



## Legislation Text

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File #: 23-113, Version: 1

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**SUBJECT:** Second Reading and Final Adoption of an Ordinance to Approve Zone Change #431, Initiated By Sam Sahota, Property Owner; this Application is a Request for a Zone Change from an Urban Transition (U-T) Zone to a Low Density Residential (R-1-5) Zone at 385 S. Coffee Street to Develop a Future Subdivision with 45 Single-Family Home Lots at 385 S. Coffee Street; and, the Approximate 9.91-Acre Subject Site is Generally Located at the West Side of S. Coffee Street, 300 Feet North of E. Gerard Avenue

### REPORT IN BRIEF

Second reading and final adoption of an Ordinance to approve a Zone Change from Urban Transition (U-T) to Low Density Residential (R-1-5) for one approximate 9.91-acre parcel located at 385 S. Coffee Street.

### RECOMMENDATION

**City Council** - Adopt a motion adopting **Ordinance 2546**, An Ordinance of the City Council of the City of Merced, California, amending the official Zoning Map by rezoning approximately 9.91 acres of land at 385 South Coffee Street, generally located on the west side of South Coffee Street, 300 feet North of East Gerard Avenue, from Urban Transition (U-T) to Low-Density Residential (R-1-5).

### ALTERNATIVES

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

### AUTHORITY

Merced Municipal Code Chapter 20.80 covers Zoning Ordinance Amendments.

### CITY COUNCIL PRIORITIES

Infill Development is listed as a part of FY 2021-22 Council Goals and Priorities as part of Element 5, Future Planning. Although this is not an official infill lot as there is one home on this property, it is considered underdeveloped as the existing home is on a 10-acre parcel.

### DISCUSSION

Ordinances 2546 was introduced at a noticed Public Hearing on January 17, 2023.

### IMPACT ON CITY RESOURCES

No appropriation of funds is needed

**ATTACHMENTS**

1. Ordinance 2546