



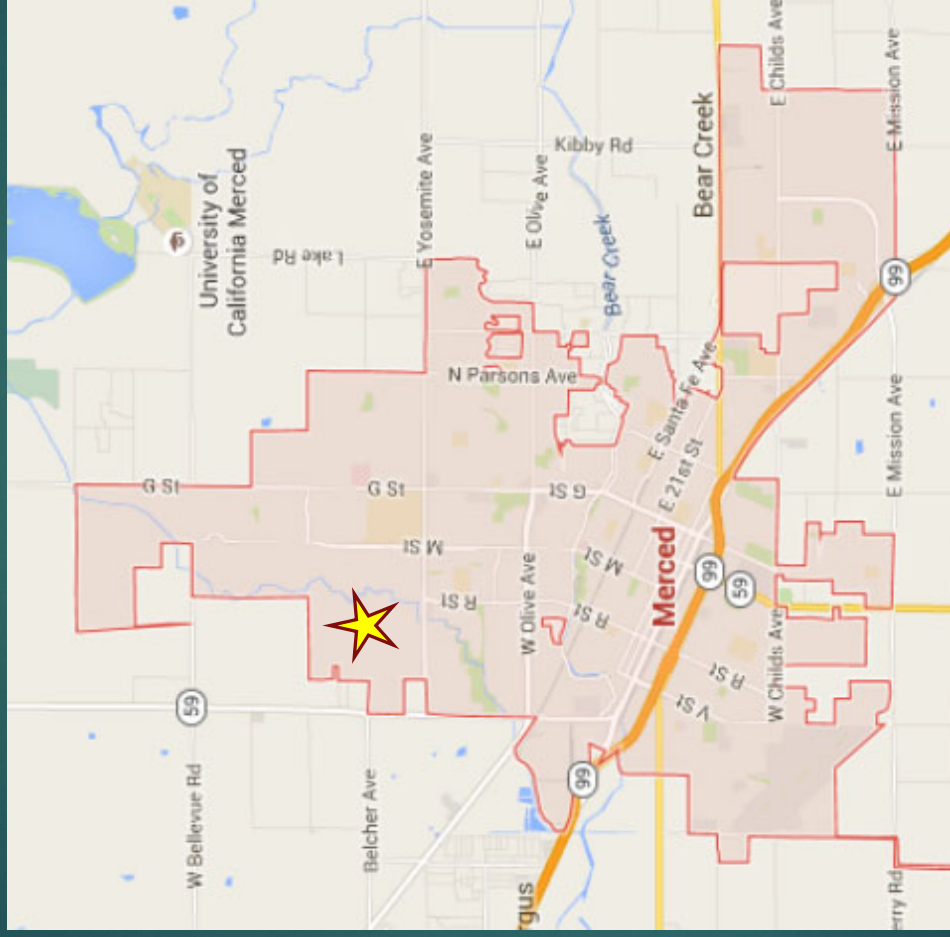
Lotus New Subdivision Single-Family Homes

