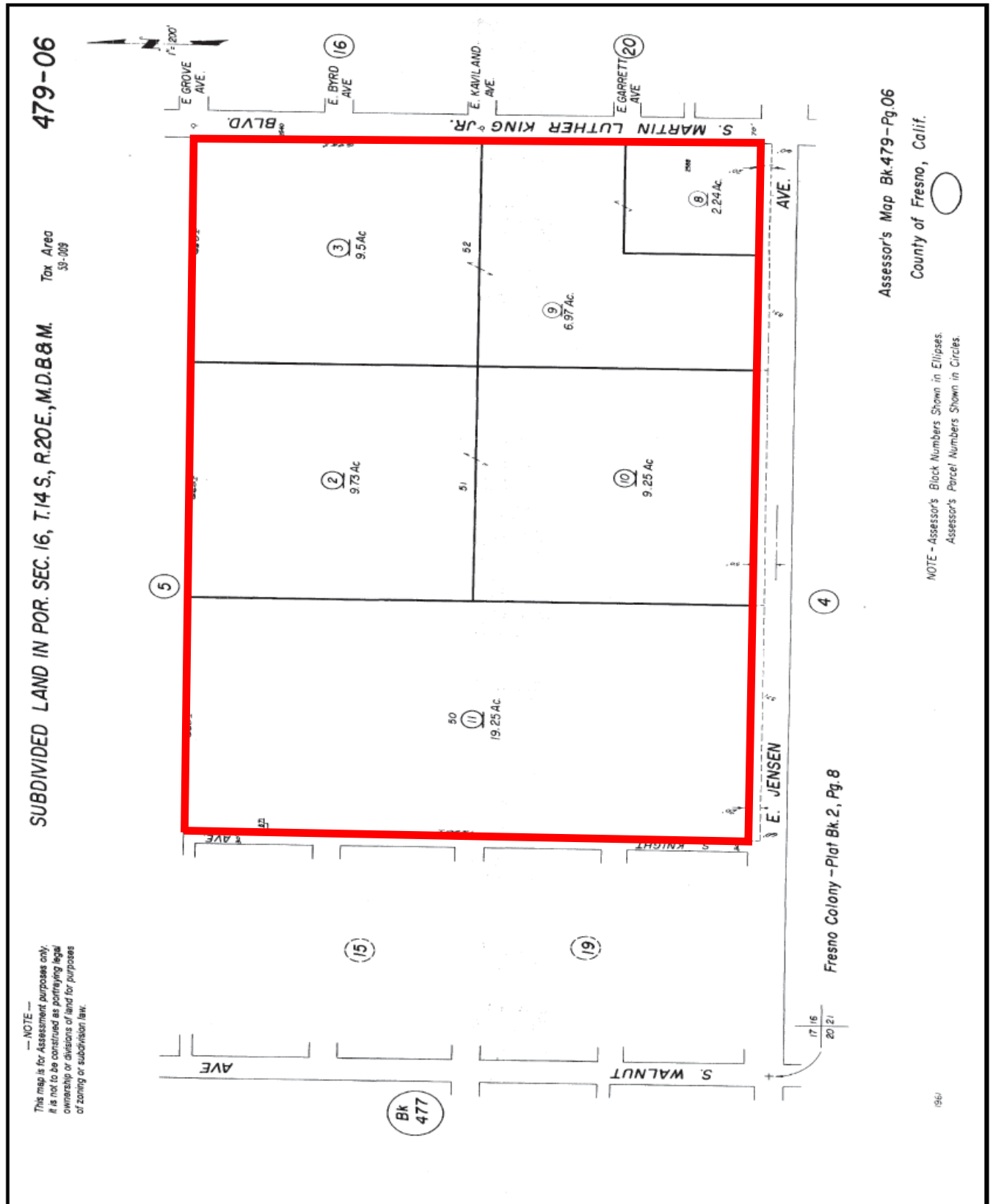


Figure I-5A
APN Map



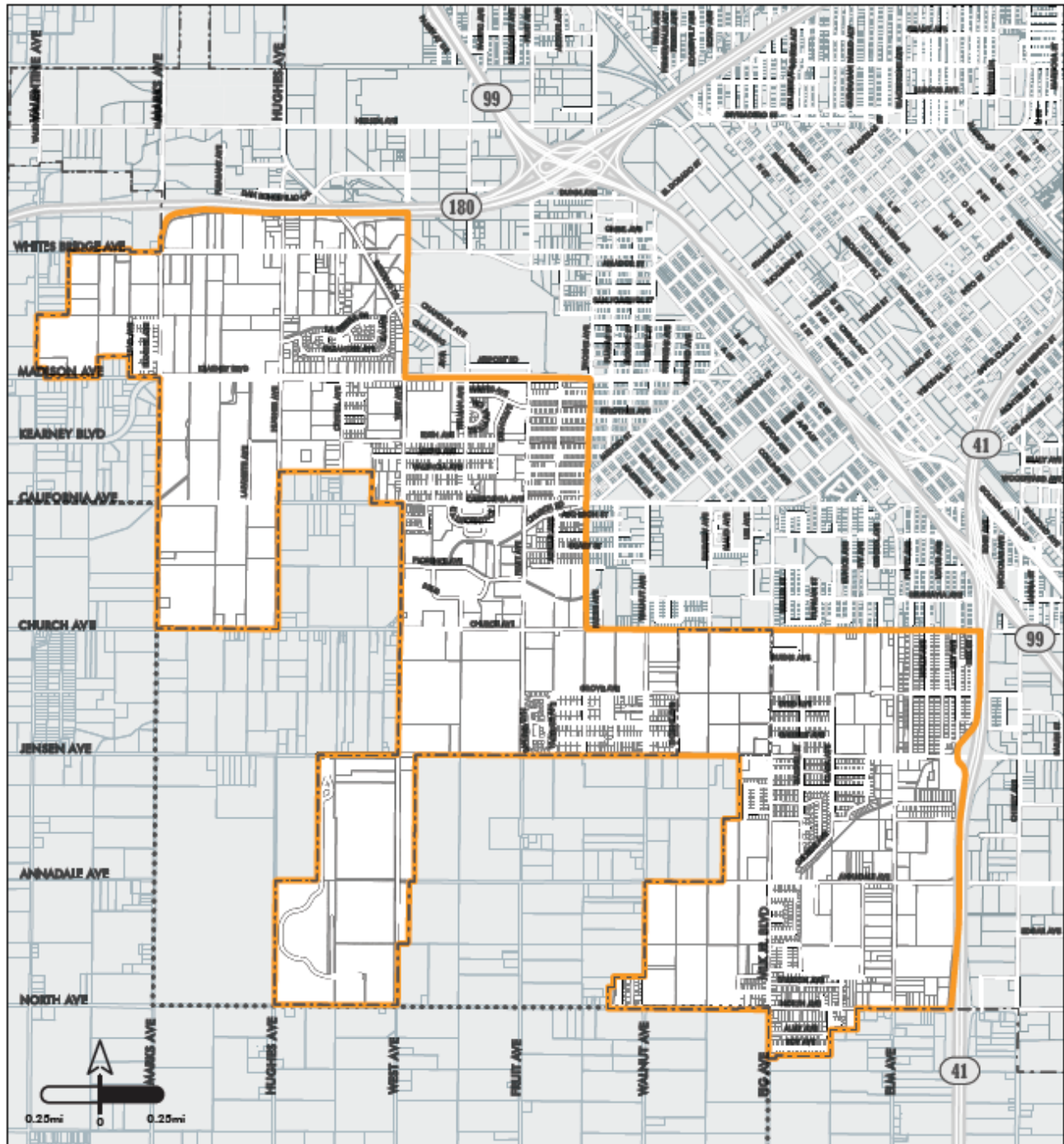


FIGURE 1-2 Plan Area Map

- Plan Area
- • • • Sphere of Influence
- City Limit



FIGURE 3-2 Land Use Map for Plan Area

Source: City of Fresno

RESIDENTIAL	
	Low Density (1-1.5 du/ac)
	Medium Low Density (3.5-6 du/ac)
	Medium Density (5-12 du/ac)
	Medium High Density (12-16 du/ac)
	Urban Neighborhood (16-30 du/ac)
COMMERCIAL	
	Community
	Regional
	General

