

CAMPUS NORTH SPECIFIC PLAN

PREPARED BY THE CITY OF MERCED

PLANNING DEPARTMENT



**Recommended by Planning Commission:
May 8, 1985**

**Approved by City Council in Resolution
#85-78: July 15, 1985**

**Amended by City Council in Resolution
#90-35: May 21, 1990**

**Amended by City Council in Resolution
#97-70 August 4, 1997**

**Amended by City Council in Resolution
#2000-01 January 3, 2000**

CAMPUS NORTH SPECIFIC PLAN

GENERAL

Campus North is a Specific Plan area in the north-central part of the City of Merced. It encompasses approximately 78 acres and, as modified, has a mixture of mid-size single family residential lots, an area designated for professional/business offices and a site proposed for a multi-level Senior Healthcare Campus. In addition, the plan has open space including Black Rascal Creek, a new north-south bike trail and a drainage detention basin.

The Specific Plan area is bounded by existing single-family residential units to the north (Northwood Village), Black Rascal Creek to the south, "G" Street to the east, and single-family residential and multiple-family residential to the west (Figure 1).

LAND USES

The Specific Plan is divided into two general areas, with the commercial offices and Senior Citizen related facilities located along "G" Street and the single-family residential units located elsewhere throughout the Specific Plan Area.

RESIDENTIAL

Existing land uses within the plan area include low density residential uses and open space. The adopted residential areas are composed of single-family residences on standard 5,000 and 6,000 square foot minimum lots. Previously, there was a residential area of smaller lots (minimum size of 3,600 square feet) located generally in the central portion of the plan area; these have now been redesigned and approved as 5,000 square foot lots. The only location where a few very small lots (3,000-4,000 square feet) continue to be designated on the specific plan is along the south side of Campus Drive, adjacent to Black Rascal Creek, within Residential Planned Development (RP-D) #34.



NON-RESIDENTIAL

There is a commercial office area at the northwest corner of “G” Street at El Portal Drive. In addition, the remaining portion of the plan area along “G” Street north of Campus Drive (extended) has been designated for a Senior Healthcare Campus, involving multi-stage residential living and care facilities for senior residents.

The bikeway connecting with the Black Rascal bike path is an important feature of the Specific Plan. Other open space includes the Black Rascal Creek corridor, a drainage detention basin, and a landscaped entrance at Campus Drive (extended) and “G” Street. El Portal Drive will be utilized for primary access to the higher density Senior-oriented facility and offices located along “G” Street.

DESIGNATED LAND USES ARE SHOWN BELOW (Map Page 11):

| <u>Land Use</u> | <u>Acreage</u> | <u>Units</u> | <u>Units/ Gross Acres</u> |
|---|----------------|--|-----------------------------------|
| Traditional (5,000/6,000 square foot lot) Single Family Residential | 50(E) | 231 | 4.62(E) |
| Small-lot Single Family Residential | 2.0(E) | 9 or more | 4.5(E) |
| Commercial Offices | 5.1 | --- | |
| Senior Healthcare Campus | 12.5 | 120 (Independent Living) 86 (Assisted Living) 44 (Alzheimer’s Accommodations) 90-Bed (Skilled Nursing Facility) | |
| Open Space/Detention Basin | 8.53 | | |



OPEN SPACE

An estimated 8.5 acres has been designated for open space. Passive recreation, trails and bike paths are the priority uses of these areas.

The Specific Plan will utilize Black Rascal Creek as an open space network with a new Class I bike path connecting the Black Rascal Creek bike path with an existing bike path to the north of the plan area. On the west side, open-ended cul-de-sacs and adjacent local street will provide access to the new north-south bike path. On the east side of this bike path easement is the proposed Senior Healthcare Campus.

PUBLIC SERVICES

Circulation

Primary access to the plan area will be from "G" Street, located on the east side of the site. Sundance Drive will be extended south into the plan area from the north. Buena Vista Drive will be extended in an easterly direction, and El Portal Drive in a westerly direction into the plan area. In an effort to create aesthetic appeal along and at the terminus of streets, particular designs have been employed. These include the use of open-ended cul-de-sacs onto the proposed north-south bike path easement area.