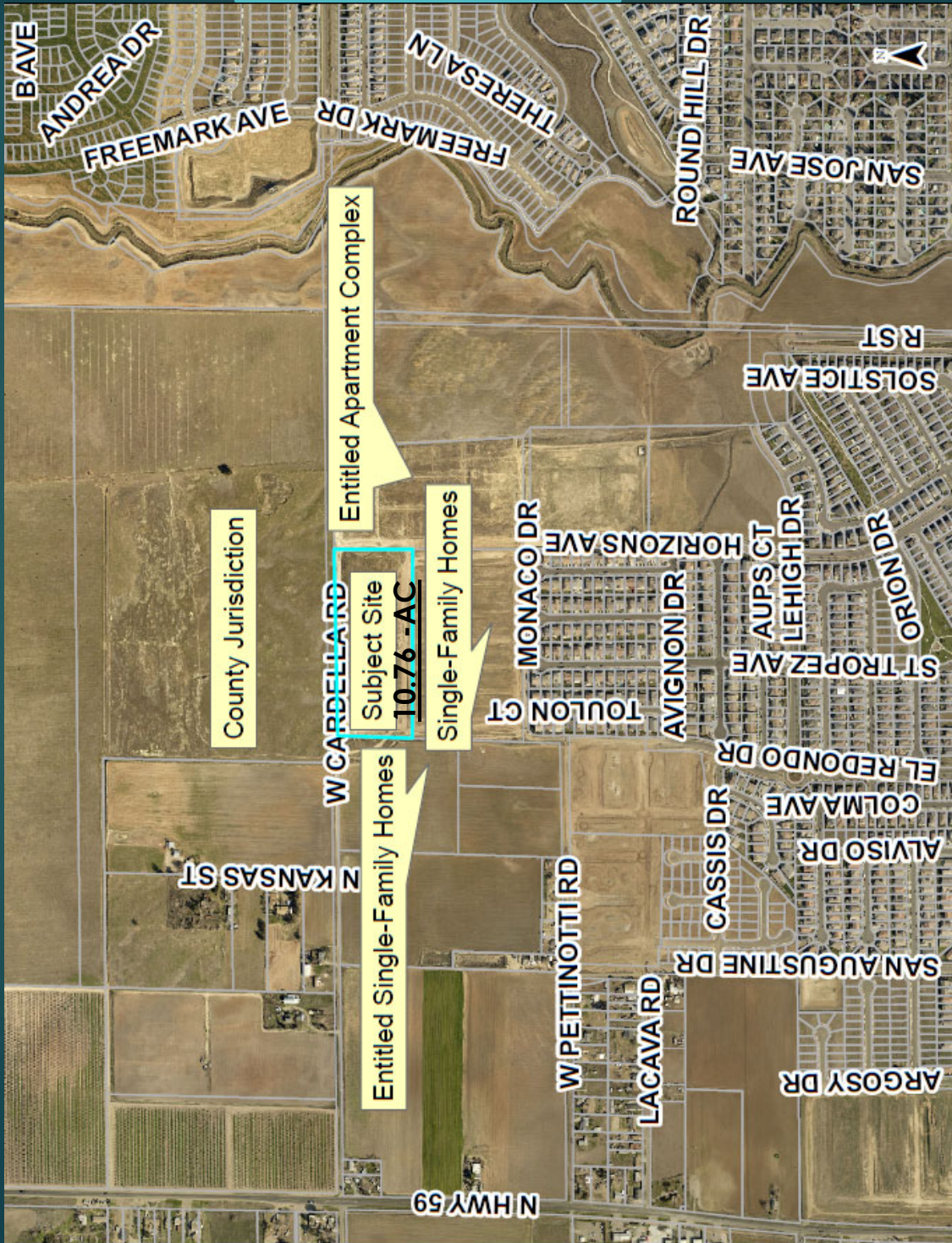
ISEA INTERNATIONAL

GPA #22-05/FAHRENS CREEK SPECIFIC PLAN AMENDMENT
#5/ZC#432/ESTABLISHMENT OF RP-D #78/TSM #1326

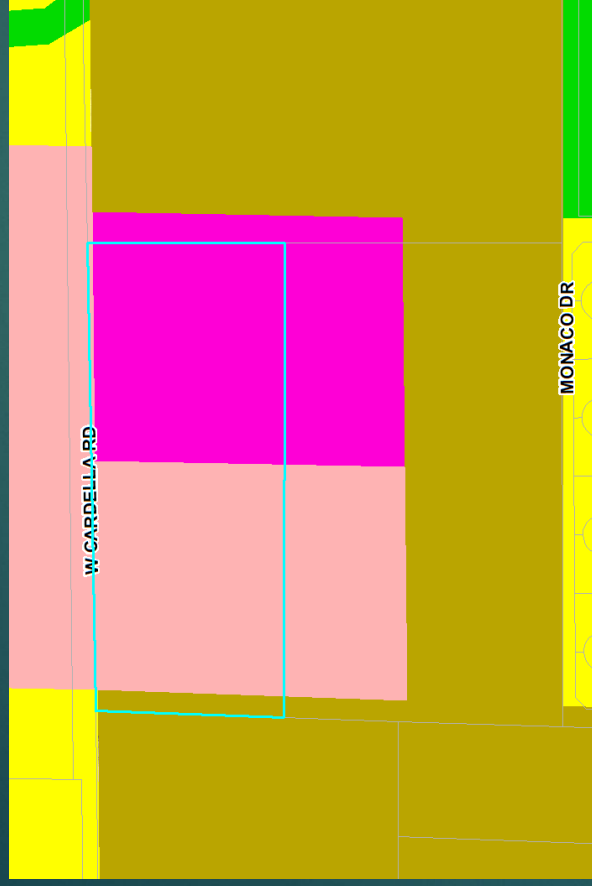
ATTACHMENT L

City-Wide Context



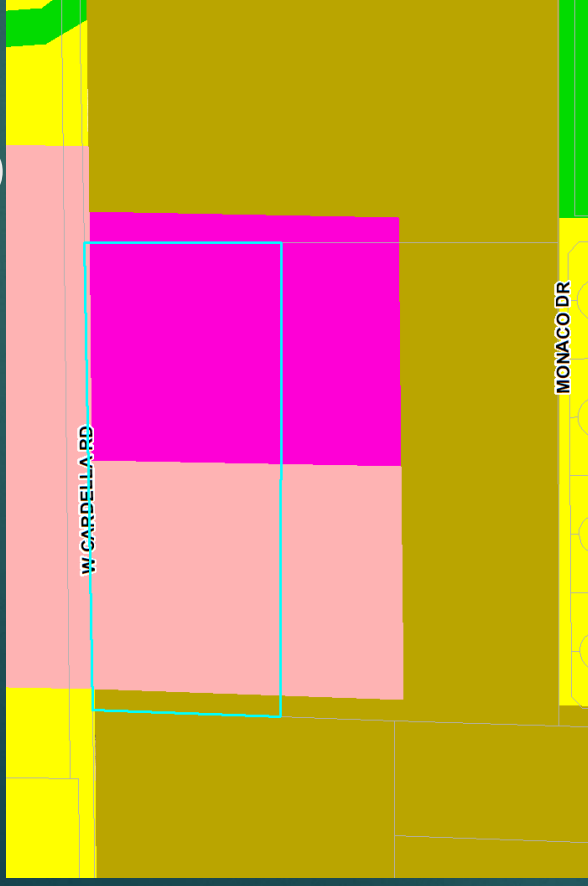


General Plan Designation



- ▲ Light Pink = Office Commercial designation
- ▲ Hot Pink = Neighborhood Commercial designation
- ▲ Mustard Yellow = Village Residential (10-36 du/ac)
- ▲ Bright Yellow=Low Density Residential (2-6 du/ac)

Land Use Changes



- ▲ General Plan Amendment from Office Commercial (CO)/Neighborhood Commercial (CN) to Low-Density Residential (LD)
- ▲ Fahrens Creek Specific Plan Amendment from Office Commercial/Neighborhood Commercial to Low-Density Residential
- ▲ Zone Change from Planned Development #50 to Residential Planned Development (RP-D) #78
- ▲ Tentative Subdivision Map #1326 for 53 single-family homes on 10.76 ac

Entitled
Royal Woods Estates
Subdivision
(113 sf lots on 16 ac)

Entitled
Sage Creek Apartment
Complex
(248 units on 13 ac)