EMPLOYMENT	
	Office
MIXED-USE	
	Corridor/Center Mixed-Use
	Neighborhood Mixed-Use

PUBLIC FACILITIES	
	Public Facility
	Elementary School
	Middle School
	College
	PG&E Station

	Water Recharge Basin
	Airport
	Church
	Hospital
	Neighborhood Center

OPEN SPACE

	Park
	Neighborhood Park
	Neighborhood Park* *The exact location of the park within the Neighbors Arch development will be determined in a future planning process.
	Community Park
	Regional Park
	Open Space
	Clear Zone
	Ponding Basin
	Ponding Basin Park

Note: Dual land use designations for proposed public facilities and open space are shown on Figure 3-3.

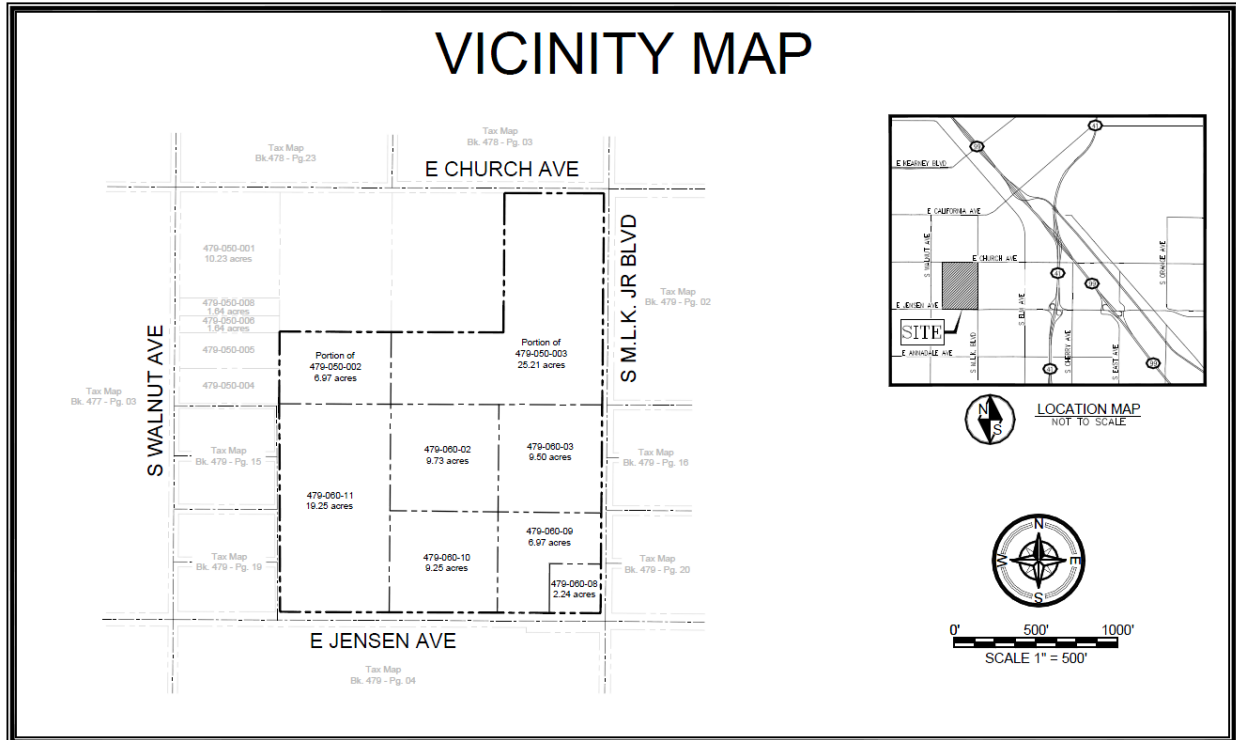


Figure I-8
Vicinity Map