



Legislation Details

File #: ID16-858 **Version:** 1 **Name:**

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

File created: 7/15/2016 **In control:** Planning Commission

On agenda: 11/17/2016 **Final action:**

Title: HEARING to consider Plan Amendment Application No. A-16-005, Rezone Application No. R 16 006, Development Permit Application No. D-16-031 and related Environmental Assessment No. A-16-005/R-16-006/D-16-031, filed by Nick Yovino Jr. of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC. These applications pertain to approximately ±2.27 acres of property located on the south side of E. Shepherd Avenue between N. Millbrook and N. Cedar Avenues.

a. Adopt the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-005/R-16-006/D-16-031 dated June 3, 2016.

b. RESOLUTION - Approving Plan Amendment Application No. A-16-005 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject property from Medium Low Density Residential planned land use to the Medium High Density Residential planned land use designation.

c. BILL (For introduction and adoption) - Approving Rezone Application No. R-16-006 to rezone the subject property from the RS-4/UGM (Residential Single Family, Medium low Density/Urban Growth Management) zone district to the RM-1/UGM (Residential Multiple Family, Medium High Density/Urban Growth Management) zone district.

d. Approve Development Permit Application No. D-16-031 proposing a gated, 32-unit multiple family residential development in three buildings with enhanced architectural features, including concrete roof tiles, stucco and stone veneers, decorative railings and window treatments, and courtyards central to each building. Landscaping for the project is dense along property lines to promote privacy and within the project to compliment architectural features and a colored concrete entry drive, landscaping, and wrought iron fencing along East Shepherd Avenue., subject to the Conditions of Approval dated July 6, 2016, as amended by Planning Commission and as Amended by the revised Exhibit A dated October 31, 2016.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A, 2. PC Rpt VII-A.pdf

Date	Ver.	Action By	Action	Result
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