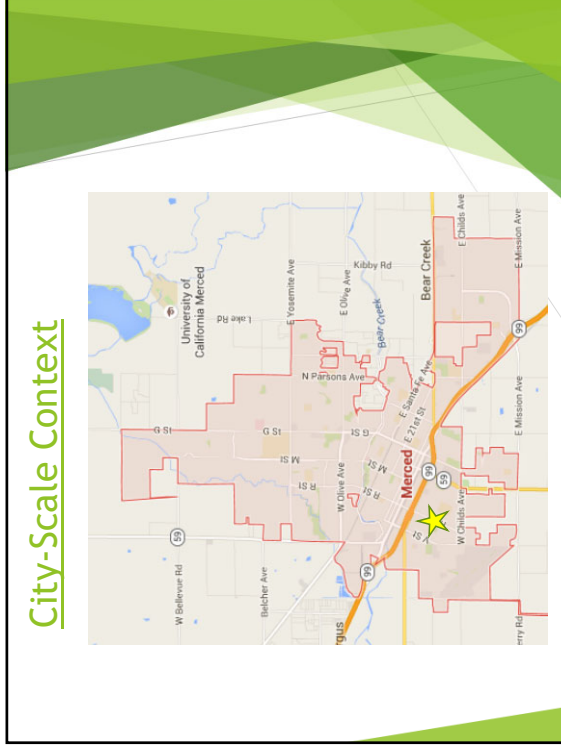


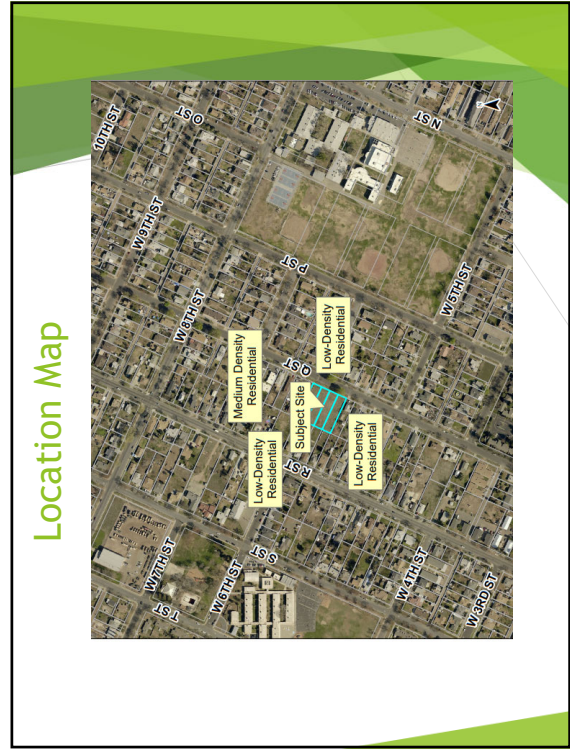
ZC #428

Zone Change from R-1-6 to R-3-2 with Urban Residential Overlay
 Create 16 Units
 At 565, 575, 601, and 609 Q Street
 MCP, LLC

1



2

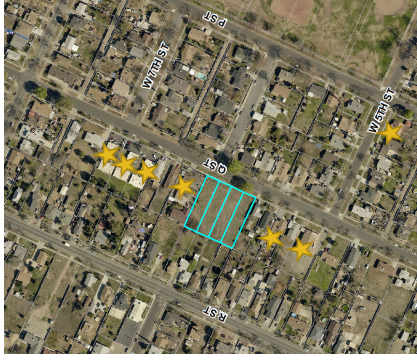


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4

Parcels with more than 1 unit



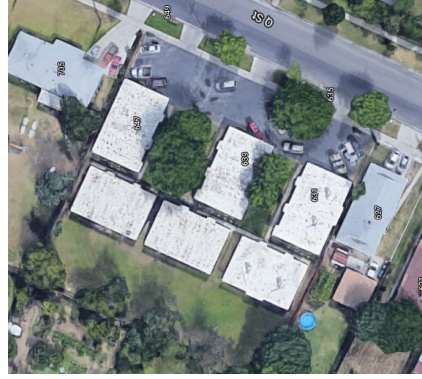
5

Street View (Project Site)



6

Similar Density (200 feet North)



7

Prior Approval for Site

- ▲ The applicant originally wanted to develop apartments onsite
- ▲ General Plan Amendment #Z1-01 was approved July 2021 to increase density from Low Density Residential to High-Medium Density Residential.
- ▲ The Zone Change was not adopted by Ordinance, so that portion of the project is considered invalid.
- ▲ Now the property would like to change project from apartments to a quasi-condo/townhouse development.
- ▲ The proposed Zone Change and Urban Residential Overlay would be consistent with the approved General Plan Amendment.
- ▲ On December 8, 2021, the Planning Commission approved TSM and MUP, and recommended approval of ZC to the City Council.