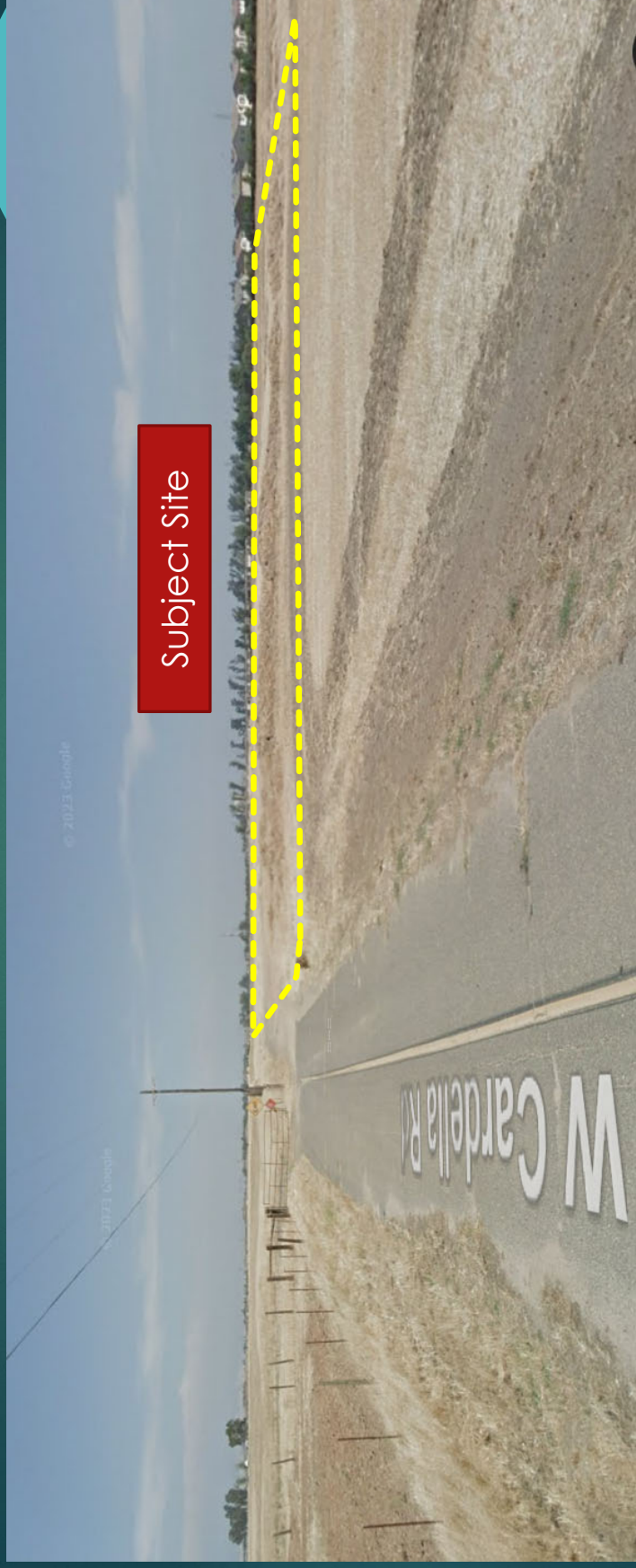
Subject Site
(10.76-Acres)

Under Construction
Sage Creek Subdivision
(103 sf lots on 16 ac)

