



## Legislation Text

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File #: 24-100, Version: 1

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**SUBJECT:** Second Reading and Final Adoption of an Ordinance Approving Site Utilization Plan Revision #12 to Planned Development (P-D) #42 Changing the Land Use Designation for Approximately 141 Acres of Land Within the Bellevue Ranch Master Development Plan (BRMDP) Area and Amendment Table 6.1 of the BRMDP

### REPORT IN BRIEF

Second Reading and Final Adoption of an Ordinance Approving Site Utilization Plan Revision #12 to Planned Development (P-D) #42 Changing the Land Use Designation for Approximately 141 Acres of Land Within the Bellevue Ranch Master Development Plan (BRMDP) Area and Amendment Table 6.1 of the BRMDP.

### RECOMMENDATION

**City Council** - Adopt a motion adopting **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 141 acres of land within the Bellevue Ranch Master Development Plan (BRMDP) area and amending Table 6.1 of the BRMDP.

### ALTERNATIVES

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

### AUTHORITY

Title 19 of the Merced Municipal Code outlines environmental review procedures and California Government Code Section 65358(a) grants authority to amend all or part of an adopted General Plan. Merced Municipal Code Section 20.80 and 20.82 outlines procedures for zone changes and General Plan Amendments.

### DISCUSSION

On January 2, 2024, a noticed Public Hearing was held introducing Ordinance 2559 and at the request from staff and the developer, Council continued the item to January 16, 2024.

On January 16, 2024, the continued Public Hearing was held, introducing Ordinance 2559. Council passed the item with amendments.

### Amendments

The City Council action removed two areas from the ordinance for the Site Utilization Plan Revision. These areas were identified as areas #20 & #21 on Exhibit B of the Draft ordinance provided to Council on 1/16/24 and referred to as Village 22B and the R Street Parcel, respectively in the Administrative Report and Exhibit C of the Draft Ordinance.

Based on this change, the following changes were made to the Ordinance and Exhibits:

1. The total acreage affected by the change listed in the ordinance title was amended from 156 to 141.
2. Exhibit A was amended to remove the legal description for areas #20 and #21.
3. Exhibit B was amended to remove areas #20 and #21 from the map.
4. Exhibit C was amended to remove Village 22B and the R Street Parcel (Areas #20 and #21).

### **IMPACT ON CITY RESOURCES**

The Bellevue Ranch West area has been annexed into the City's CFD for services. The Bellevue Ranch North area would also be annexed into the CFD. The CFD would help fund the costs for maintenance of public landscape areas, storm drains, and streetlights. The CFD also provides funding for police and fire services. In addition, Public Facilities Financing Plan (PFFP) impact fees are required to be paid with each building permit. These fees help fund the cost of infrastructure and parks as well as facilities for the Police and Fire Departments.

### **ATTACHMENTS**

1. Ordinance 2559