



Legislation Text

File #: 18-622, **Version:** 1

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

SUBJECT: Adoption of Resolutions Approving the Final Maps for Bellevue Ranch West, Village 12, Phases 4, 5, and 7 - Final Map Nos. 5362, 5363, and 5364 and Approval of the Attendant Subdivision Improvement Agreements

REPORT IN BRIEF

The City Council will consider approval of Final Map Nos. 5362, 5363, and 5364 within Bellevue Ranch West Village 12, generally located at the southwest corner of M Street and Arrow Wood Drive (extended), and the respective Subdivision Agreements for the Final Maps.

RECOMMENDATION

City Council - Adopt a motion:

- A. Adopting **Resolution 2019-01**, 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 4 Subdivision (#5362); and,
- B. Adopting **Resolution 2019-02**, 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 5 Subdivision (#5363); and,
- C. Adopting **Resolution 2019-03**, 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 7 Subdivision (#5364); and,
- D. Approving the subdivision agreements for Bellevue Ranch West, Village 12, Phases 4; 5, and 7 and,
- E. Authorizing the City Manager or the Assistant City Manager to execute the subdivision agreements.

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 subdivisions (Bellevue Ranch West, Village 12, Phases 4, 5, and 7), are generally located at the southwest corner of M Street and Arrow Wood Drive (extended) (Attachment 1). These are the final three of seven phases within Village 12 for a total of 242 single-family lots. Please refer to Attachment 2 for a map of the entire subdivision showing the individual phases.

The Final Map for Village 12 Phase 4 (Attachment 3) consists of 45 lots that range in size from 4,725 square feet to 6,885 square feet. The Final Map for Phase 5 (Attachment 4) consists of 19 lots ranging in size from 5,084 square feet to 6,000 square feet, and the Final Map for Phase 7 (Attachment 5) consists of 35 lots ranging in size from 5,250 square feet to 7,094 square feet.

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 6), 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 Maps (Attachments 3, 4, and 5) and Subdivision Agreements for each Final Map (Attachments 7, 8, and 9).

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 Maps substantially comply with the approved Tentative Map for this site (TSM #1304). Therefore, the City Council should adopt the Resolutions found at Attachments 10, 11, and 12 approving Final Map #5362, Final Map #5363, and Final Map #5364 for Bellevue Ranch West, Village 12, Phase 4, 5, and 7, respectively, and approve the Subdivision Agreements (Attachments 7, 8, and 9) for each Final Map.

ATTACHMENTS

1. Location Map
2. Tentative Subdivision Map #1304
3. Final Subdivision Map #5362 (BRW V 12 Ph 4)
4. Final Subdivision Map #5363 (BRW V 12 Ph 5)
5. Final Subdivision Map #5364 (BRW V 12 Ph 7)
6. Planning Commission Resolution #3065
7. Subdivision Agreement for Final Map #5362
8. Subdivision Agreement for Final Map #5363
9. Subdivision Agreement for Final Map #5364
10. Draft City Council Resolution approving Final Map #5362

11. Draft City Council Resolution approving Final Map #5363
12. Draft City Council Resolution approving Final Map #5364