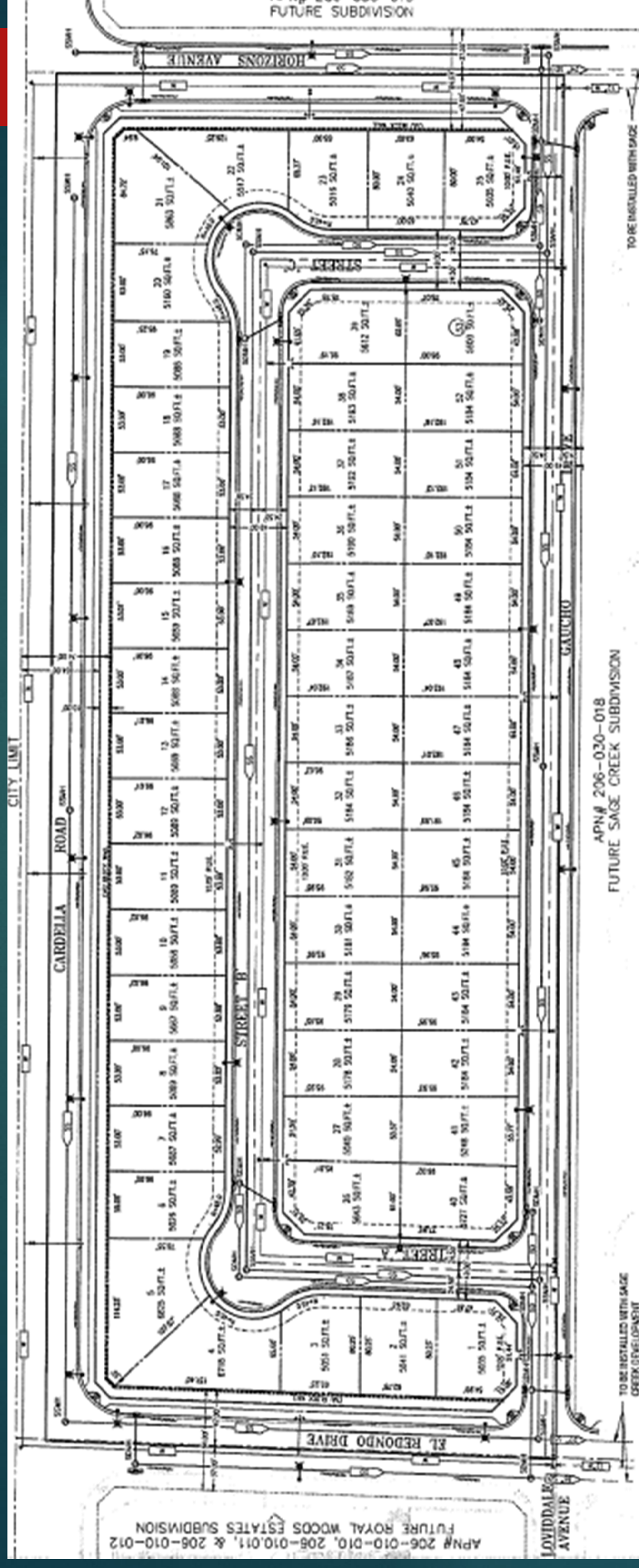
W GARDELLA RD

MONACO DR

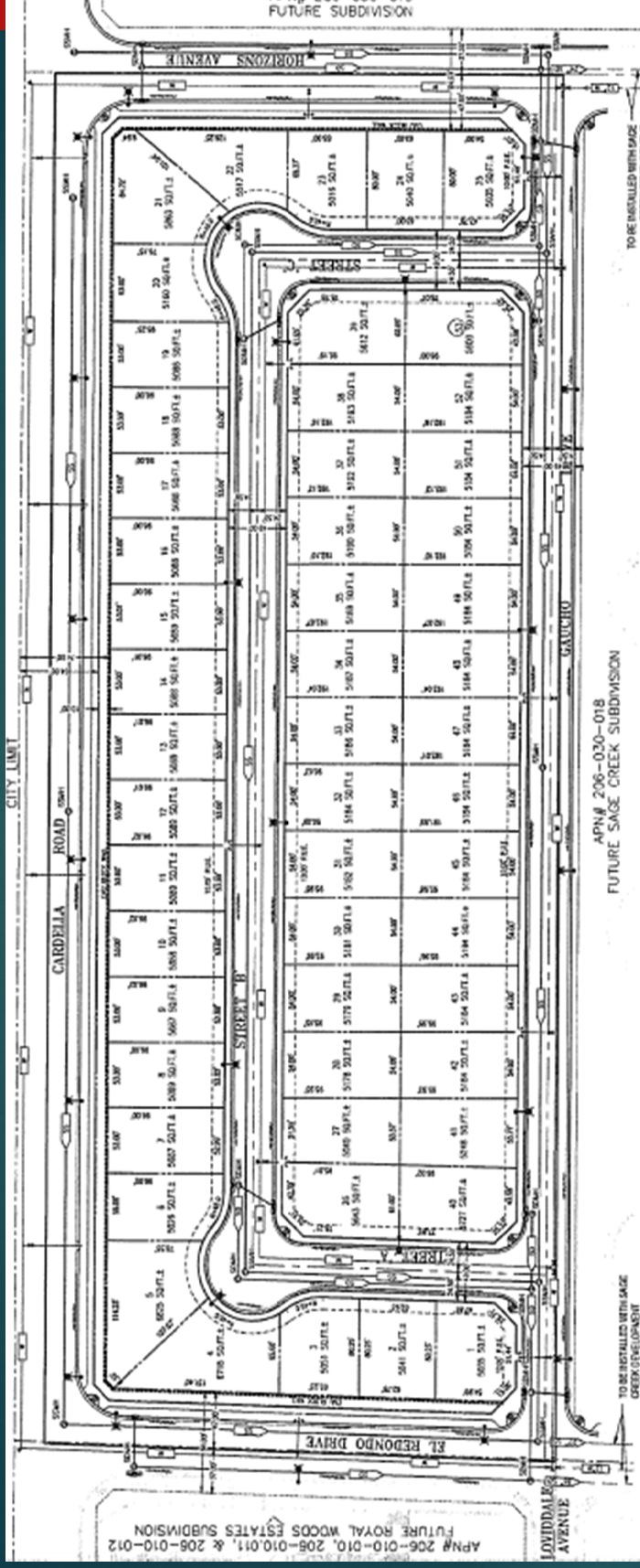
Street View (Existing Off-Site Condition)



