



CONCEPTUAL SITE PLAN

# CLINTON/99 MULTIFAMILY PROJECT

PREPARED FOR:  
HACIENDA HOUSING, LP

June 6, 2022

PREPARED BY:



## PROJECT DESCRIPTION

Hacienda Housing, LP proposes to develop multifamily housing on the vacant ~4.6 acre portion of the Hacienda site at the northwestern corner of the Highway 99 and Clinton Avenue interchange. To this end, a Rezone and General Plan Amendment are proposed which will change the zoning and planned land use of parcels 44208128 and 44208104 from CG—*Commercial General* to CMX—*Corridor Mixed Use*. The development of the housing will also require a Development Permit, which will be submitted concurrently.

The project would consist of 15 individual buildings, most of which would contain 12 units. The construction type will be 3-story wood-framed (Type V) walk ups with a single stair and no elevator. All ground floor units will be accessible as required by the Americans with Disabilities Act.

The proposed site plan places all parking at the perimeter of the site to create a quiet, car-free space in the center. The parking areas, apartment buildings, and a central plaza would all be connected by shaded walking paths. While the site is fairly isolated and this sector of Fresno is not particularly walkable, the internal layout of the project is intended to be very comfortable for people on foot. A pedestrian connection will be provided to the original Hacienda complex. The Spanish Colonial architectural style of the original Hacienda complex will be continued into this new project for continuity and aesthetic appeal.

The project site is located within the far eastern edge of the proposed West Area Neighborhoods Specific Plan. Nearby land uses are varied in nature and include multifamily residential, single family residential, rural residential, general heavy commercial, neighborhood commercial, and light industrial. Highway 99 provides excellent connectivity to regional jobs and services for residents who drive, while FAX Route 39 provides connectivity to central Fresno, the airport, the Bus Rapid Transit System, and Downtown for those who use public transit.

## PROJECT DATA

SITE AREA (SQ FT)	199,512
SITE AREA (ACRES)	4.6
GROSS BUILDING FLOOR AREA (SQ FT)	141,578
NET LEASABLE BUILDING FLOOR AREA (SQ FT)	126,054
COMMUNITY ROOM	2,554
MANAGER'S OFFICE	1,576
EFFICIENCY	89%
NUMBER OF UNITS	165
DENSITY (UNITS PER ACRE)	36
PARKING SPACES	193
PARKING RATIO (SPACES PER UNIT)	1.17

## UNIT SUMMARY

UNIT TYPE	AVE SF	#	%
STUDIO	464	18	11%
1-BED	661	111	67%
2-BED	1,029	19	12%
3-BED	1,603	17	10%
TOTALS	764	165	100%

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# PROJECT INFORMATION

### PARKING REQUIREMENT (CMX)

UNIT TYPE	#	REQ. SPACES PER UNIT	TOTAL REQ. SPACES
STUDIO	18	0.75	14
1-BED	111	0.75	84
2-BED	19	1	19
3-BED	17	1.5	26
GUEST PARKING	162	0.25	41
TOTAL REQUIRED SPACES			185
TOTAL PROPOSED SPACES			193
REQUIRED A.D.A. SPACES			6
PROPOSED A.D.A. SPACES			6

