



## Legislation Details

**File #:** ID 20-00110    **Version:** 1    **Name:**  
**Type:** Action Item    **Status:** Agenda Ready  
**File created:** 1/13/2020    **In control:** Planning Commission  
**On agenda:** 2/5/2020    **Final action:**  
**Title:** Hearing to consider Plan Amendment Application No. P18-03290, Rezone Application No. P18-03290, Development Agreement, and related Environmental Assessment No. P18-3290 filed by Daniel J. Zoldak of Lars Andersen & Associates on behalf of Sylvesta Hall of 2500 MLK, LLC, which proposes to re-designate ±89.68 acres of existing land, previously analyzed under approved Plan Amendment Application No. A-17-007. The proposed development is entitled "West Creek Village Mixed-Use Project." (Council District 3)

1. RECOMMEND APPROVAL (to the City Council) of the adoption of an addendum to the previously adopted Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM-2017-06, dated August 2, 2017.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P18-03290 proposing to amend the Fresno General Plan and the Southwest Fresno Specific Plan to the following designations on the subject parcel: Community Park for 9.51 acres, College for 6.48 acres, Medium Density for 50.18 acres, Regional Commercial for 21.08 acres, and Community Commercial for 2.43 acres to Medium Density Residential for 26.58 acres, Medium High Density Residential for 21.32 acres, Community Park for 11.74 acres, Community Commercial for 3.08 acres, and Regional Commercial for 26.96.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P18-03290 proposing to amend the Official Zone Map to rezone the subject property as follows: from 50.18 acres of RS-5 (Residential Single-Family), 21.08 acres of CR (Regional Commercial), 6.48 acres of PI (Public & Institutional), 2.43 acres of CC (Community Commercial), and 9.51 acres of PR (Park and Recreation) to 26.58 acres to RS-5 (Residential Single-Family), 21.32 acres to RM-1 (Residential Multi-Family), 3.08 acres to CC (Community Commercial), 11.74 acres to PR (Park and Recreation), and 26.96 acres to CR (Regional Commercial).
4. RECOMMEND APPROVAL (to the City Council) of the Development Agreement between the City of Fresno and 2500 MLK LLC, pertaining to future development of real property situated on the northwest corner of East Jensen Avenue and South Martin Luther King, Jr., Boulevard.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A Vicinity Map, 2. Exhibit B Aerial Photograph of Site, 3. Exhibit C Existing Planned Land Use Map, 4. Exhibit D Existing Zoning Map, 5. Exhibit E Proposed Plan Amendment, 6. Exhibit F Proposed Rezone, 7. Exhibit G Public Hearing Notices and Map, 8. Exhibit H Conceptual Map, 9. Exhibit I Operational Statement, 10. Exhibit J Trip Generation and Analysis, 11. Exhibit K - Fresno Municipal Code Findings, 12. Exhibit L Environmental Assessment, 13. Exhibit M Neighborhood Meeting Materials and Minutes, 14. Exhibit N DRAFT Development Agreement (DA), 15. Exhibit O District 3 Project Review Committee Vote Sheets, 16. Exhibit P Transform Fresno Project Award Summary, 17. Exhibit Q PowerPoint Presentation

Date	Ver.	Action By	Action	Result
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