

Exhibit B

Date: February 21, 2020 **Project No.:** 190385 / 1
To: City of Fresno Planning and Development Department
From: Jerome Keene, Senior Planner, QK
Subject: Project Description
cc: D.R. Horton
QK Inc.

The following information pertains to the proposed Tentative Subdivision Map, Annexation, and Prezone being filed with the City of Fresno Planning and Development Department. This Project Description describes the details of the proposal and expands on information not within the development application.

The proposed Tentative Subdivision Map (TSM) would allow the applicant, D.R. Horton, the ability to construct a single-family residential subdivision. The proposed TSM intends to create residential lots and the appurtenant infrastructure consistent with the General Plan designation of Medium Density and proposed Zoning designation of RS-5 (Residential Single-Family, Medium Density), respectively. Future development of single-family homes will be consistent with these designations and would be evaluated by the City through the subsequent building permit submittal.

As proposed, the TSM consists of approximately 7.5-acre parcel (APN: 511-011-19) and proposes 38 lots, which is approximately 5.1 units per acre. The TSM proposes primary access from W. Dakota Ave at the south of the proposed subdivision as well as extending West Pontiac Way, allowing access from the neighboring subdivision (Final Subdivision Map 5538). In addition, south of Lot 38, there is a proposed stub street, that will provide access to any future development to the west of the project, when acquired by the neighboring property owner.¹ The project is located within the West Community Plan Area and is not within a Specific Plan Area. Currently the project drains from its high point from the northwest to the south towards W. Dakota Avenue. Currently, there is a storm drain facility approximately west of Lot 5 and the intention has been that the storm drain would be continued into the project to serve the project. However, after discussion with the Fresno Metropolitan Flood Control District (FMFCD), it has been agreed upon that the developer (D.R. Horton) would install storm drain facilities consistent with the FMFCD Master Facilities Plan and connect to the existing 18" storm drain pipe within W. Dakota Avenue in order to satisfy the drainage requirements for the project.

The total annexation area will include parcels APN: 511-011-19 (Project parcel), 511-011-20, and 511-011-06 per the request of Fresno LAFCo. The total annexation is approximately 19.70 acres. In addition, according to Fresno LAFCo's Policies and Procedures, a neighborhood meeting is not required as a part of the annexation process for uninhabited proposals. As specified by Fresno LAFCo, uninhabited proposals contain no more than 11 registered voters. Fresno LAFCo deemed the current annexation proposal as uninhabited.

Table 15-903-1
Lot Standards – Residential Single-Family Districts

RS-5 Lot Dimensions

¹ Pursuant to City of Fresno Development Code Section 15-4107.B Connector Streets.

Minimum lot size (sq.ft.)	4,000
Maximum lot size (sq.ft.) ¹	6,500
Minimum lot width (ft.)	
General standard	35
Corner	40
Reversed Corner	50
Minimum lot depth (ft.)	
General standard	70

Notes: ¹Maximum lot sizes may be exceeded in developments whose overall density does not fall below the approved General Plan density

Source: City of Fresno Development Code, Table 15-903-1: Lot and Density Standards – Residential Single-Family Districts

The proposed TSM is consistent with the General Plan Designation of Medium Density (MD) and the RS-5 Zone District. RS-5 Zone District standards allow for a minimum lot size of 4,000 square feet and a maximum of 6,500 square feet. All lots meet the minimum and maximum lot size thresholds as well as maintain appropriate lot and width standards, which are summarized in Table 1-1.² This will allow for development to meet all setback requirements. As mentioned previously, the density of the proposed TSM would be approximately 5.1 units per acre, which meets the density requirements of the RS-5 District as well as the Medium Density Residential General Plan land use designation of 5.0 to 12.0 dwelling units per acre. Furthermore, it meets the maximum dwelling unit density of one unit per lot depicted in the City of Fresno Housing Element.

No specific architectural style or elevation is proposed at this time; however, it is anticipated that the proposed subdivision will match the neighboring subdivision for continuity. The project proposes to have all entrances to the subdivision built to a local street standard. At the entrance on W. Dakota Avenue the street has an approximate 60-foot width, then tapers down into a 50-foot width. The local streets proposed are consistent with the City of Fresno local street widths standard, as shown below in the City’s Standard Drawing P-56.³ The proposed street layout is designed to provide maximum connectivity to adjacent access points (West Dakota Avenue and West Pontiac Way). The West Pontiac Way access point allows for access from the neighboring subdivision to the east and future access to the west via the addition of stub Street B. This configuration allows better connectivity between developments and encourages future expansion.

² In addition, the following caveat applies to the current project. The proposed project may exceed the maximum lot size threshold only if the overall density does not fall below the approved General Plan density.