### OPEN SPACE BREAKDOWN

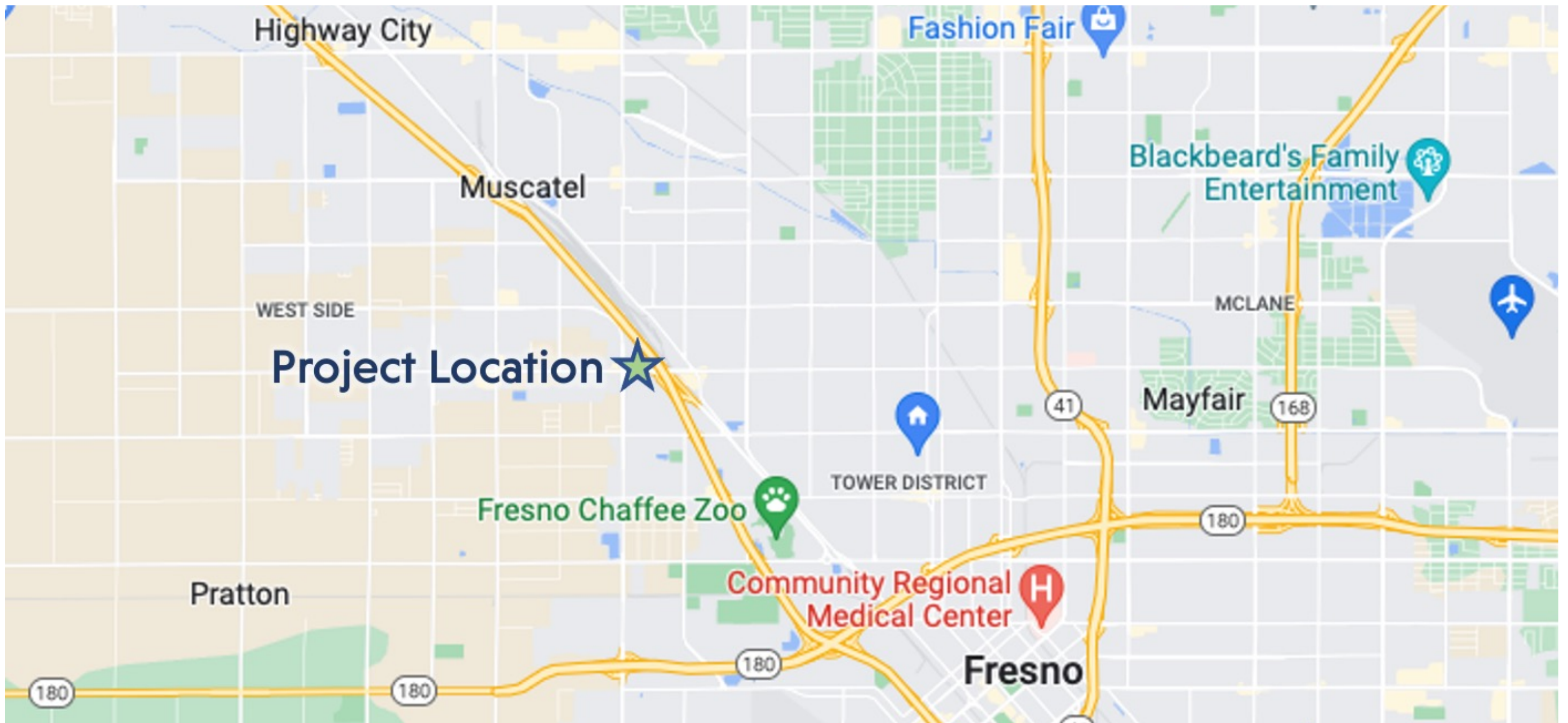
UNIT TYPE	#	SQ. FT. PER INSTANCE	TOTAL SQ. FT.
BALCONIES (PRIVATE OPEN SPACE)	112	40	4,480
CENTRAL PLAZA (COMMON OPEN SPACE)	1	7,500	7,500
WALKING PATHS (COMMON OPEN SPACE)	1	28,500	28,500
TOTAL PROPOSED OPEN SPACE (SQ. FT.)			40,480

### PROPERTY DEVELOPMENT STANDARDS (CMX)

STANDARD	REQUIRED	PROPOSED
HEIGHT (MAX)	60'	40'
DENSITY (MAX)	30	37
F.A.R. FOR NON-RES USES (MAX)	1.5	0
FRONT SETBACK (MIN)	0'	NA
REAR SETBACK (MIN)	0'	67'
INTERIOR SIDE SETBACK (MIN)	0'	45'
PARKING SETBACK (MIN)	30'	>400'
OPEN SPACE % OF LOT AREA (MIN)	10%	20%
FRONTAGE COVERAGE (MIN)	70%	NA
SIDEWALK-FACING ENTRANCE FREQUENCY (MIN)	1 per 100'	NA

The project will conform to all development standards of the CMX district except for the maximum permitted density. The proposed density of 37 units per acre is slightly higher than the current limit of 30 units per acre under the CMZ zone district. However, this should not impede the project for two reasons:

- A proposed text amendment that would remove the maximum density limitation for the CMX zone will be considered by the City Council in the fall of 2022; and
- A portion of the units will be affordable and the project will be eligible for a State Density Bonus.



