



Legislation Text

File #: 19-619, **Version:** 1

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

SUBJECT: Second Reading and Final Adoption of Ordinance Amending the Official Zoning Map by Rezoning Approximately 0.52 Acres of Land Generally Located on the East Side of McKee Road Approximately 360 Feet South of Yosemite Avenue

REPORT IN BRIEF

Second reading and final adoption of an Ordinance amending the Official Zoning Map.

RECOMMENDATION

City Council - Adopt a motion adopting **Ordinance 2504**, an Ordinance of the City Council of the City of Merced, California, amending the Official Zoning Map by rezoning approximately 0.52 acres of land generally located on the east side of McKee Road, approximately 360 feet south of Yosemite Avenue from R-1-6 to Neighborhood Commercial (C-N).

ALTERNATIVES

1. Adopt Ordinance 2504; or,
2. Deny; or,
3. Continue to a future City Council meeting (date and time to be specified in the City Council motion).

AUTHORITY

City of Merced Zoning Ordinance Section 20.74 - Appeals addresses the procedure for appealing a decision made by the Planning Commission.

DISCUSSION

General Plan Amendment and Zone Change

The requested General Plan Amendment and Zone Change is for an approximately 0.52-acre portion of a parcel generally located at the southeast corner of Yosemite Avenue and McKee Road (Attachment 1). The General Plan Amendment would change the General Plan designation from Low Density Residential (LD) to Neighborhood Commercial (CN), and the Zone Change would change the Zoning from R-1-6 to Neighborhood Commercial (C-N) (Attachment 2). The owner of the property, Merced Holdings, LP (Joe Englanoff, Managing Member), recently acquired the additional 0.52 acres (approximately 22,670 sf) of land from the adjacent property owner to the south and is requesting the General Plan and Zoning designations be changed to be consistent with the remainder of the property.

In 2014, the owner applied for a General Plan Amendment and Zone Change to change the original 4.32 acre parcel and the 1.1 acre parcel at the southeast corner of Yosemite & McKee from Low

Density Residential (LD) and R-1-6 to Neighborhood Commercial (CN). At that time, the owner proposed the construction of a 62,000-square-foot retail commercial center that would have included a small grocery store, a fast-food restaurant (with a drive-through), and other retail uses appropriate to the Neighborhood Commercial (C-N) zone (Attachment 3). The City Council approved the General Plan Amendment and Zone Change to Neighborhood Commercial in 2015.

When the General Plan Amendment and Zone Change were approved in 2015, the City Council had two options for the Shopping Center design on the project site. One option included providing direct access to Whitewater Way from Yosemite Avenue, and the other option did not provide access other than an entrance-only service road to serve commercial uses proposed on the site. The City Council voted to prohibit direct access from Yosemite Avenue to Whitewater Way and instead, approved the option with an entrance-only service road.

The approval of the General Plan Amendment and Zone Change would make the land use designations consistent for the entire site. This would need to be done for any future development on the property.

ATTACHMENTS

1. Draft Ordinance for Zone Change