



Legislation Text

File #: 17-548, **Version:** 1

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SUBJECT: Bellevue Ranch West, Village 12, Phase 2 - Final Map 5359

REPORT IN BRIEF

The City Council will consider approval of Final Map #5359 for Bellevue Ranch West, Village 12, Phase 2, generally located at the southwest corner of M Street and Arrow Wood Drive (extended).

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving **Resolution 2018-17**, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Bellevue Ranch West, Village 12, Phase 2 Subdivision (#5359); and,
- B. Approving the Subdivision Agreement for “Bellevue Ranch West, Village 12, Phase 2,” between the City of Merced and Stonefield Home, Inc., (property owner); and,
- C. Authorizing the City Manager or the Assistant City Manager to execute the Subdivision Agreement.

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 (Bellevue Ranch West, Village 12, Phase 2), is generally located at the southwest corner of M Street and Arrow Wood Drive (extended) (Attachment 1). This is the second phase of Village 12, which would ultimately subdivide approximately 55 acres into 242 single-family lots through 7 phases. Phase 2 includes the subdivision of 27 lots, which vary in size from

approximately 4,700 square feet to approximately 8,000 square feet (Attachment 2). The owner/developer, Stonefield Home, Inc., has substantially complied with the previously approved tentative map for this site (Tentative Map #1304), and has complied with the Conditions of Approval listed in Planning Commission Resolution #3065 (Attachment 3), adopted by the Planning Commission on March 23, 2016. 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 (Attachment 2) and Subdivision Agreement (Attachment 4).

The subdivision was annexed into the Community Facilities District (CFD) for Services (CFD No. 2003-2) as part of Annexation No. 2 in 2005.

City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1304). Therefore, the City Council should adopt the Resolution found at Attachment 5, approving Final Map #5359 for Bellevue Ranch West, Village 12, Phase 2, and approve the subdivision agreement between the City of Merced and Stonefield Home, Inc.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5359
3. Planning Commission Resolution #3065
4. Subdivision Agreement for Bellevue Ranch West, Village 12, Phase 2
5. Draft City Council Resolution