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**VICINITY MAP**

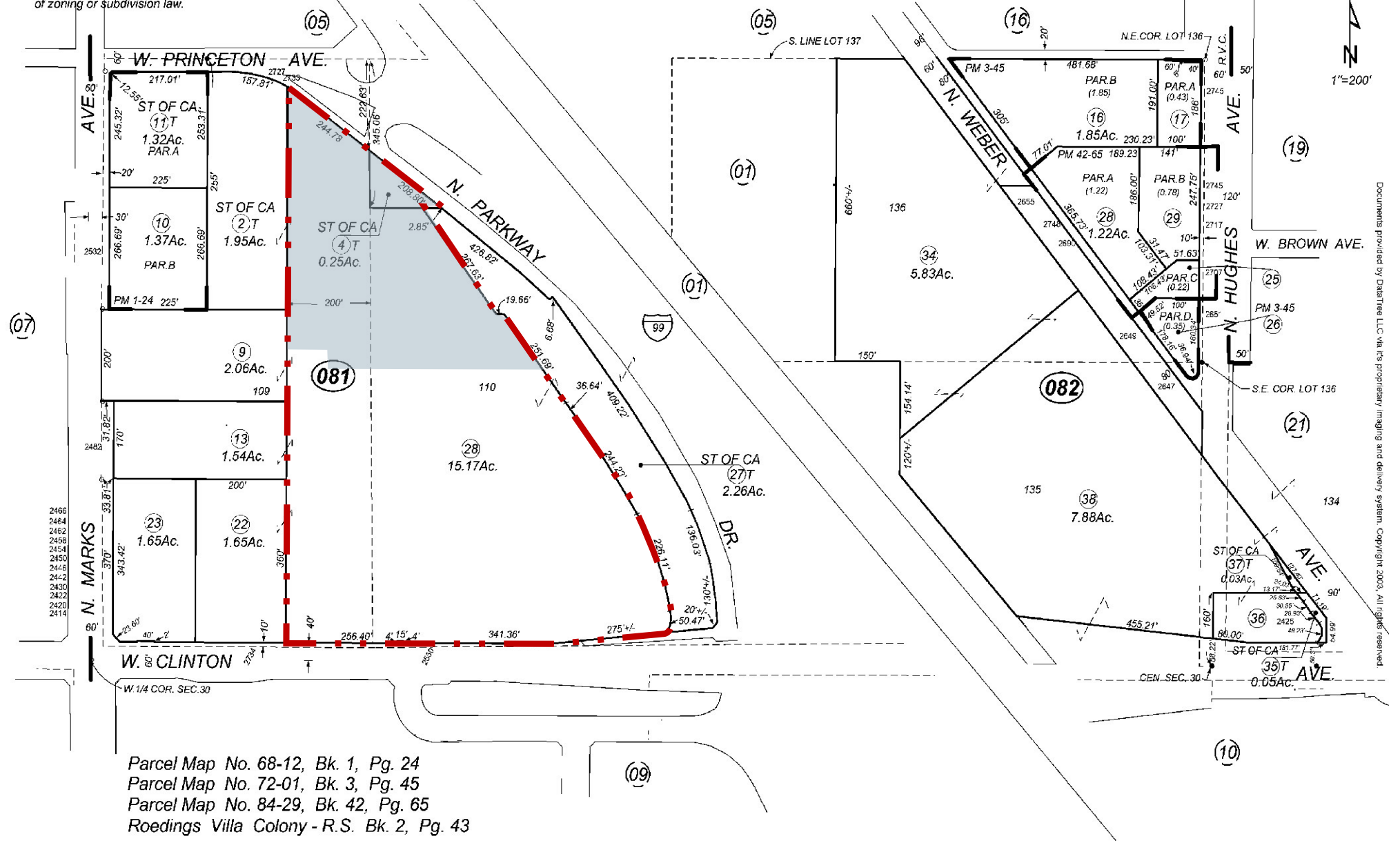
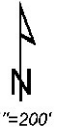


-NOTE-  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 30, T. 13 S., R. 20 E., M.D.B. & M.

