City of FRESNO

REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VII-A

COMMISSION MEETING 12/7/11

DEPARTMENT DIRECTOR M. Scott Interim

December 7, 2011

FROM: KEVIN FABINO, Planning Manager
Development & Resource Management Department

SUBJECT: CONSIDERATION OF PLAN AMENDMENT APPLICATION NO. A-11-007; REZONE APPLICATION NO. R-11-009; OFFICIAL PLAN LINE; AND, RELATED ENVIRONMENTAL ASSESSMENT NO. A-11-007/R-11-009/OPL/TPM 2007-28

RECOMMENDATION

Staff recommends to Planning Commission a continuance of this matter until December 21, 2011.

EXECUTIVE SUMMARY

Plan Amendment Application No. A-11-007, Rezone Application No. R-11-009, Official Plan Line and Tentative Parcel Map No. 2007-28 applications have been filed by Trident Realty Partners, LLC and Sol Development Associates, LLC, and pertain to approximately 37.79 acres of property (4 parcels) located on the northwest corner of East Herndon and North Willow Avenues.

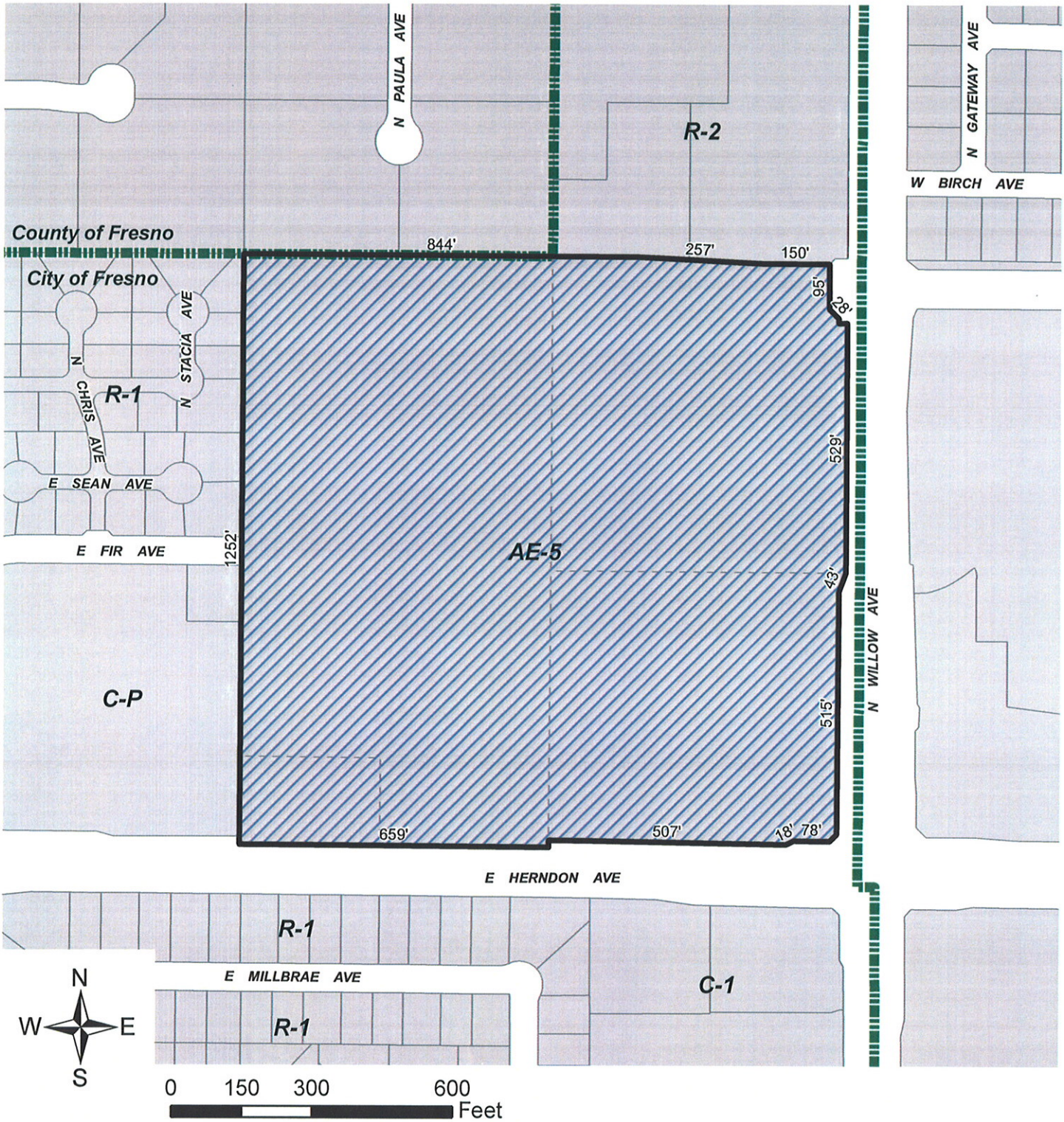
Plan Amendment Application No. A-11-007 proposes to amend the 2025 Fresno General Plan and Woodward Park Community Plan from the commercial business park planned land use designation to the community commercial planned land use designation and adoption of an Official Plan Line for the alignment of a planned major street (arterial) segment.

Rezone Application No. R-11-009 proposes to reclassify the property from the AE-5/UGM (Five Acre Agricultural/Urban Growth Management) to the C-2/EA/UGM (Community Shopping Center/Expressway Area/Urban Growth Management) zone district to allow for the development of the property with retail shopping center.

The applicants, with staff concurrence, are making this recommendation based upon the need for more time to complete the finishing technical engineering drawings for the purpose of legally establishing the roadway geometrics.

Attachments: Attachment A - Vicinity Map

EXHIBIT A



R-11-009
APN: 404-083-33, 34, 35 and 42
7007 North Willow Avenue

City Limits

AE-5/UGM to C-2/UGM, 36.51 Acres