

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA, AMENDING
THE OFFICIAL ZONING MAP BY REZONING
APPROXIMATELY 5.0 ACRES OF LAND GENERALLY
LOCATED ON THE SOUTH SIDE OF EAST CHILDS
AVENUE, APPROXIMATELY 780 FEET OF EAST
COFFEE STREET, FROM NEIGHBORHOOD
COMMERCIAL (C-N) TO LOW DENSITY
RESIDENTIAL (R-1-5)**

**THE CITY COUNCIL OF THE CITY OF MERCED DOES ORDAIN
AS FOLLOWS:**

SECTION 1. AMENDMENT TO CODE. The property generally described as a portion of Assessor's Parcel Number 061-710-026, and shown on the map at Exhibit A, attached hereto, and by reference made a part of this Ordinance, is hereby rezoned as shown on said map from Neighborhood Commercial (C-N) to Low Density Residential (R-1-5) as shown on Exhibit B.

SECTION 2. CHANGE OF MAP. The Director of Development Services is hereby directed to make the appropriate markings on the Official Zoning Map in conformance with this Ordinance and the provisions of Title 20 of the Merced Municipal Code.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 4. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. PUBLICATION. The City Clerk is directed to cause a summary of this Ordinance to be published in the official newspaper at least once within fifteen (15) days after its adoption showing the vote thereon.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Merced on the 2nd day of June 2025, and was passed and adopted at a regular meeting of said City Council held on the 16th day of June, 2025, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:
MATTHEW SERRATTO, MAYOR

Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:
CRAIG J. CORNWELL, CITY ATTORNEY

Craig Cornwell 7/8/2025
City Attorney Date

NOTICE OF POTENTIAL INTRODUCTION OF ORDINANCE

CITY OF MERCED

NOTICE IS HEREBY GIVEN that on _____, 2025, the City Council of the City of Merced is scheduled to consider the introduction of an Ordinance entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA, AMENDING
THE OFFICIAL ZONING MAP BY REZONING
APPROXIMATELY 5.0 ACRES OF LAND GENERALLY
LOCATED ON THE SOUTH SIDE OF EAST CHILDS
AVENUE, APPROXIMATELY 780 FEET OF EAST
COFFEE STREET, FROM NEIGHBORHOOD
COMMERCIAL (C-N) TO LOW DENSITY
RESIDENTIAL (R-1-5)**

at its regular meeting to be held at 6:00 pm in the City Council Chambers at 678 West 18th Street, Merced, California. The public is invited to provide any oral or written comments regarding this proposed Ordinance.

If adopted, this Ordinance would rezone approximately 5.0 acres from Neighboring Commercial (C-N) to Low Density Residential (R-1-5) generally located on the South side of East Childs Avenue, approximately 780 feet of East Coffee Street.

A copy of the full text of the proposed Ordinance is available for review in the Office of the City Clerk, City of Merced, 678 West 18th Street, Merced, California, and on the City's website at www.cityofmerced.org.

ASSISTANT CITY CLERK

PUBLISH:

PUBLIC NOTICE OF ADOPTION OF ORDINANCE

CITY OF MERCED

ORDINANCE NO.

NOTICE IS HEREBY GIVEN that on _____, 2025, the City Council of the City of Merced adopted Ordinance No. _____, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 5.0 ACRES OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF EAST CHILDS AVENUE, APPROXIMATELY 780 FEET OF EAST COFFEE STREET, FROM NEIGHBORHOOD COMMERCIAL (C-N) TO LOW DENSITY RESIDENTIAL (R-1-5)

Ordinance No. _____ will rezone approximately 5.0 acres from Neighboring Commercial (C-N) to Low Density Residential (R-1-5) generally located on the South side of East Childs Avenue, approximately 780 feet of East Coffee Street.

Ordinance No. _____ was adopted by the following roll call vote of the City Council:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

A copy of the full text of Ordinance No. _____ is available for review in the Office of the City Clerk, City of Merced, 678 West 18th Street, Merced, California, and on the City's website at www.cityofmerced.org.