Water

Water for both domestic uses and fire protection will be provided by the City of Merced. The plan area will be serviced from both the 16-inch main on "M" Street and the 12-inch main on "G" Street.



Sewer

Sanitary sewer collection, treatment and disposal will be provided by the City of Merced. The plan area will generally be served by the Black Rascal Trunk, a sub-trunk of "R" Street main. This is in accordance with the City's North Merced Wastewater Master Plan.

Storm Drainage and Flooding

Storm drainage will be accommodated by a detention basin that will be located at the southwest corner of the plan area. Peak run-off flows will be detained in the basin and metered out to Black Rascal Creek at a rate compatible with the City's Storm Drainage Master Plan (i.e., Merced County Critical Area Flooding and Drainage Plan).

As originally approved, the Specific Plan required realignment (straightening) of Black Rascal Creek, to comply with the U.S. Corps of Engineers (COE) area flood control project (Merced Streams Group Project; 1983 Design Memorandum). Based upon written notice from the COE that this realignment was under re-evaluation, and with the understanding that realignment plans were an increasingly costly alternative for the City that, under current analysis, would yield flood protection level beyond which was required by present Federal standards, the City (1997) amended the original Specific Plan conditions to allow development to proceed with City approval if current requirements are met.

Utilities

Gas and electric services will be provided by Pacific Gas and Electric Company. Telephone service will be provided by Pacific Bell. Cable television will be provided by AT&T Cablevision Systems. As required by City ordinance, all new utilities will be underground.



Other Services

Refuse collection, police and fire protection will be provided by the City of Merced. A City fire station is located approximately one-half mile away on Loughborough Drive. Nearest school facilities include Peterson Elementary School, located at Paulson and Pier Roads; Rivera Junior High School, located across "M" Street on Buena Vista Drive; Merced Union High School, located immediately south of the plan area; and Merced College located north of Yosemite Avenue.

Project Phasing

The intent of the Specific Plan has been for construction to occur in a west to east direction. However, development agreements obtained with property owners of those properties remaining to be developed within the Specific Plan Area facilitate infrastructure construction from either direction.

DEVELOPMENT CONDITIONS

1. All land uses (non-R-1-6 single-family) shall be zoned Residential Planned Development (RP-D) in conformance with the Specific Plan. This RP-D zoning shall be implemented phase-by-phase as development proceeds. Except for single-family development, conditional use permits will be required for any development occurring within the Specific Plan area.
2. The proposed densities, land uses, and circulation pattern shall be in conformance with the amended Specific Plan map.



3. Architectural design and construction materials shall be of high quality. Details shall be approved at each subsequent Conditional Use Permit stage.
4. Building, fences, and landscaping shall be of high quality materials that are harmonious with one another in color and texture.
5. Drainage must be provided which meets the requirements of the Merced County Critical Area Flooding and Drainage Plan.
6. The detention basin, located near the southwest corner of the plan area, shall be developed so that it can be utilized for the dual purpose of detention basin and open space area. The slopes of the basin shall be no greater than a 3:1 slope.
7. The location, size, and design of the detention basin shall be tentatively approved, pending final approval by City staff. During final approval of improvement plans for this facility, City staff will evaluate the need for, and require as necessary, design elements to create a more attractive view from the existing bicycle path; these elements may include a fence system, perhaps an extension of the locked fence enclosure surrounding the adjacent City pump facility, and/or complementary landscaping (especially trees) along the south and possibly the north side of the detention basin. In the event a fence is required, consideration will be given to making it as graffiti-proof as possible (an example might be a chain link fence with decorative pilasters, accompanied by a drip irrigation system and compatible vine such as *ficus pumila*).
8. Rechannelization of Black Rascal Creek may be deferred, subject to approval of the City Engineer (reference Figure 2 note).