- ▶ Missing improvements and overhead power lines. Full-Road, curb/gutter/sidewalk, street trees, streetlights required, and block walls



- ▶ 53 Residential Lots.
- ▶ Extension of El Redondo Drive and Horizons Avenue up to Cardella Road
- ▶ Improvements to be made along Gauchito Drive and Cardella Road frontages
- ▶ Creation of Streets A, B, and C (U-Shaped street network)



- ▲ Lots Range in size from 5,000 s.f. to 6,750 s.f.
- ▲ Lots minimum 50 feet wide, 80 feet deep, with at least 5,000-s.f.
- ▲ Improvements w/ 6-foot-tall CMU (Block Wall) along El Redondo Drive, Horizons Avenue, and Cardella Road
- ▲ 10-foot Public Utility Easement along frontage of parcels
- ▲ Main line utility connections from south (El Redondo Drive, Horizons Ave., Gaucha Drive)

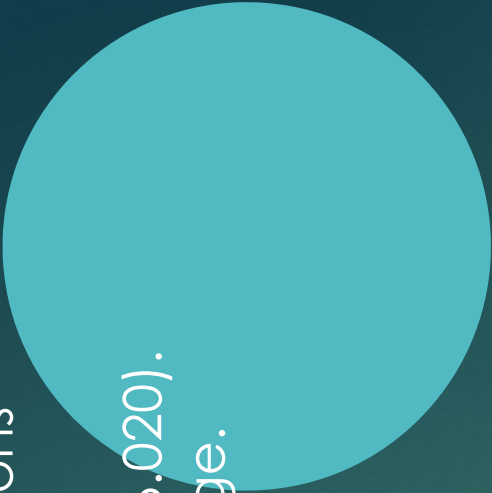
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TABLE 20.08-2 DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

		Figure Label	Zoning District			
Lot and Density Standards (Minimums)		R-R	R-1-20	R-1-10	R-1-6	R-1-5
Lot Area		1 acre [4]	20,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.
Lot Width [2]						
Interior Lots		125 ft.	85 ft.	70 ft.	60 ft.	50 ft.
Corner Lots		125 ft.	85 ft.	70 ft.	65 ft.	55 ft.
Lot Depth [3]		None	125 ft.	100 ft.	100 ft.	80 ft.
Lot Area per Dwelling Unit		1 acre [4]	20,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.
Primary Structure Standards						
Setbacks (min.)						
Exterior Yards, Front	A	30 ft.	30 ft.	20 ft.	20 ft.	15 ft. [1]
Exterior Yards, Side (Corner Lots only) [5]	B	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
Exterior Yards, Cul-De-Sacs		30 ft.	30 ft. [1]	15 ft. [1]	15 ft. [1]	15 ft. [1]
One Interior Yard	C	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
All Other Interior Yards	D	25 ft.	10 ft.	7 ft.	5 ft.	5 ft.
Height (max.)	E					
Feet		35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Other Standards						
Accessory Structure Standards			See Chapter 20.28			
Driveway Length (min.)		20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Lot Coverage (max.)		25%	30%	40%	45%	50%
Off-Street Parking						
Projections Into Required Yards						
Separation Between Structures (min.)						
			As required by the California Building Code			



