



# REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VII.B.

COMMISSION MEETING 03/21/12

APPROVED BY



DEPARTMENT DIRECTOR

March 21, 2012

FROM: MIKE SANCHEZ, Planning Manager  
Development Services Division

BY: WILL TACKETT, Planner III  
Development Services Division

SUBJECT: CONSIDERATION OF PLAN AMENDMENT APPLICATION NO. A-11-012;  
REZONE APPLICATION NO. R-11-018; CONDITIONAL USE PERMIT  
APPLICATION NO. C-11-178; VESTING TENTATIVE TRACT MAP NO.  
6003/UGM; AND, RELATED ENVIRONMENTAL ASSESSMENT NO. A-11-012/R-  
11-018/C-11-178/T-6003.

## RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. (Recommend continuance to April 04, 2012.)

## EXECUTIVE SUMMARY

The McCaffrey Group (Ciao Properties, LLC), has filed Plan Amendment Application No. A-11-012, Rezone Application No. R-11-018, Conditional Use Permit Application No. C-11-178, and Vesting Tentative Tract Map No. 6003/UGM pertaining to approximately 13.83 net acres (16.79 gross acres) of property located on the southeast corner of the intersection of East Copper and North Maple Avenues.

Plan Amendment Application No. A-11-012 proposes to amend the 2025 Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject property from the Neighborhood Commercial planned land use designation to the Medium Density Residential (4.99-10.37 dwelling units per acre) planned land use designation. Rezone Application No. R-11-018 proposes to rezone the subject property from the C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/with conditions of zoning*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.

These applications have been filed in order to facilitate approval of a proposed 118-lot single family residential, gated, private street planned development on the subject property at an overall density of approximately 8.53 dwelling units per acre in accordance with Conditional Use Permit Application No. C-11-178 and Vesting Tentative Tract Map No. 6003/UGM. Two outlots are also proposed to be dedicated for private street and common open space purposes.

At the previously scheduled meeting for consideration of this item, the Planning Commission continued the matter to March 21, 2012 with direction to staff and the project applicant to facilitate a neighborhood meeting in order to consider and address public commentary and concerns regarding the proposed project, the prospective change in land use, and potential interface with the existing residences located adjacent to the subject property. Both staff and the applicant have participated in further outreach to property owners within the vicinity and a neighborhood meeting has been scheduled and noticed for March 19, 2012. The request for continuance will provide appropriate opportunity for staff and the applicant to consider further testimony provided at the neighborhood meeting for the purposes of any further analyses which may be necessitated; and, to incorporate any potential revisions and/or modifications to the project which may address any of the concerns which may be raised and minimize any potential conflicts which may be perceived to result from the project.