9. Buena Vista Drive shall be extended through the western boundary of the specific plan area. All costs associated with this extension shall be borne by the developer.
10. The minimum right-turn curb radius for Buena Vista Drive in the project area shall be 40 feet. Stop signs shall be installed by the developer as required by the Engineering Department.
11. In order to accomplish the extension of Buena Vista Drive into the subject property, forming a T intersection with Wathen Avenue, as shown in Exhibit 1, Attachment 1, of Staff Report #90-13, the property north of the First Baptist Church parking lot shall be acquired in the name of the City and the building removed.
12. Deceleration lanes shall be installed by the developer: (a) southbound on "G" Street, north of the Buena Vista Drive ("El Portal") extension; and (b) southbound on "G" Street, north of the Princeton ("Campus") Drive extension.
13. A median shall be constructed along "G" Street connecting with the existing median located to the south of the property, and extending north beyond the Princeton ("Campus") Drive intersection.
14. The developer shall dedicate along Black Rascal Creek at least the minimum amount required by the creekside dedication requirements set forth in the General Plan.
15. The developer shall dedicate a pedestrian/bikeway. Cost of improvements are the developer's responsibility and shall include a minimum 8-foot-wide paved bike



path, street trees, and landscaping. Specific details shall be approved by staff prior to development.

16. The conceptual plan presented for the area proposed for multi-family development shall be approved as to the proposed density and the alignments with connecting streets, with details related to entrances/exits, landscaping, parking, screening, building design, and other matters to be resolved when the conditional use permit is presented.

(NOTE: This multi-family has subsequently been replaced; in the event multi-family is re-introduced in the future, these provisions shall apply.)

17. The applicant shall provide a bus stop on “G” street between Buena Vista (“El Portal”) Drive and the southern boundary of the subject property, with the exact location to be determined when the multi-family area conditional use permit is approved.
18. An Entrance Plan for Princeton (“Campus”) Drive showing the types and location of landscaping and any proposed signs shall be presented and approved prior to beginning construction on the site.
19. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the Engineering Department.
20. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
21. Additional conditions shall be imposed as the subsequent conditional use permit and tentative subdivision map states.

