



## Legislation Details

**File #:** 24-349      **Version:** 1      **Name:**

**Type:** Public Hearing Item      **Status:** Agenda Ready

**File created:** 4/11/2024      **In control:** Planning Commission

**On agenda:** 5/8/2024      **Final action:** 5/8/2024

**Title:** SUBJECT: Vesting Tentative Subdivision Map #1330 ("Bellevue Ranch West Village 18-22") initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, and Stonefield Home, Inc., property owners. This application involves a request to subdivide approximately 35 acres into 215 single-family lots ranging in size from approximately 2,200 square feet to approximately 13,000 square feet. The subject site is generally located at the southwest corner of M Street and Bellevue Road, within Planned Development (P-D) #42, with a General Plan designation of Low to Medium Density Residential (LMD); \*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify  
1) Environmental Review #24-08 (CEQA 15162 Findings and CEQA 15183 Exemption)  
2) Vesting Tentative Subdivision Map #1330

### SUMMARY

The subject site is located at the southwest corner of M Street and Bellevue Road, as shown at Attachments B and C. The proposed subdivision would subdivide 35 acres of land into 215 single-family lots (Attachment C). The lots would generally range in size between 2,250 square feet and 13,000 square feet. This site is part of the Bellevue Ranch Master Development Plan and is commonly referred to as portions of Villages 18 B, 21-A&B, and 22-A of Bellevue Ranch West (Attachment D).

### RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-08 (CEQA Section 15162 Findings and 15183 Exemption) and Vesting Tentative Subdivision Map #1330 - "Bellevue Ranch West Village 18-22" (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4134 at Attachment A of Planning Commission Staff Report #24-349.

### Sponsors:

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### Code sections:

**Attachments:** 1. Attachment A - Draft PC Resolution #4134.pdf, 2. Attachment B - Location Map.pdf, 3. Attachment C - TSM Layout.pdf, 4. Attachment D - Bellevue Ranch West Master Development Plan.pdf, 5. Attachment E - Pation Homes from BRMDP.pdf, 6. Attachment F - Development Standards and Elevations.pdf, 7. Attachment G - Residential Design Standards.pdf, 8. Attachment H - TSM Findings.pdf, 9. Attachment I - BRMDP Table 6.1.pdf, 10. Attachment J - Response from Utility Companies.pdf, 11. Attachment K - CEQA 15162.pdf, 12. Attachment L - CEQA 15183.pdf, 13. Attachment M - PC Presentation - TSM #1330.pdf

Date	Ver.	Action By	Action	Result
5/8/2024	1	Planning Commission		