



Legislation Details

File #: 22-421 **Version:** 1 **Name:**

Type: Public Hearing Item **Status:** Passed

File created: 5/16/2022 **In control:** Planning Commission

On agenda: 6/21/2022 **Final action:** 6/21/2022

Title: SUBJECT: Public Hearing to Consider General Plan Amendment #21-02 and Site Utilization Plan Revision #12 to Planned Development (P-D) #8, Initiated by Ashley Investments, LLC, for Approximately 6.93 Acres of Land, Generally Located at the Southeast Corner of Loughborough Drive and Meadows Avenue to Allow the Construction of 161 Residential Units and to Allow the Construction of a Medical/Dental Clinic

REPORT IN BRIEF

Request for City Council approval of a General Plan Amendment and Site Utilization Plan Revision for 6.93 acres of land generally located at the southeast corner of Loughborough Drive and Meadows Avenue.

RECOMMENDATION

City Council - Adopt a motion:

- A. Adopting Resolution 2022-32, A Resolution of the City Council of the City of Merced, California, Approving a Mitigated Negative Declaration (Environmental Review #21-23) for General Plan Amendment #21-02 and Site Utilization Plan Revision #12 to Planned Development (P-D) #8 for approximately 6.93 acres of land generally located at the southeast corner of Loughborough Drive and Meadows Avenue and approving General Plan Amendment #21-02 changing the General Plan land use designation for approximately 5.59 acres of the property from Regional/Community (RC) Commercial to High Density (HD) Residential and changing the land use designation for approximately 1.34 Acres of the property from Regional/Community (RC) Commercial to Commercial Office (CO) and approving a Legislative Action Agreement for General Plan Amendment #21-02 and Site Utilization Plan Revision #12 to Planned Development (P-D) #8; and,
- B. Introducing Ordinance 2541, An Ordinance of the City Council of the City of Merced, California, approving Site Utilization Plan Revision #12 to Planned Development (P-D) #8 changing the land use designation for 5.59 acres of land generally located at the southeast corner of Loughborough Drive and Meadows Avenue from "High-Medium Density Residential" to "High Density Residential" and changing the land use designation for 1.34 acres of land located near the southeast corner of Loughborough Drive from "High-Medium Density" (HMD) Residential to "Commercial Office" (CO); and,
- C. Authorizing the City Manager or Deputy City Manager to execute the Legislative Action Agreement.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Land Use Changes, 3. Site Plan, 4. Parcel Map, 5. Floor Plans, 6. Elevations, 7. P-D Design Standards, 8. Planning Commission Resolution #4075, 9. Planning Commission Staff Report #21-665, 10. Draft City Council Resolution, 11. Ordinance, 12. Legislative Action Agreement

Date	Ver.	Action By	Action	Result
6/21/2022	1	City Council/Public Finance and Economic Development	approved	Pass

Authority/Parking Authority