8

Current Land Use Designation vs Proposed Land Use Designations

- ▶ Current designation allows for 3 residential units per parcel (with current Accessory Dwelling Unit laws), for a total of up to 12 units.
- ▶ Proposed Zone Change would allow 4 units per parcel, for a total of 16 units.
- ▶ Proposed Zone Change

9

Tentative Subdivision Map (Four parcels into 17)

10

Development Standards (approved by Planning Commission)

Q SR CD Development Standards		UR Overlay Proposed	Original Standards
Lot and Density Standards (Minimum)			
Lot Area	800 sq. ft.	-	-
Lot Width	20 ft.	-	-
Lot Width (Corner Lots)	20 ft.	-	-
Lot Depth	30 ft.	-	-
Primary Structure Standards			
Setbacks (min.)			
Front	3 ft.	-	-
Side Yard	3 ft.	-	-
Side Yard - Street Side Corner Lot	3 ft.	-	-
Rear Yard	5 ft.	-	-
Garage Opening Facing Street	10 ft.	-	-
Height (max.)			
Feet	35 ft.	-	-
Stories	2	-	-
Parking			
Lot Coverage	95%	-	-
1.6 off-street spaces/dwelling			
Landscaping & Irrigation			
Per Merced Municipal Code Chapter 22.98 Architecture / Design Guidelines (Substantially similar mixture)			
Per Urban Residential Design Guidelines Section 20.22.040			

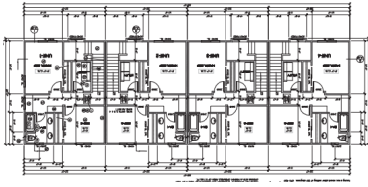
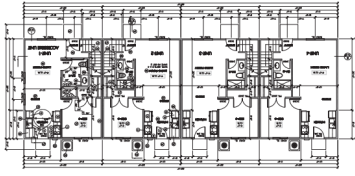
11

Site Plan

Perimeter to be gated. Shared access and parking. One driveway (Q St.), 31 parking spaces (parking reduction to 31 spaces based on proximity public transit and installation of bicycle racks), and 2 central trash enclosures. Buildings away from Q St.

12

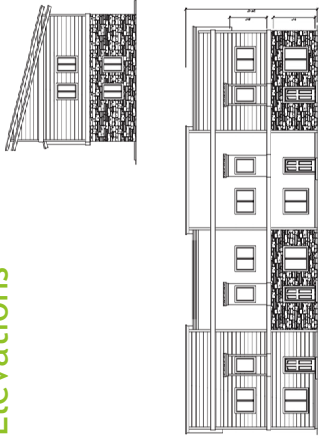
Floor Plans



Each unit would consist of the same program, containing: 3 bedrooms, 2 bathrooms, a utility room, a living room, kitchen, for a total of 1,172 square feet. All of these buildings would have a similar design and simple rectangular form.

13

Elevations



- Each unit would have a unique facade.
- Exterior materials used include stucco, siding, and stone veneers.
- Building height (at top of angled roof) is 29 feet.
- Not shown, there would be a 6-foot-gap between every two units

14

Conditions for Zone Change

- ▶ **Condition #6:** Project shall comply with Post Construction Standards.
- ▶ **Condition #11:** The proposal shall comply with the City's General Design Standards for single-family homes.
- ▶ **Condition #12:** The Engineering Department may require public improvements during the building permit stage.

15

Public Comments

- ▶ Public Hearing Notices were mailed to property owners within 300 feet of the subject site and published in a qualified newspaper prior to this meeting.

16

City Council

Approve/Disapprove/Modify:

- ▶ Environmental Review #21-39 (CEQA Section 15162 Findings)
- ▶ Zone Change #428 (Subject to the Conditions in the Staff Report)
- ▶ First Amendment to Legislative Action Agreement