Tax Rate Area  
005-001 005-160  
005-150

442-08



Parcel Map No. 68-12, Bk. 1, Pg. 24  
Parcel Map No. 72-01, Bk. 3, Pg. 45  
Parcel Map No. 84-29, Bk. 42, Pg. 65  
Roedings Villa Colony - R.S. Bk. 2, Pg. 43

LEGEND

- Proposed Rezone/GPA
- Proposed Development Permit for New Multifamily Housing

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**PARCEL MAP**



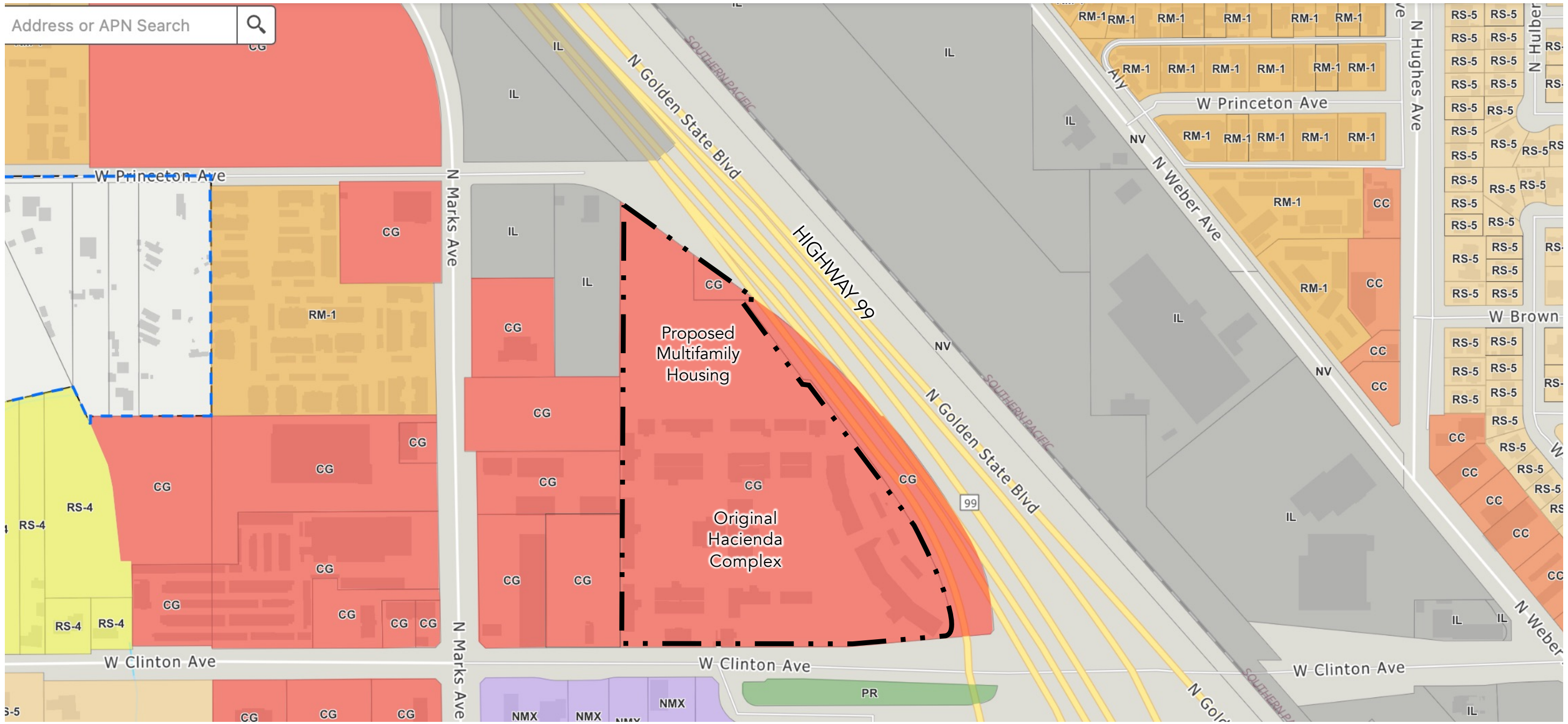
