

LOTS AVAILABLE

- 5 High Density Residential Lots
- 1 Medium Density Residential Lots
- 4 Regional/Central Commercial Lots

ONGOING ENTITLEMENT

Annexation: Site is currently within the Sphere of Influence and will be annexed into the City of Merced.

Tract Map: Site to subdivide into 10 lots and dedicate public access roads.

General Plan Amendment & Rezone: Site to be planned and zoned for a mix of residential and commercial uses.

LOCATION

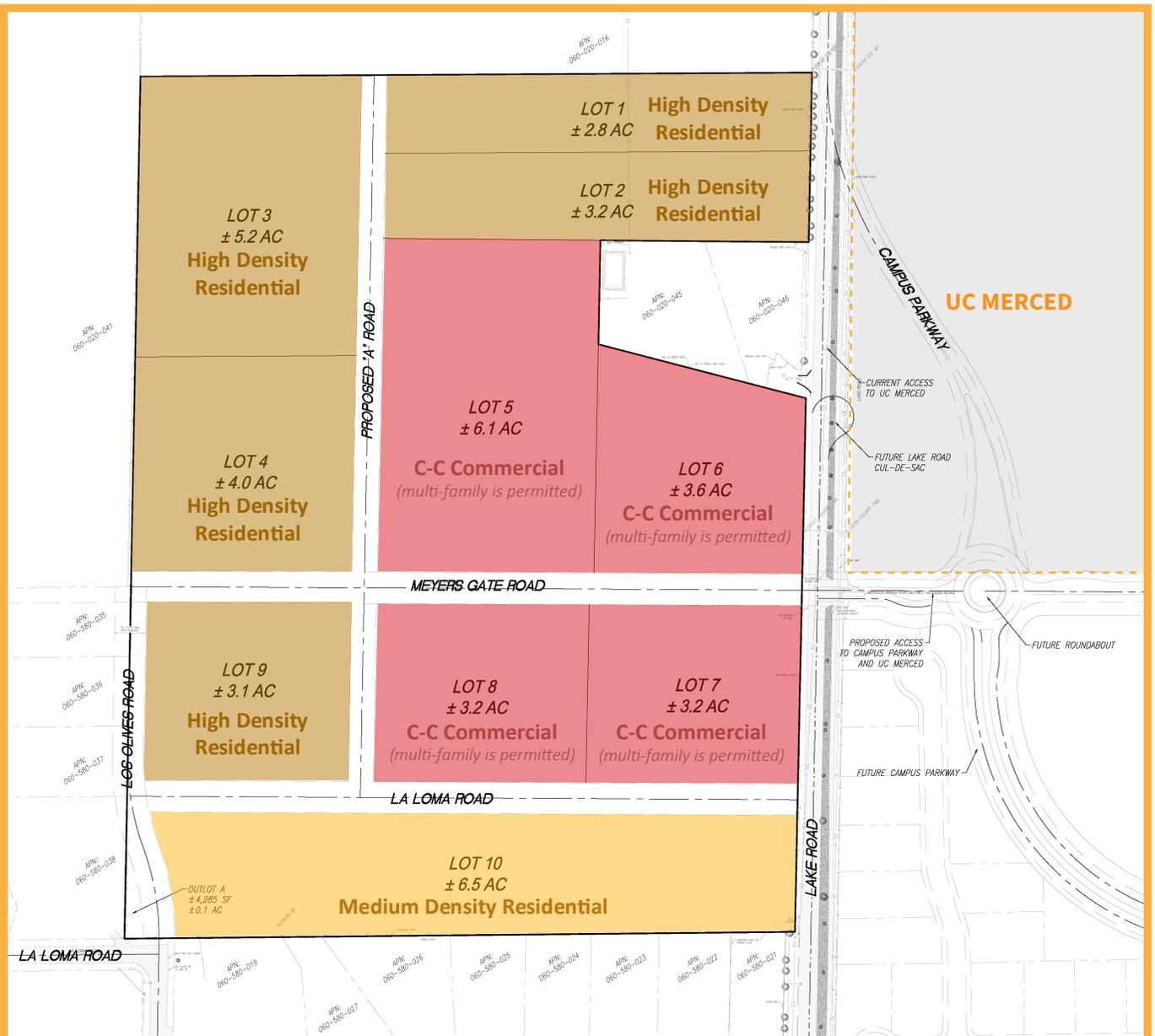
West of Lake Road between Bellevue Road and La Loma Road. Within the City of Merced Sphere of Influence and under Annexation process into the City.

APN

060-020-044

CURRENT LAND USE

Vacant



LOTS AVAILABLE

Lot	Zoning District	Acres	Development Potential
1	High Density Residential	2.8	68-100 units
2	High Density Residential	3.2	77-115 units
3	High Density Residential	5.2	125-187 units
4	High Density Residential	4.0	96-144 units
5	C-C Commercial	6.1	93,000-1,594,296 sf.
6	C-C Commercial	3.6	54,886-940,896 sf.
7	C-C Commercial	3.2	48,788-836,352 sf.
8	C-C Commercial	3.2	48,788-836,352 sf.
9	High Density Residential	3.1	75-111 units
10	Medium Density Residential	6.5	78-156 units

PERMITTED USES

High Density Residential: duplex, multi-family dwellings, single-family dwellings, day care.
Density: 24 to 36 units per acre.

Medium Density Residential: duplex, multi-family dwellings, single-family dwellings, day care.
Density: 12 to 24 units per acre

C-C Commercial: retail, services, clinics, banks, multi-family residential, office, hotels, restaurants, R&D (conditional use).
Intensity: 0.35 to 6.0 floor area ratio