

Exhibit B

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

T-6475 is being submitted by Connor Callaway of Lennar Homes on behalf of Lennar Homes of Ca, LLC and pertains to 8.73 acres of property located at 2045 N. Armstrong Avenue
APN: 574-130-050 and is zoned RS-5 with a planned land use of Single Family Residential

The applicant is requesting authorization to:

Tentative Parcel Map Submission

The proposed development will consist of

53 detached single family homes.

The existing site currently consists of Vacant Land with zero existing parking spaces

The proposed hours of operation are from N/A to N/A on N/A

Other facts pertinent to this project are as follows:

Lennar Homes of California, LLC is proposing 53 single family community at 2045 N. Armstrong. The community is RS5 zoning with medium density. The Tract number for this project is T-6475. The proposed 53 lot single family home community will be developed on 7.91 acres of land with a 0.82 remainder. The proposed community will have no impact on the surrounding communities to the west of the proposed project. The community will have no impact on VMT.

Noise will be generated during construction of the community. The proposed community is currently vacant land with no parking. No hazardous materials are found on the property. The property will include a tentative map and planned development which has not been submitted to the City of Fresno for review at this time.

- Project Narrative:** *(communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.)*

APPL. NO. <u>T-6475</u>	EXHIBIT <u>O</u>	DATE <u>12/20/2024</u>
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

Planned Development Application Supplemental Information

The following items must be submitted in order to process your application. Please submit this on a separate document if additional space is needed. Indicate what standards are being requested to be modified and the findings to support the modification.

Code Section or Plan Policy #	Description of standard of requirement	Requested Modification	Describe how proposed modification is demonstratively superior and will achieve superior community design, environmental preservation, and/or substantial public benefit
15-903	RS-5 Zoning Requires 4000 SQ FT lot minimum	Requesting RS-5 Lots smaller than 4000 SQ FT	Modification request will abide by Fresno General Plan and be consistent with the other communities that surround the parcel. Lennar offers state of the art housing designs at different price points. community will have open space and trails throughout the community.
15-313	RS-5 Zoning requires minimum 10 ft rear yard set back.	Requesting RS-5 Setbacks at a minimum of 5 FT.	
		Proposing 47' wide interior street w/ 2' PE on both sides for Peralta Way.	

On a separate piece of paper please provide sufficient information to support the following findings:

- The proposed development is consistent with the General Plan, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply;
- The subject site is physically suitable for the type and intensity of the land use being proposed;
- The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit.
- The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors should be considered:
 - (1) Appropriateness of the use(s) at the proposed location;
 - (2) The mix of uses, housing types, and housing price levels;
 - (3) Provision of infrastructure improvements;
 - (4) Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code;
 - (5) Connectivity to public trails, schools, etc.;
 - (6) Compatibility of uses within the development area;
 - (7) Creativity in design and use of land;
 - (8) Quality of design, and adequacy of light and air to the interior spaces of the buildings; and,
 - (9) Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.