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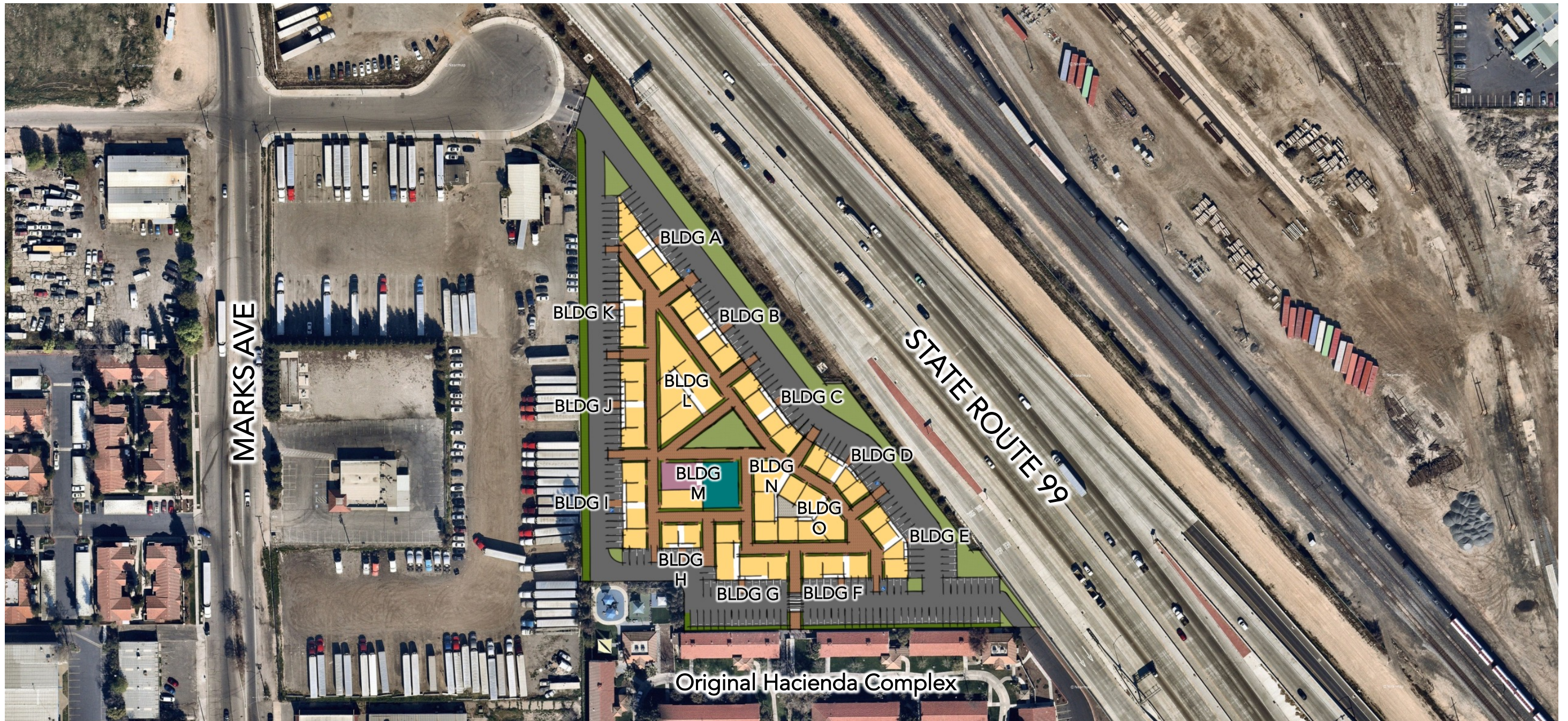
**EXISTING CONDITIONS AND EXISTING LAND USE**





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**EXISTING ZONING**





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**CONCEPTUAL SITE PLAN**







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# CONCEPTUAL SITE PLAN, NORTHERN PORTION

