

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #13-01

AGENDA ITEM: E

FROM: Kim Espinosa,
Planning Manager

**BELLEVUE CORRIDOR COMMUNITY PLAN
AD-HOC CITIZENS ADVISORY COMMITTEE**

PREPARED BY: Bill King, AICP
Principal Planner

MEETING DATE: March 14, 2013

SUBJECT

Integration of *Merced Vision 2030 General Plan Policies* and comments from the public and Bellevue Corridor Community Plan Ad-hoc Citizens Advisory Committee into the Draft Community Plan. This report is associated with Agenda Item E of the *Bellevue Corridor Community Plan Ad-Hoc Citizens Advisory Committee* March 2013 meeting.

REQUESTED COMMITTEE ACTION

Review and comment.

DRAFT CHAPTERS OF THE BELLEVUE COMMUNITY PLAN

To date, the only Chapter of the *Bellevue Community Plan* that is in the form of a complete draft is the Introduction Chapter. This Chapter provides overview and foundational guiding topics for the remainder of the Community Plan and includes such topics as:

Overview

- Community Planning in Merced
- Plan Objectives and Contents
- Existing Setting
- Constructing the Community Plan

Foundational

- Plan Area Assumptions, Opportunities, and Constraints
- Guidance from the *Merced Vision 2030 General Plan*

To help with the crafting of other Plan Chapters, the planning process has focused on preparing Background Reports and Technical Appendices about relevant topics, and presenting and discussing the findings of these reports at the previous CAC public meetings. These reports included the following:

- Approved Projects in and Near the Planning Area
- Roadway Design & Transit Priority Projects
- Merced's Innovation Hub
- Economic Study
- Urban Design

These reports and the public feedback gathered during discussions about them will help to form the Plan chapters. As a first step, Staff has crafted the initial draft Chapters by: 1) listing highly relevant urban growth and development-based policies from the City's *Merced Vision 2030 General Plan*; and, 2) forming an initial table of contents and list of subjects. These are intended to reflect relevant topics of note to the public and the Citizens Advisory Committee. These initial draft Plan Chapters are included in Attachment A for your review and comment.

All draft chapters of the Bellevue Community Plan are posted online to allow for public review throughout the planning process.

Attachment B is a listing of statements that summarize policies of the *Merced Vision 2030 General Plan* that are highly applicable to the Plan area. The Draft Chapters of the *Bellevue Community Plan* include actual wording from the City's General Plan, and even these have been shortened to keep the document as user-friendly as possible. The complete General Plan is available on-line or at the office of the City's Planning Division.

You are requested to review the draft Chapters and provide comments at the March 14, 2013, meeting with further ideas and suggestions, especially as they relate to the table of contents and list of subjects. If you don't see an item that is important to you, or you're not sure the subject heading will address a particular issue, then please raise this in the upcoming meeting so that the Plan can be constructed to address matters of interest and/or concern to the public.

Activities at the March 14, 2013, meeting will provide opportunities to comment and provide input about General Plan policies, as well as the initial land use plan, which is just one possible graphical representation of City policies and public comments. Our intent is for the Committee and public input to help City Staff and the project consultant to construct a community-based plan.

Attachments

- A) Draft Chapters of the Bellevue Community Plan (Urban Expansion, Land Use, Transportation, Public Services and Facilities, Urban Design, and Open Space, Conservation and Recreation).
- B) List of statements that summarize policies of the *Merced Vision 2030 General Plan* that are highly applicable to the Plan area.