



Legislation Details

File #:	23-1026	Version:	1	Name:	
Type:	Public Hearing Item	Status:		Agenda Ready	
File created:	11/11/2023	In control:		City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	
On agenda:	1/2/2024	Final action:			

Title: SUBJECT: Public Hearing to Consider General Plan Amendment #17-02 and Site Utilization Plan Revision #12 to Planned Development (P-D) #42, Initiated by Benchmark Engineering, on Behalf of Bellevue Merced, LLC, Baxter Ranches, LLC, and Stonefield Home, Inc., the General Plan Amendment and Site Utilization Plan Revision Would Amend the Land Use Designation for Approximately 156 Acres of Land Within the Bellevue Ranch Master Development Plan (BRMDP) Area. The Site Utilization Plan Revision Would Also Amend Table 6.1 of the BRMDP Related to Required Roadway Improvements and the Timing of Said Improvements. This Property is Generally Bounded by the City Limit Line to the North, Cardella Road to the South, G Street to the East, and the City Limit Line to the West

REPORT IN BRIEF

Request for City Council approval of a General Plan Amendment and Site Utilization Plan Revision amending the land use designations for approximately 156 acres of land within the Bellevue Ranch Master Development Plan (BRMDP) and the modification of Table 6.1 of the BRMDP related to required improvements and the timing of those improvements.

RECOMMENDATION

City Council - Adopt a motion:

A. Adopting Resolution 2024-09, A Resolution of the City Council of the City of Merced, California, Approving an Addendum to the Merced Vision 2030 General Plan EIR for General Plan Amendment #17-02 and Site Utilization Plan Revision #12 to Planned Development (P-D) #42 to amend the land use designations for approximately 156 acres of land within the Bellevue Ranch Master Development Plan (BRMDP) area and amend Table 6.1 of the BRMDP and approving General Plan Amendment #17-02 for the same approximately 156 acres of land within the BRMDP Area; and,

B. Introducing Ordinance 2559, An Ordinance of the City Council of the City of Merced, California, approving Site Utilization Plan Revision #12 to Planned Development (P-D) #42 changing the land use designation for approximately 156 acres of land within the Bellevue Ranch Master Development Plan (BRMDP) area and amending Table 6.1 of the BRMDP; and,

C. Authorizing the City Manager to execute the Legislative Action Agreements.

Sponsors:

Indexes:

Code sections:

Attachments: 1. BRMDP Area Map, 2. Map of Affected Areas, 3. Wetland Delineation Map, 4. VTSM #1213, 5. VTSM #1280, 6. Map & Table of Proposed Changes, 7. Table 6-1 Modifications.pdf, 8. Changes to Table 6.1, 9. Map of roadway changes, 10. Conceptual Affordable Housing Sites, 11. Map of Parks/Open Space, 12. Park Acreage Table, 13. Public Comment.pdf, 14. Planning Commission Staff Rept #23-979.pdf, 15. Planning Commission Staff Report 23-1081 PC 12-6-23.pdf, 16. Planning Commission Resolution #4125 GPA 17-02 & SUP Rev #12 to P-D #42_Amended.pdf, 17. Environmental Review, 18. Draft City Council Resolution, 19. Draft Ordinance, 20. Legislative Action Agreement – Bellevue Merced, LLC, 21. Legislative Action Agreement – Baxter Ranches, LLC, 22.

Legislative Action Agreement – Stonefield Home, Inc., 23. Presentation.pdf

Date	Ver.	Action By	Action	Result
1/2/2024	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	continued	Pass