³ City of Fresno’s Standard Drawing <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardDrawings2016Feb.pdf>

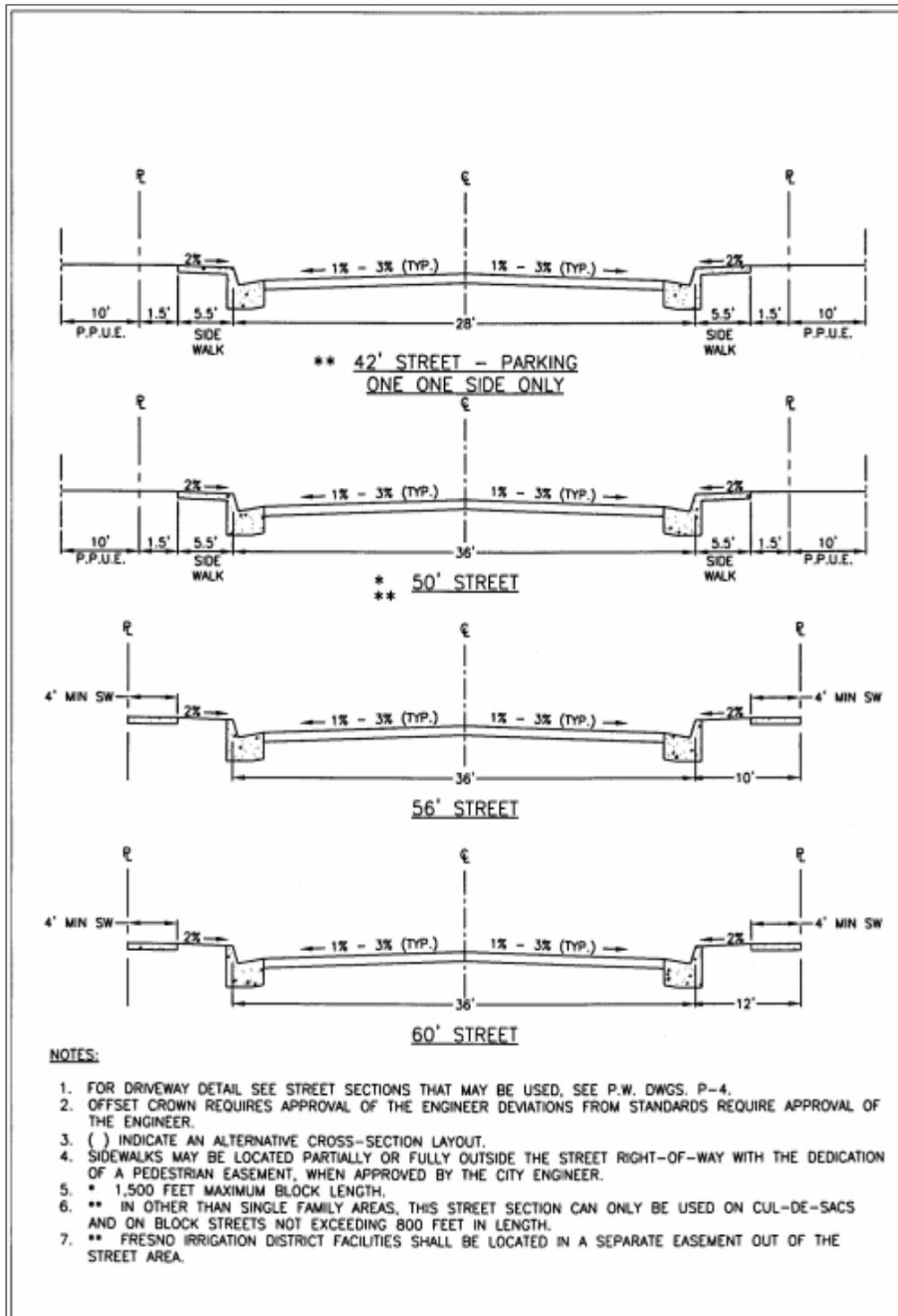


Figure: P-56
City of Fresno Standard Drawing: Local Street Cross Section

The project is within proximity of wet utilities (Sewer, Water, and Storm drain). Upon annexation the subdivision will be served by the City of Fresno for Sewer and Water and Storm drainage will be managed by the Fresno Metropolitan Flood Control District (FMFCD). The project will be able to connect to the 12- inch sewer lateral and 14-inch water lateral located in the West Dakota Avenue right-of-way. Size and design of the sewer and water pipes that will connect to the main laterals will be determined per City's review. The FMFCD has planned a 24-inch storm drainpipe that can serve the project; that will connect to an existing 30-inch lateral in the West Dakota Avenue right-of-way and eventually deposited in Basin AK, southeast of the project. Furthermore, along the northern border of the project, there is a active FID pipeline, that runs the width of the property.

The project will propose the reorganization of the subject parcel into the City of Fresno's jurisdiction. This portion of the collective "project" will consider any necessary detachments that are subject to the property, currently within the County of Fresno, and subsequent annexation into the City of Fresno. In succession with the reorganization, the property will be Prezoned from the County of Fresno's RR/NB (Rural Residential/Neighborhood Beautification) to the City of Fresno RS-5 (Residential Single-Family, Medium Density) zoning designation, which is consistent with the City of Fresno General Plan Land Use Designation of Medium Density Residential⁴.

⁴ See Table 3-2: General Plan Land Use Zoning District Consistency of the City of Fresno General Plan.