



Legislation Details (With Text)

File #: 18-240 **Version:** 1 **Name:**

Type: Consent Item **Status:** Passed

File created: 4/26/2018 **In control:** City Council/Public Finance and Economic Development Authority/Parking Authority

On agenda: 6/18/2018 **Final action:** 6/18/2018

Title: SUBJECT: Bellevue Ranch West, Village 12, Phase 3 - Final Map 5360

REPORT IN BRIEF

The City Council will consider approval of Final Map #5360 for 54 single-family lots, generally located at the southwest corner of M Street and Arrow Wood Drive (extended), and the Subdivision Agreement for Bellevue Ranch West, Village 12, Phase 3, along with a Deferred Improvement Agreement for a traffic signal and bike path.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving Resolution 2018-42, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Bellevue Ranch West, Village 12, Phase 3 Subdivision (#5360); and,
- B. Approving the Subdivision Agreement for Bellevue Ranch West, Village 12, Phase 3; and,
- C. Authorizing the City Manager or Assistant City Manager to execute the subdivision agreement, the deferred improvement agreement, and the reimbursement agreement.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Final Map.pdf, 3. PC Res #3065 TSM#1304 BRW V12.pdf, 4. Subdivision Agrmt BRW V 12 Ph3.pdf, 5. CC Resolution Ph 3.pdf

Date	Ver.	Action By	Action	Result
6/18/2018	1	City Council/Public Finance and Economic Development Authority/Parking Authority	approved	Pass

Report Prepared by: Julie Nelson, Associate Planner, Development Services Department

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ALTERNATIVES

- 1. Approve the request as recommended by staff; or,
- 2. Deny the request; or,
- 3. Approve, subject to modifications as conditioned by Council; or
- 4. Refer back to staff for reconsideration of specific items (specific items to be addressed in City Council motion); or,
- 5. Continue to a future City Council meeting (date and time to be specified in City Council motion).

AUTHORITY

Chapter 24 of Title 18, Subdivisions, of the Merced Municipal Code (MMC) deals with final maps. Section 18.24.120 gives the City Council authority to approve the final map and agreements as long as it is consistent with the Tentative Map.

DISCUSSION

The proposed subdivision (Bellevue Ranch West, Village 12, Phase 3), is generally located at the southwest corner of M Street and Arrow Wood Drive (extended) (Attachment 1). This is the third phase of construction within Village 12. Village 12 will ultimately be subdivided into 242 single-family lots through 7 phases. Phase 3 includes the subdivision of 54 lots, which vary in size from approximately 4,500 square feet to approximately 7,500 square feet (Attachment 2). The owner/developer, Stonefield Home, Inc., has substantially complied with the previously approved tentative map for this site (Tentative Map #1304), and has complied with the Conditions of Approval listed in Planning Commission Resolution #3065 (Attachment 3), adopted by the Planning Commission on March 23, 2016. The owner/developer has submitted an application for a final map approval in compliance with the Subdivision Map Act and City Subdivision Ordinance. It is now appropriate to approve the Final Map (Attachment 2) and Subdivision Agreement (Attachment 4).

The subdivision was annexed into the Community Facilities District (CFD) for Services (CFD No. 2003-2) as part of Annexation No. 2 in 2005.

City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1304). Therefore, the City Council should adopt the Resolution found at Attachment 5 approving Final Map #5360 and approve the Subdivision Agreement for Bellevue Ranch West, Village 12, Phase 3 at Attachment 4.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5360
3. Planning Commission Resolution #3065
4. Subdivision Agreement
5. Draft City Council Resolution approving Final Map #5360