



## Legislation Text

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**File #:** 18-571, **Version:** 1

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

**SUBJECT:** Adoption of Resolution Approving Bellevue Ranch West, Large Lot Final Map for Villages 17, 18, 19, 21, and 22 - Final Map No. 5368 and Approval of the Associated Subdivision Improvement Agreement.

### REPORT IN BRIEF

Considers adopting a resolution approving a Final Map for Subdivision No. 5368 for 14 large lots within Bellevue Ranch West and approves the subdivision agreement for this final map.

### RECOMMENDATION

**City Council** - Adopt a motion:

- A. Approving **Resolution 2018-81**, a Resolution of the City Council of the City of Merced, California, approving the final subdivision map for the Bellevue Ranch West, Villages 17-22 subdivision (final map No. 5368); and,
- B. Approving the subdivision agreement for Bellevue Ranch West, Villages 17-22; and,
- C. Authorizing the City Manager or 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 final subdivision map would subdivide approximately 165 acres of land located on the west side of M Street between Arrow Wood Drive (extended) and Bellevue Road within the Bellevue Ranch West area (Attachments 1 and 2). The subdivision would create 14 large lots ranging in size

from approximately 3.8 acres to approximately 32.7 acres (Attachment 3). The large lots would create distinct Villages as described in the Bellevue Ranch Master Development Plan (BRMDP) and would allow for better financing options as well as the option to sell the Villages to other developers. This is the first step to future development of this area. Further development of the large lots in the form of commercial, multi-family, and single family developments would be done in the future. The proposed land use designations for this area are shown on the map at Attachment 4. A General Plan Amendment will come before the City Council in the near future to consider land use changes for Villages 18-A and 19-A & B.

The property owner has entered into a subdivision agreement for this final map (Attachment 6). As part of the subdivision agreement, a Development and Improvement Phasing Implementation Plan (DIPIP) has been included. This plan identifies what improvements are to be installed with each large lot. This plan is in compliance with Condition #23 of Planning Commission Resolution #3097 for Tentative Subdivision Map #1308 for this subdivision. The DIPIP has been approved by the City Engineer. Any improvements not installed as part of the large lot subdivision improvements would be installed with subsequent development of the large lots.

The property owner, Baxter Ranches, LLC, has substantially complied with the previously approved tentative map for this site (Tentative Map #1308), and has complied with the Conditions of Approval listed in Planning Commission Resolution #3097 (Attachment 5), adopted by the Planning Commission on July 5, 2018. The owner/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 3) and Subdivision Agreement (Attachment 6).

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

A comparison of how the number of parks and green space have been modified since the establishment of the Bellevue Ranch Master Plan development will be presented to the Council to answer any related questions.

#### City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1308). Therefore, staff recommends that the City Council adopt the Resolution found at Attachment 7 approving Final Map #5368 and approve the subdivision agreement for this large lot final map at Attachment 6.

#### **ATTACHMENTS**

1. Location Map
2. Bellevue Ranch West Map
3. Final Subdivision Map #5368
4. Proposed Land Use Map
5. Planning Commission Resolution #3097
6. Subdivision Agreement
7. Draft City Council Resolution approving Final Map #5368