



Legislation Text

File #: 19-194, **Version:** 1

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

SUBJECT: Adoption of Resolution Approving the Final Map for Bellevue Ranch West, Village 12, Lot A - Final Map No. 5371 Consisting of Approximately 5.88 Acres Subdivided into 43 Single-Family Lots and Approval of the Attendant Subdivision Improvement Agreement

REPORT IN BRIEF

Considers approval of Final Map No. 5371 for Bellevue Ranch West, Village 12, Lot A for 43 single-family lots on approximately 5.88 acres, generally located at the southwest corner of M Street and Arrow Wood Drive (extended), and approval of the Subdivision Agreement.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving **Resolution 2019-16**, a Resolution of the City Council of the City of Merced, California, approving the final subdivision map for the Bellevue Ranch West, Village 12, Lot A Subdivision (No.5371); and,
- B. Approving the subdivision agreement for Bellevue Ranch West, Village 12, Lot A; 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, Lot A), is located at the southwest

corner of M Street and Arrow Wood Drive (extended) (Attachment 1). This site was part of the General Plan Amendment and Site Utilization Plan Revision approved by the City Council on September 18, 2018, which changed the designation of this site from Open Space/Park (OS) to Low/Medium Density Residential (LMD) and designated 5.0 acres on the north side of Arrow Wood Drive adjacent to the school site as a Park.

This subdivision consists of 5.88 acres being subdivided into 43 single-family lots. The lots range in size from approximately 4,300 square feet to approximately 7,600 square feet (refer to the Final Map at Attachment 2).

The owner/developer, Stonefield Home, Inc., has substantially complied with the previously approved tentative map for this site (Tentative Map #1307), and has complied with the Conditions of Approval listed in Planning Commission Resolution #3099 (Attachment 3), adopted by the Planning Commission on August 8, 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 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 #1307). Therefore, the City Council should adopt the Resolution found at Attachment 5 approving Final Map #5371 for Bellevue Ranch West, Village 12, Lot A and approve the Subdivision Agreement (Attachment 4) for Bellevue Ranch West, Village 12, Lot A.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5371
3. Planning Commission Resolution #3099
4. Subdivision Agreement
5. Draft City Council Resolution approving Final Map #5371