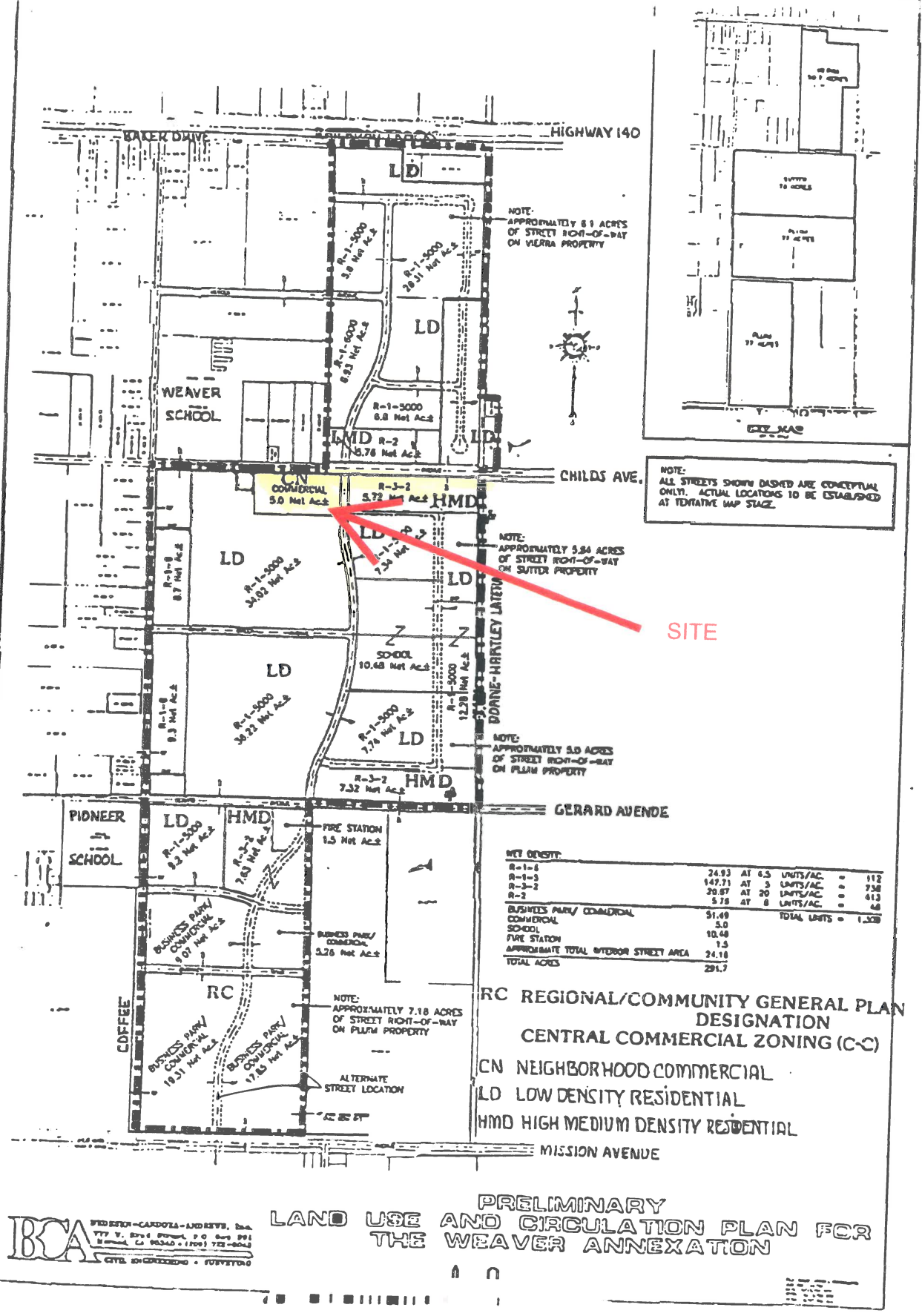
ASSISTANT CITY CLERK

PUBLISH:

BCA BENDER-CARDONA-ANDREWS, Inc.
 777 N. 2nd Street, P.O. Box 991
 Phoenix, AZ 85004 (602) 722-0042
 CITY ENGINEERING - SURVEYING