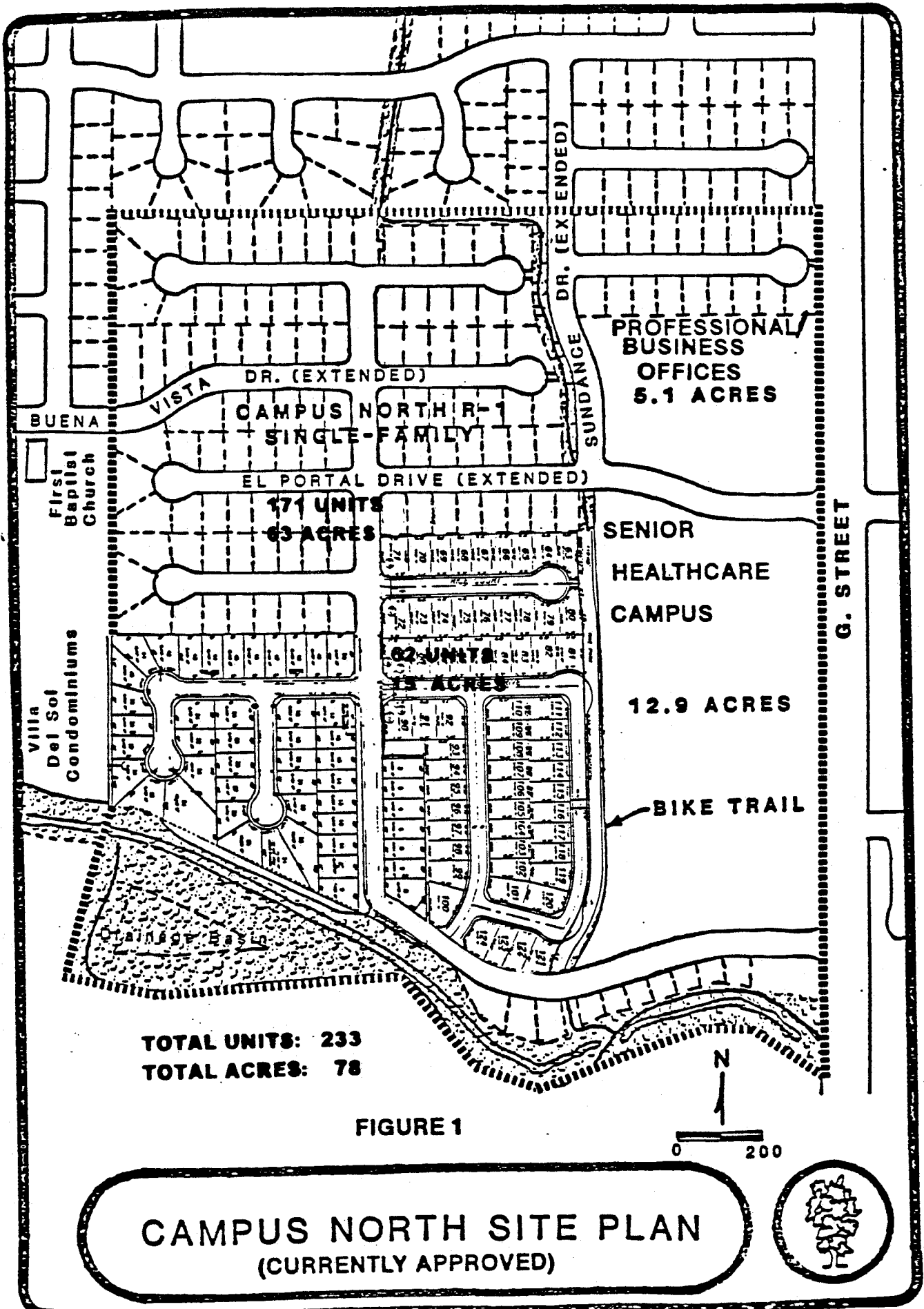


22. A maintenance district will be formed to maintain the open space areas and drainage basin. All residents within the Specific Plan area shall participate in this district.
23. The applicant shall pay all City and school district fees in effect on the date of subdivision and/or permit approval, any increase in those fees, and any new fees which are in effect at the time the building permits are issued, which may include traffic impact fees, a Parsons Avenue Impact Fee, etc.
24. The applicant shall be obligated to participate in any subsequent impact fee system adopted by the City relative to the future traffic signal at Buena Vista (“El Portal”) Drive and “G” Street unless development of this project has been completed at the time the fee system is instituted. Any development that takes place after the fee system is in place will be subject to all relative fees.
25. Any signing for the Specific Plan area shall be of high quality design and materials consistent with the City’s North Merced Sign Ordinance.
26. Energy conservation shall be emphasized during design, construction, and landscaping within the overall project, with special emphasis being given to solar orientation, overhangs, insulation, placement of trees, etc.
27. There will be no curb cuts allowed on “G” Street.
28. Only single-story units may be constructed along the property line of the Campus North Development adjacent to the established single-story neighborhood. This limitation shall become a deed restriction on each lot to alert succeeding property owners.



29. Approval is subject to final M.I.D. Resolution for the Sells Lateral abandonment in the subject area.

30. Approval of the General Plan Amendment, Specific Plan Revision, and Zone Change is subject to the applicant entering into an agreement that they agree to all the Specific Plan conditions.

