



## Legislation Details

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<b>File #:</b>	ID19-11208	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Action Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	8/23/2019	<b>In control:</b>		Planning Commission	
<b>On agenda:</b>	9/4/2019	<b>Final action:</b>		9/4/2019	

**Title:** Consideration of Prezone Application No. P18-03343; Annexation Application No. P18-03263; Planned Development 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.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. P18-03724 dated August 16, 2019 for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of 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 Planned Land Use Map.
3. RECOMMEND APPROVAL (to the City Council) of 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.
4. RECOMMEND APPROVAL (to the City Council) of 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.
5. RECOMMEND APPROVAL (to the City Council) of 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 Planning Commission dated September 4, 2019.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A Vicinity Map, 2. Exhibit B Aerial Photograph of Site, 3. Exhibit C Public Hearing Notice Radius Map, 4. Exhibit D Existing Planned Land Use Map, 5. Exhibit E Existing-Proposed Rezone, 6. Exhibit F Overlay District Map, 7. Exhibit G Project Application, 8. Exhibit H Project Information Tables, 9. Exhibit I Vesting Tentative Tract Map 6224 (12-10-18), 10. Exhibit J Conditions Of Approval for T-6224, 11. Exhibit K Fresno Municipal Code Findings, 12. Exhibit L Environmental Assessment

No. T-6224

<b>Date</b>	<b>Ver.</b>	<b>Action By</b>	<b>Action</b>	<b>Result</b>
9/4/2019	1	Planning Commission	approved	Fail