



Legislation Details

File #:	17-298	Version:	1	Name:	
Type:	Public Hearing Item	Status:		Passed	
File created:	5/12/2017	In control:		City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	
On agenda:	8/7/2017	Final action:		8/7/2017	

Title: SUBJECT: Public Hearing - General Plan Amendment #15-03, Zone Change #422, Establishment of Planned Development (P-D) #74, and Certification of a Final Environmental Impact Report (EIR) for the Development of a 601,127-Square-Foot Retail Shopping Center, 178 Apartments, and a Fire Station on 77 Acres Located at the Northeast and Southeast Corners of Campus Parkway and Coffee Street

REPORT IN BRIEF

The City Council is being asked to consider various actions, including the certification of an Environmental Impact Report, to approve the future construction of a 601,127-square-foot regional shopping center (including retail, restaurants, a hotel, gas station, etc.), 178 multi-family units, and a fire station site on 77 acres, bounded by Gerard Avenue, Coffee Street, Mission Avenue, and Pluim Drive.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving Resolution 2017-43, a Resolution of the City Council of the City of Merced, California, adopting Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring Program, and certifying the Final Environmental Impact Report for the Merced Gateway Master Plan, including General Plan Amendment #15-03, Zone Change #422, and Planned Development (P-D) Establishment #74; and,

B. Approving Resolution 2017-44, a Resolution of the City Council of the City of Merced, California, approving General Plan Amendment #15-03, which amends the General Plan designation for property generally located at the northeast corner of Coffee Street and Campus Parkway by reconfiguring and reducing the area by approximately 12 acres designated as High-Medium Density Residential (HMD), changing the General Plan designation to Regional/Community Commercial (RC), and amending the Circulation Element; and,

C. Introducing Ordinance 2478, an Ordinance of the City Council of the City of Merced, California, establishing Planned Development (P-D) #74 and amending the official Zoning Map by rezoning approximately 20 acres of land from R-3-2 to Planned Development (P-D) #74 and approximately 57.5 acres of land from Central Commercial (C-C) to Planned Development (P-D) #74, generally located at the northeast and southeast corners of Coffee Street and Campus Parkway; and,

D. Authorizing the City Manager or Assistant City Manager to execute the Legislative Action Agreement (formerly known as a Developer Agreement).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map_7-18-17.pdf, 2. Current General Plan Designations.pdf, 3. Current Zoning Designations.pdf, 4. Proposed General Plan Designations.pdf, 5. Proposed Zoning Designations.pdf, 6. Site Plan.pdf, 7. Findings for P-D #74.pdf, 8. Merced Gateway Phasing Analysis 6 1 2017.ltr +

attachments.pdf, 9. Proposed Biekway Plan.pdf, 10. Proposed Storm Drainage Plan.pdf, 11. Res 3083 Merced Gateway & FEIR #15-18 - EIR Resolution.pdf, 12. Res #3084 GPA #15-03_ZC#422_Est of PD #74_CUP #1203 & FEIR #15-18 (Merced Gateway) - GP Resolution.pdf, 13. PC Minutes 06-21-17 Item 4.1 (Merced Gateway Master Plan)draft.pdf, 14. SR 17-11 - GP #15-03_ZC #422_PD Est #74_CUP #1203.pdf, 15. CC Res for EIR.pdf, 16. CC Res - GPA #15-03.pdf, 17. Draft Ordinance.pdf, 18. Legis Action Agrmt.pdf, 19. Enclosure 1 - Merced Gateway FEIR.pdf

Date	Ver.	Action By	Action	Result
8/7/2017	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	approved	Pass