



Legislation Text

File #: 18-463, Version: 1

Report Prepared by: Julie Nelson, Associate Planner, Development Services Department

SUBJECT: Vacation #18-02 - Setting a Public Hearing to Vacate a 5.88-Acre Park Site Generally Located at the Southwest Corner of M Street and Arrow Wood Drive

REPORT IN BRIEF

Set a public hearing for November 5, 2018, to vacate a 5.88-acre park site generally located at the southwest corner of M Street and Arrow Wood Drive.

RECOMMENDATION

City Council - Adopt a motion adopting **Resolution 2018-64**, a Resolution of the City Council of the City of Merced, California, declaring its intention to vacate an approximately 5.88 acre park site generally located at the southwest corner of M Street and Arrow Wood Drive (extended) (Vacation #18-02) and setting time and place for Public Hearing.

ALTERNATIVES

1. Approve as recommended by staff; or,
2. Approve, subject to modifications by the City Council; or,
3. Deny; or,
4. Refer back to staff for reconsideration of specific items (specific items to be addressed in the motion); or,
5. Continue to a future meeting (date and time to be specified in motion).

AUTHORITY

Government Code Section 66477.5 (c) specifies the procedures for vacating land previously dedicated for public use, such as for parks and other public facilities. The City of Merced Administrative Policies and Procedures No. A-6 provides direction to staff for processing vacation requests, and City Council Resolution No. 86-90 establishes a policy concerning costs associated with the vacation.

CITY COUNCIL PRIORITIES

Not applicable.

DISCUSSION

The developer of Bellevue Ranch, Stonefield Home, Inc., is requesting the vacation of approximately 5.88 acres of land generally located at the southwest corner of M Street and Arrow Wood Drive (Attachment 1). This park site (Attachment 2) was dedicated as part of the Bellevue Ranch Village 12, Phase 1 Subdivision (Attachment 3) in accordance with the conditions of approval for Tentative

Map #1304 for Bellevue Ranch Village 12.

The proposed Vacation of the park site is part of the overall plan to move the park site from the current location at M Street and Arrow Wood Drive to the southeast corner of the future Catherine A Hostetler Boulevard and Freemark Avenue (extended) as shown on the map at Attachment 4. The change in land use designation from Open Space/Park (OS) to Low-Medium Density Residential (LMD) as proposed by General Plan Amendment #18-01 (heard at the City Council meeting on September 17, 2018) would allow the construction of single-family dwellings at this location. General Plan Amendment #18-01 will also move the park site adjacent to the future school site.

Prior to recording the proposed Vacation of this site, a new park site would be dedicated adjacent to the future school site as required by Planning Commission Resolution #3098.

On September 5, 2018, the Planning Commission reviewed the proposed vacation and found it to be consistent with the General Plan, subject to City Council approval of General Plan Amendment #18-01.

The City Council's action would be to adopt the resolution at Attachment 5 setting the public hearing for Vacation #18-02 for Monday, November 5, 2018.

IMPACT ON CITY RESOURCES

There would be no impact on City resources as a result of this action.

ATTACHMENTS

1. Location Map
2. Abandonment Area
3. Bellevue Ranch West, Village 12, Phase 1 Map
4. Proposed New Park Site
5. Draft City Council Resolution