



Legislation Text

File #: 24-101, Version: 1

..Title

SUBJECT: Second Reading and Final Adoption of an Ordinance Amending the Official Zoning Map by Prezoning Land Generally Located at the Northeast Corner of Lake and Cardella Roads (4600 Lake Road) as Planned Development (P-D) #80 and Second Reading and Final Adoption of an Ordinance Approving a Pre-Annexation Development Agreement by and Between the City of Merced and the Virginia Smith Trust for the VST Annexation

REPORT IN BRIEF

Second reading and final adoption of an Ordinance amending the official zoning map by prezoning land generally located at the Northeast corner of Lake and Cardella Roads (4600 Lake Road) as Planned Development (P-D) #80 and second reading and final adoption of an Ordinance approving a pre-annexation development agreement by and between the City of Merced and the Virginia Smith Trust for the VST Annexation.

RECOMMENDATION

City Council - Adopt a motion:

- A. Adopting Ordinance 2560, an Ordinance of the City Council of the City of Merced, California, Amending the Official Zoning Map by Prezoning Land Generally Located at the Northeast Corner of Lake and Cardella Roads (4600 Lake Road) as Planned Development (P-D) #80; and,
- B. Adopting Ordinance 2561, an Ordinance of the City Council of the City of Merced, California, Approving a Pre-Annexation Development Agreement by and Between the City of Merced and the Virginia Smith Trust for the VST Annexation.

..Body

ALTERNATIVES

1. Approve the request as recommended by the Planning Commission and staff; or,
2. Approve subject to modifications as conditioned by the City Council; or,
3. Deny the request; or,
4. Refer back to staff for reconsideration of specific items (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

The State of California's Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 outlines the procedures governing the annexation of territory to local jurisdictions. AB 3312 allows for the annexation of the University of California, Merced, campus which will make this annexation compliant with the aforementioned state law. Title 19 of the Merced Municipal Code outlines environmental review procedures and Title 20 of the Merced Municipal Code (Zoning) regulates the process to establish a planned development and its standards. Pre-annexation development agreements are authorized by Government Code Section 65864 et seq. and Merced Municipal Code Section 20.86.150.

CITY COUNCIL PRIORITIES

Although the annexation of the VST property is not listed as a City Council priority in the 2023-24 adopted budget, the annexation of the VST property and UC Merced has been a longstanding goal of the City of Merced.

DISCUSSION

On January 16, 2024, Council held a noticed Public Hearing introducing Ordinance 2560 and Ordinance 2561.

IMPACT ON CITY RESOURCES

The Virginia Smith Trust, through the Pre-Annexation and Development Agreement at Exhibit A of Attachment 17 will fund

the cost of their development and their impact on City infrastructure. To develop, they will be required to create a new Community Facilities District (CFD) (or annex into the existing CFD). Though the new development will require additional support from City services, at build out, the new development will provide increased property tax and sales tax revenue to fund such services. Additionally, Public Facilities Financing Program impact fees would be paid with all new development. These fees would help fund infrastructure needed to serve the development.

ATTACHMENTS

1. Ordinance 2560
2. Ordinance 2561