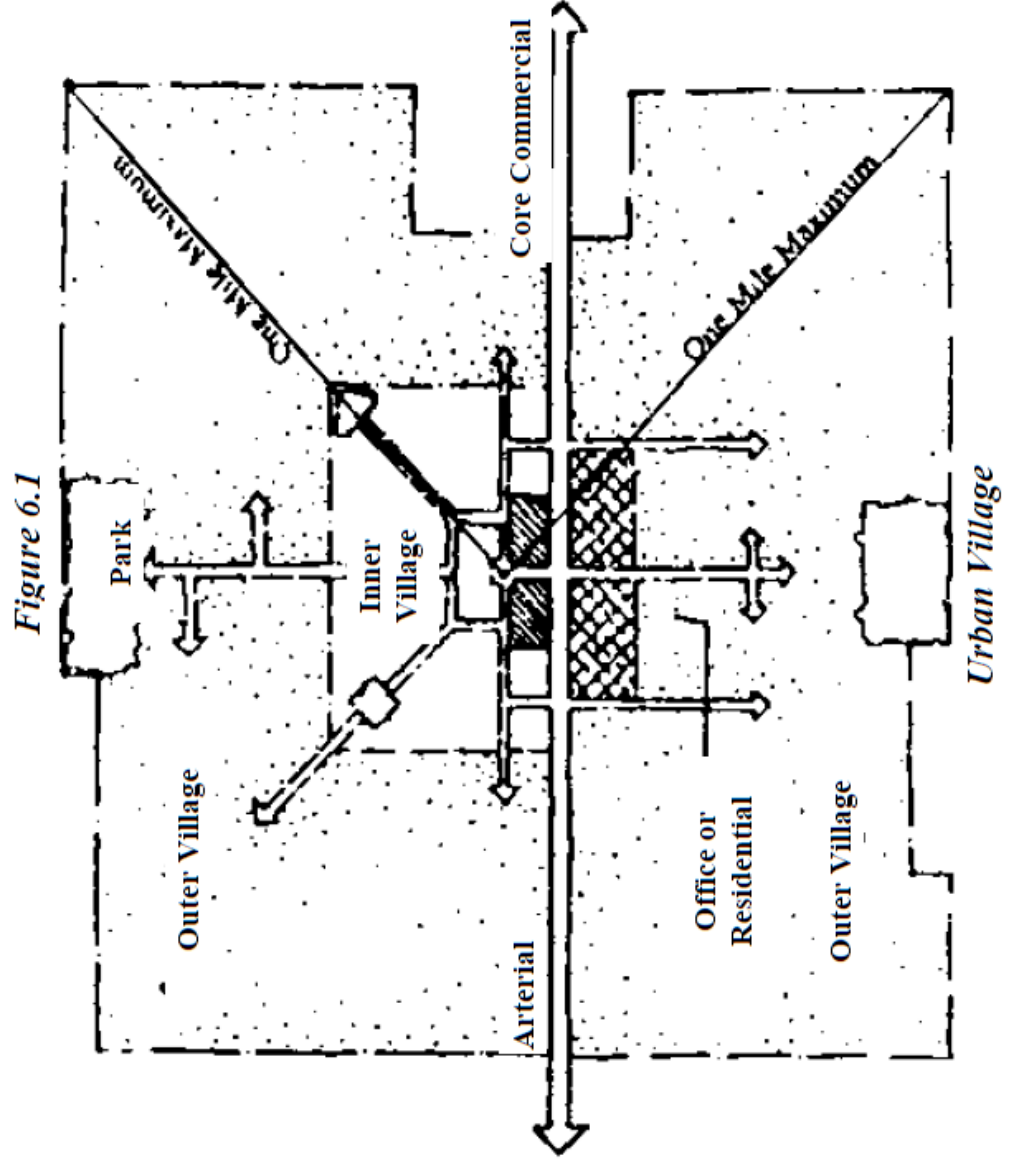
Elevations

- ▶ Applicant did not include floor plans or elevations
 - ▶ Elevations shall comply with Minimum Design Standards for Single-Family Homes (MMC 20.46.020). Would be reviewed during building permit stage.
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Urban Village Concept

- ▶ Urban Village Neighborhoods are intended to create vibrant walkable neighborhoods where residents can walk to commercial, entertainment, or work.
- ▶ 10-Acre commercial centers are at the center of these developments which are surrounded by an Inner Village (high density 10-36 dwelling units per acre), then by an Outer Village (4-12 dwelling units per acre)
- ▶ This results in transit-oriented development similar to Downtown Merced.





Subject Site Background

- ▲ The subject site (approximately 10.7 acres) was annexed into the City in 2003, as part of the Fahrens Creek North Annexation which incorporated approximately 152.19 acres into the City limits.
- ▲ This annexation followed the annexation of the Fahrens Creek II annexation, approved earlier in 2003.
- ▲ Both annexations were approved with a land use policy that would support the Urban Village concept with 10-acres of commercial

Goals and Policy's

- ▶ The proposed project, with conditions of approval, will help achieve the following General Plan land use policies:
- ▶ Policy L-1.5: Protect existing neighborhoods from incompatible developments.
- ▶ Policy L-1.6: Continue to pursue quality single-family residential development.
- ▶ Policy L-1.8: Create livable and identifiable residential neighborhoods.
- ▶ Policy L-9: Ensure connectivity between existing and planned urban areas.

Land Use Change

- ▶ The approval of this proposal would eliminate the site from fulfilling the Urban Village Neighborhood originally intended for this area, however it would result in more housing for the community.
