

Uptown Apartments

Van Ness & Stanislas, Fresno, CA

27 May, 2021



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Planned Development Permit (PD P21-01805):

Operational Statement (Rev 2):

Uptown LP is proposing to construct a high-end mixed-use development which will contribute to the vibrancy of the downtown area. The project will be seeking market rate rents. Each dwelling unit will be provided with on-site enclosed garages. The dwelling units will consist of a mix of live-work loft units, single bedroom and two-bedroom units. Street facing balconies are being provided to stimulate activity on the street frontage in an effort to contribute to the vibrancy of downtown. Retail space is provided along Van Ness, the primary traffic arterial. Parking for the retail space is proposed to be provided off-site. We are proposing that Stanislaus and "L" Street be reconfigured to provide for diagonal parking. This Project site is physically suitable for the type and intensity of the land use being proposed.

The project proposes to vacate the alley, and turn it into Green Space, will create the sense of a self-contained Community. This would enhance the urban character of the complex and benefit the Downtown, by creating one homogeneous facility. It would allow for the Community to be secured at the entire perimeter with ornamental metal fencing, that would have pedestrian and vehicular gates, accessible by Smart devices. This would allow the residents to walk safely from one building to another, connecting the outdoor recreation and social spaces, without the alley that separates the community into two Neighborhoods. This would help overcome the perceived Downtown concern of safety at night and weekends, and the lack of security.

The project will benefit the Downtown, by fulfilling the desire for residential units. The project will benefit the tenants, by fulfilling the desire to live and work in an Urban environment, with secure outdoor social gathering areas. The project will help the City of Fresno move toward a more successful and vibrant Downtown.

Supplemental Information form:

See attached

Planned Development Application Supplemental Information

The following items must be submitted in order to process your application. Please submit this on a separate document if additional space is needed.

Code Section or Plan Policy #	Description of standard of requirement	Requested Modification	Describe how proposed modification is demonstratively superior and will achieve superior community design, environmental preservation, and/or substantial public benefit
15-1504-L-3	Existing streets and alleys shall not be removed or vacated, except for street or alley fragments that no longer connect to adjacent streets or provide access to adjacent properties.	Remove and vacate the Van Ness-L Street alley.	See revised operational statement dated 5-13-21 with requested information

On a separate piece of paper please provide sufficient information to support the following findings:

- The proposed development is consistent with the General Plan, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply;
- The subject site is physically suitable for the type and intensity of the land use being proposed;
- The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit.