

# VESTING TENTATIVE TRACT MAP NO. 6360 PROJECT

**Date:** May 3, 2024  
**To:** Fresno County Airport Land Use Commission  
**Contact:** Chris Lang, Supervising Planner  
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## PROJECT OVERVIEW

Vesting Tentative Tract Map No. 6360 was filed by Kyle Allington of Harbour & Associates, on behalf of Wilson Homes and pertains to approximately 28.6 acres of property located at the northeast corner of the East McKinley Avenue Alignment and North Armstrong Avenue. The project proposes the development of 326 single-family residential lots within a gated subdivision with private streets.

Plan Amendment/Rezone Application No. P22-00388 is proposing to amend the Fresno General Plan from the Low Density Residential (1-3.5 Dwelling Units Per Acre) land use to Medium Density Residential (5-12 Dwelling Units Per Acre), and the Official Zone Map from the RS-3 (*Single Family Residential, Low Density*) zone districts to the RS-5 (*Single Family Residential, Medium Density*) zone district. The proposed project would be developed at approximately 11.4 dwelling units per acre, and is consistent with uses allowed within this zoning district.

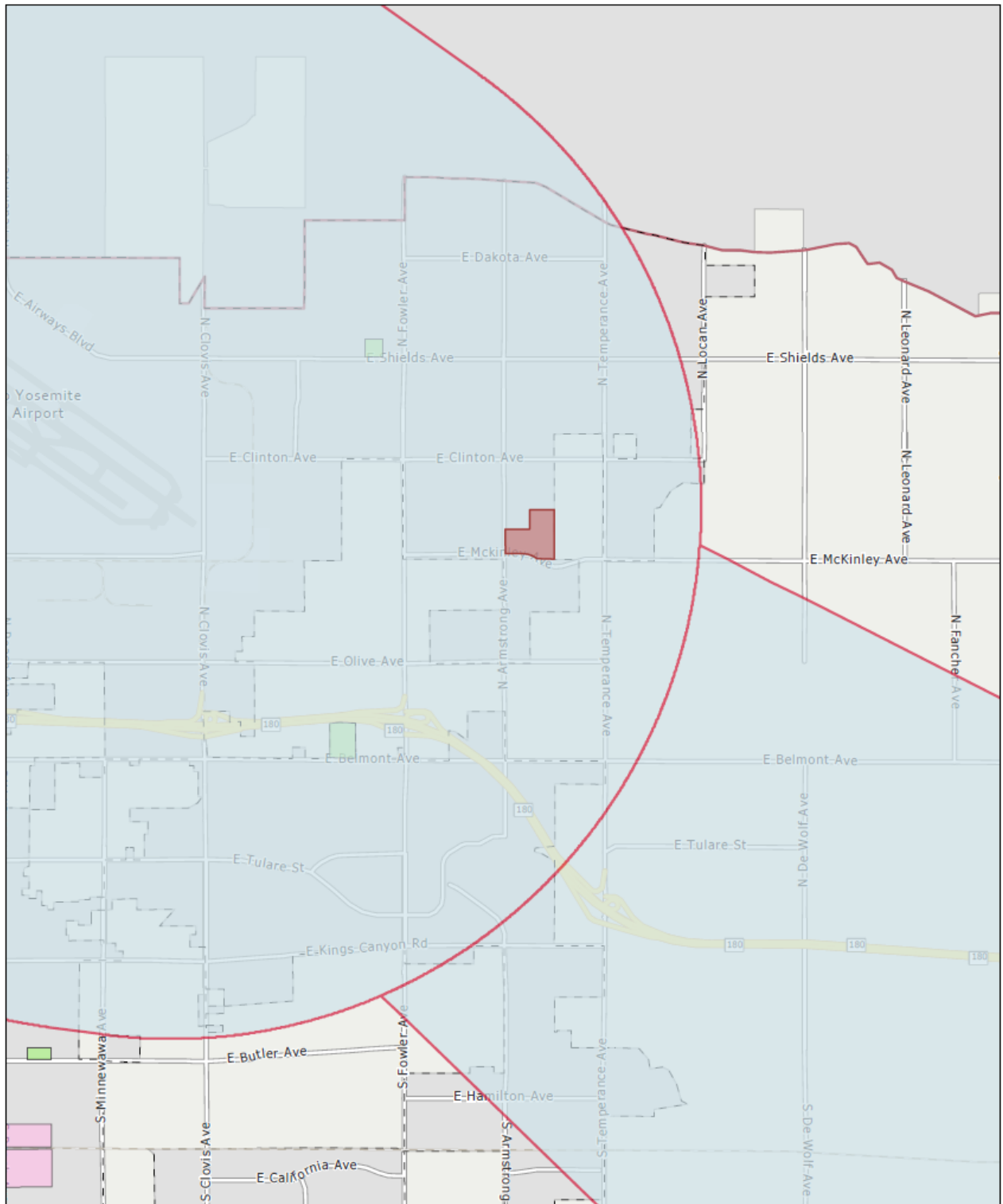
Planned Development Permit P22-00387 proposes a private gated subdivision with modified development standards, private streets, and open space/recreational facilities within the community. The maximum permitted building height in the RS-5 zone district is 35 feet, and the proposed planned development does not propose to modify the maximum height limit within the subdivision. An Environmental Impact Report is being prepared for the project.

Pursuant to §15-5808 of the Fresno Municipal Code, the ALUC shall review all Rezones and Plan Amendments that are within the ALUC's purview.

## Project Location

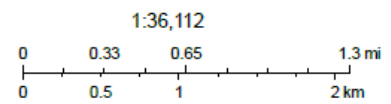
The proposed project is located at 2084 North Armstrong Avenue S/A, Fresno, CA (APNs: 574-140-04 & 05). The subject property is located on the northeast corner of the East McKinley Avenue Alignment and North Armstrong Avenue and is located within the Fresno Yosemite International Airport Influence Area.

# Airport Influence Area



5/6/2024, 9:22:33 AM

- Subject Property
- Airport Influence Area
- Parks**
- 

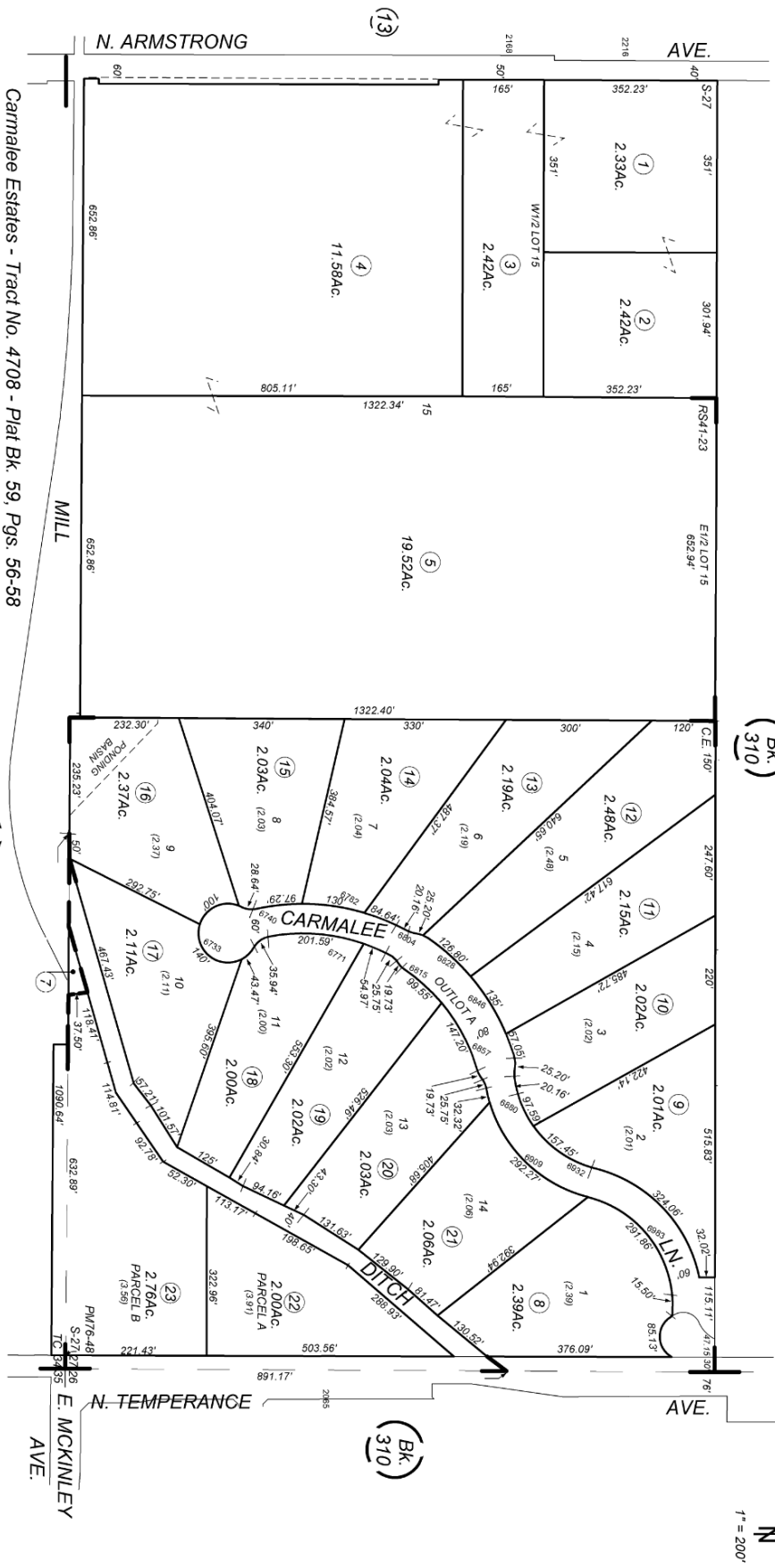


*NOTE-*  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

**SUBDIVIDED LAND IN POR. SEC. 27, T.13S., R.21E., M.D.B.&M.**

Tax Rate Area  
5-469  
76-052

**574-14**



Carmalee Estates - Tract No. 4708 - Plat Bk. 59, Pgs. 56-58  
Parcel Map No. 8199 - Bk. 76, Pgs. 48-50  
Record of Survey - Bk. 41, Pg. 23  
Subdivision of Sec. 27, T.13S., R.21E., M.D.B.&M. - Plat Bk. 5, Pg. 14  
Temperance Colony - Plat Bk. 2, Pg. 7

5/11/2021

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 574 - Pg. 14  
County of Fresno, Calif.