- ▶ The developer has indicated that it has been extremely difficult to attract commercial development given the site's location on the edge of the City limits in an area with low traffic counts, missing infrastructure, and surrounding undeveloped parcels.

Housing Affordability Requirements

- ▶ In 2022, City Council approved Resolution #2022-15 regarding 12.5% affordability housing for new single-family residential projects if they require a legislative action agreement (due to Annexation, GPA, SUP Revision, Zone Change, etc.) and if the housing the project exceeds over 60 units.
- ▶ This project will not be required to provide affordable units, even though it requires a legislative action agreement it is under 60 units (at 53 units).

Public Comments

- ▶ Public Hearing Notices were mailed to surrounding properties (300 foot radius) and published in the Merced County Times 3 weeks prior to today's meeting. As of the date this presentation was prepared, no comments have been received from the public.

Conditions (TSM)

- ▲ Condition #6: Community Facility District annexation required.
- ▲ Condition #32: The TSM does not become affective until City Council approves the General Plan Amendment, Specific Plan Amendment, Zone Change, and Establishment of Residential Planned Development.
- ▲ Condition #36: The street corner ramps along the northern side of Gaucho Drive, shall match the design on the southern side currently being installed for the Sage Creek Subdivision.
- ▲ Condition #39: The proposal is subject to R-1-5 Zone development standards, and Design Standards for single-family homes under MMC Section 20.46.020.

Recommend to City Council

Approve/Disapprove/Modify:

- ▶ Environmental Review #22-50 (Negative Declaration)
- ▶ General Plan Amendment #22-05
- ▶ Fahren's Creek Specific Plan Amendment #5
- ▶ Zone Change #432 (Subject to the Conditions in the Staff Report)

Direct Action

Approval/Disapprove/Modify:

- ▶ Environmental Review #22-50 (Negative Declaration)
- ▶ Tentative Subdivision Map #1326
 - ▶ (approvals would be contingent upon CC approval of GPA, FCSPA, Establishment of RP-D#78, and ZC)