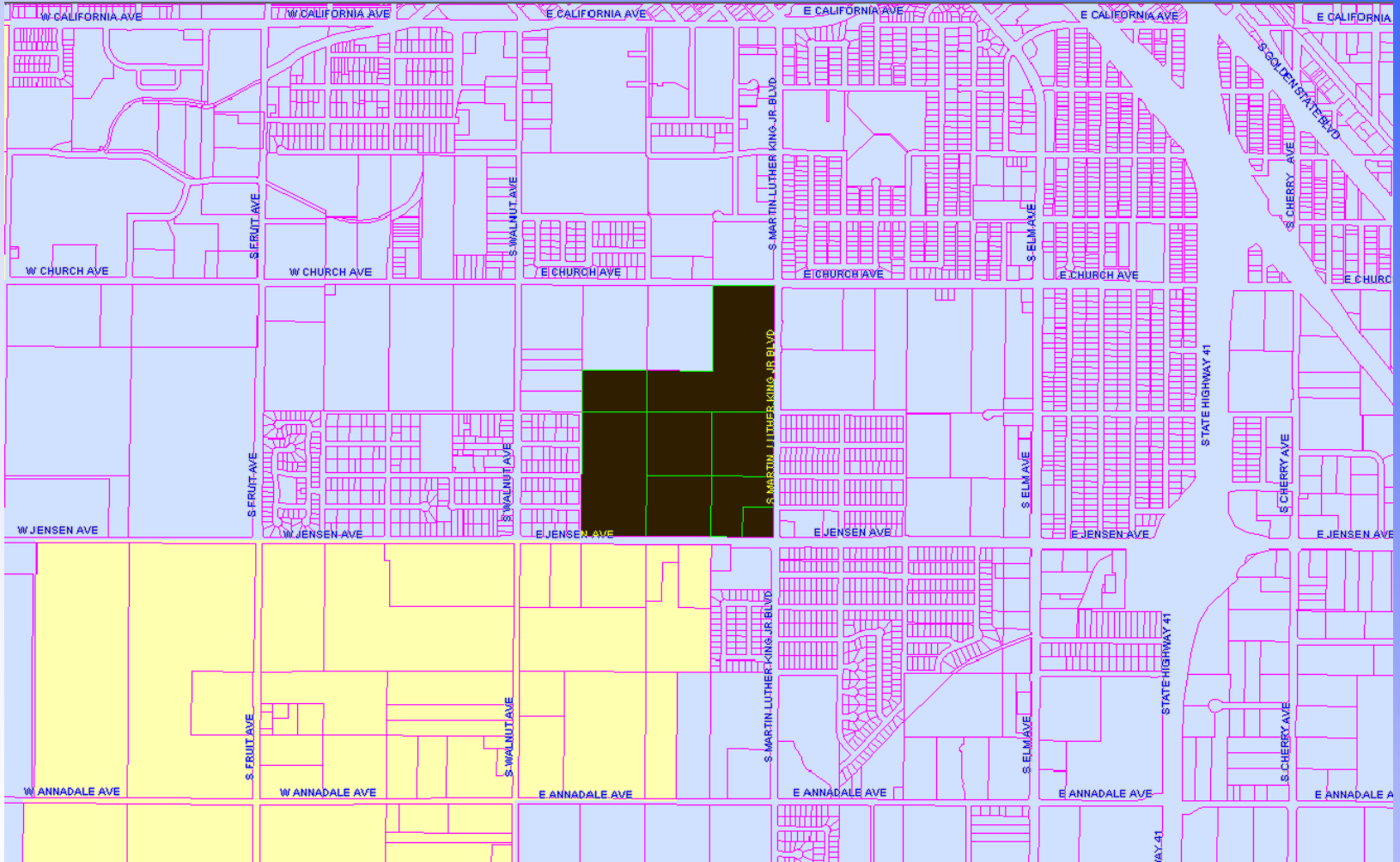


**Plan Amendment and Rezone Application No. P18-03290  
filed by Daniel J. Zoldak of Lars Andersen & Associates on  
behalf of Sylvesta Hall of 2500 MLK LLC pertaining to ±89.68  
acres of existing land previously analyzed under approved  
Plan Amendment Application No. A-17-007.**