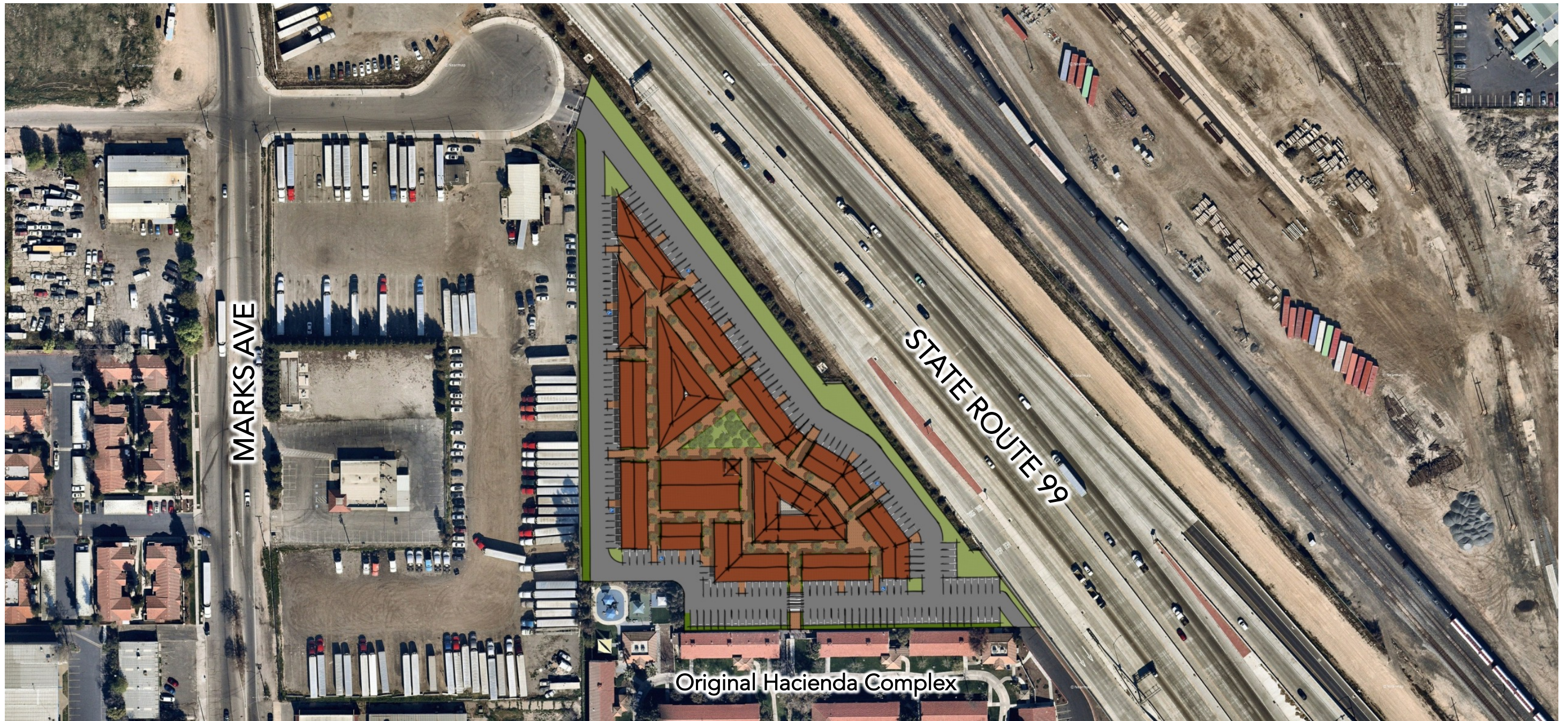




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**CONCEPTUAL SITE PLAN, NORTHERN PORTION**





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**AERIAL PERSPECTIVE**





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**AERIAL PERSPECTIVE, FACING NORTHEAST**



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**AERIAL PERSPECTIVE, FACING WEST**