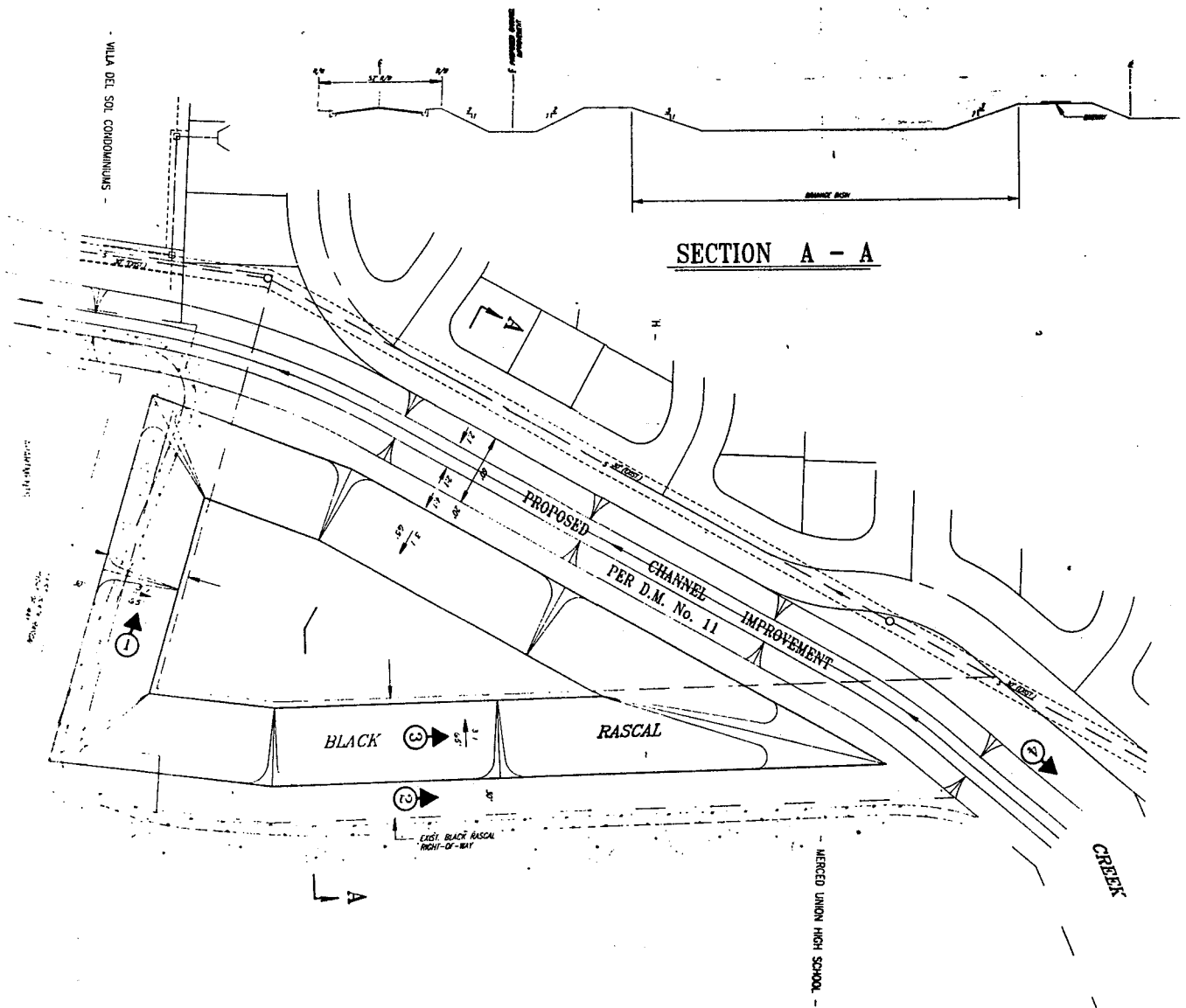


TOTAL UNITS: 233
TOTAL ACRES: 78

FIGURE 1

CAMPUS NORTH SITE PLAN
 (CURRENTLY APPROVED)





The requirement for developers to re-align Black Rascal Creek, in conjunction with development of the Campus North Specific Plan Area, was eliminated by the City of Merced (1997), in view of continuing re-evaluation of this requirement by the U.S. Army Corps of Engineers.

CONCEPTUAL DETENTION BASIN DESIGN

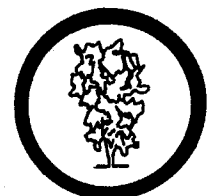


FIGURE 2