



Legislation Details

File #:	ID 20-0035	Version:	2	Name:	
Type:	Action Item	Status:		Agenda Ready	
File created:	12/27/2019	In control:		Planning Commission	
On agenda:	1/8/2020	Final action:		1/8/2020	
Title:	Consideration of Rezone Application No. P19-00801; Annexation Application No. P19-00843; Planned Development Permit Application No. P19-00846; Vesting Tentative Tract Map Nos. 6201/UGM & 6235/UGM; and, related Environmental Assessment No. P19-00801/P19-00843/P19-00846/T-6201/T-6235 pertaining to ±125 acres of property located on the east side of North Armstrong Avenue between East Clinton and East Olive Avenues (Council District 4)				

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. P19-00801/P19-00843/P19-00846/T-6201/T-6235 dated December 23, 2019 for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P19-00801 proposing to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AE-20 (Exclusive 20-acre Agricultural District) to the City of Fresno RS-3/UGM/ANX (Residential Single Family, Low Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay) & RS-5/UGM/ANX (Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay) zone districts in accordance with the Fresno General Plan; and subject to, the Pre-zone Exhibit and adoption of the Fresno Municipal Code Findings included within the Staff Report to the Planning Commission dated November 20, 2019.
3. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. P19-00843 to initiate annexation proceedings for the McKinley-Armstrong 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 with the Fresno County Local Agency Formation Commission (LAFCO); subject to, adoption of the Fresno Municipal Code Findings, and compliance with the Conditions of Approval for Vesting Tentative Tract Map Nos. 6201/UGM and 6235/UGM, included within the Staff Report to the Planning Commission dated November 20, 2019.
4. RECOMMEND APPROVAL (to the City Council) of Planned Development Permit Application No. P19-00846 proposing the creation of a public street planned development to establish custom development standards and authorize a density transfer within the subdivision boundaries of Vesting Tentative Tract Map Nos. 6201/UGM and 6235/UGM to achieve an overall density of approximately 6.50 dwelling units per acre; subject to, adoption of the Fresno Municipal Code Findings, and compliance with the Conditions of Approval for Vesting Tentative Tract Map Nos. 6201/UGM and 6235/UGM, included within the Staff Report to the Planning Commission dated November 20, 2019.
5. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6201/UGM proposing to subdivide an approximately 39.51 net acre portion of the subject property for the purpose of creating a 257-lot single-family residential development; subject to, adoption of the Fresno Municipal Code Findings, and compliance with the Conditions of Approval, included within the Staff Report to the Planning Commission dated November 20, 2019.
6. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6235/UGM proposing to subdivide an approximately 18.90 net acre portion of the subject property for the purpose of creating a 122-lot single-family residential development; subject to, adoption of the Fresno Municipal Code Findings, and compliance with the Conditions of Approval, included within the Staff Report to the Planning Commission dated November 20, 2019.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Vicinity Map, 2. Exhibit B - Aerial Photograph, 3. Exhibit C - Public Hearing Notice Radius Map, 4. Exhibit D - Project Information Tables, 5. Exhibit E - Fresno General Plan Planned Land Use Map, 6. Exhibit F - Proposed Pre-zone Exhibit, 7. Exhibit G - Proposed Annexation Boundary Exhibit, 8. Exhibit H - Concept Plan Connectivity Map, 9. Exhibit I - Maps for Vesting Tentative Tract Nos. 6201 & 6235, 10. Exhibit J - Planned Development Permit Plans, 11. Exhibit K - Draft Conditions of Approval for Vesting Tentative Tract Map No. 6201 & 6235, 12. Exhibit L - Fresno Municipal Code Findings, 13. Exhibit M - Environmental Assessment dated December 23, 2019, 14. Exhibit N - Public Petitions & Letters, 15. Exhibit O - Proposed Project Revisions for Neighbors.pdf

Date	Ver.	Action By	Action	Result
1/8/2020	1	Planning Commission	approved	Pass