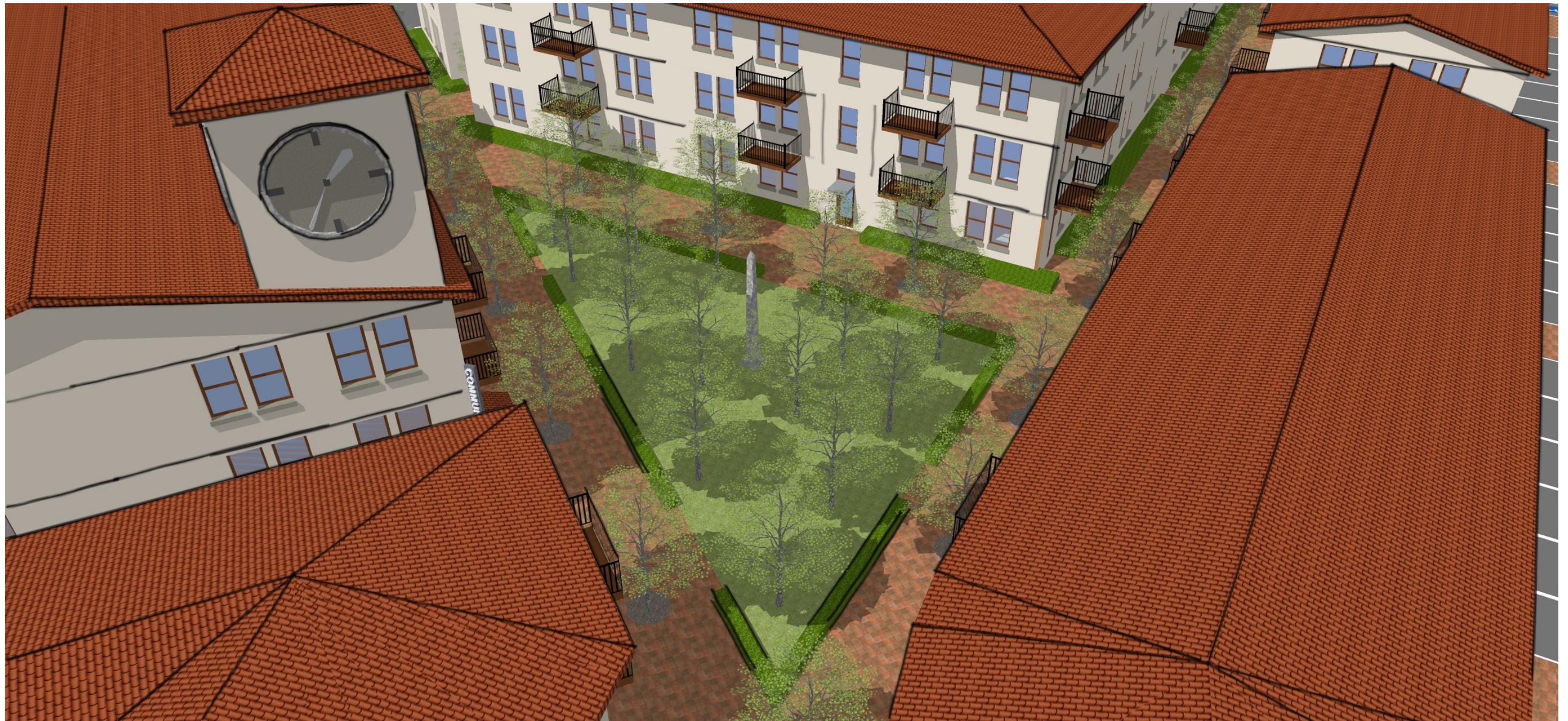
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**AERIAL PERSPECTIVE, FACING NORTHWEST**



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**AERIAL PERSPECTIVE, PARKING AREA**



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# AERIAL PERSPECTIVE, CENTRAL PLAZA





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## PEDESTRIAN PERSPECTIVE OF WALKING PATH



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**PERSPECTIVE FROM THIRD STORY WINDOW**



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## COMMUNITY ROOM ENTRANCE



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## **MANAGER'S OFFICE ENTRANCE**



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**DESIGN INSPIRATION**



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**DESIGN INSPIRATION**