



Legislation Details

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Type: Action Item **Status:** Agenda Ready

File created: 11/13/2019 **In control:** City Council

On agenda: 12/5/2019 **Final action:** 12/5/2019

Title: HEARING to consider Prezone Application No. P18-03343; Annexation Application No. P18-03263; Planned Development Permit Application No. P18-03739; Vesting Tentative Tract Map No. 6224 (P18-03724); and related Environmental Assessment No. P18-03724 for approximately 69.15 acres of property located on the east side of North Temperance Avenue, between East Shields and East Clinton Avenues. (Council District 4) - Planning and Development Department.

- ADOPT the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. P18-03724 dated August 16, 2019 for purposes of the proposed project.
- BILL - (For introduction and adoption) - Approving Prezone Application No. P18-03443 proposing to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the Fresno County AE-20 (Exclusive Agriculture)(±69.15 acres) to the RS-3/ANX/EA/UGM (Residential Single Family, Low Density/Annexed Rural Residential Transitional/Expressway Area/Urban Growth Management)(±11.85 acres), RS-4/EA/UGM (Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management)(±23 acres) and RS-5/EA/UGM (Residential Single Family, Medium Density/Expressway Area/Urban Growth Management)(±34.3 acres) zone districts in accordance with the Fresno General Plan Land Use Map.
- RESOLUTION - Approving Annexation Application No. P18-03263 to initiate annexation proceedings for the Shields-Temperance No. 2 Reorganization proposing incorporation of the subject property within the City of Fresno; and, detachment from the Kings River Conservation District and Fresno County Fire Protection District.
- APPROVE - Planned Development Permit Application No. P18-03739 proposing to modify the RS-4/EA/UGM (Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management) and RS-5/EA/UGM (Residential Single Family, Medium Density/Expressway Area/Urban Growth Management) zone district development standards to allow for reduced front and rear yard setbacks, reduced lot sizes and increased lot coverage for the proposed single family residences; as well as a Density Transfer in accordance with Section 15-310-C of the Fresno Municipal Code.
- APPROVE - Vesting Tentative Tract Map No. 6224 (P18-03724) proposing to subdivide a ±57.3 acre portion of the subject property for the purpose of creating a 349-lot single-family residential development subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the City Council dated December 5, 2019.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit A Vicinity Map, 2. Exhibit B Aerial Map, 3. Exhibit C Public Hearing Notice Map, 4. Exhibit D Planned Land Use Map, 5. Exhibit E Prezone Exhibit, 6. Exhibit F Director Initiated Overlay District Map, 7. Exhibit G Project Application, 8. Exhibit H Project Information Tables, 9. Exhibit I Vesting Tentative Tract Map No. 6224 and Planned Development Permit Site Plan dated December 10, 2018, 10. Exhibit J Conditions of Approval for T-6224 dated December 5, 2019 including Comments and Requirements from Responsible Agencies, 11. Exhibit K Fresno Municipal Code Findings, 12. Exhibit L Environmental Assessment No T-6224 dated August 16, 2019, 13. Exhibit M City Council Resolution for Annexation Application No P18-03263, 14. Exhibit N City Council Ordinance Bill for Pre-zone Application No P18-03443, 15. Exhibit O Conceptual Park Plan, 16. Exhibit P Presentation, 17. Additional Information - Signed petition_Redacted.pdf, 18. Additional Information - Two letters.pdf

Date	Ver.	Action By	Action	Result
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12/5/2019

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City Council

adopted

Pass