*Planning Commission Hearing  
February 5, 2020*

# VICINITY MAP

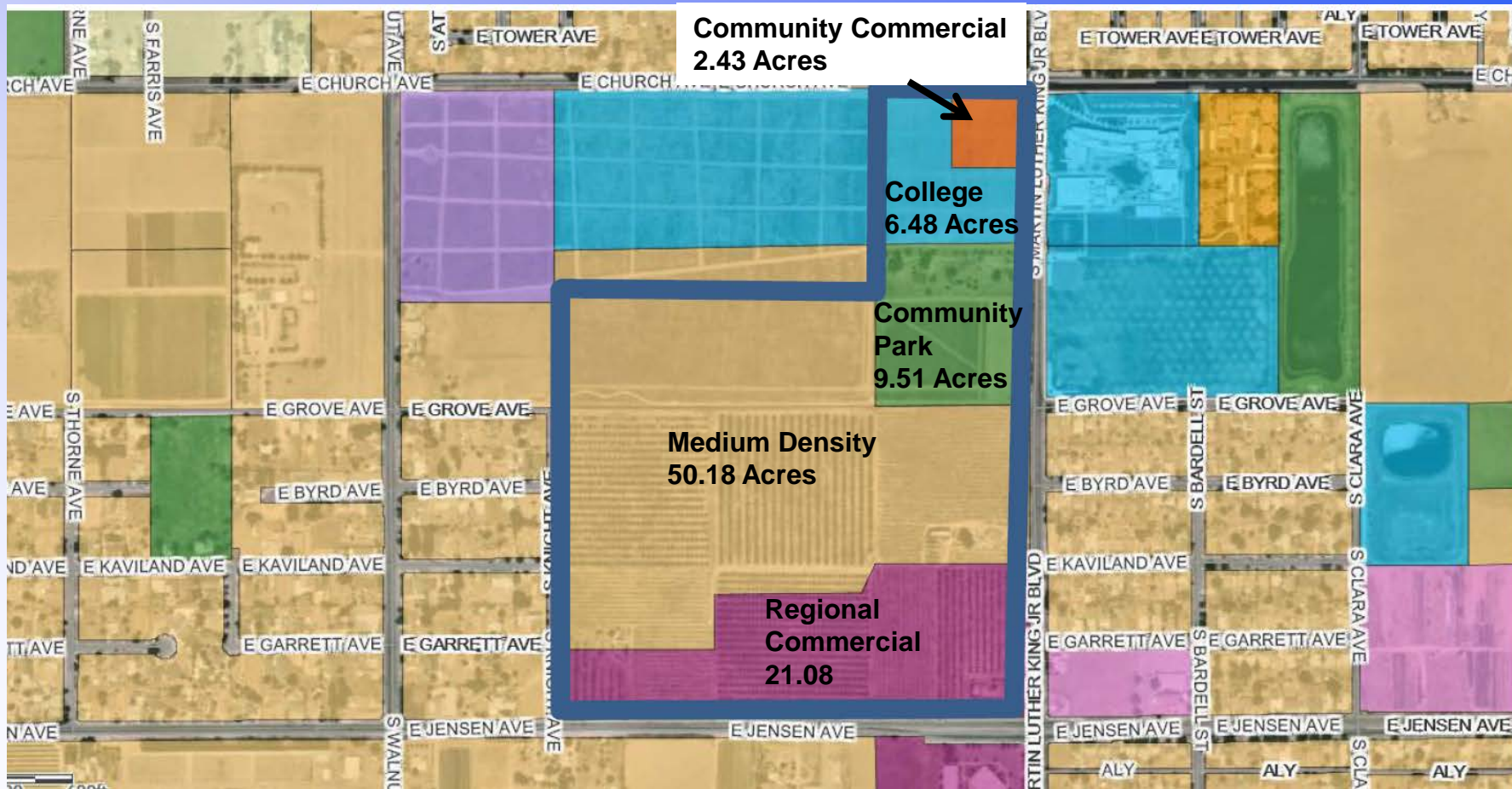


## 2019 AERIAL PHOTOGRAPH OF SITE

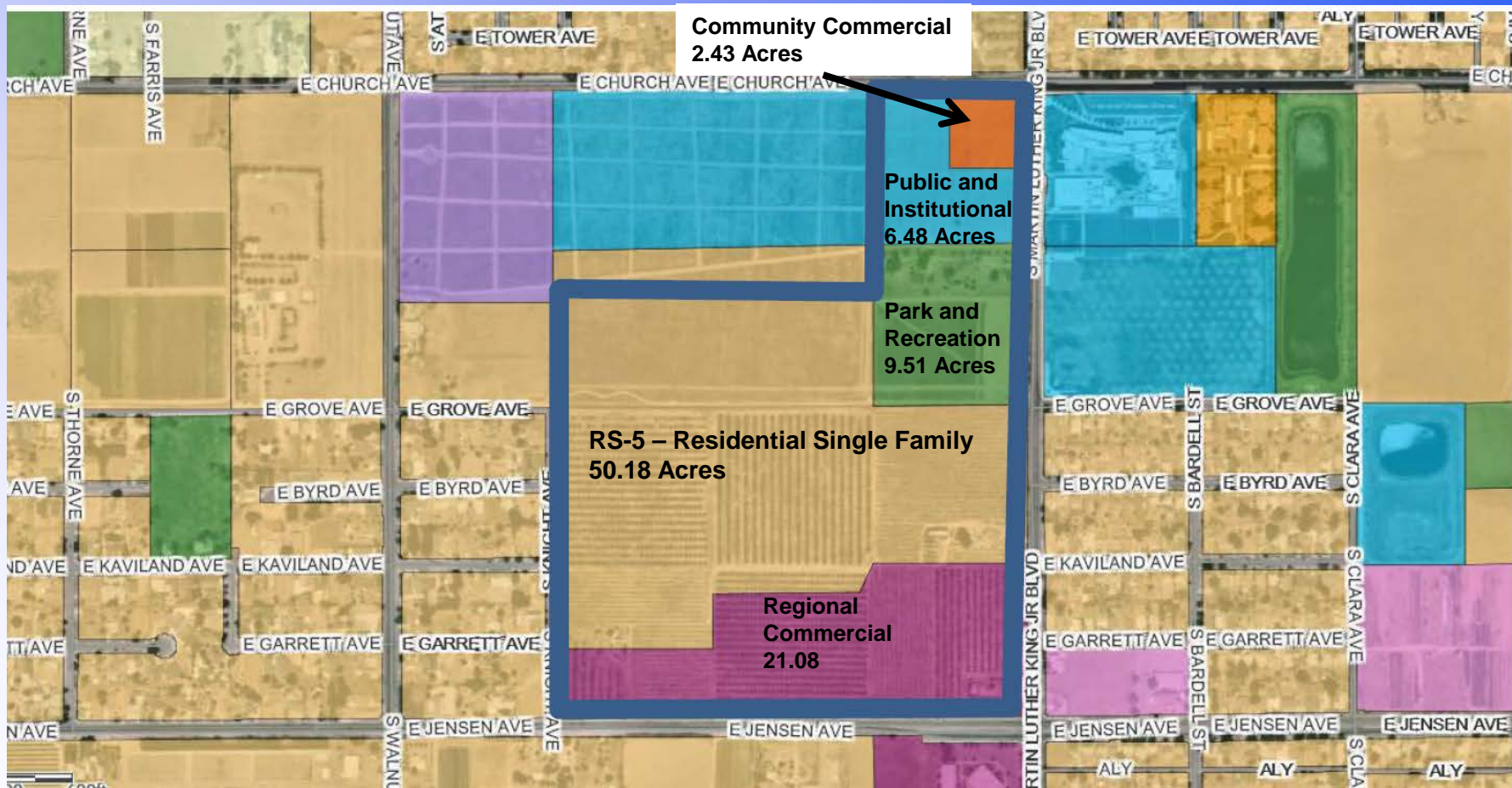




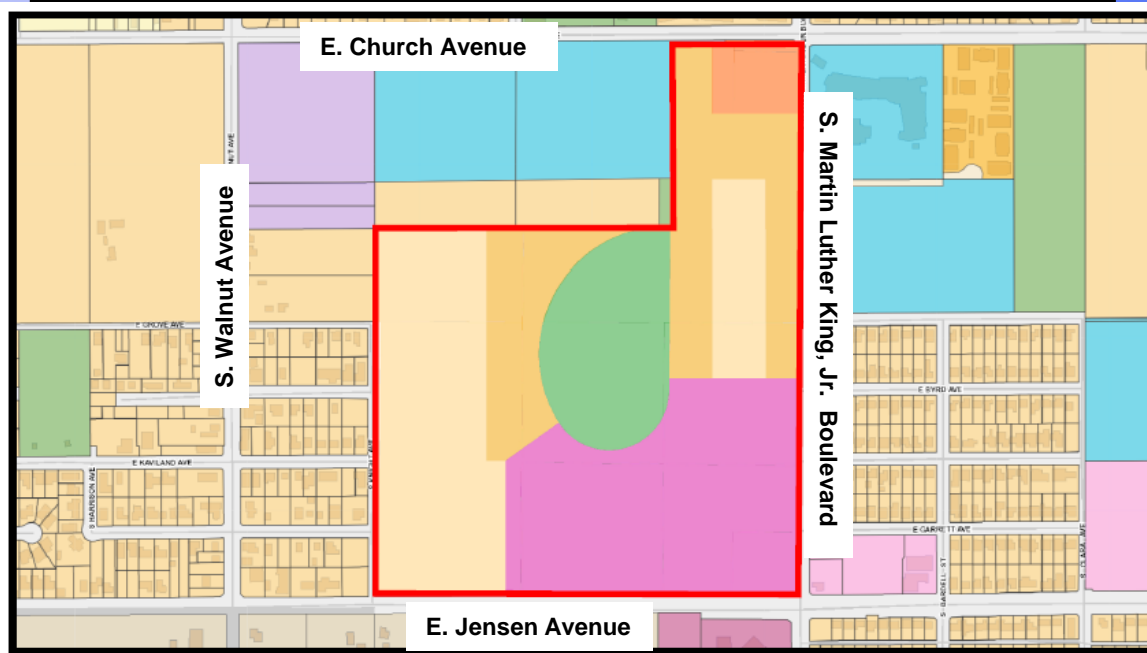
# CURRENT GENERAL PLAN PLANNED LAND USE MAP



# CURRENT ZONING MAP



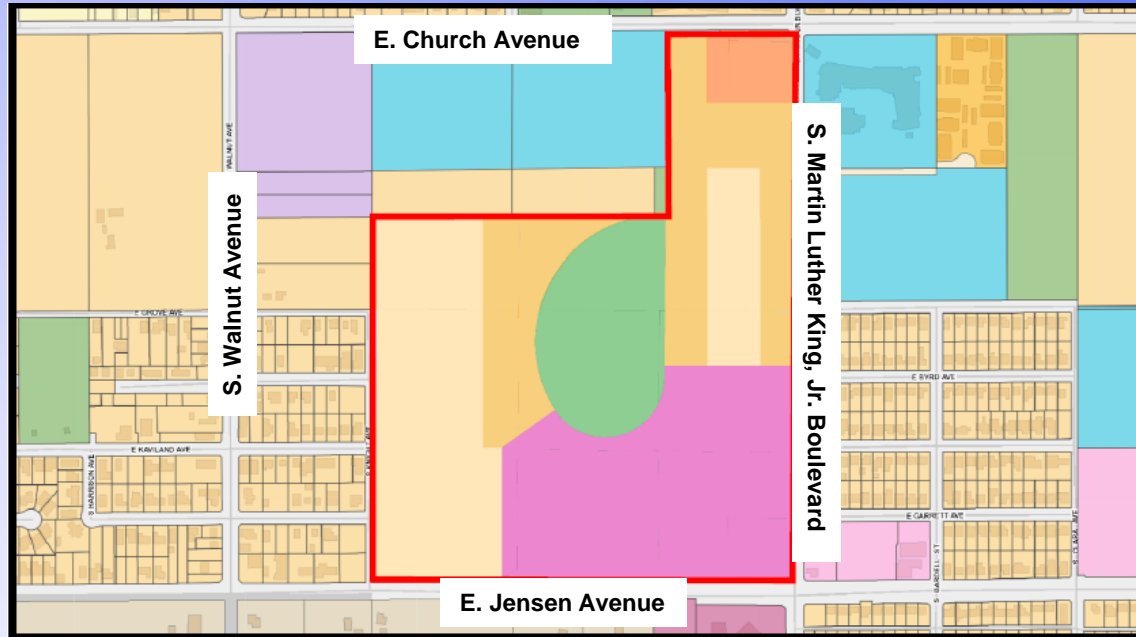
# PROPOSED GENERAL PLAN PLANNED LAND USE MAP



- Community Commercial - 3.08 Acres
- Regional Commercial - 26.96
- Medium High Density Residential - 21.32 acres
- Community Park - 11.74 acres
- Medium Density Residential - 26.58