PRELIMINARY LAND USE AND CIRCULATION PLAN FOR THE WEAVER ANNEXATION

EXHIBIT A

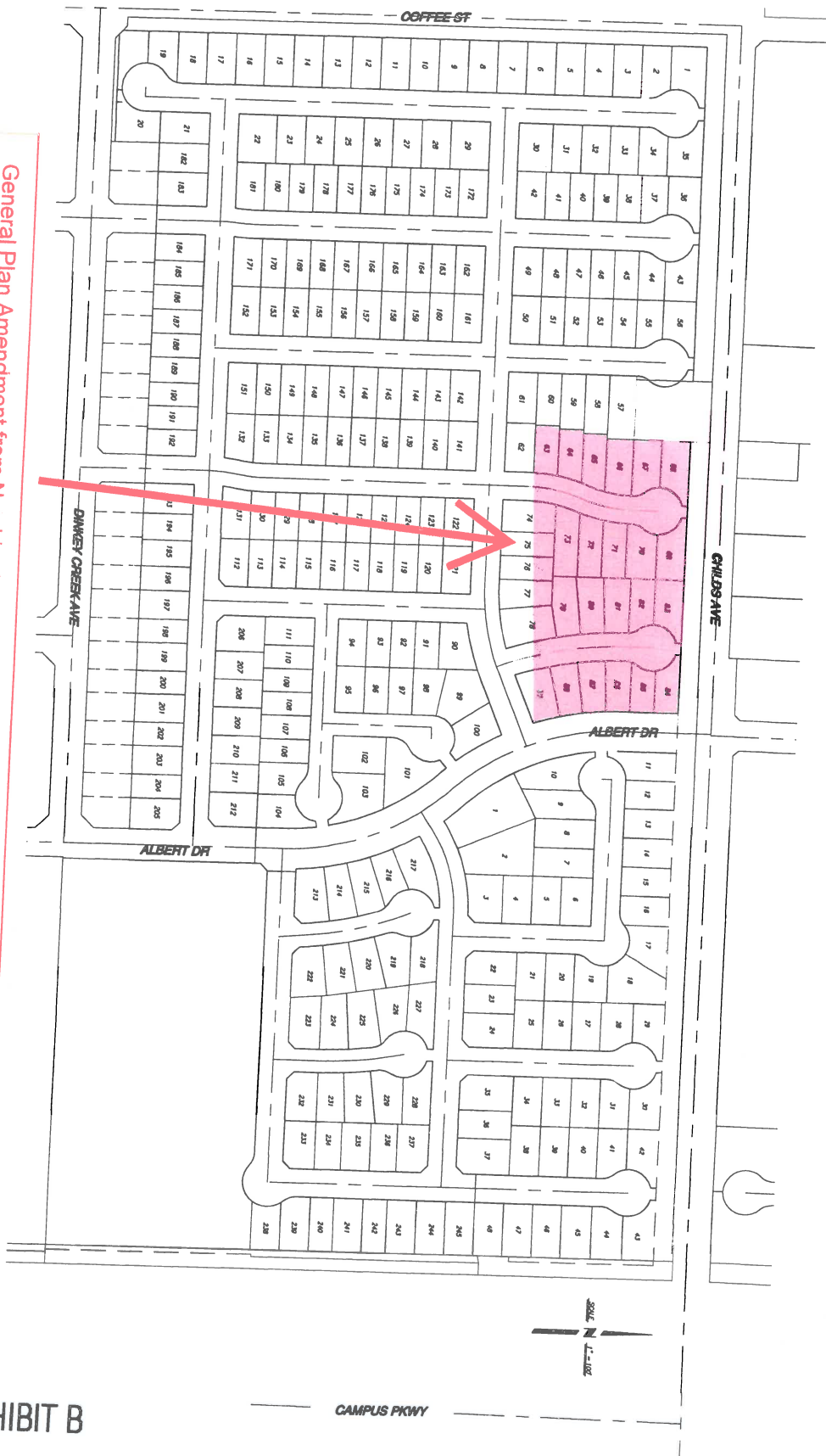


NOTE: ALL STREETS SHOWN DASHED ARE CONCEPTUAL ONLY. ACTUAL LOCATIONS TO BE ESTABLISHED AT TENTATIVE MAP STAGE.

NET DENSITY			
R-1-8	24.93	AT 6.5 UNITS/AC.	= 112
R-1-5	147.71	AT 3 UNITS/AC.	= 738
R-3-2	20.97	AT 20 UNITS/AC.	= 413
R-2	5.75	AT 8 UNITS/AC.	= 46
BUSINESS PARK/ COMMERCIAL			TOTAL UNITS = 1,309
COMMERCIAL	51.49		
SCHOOL	5.0		
FIRE STATION	10.48		
APPROXIMATE TOTAL OUTSIDE STREET AREA	7.5		
TOTAL ACRES	24.18		
	291.7		

RC REGIONAL/COMMUNITY GENERAL PLAN DESIGNATION
 CENTRAL COMMERCIAL ZONING (C-C)
 CN NEIGHBORHOOD COMMERCIAL
 LD LOW DENSITY RESIDENTIAL
 HMD HIGH MEDIUM DENSITY RESIDENTIAL

General Plan Amendment from Neighborhood Commercial (CN) to Low Density Residential (LD)
and Zone Change from Neighborhood Commercial (C-N) to Low Density Residential (R-1-5)



LEGEND
CROSSING AT RIVER OAKS
TO LOW DENSITY RESIDENTIAL

EXHIBIT B

ZONING EXHIBIT
CROSSING AT RIVER OAKS
MERCED, CALIFORNIA



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4855 SPYBEE WAY SUITE A MODESTO, CALIFORNIA 95358
(209) 648-0300
BME@GMAIL.NET

PREPARED UNDER THE DIRECTION OF:

NO	REVISIONS	DATE	APPROVED
1			