



Legislation Details

File #: 24-254 **Version:** 1 **Name:**

Type: Public Hearing Item **Status:** Agenda Ready

File created: 3/8/2024 **In control:** Planning Commission

On agenda: 4/3/2024 **Final action:** 4/3/2024

Title: SUBJECT: Vesting Tentative Subdivision Map #1324 (“Bellevue Ranch North Village 29-A”) initiated by Benchmark Engineering, applicant for Bellevue Merced, LLC, property owner. This application involves the subdivision of approximately 27.35 acres into 140 single-family lots ranging in size generally between 5,000 square feet and 13,250 square feet. This property is generally located at the northwest corner of M Street (extension) and Conrad Street (future), within Planned Development (P-D) #42 with a Low Density Residential (LD) General Plan Designation; *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify
 1) Environmental Review #22-41 (CEQA 15162 Findings and CEQA 15183 Exemption)
 2) Vesting Tentative Subdivision Map #1324

SUMMARY

The subject site is located at the northwest corner of M Street (extension) and Conrad Street (future), as shown at Attachments B and C. The proposed subdivision would subdivide approximately 27.35 acres of land into 140 single-family lots (Attachment C). The lots would generally range in size between 5,000 square feet and 13,250 square feet. This site is part of the Bellevue Ranch Master Development Plan (northern portion as shown at Attachment D) and is commonly referred to as Village 29-A of Bellevue Ranch North.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #22-41 (CEQA Section 15162 Findings and 15183 Exemption) and Vesting Tentative Subdivision Map #1324 - “Bellevue Ranch North Village 29-A” (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4131 at Attachment A of Planning Commission Staff Report #24-254.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - Draft Resolution.pdf, 2. Attachment B - Location Map.pdf, 3. Attachment C - VTSM #1324.pdf, 4. Attachment D - Bellevue Ranch North Master Development Plan.pdf, 5. Attachment E - Residential Development Standards.pdf, 6. Attachment F - Residential Design Standards.pdf, 7. Attachment G - TSM Findings.pdf, 8. Attachment H - VTSM #1325 - Village 29B.pdf, 9. Attachment I - Conceptual Utility Plan.pdf, 10. Attachment J - Response from Utility Companies.pdf, 11. Attachment K - Table 6-1 Modifications.pdf, 12. Attachment L - CEQA 15162 Finding.pdf, 13. Attachment M - CEQA 15183.pdf, 14. Attachment N - Presentation.pdf

Date	Ver.	Action By	Action	Result
4/3/2024	1	Planning Commission	approved	Pass