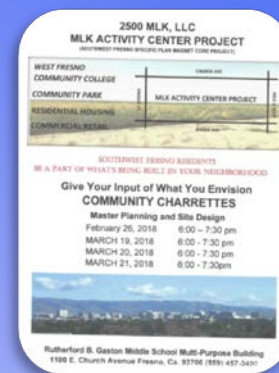
# PROPOSED REZONE



- Community Commercial - 3.08 Acres
- Regional Commercial - 26.96
- RM - 1 (Residential Multi-Family) - 21.32 acres
- Park and Recreation - 11.74 acres
- RS-1 (Residential Single-Family) - 26.58

# PUBLIC INPUT

- ❑ The applicant held the following public meetings prior to submitting Plan Amendment/Rezone Application No. P18-03290:
  1. Discovery Meetings with community stakeholders – February 7, 2018
  2. Multi-Day Charrettes at Rutherford B. Gaston Middle School:
    - ❖ February 26, 2018
    - ❖ March 19, 2018,
    - ❖ March 20, 2018
    - ❖ March 21, 2018
- ❑ In addition to the public meetings held by the applicant, meetings were held through Transform Fresno concerning the \$4.5M allocation for the community park within the project area, and other projects within Downtown, Chinatown, and Southwest Fresno.





# **PUBLIC INPUT, CONTINUED**

- The Airport Land Use Commission approved a finding of consistency of the Plan Amendment/Rezone application at their November 4, 2019 meeting
- Per FMC Section 15-5007-B-2, a Notice of Public Hearing was mailed to surrounding property owners within 1,000 feet on December 23, 2019 for the January 22, 2020 Planning Commission hearing.
- The applicant and City staff met with concerned residents about the proposed project at Rising Star Missionary Baptist Church on Friday, January 10, 2020 at 4:00 p.m.
- City staff has met with residents and Council President Miguel Arias to answer questions from concerned residents living near the project area.
- At the January 22, 2020 Planning Commission meeting, the item was continued to February 5, 2020. A new Notice of Public Hearing was mailed to surrounding property owners within 1,000 feet on January 22, 2020.
- The Plan Amendment/Rezone Application was reviewed by the District 3 Project Review Committee at their regular meeting on November 26, 2019. The Committee recommended approval on a 3-0-1 vote.
- At the request of Council President Miguel Arias, the Plan Amendment/Rezone Application was re-reviewed by the District 3 Project Review Committee at their regular meeting held on January 28, 2020. The Committee reaffirmed their recommendation of approval on a 3-0-2 vote.

# **PUBLIC INPUT, CONTINUED**

Issues raised by community residents:

- Increased density
- Multi-family residential units would be 3-stories
- Connectivity to the community park

# **ASSOCIATED ITEMS**

- Addendum to the previously adopted Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-007/R-17-010/ANX-17-007.
- Development Agreement between the City of Fresno and 2500 MLK LCC



# **STAFF RECOMMENDATION**

1. RECOMMEND APPROVAL (to the City Council) of the adoption of an addendum to the previously adopted Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM-2017-06, dated August 2, 2017.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P18-03290 proposing to amend the Fresno General Plan and the Southwest Fresno Specific Plan to the following designations on the subject parcel: Community Park for 9.51 acres, College for 6.48 acres, Medium Density for 50.18 acres, Regional Commercial for 21.08 acres, and Community Commercial for 2.43 acres to Medium Density Residential for 26.58 acres, Medium High Density Residential for 21.32 acres, Community Park for 11.74 acres, Community Commercial for 3.08 acres, and Regional Commercial for 26.96.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P18-03290 proposing to amend the Official Zone Map to rezone the subject property as follows: from 50.18-acres of RS-5 (Residential Single-Family), 21.08-acres of CR (Regional Commercial), 6.48-acres of PI (Public & Institutional), 2.43-acres of CC (Community Commercial), and 9.51-acres of PR (Park and Recreation) to 26.58-acres to RS-5 (Residential Single-Family), 21.32-acres to RM-1 (Residential Multi-Family), 3.08-acres to CC (Community Commercial), 11.74-acres to PR (Park and Recreation), and 26.96-acres to CR (Regional Commercial).
4. RECOMMEND APPROVAL (to the City Council) of the Development Agreement between the City of Fresno and 2500 MLK LLC, pertaining to future development of real property situated on the northwest corner of East Jensen Avenue and South Martin Luther King, Jr., Boulevard.