



Legislation Details

File #: ID17-729 **Version:** 1 **Name:**
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On agenda: 5/25/2017 **Final action:** 5/25/2017

Title: HEARING to consider Plan Amendment Application No. A-16-014; Rezone Application No. R-16-013; Vesting Tentative Tract map No. 6165/UGM; associated Environmental Assessment No. A-16-014/R-16-013/T-6165; and, a Development Agreement by and between the City of Fresno and High and Mighty Farms, Inc., Courthouse California, LLC., and Nancy M. Dunlap, Trustee of the Ruth Martori Non-QTIP Marital Trust (Council District 5)

a. ADOPT the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-014/R-16-013/T-6165 dated October 21, 2016 for purposes of the proposed project.

b. RESOLUTION - Approving Plan Amendment Application No. A-16-014 proposing to amend the Fresno General Plan and the Roosevelt Community Plan to change the planned land use designations for the subject property from Medium-Low Density Residential (±22 acres), Medium Density Residential (±35 acres), Urban Neighborhood Residential (±15 acres), and Open Space/Neighborhood Park with a dual designation of Urban Neighborhood Residential (±6 acres) to Medium Density Residential (±63 acres), Residential Multi-Family Urban Neighborhood (±5 acres), Community Commercial (±7 acres), and Open Space/Neighborhood Park with a dual designation of Medium Density Residential (±3 acres).

c. BILL - (For introduction and adoption) - Approving Rezone Application No. R-16-013 proposing to amend the Official Zone Map to reclassify the ±78 acres from RS-4 (Residential Single Family, Medium-Low Density) (±22 acres), RS-5 (Residential Single Family, Medium Density) (±35 acres), and RM-2 (Residential Multi Family Urban Neighborhood) (±21 acres) to RS-5 (Residential Single Family, Medium Density) (±63 acres), RM-2 (Residential Multi Family Urban Neighborhood) (±5 acres), CC (Commercial-Community) (±7 acres), and PR (Parks and Recreation) (±3 acres).

d. APPROVE Vesting Tentative Tract Map No. 6165/UGM proposing to subdivide an approximately 39.58 acre portion of the subject property for the purpose of creating a 208-lot conventional 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 May 25, 2017.

e. BILL - (For introduction) - Approving the Development Agreement by and between the City of Fresno and High and Mighty Farms, Inc., Courthouse California, LLC., and Nancy M. Dunlap, Trustee of the Ruth Martori Non-QTIP Marital Trust dated July 26, 1994 for the future development of the approximately 78 acre subject property.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit A - A-16-014, R-16-013, T-6165 - Vicinity Map.pdf, 2. Exhibit B - 2015 Aerial.pdf, 3. Exhibit C - Public Hearing Notice Radius Map.pdf, 4. Exhibit D - Fresno General Plan Planned Land Use Map.pdf, 5. Exhibit E - A-16-014 - Proposed.pdf, 6. Exhibit F - R-16-013 - Proposed.pdf, 7. Exhibit G - Project Information Tables.pdf, 8. Exhibit H - Vesting Tentative Tract Map No. 6165.pdf, 9. Exhibit I - Conditions of Approval for T-6165.pdf, 10. Exhibit J - FMC Findings.pdf, 11. Exhibit K - Environmental Assessment No. A-16-014, R-16-013, T-6165 & Addendum.pdf, 12. Exhibit L - A-16-014 - PC Reso 13445.pdf, 13. Exhibit M - R-16-013 - PC Reso 13446.pdf, 14. Exhibit N - T-6165 - PC Reso 13447.pdf, 15. Exhibit O - A-16-014 - CC Reso.pdf, 16. Exhibit P - R-16-013 - CC Ord Bill.pdf, 17. Exhibit Q - The Oaks DA - CC Ord Bill.pdf, 18. Exhibit R - The Oaks DA.pdf, 19. 5-25-17 - Supplement - Reso for Application No. A-16-014.pdf

Date	Ver.	Action By	Action	Result
5/25/2017	1	City Council	approved	Pass