



Legislation Text

File #: 16-164, **Version:** 1

Report Prepared by: Julie Nelson, Associate Planner

SUBJECT: Southeast Corner of Mansionette Drive and Mercy Avenue - Final Map 5356 for Mansionette Estates, Unit 5

REPORT IN BRIEF

The City Council will consider approval of Final Map 5356 for Mansionette Estates, Unit 5.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving **Resolution 2016-23**, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Manisonette Estates, Unit 5 Subdivision (#5356); and,
- B. Approving the Subdivision Agreement for "Mansionette Estates, Unit 5," Subdivision; and,
- C. Authorizing the City Manager to sign the Subdivision Map and execute the Subdivision Agreement and all other necessary documents.

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 subdivision (Mansionette Estates, Unit 5), is located at the southeast corner of Mansionette Drive and Mercy Avenue (Attachment 1). The proposed subdivision would divide an approximately 5.92-acre parcel into 20 single-family lots (Attachment 2). The developer, ME-5, Inc., has substantially complied with the previously approved tentative map for this site (Tentative Map #1302), and has complied with the Conditions of Approval listed in Planning Commission Resolution #3303 (Attachment 3), adopted by the Planning Commission on August 20, 2014. The 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 Map and Subdivision Agreement.

The approval of Tentative Subdivision Map #1302 included a deviation from City Standards D-8 and ST-1. D-8 limits the amount of lot frontage open for a driveway approach to 50% of the lot width. The deviation allows up to 77% of the lot width to be open for a driveway approach. City Standard ST-1 requires a park strip on local roads. The deviation allows a 49-foot right-of-way with no park strip (the sidewalk would be adjacent to the curb).

The developer is required to install all public improvements within the subdivision and repair/replace any damaged improvements along the subdivision frontage on Mercy Avenue and Mansionette Drive.

The subdivision will be annexed into the Community Facilities District (CFD) for services (CFD No. 2003-2). The developer has provided the necessary deposits for the annexation and signed the necessary agreements for staff to proceed with the annexation process. This will be coming before the Council for approval in the near future.

City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1302). Therefore, the City Council should adopt the Resolution found at Attachment 4 approving Final Map #5303 for Mansionette Estates, Unit 5 and approve the subdivision agreement.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5356
3. Planning Commission Resolution #3303
4. Subdivision Agreement
5. Draft City Council Resolution