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*City of Merced*

**MEMORANDUM**

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**DATE:** September 5, 2018  
**TO:** Planning Commission  
**FROM:** Julie Nelson, Associate Planner  
**SUBJECT:** Overview of Bellevue Ranch Upcoming Changes  
**ACTION:** Discussion/Questions

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At the Planning Commission meeting on September 5, 2018, Planning Staff will provide an update on upcoming projects within the Bellevue Ranch Master Development Plan (BRMDP) area (Attachment A).

The BRMDP was originally approved in 1995 and included a 1,385-acre area (Attachment A). The BRMDP provided a vision and standards for the development that would include commercial, transit, and low and high density residential uses (Attachment B). Development within the Master Plan area was done in phases with the area east of M Street and south of Bellevue Road being the first phase to develop; this area is commonly referred to as Bellevue Ranch East. The area west of M Street and south of Bellevue Road is commonly referred to as Bellevue Ranch West, and the area north of Bellevue Road is commonly referred to as Bellevue Ranch North. These areas are shown on the map at Attachment A. Within each sub-area (East, West, North), the land was subdivided into larger parcels or villages to allow the development of subdivisions; there are a total of 36 villages within the Master Plan Area. The proposed land use map at Attachment C shows the location of each of the villages within the Master Plan Area.

Through the years, some of the original land uses have been changed, and currently there are changes that the developer is proposing (Attachment C) in Bellevue Ranch West and Bellevue Ranch North; staff will provide an overview of past changes and proposed changes at the Planning Commission meeting. The proposed changes would be reviewed by the Planning Commission at future meetings for action or recommendation to the City Council.

One of the greatest challenges with the development of the Bellevue Ranch area is the large amount of infrastructure needed. There are a number of bridges, roads, and

traffic signals that are needed to complete the circulation within this area. The timing of the construction of the required infrastructure is specified in Table 6.1 of the BRMDP. Staff is working with the developer on possible changes to the timing of the infrastructure; changes to Table 6.1 would require a General Plan Amendment and would come before the Planning Commission for recommendation prior to going to the City Council for final action.

There are many aspects to the development of the Bellevue Ranch area. At the meeting, staff will attempt to provide some history as well as a look at future changes that will come before the Planning Commission in order to help the Commission better understand the issues with this large development.

Attachments:

- A) Location Map
- B) Original Land Use Map
- C) Proposed Land Uses and Villages

# BELLEVUE RANCH MASTER DEVELOPMENT PLAN AREA

NEVADA

OLD LAKE

R

BELLEVUE

MANDELL

M

BARCLAY

G

FOOTHILL





ARROW WOOD

BANCROFT

CARDELLA

LEHIGH

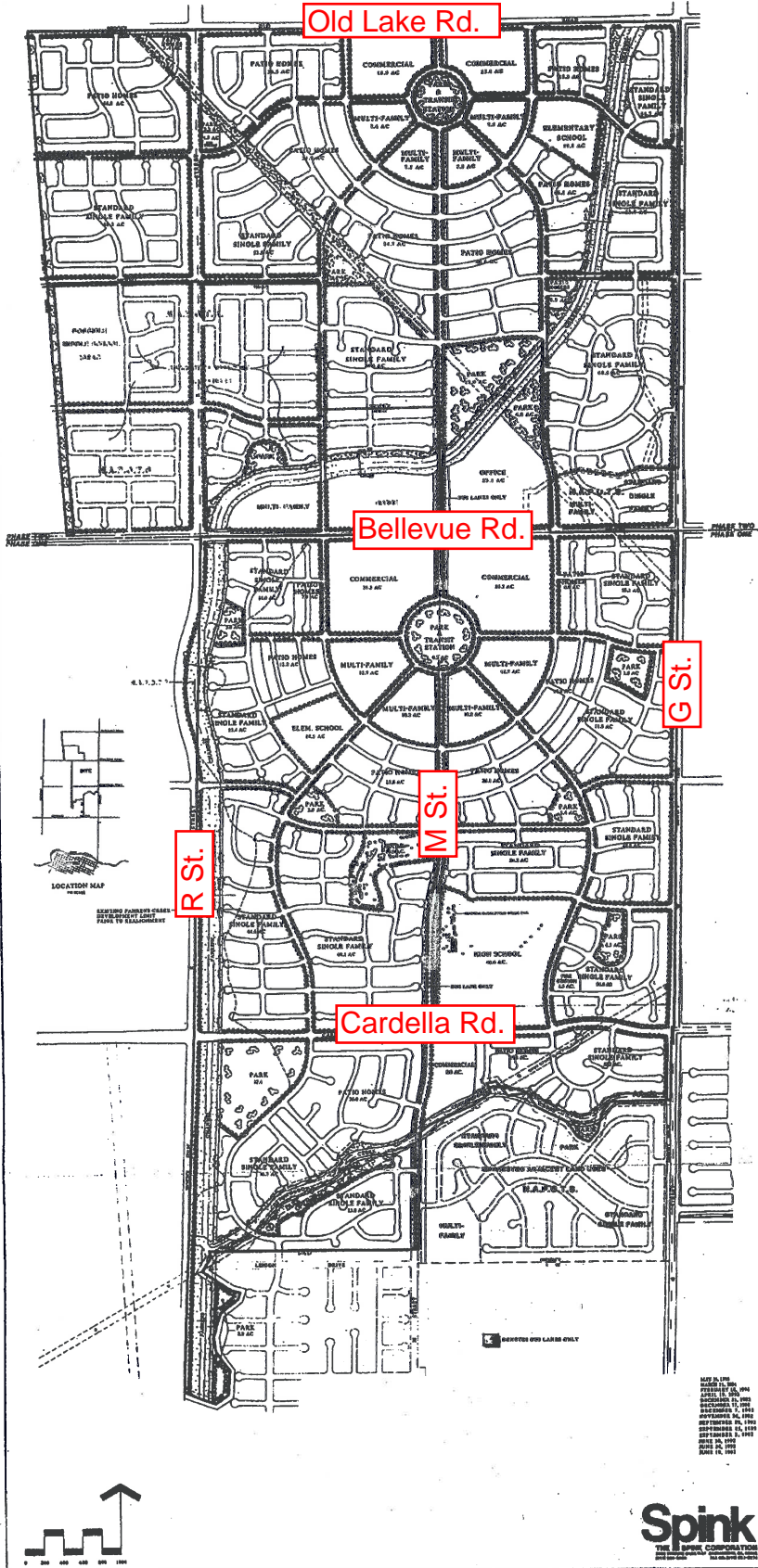
MERCED COLLEGE

-  Bellevue Ranch MDP Area
-  Bellevue Ranch East
-  Bellevue Ranch West
-  Bellevue Ranch North

ATTACHMENT A



DEVELOPMENT PLAN  
**BELLEVUE RANCH**  
 CITY OF MERCED, CALIFORNIA



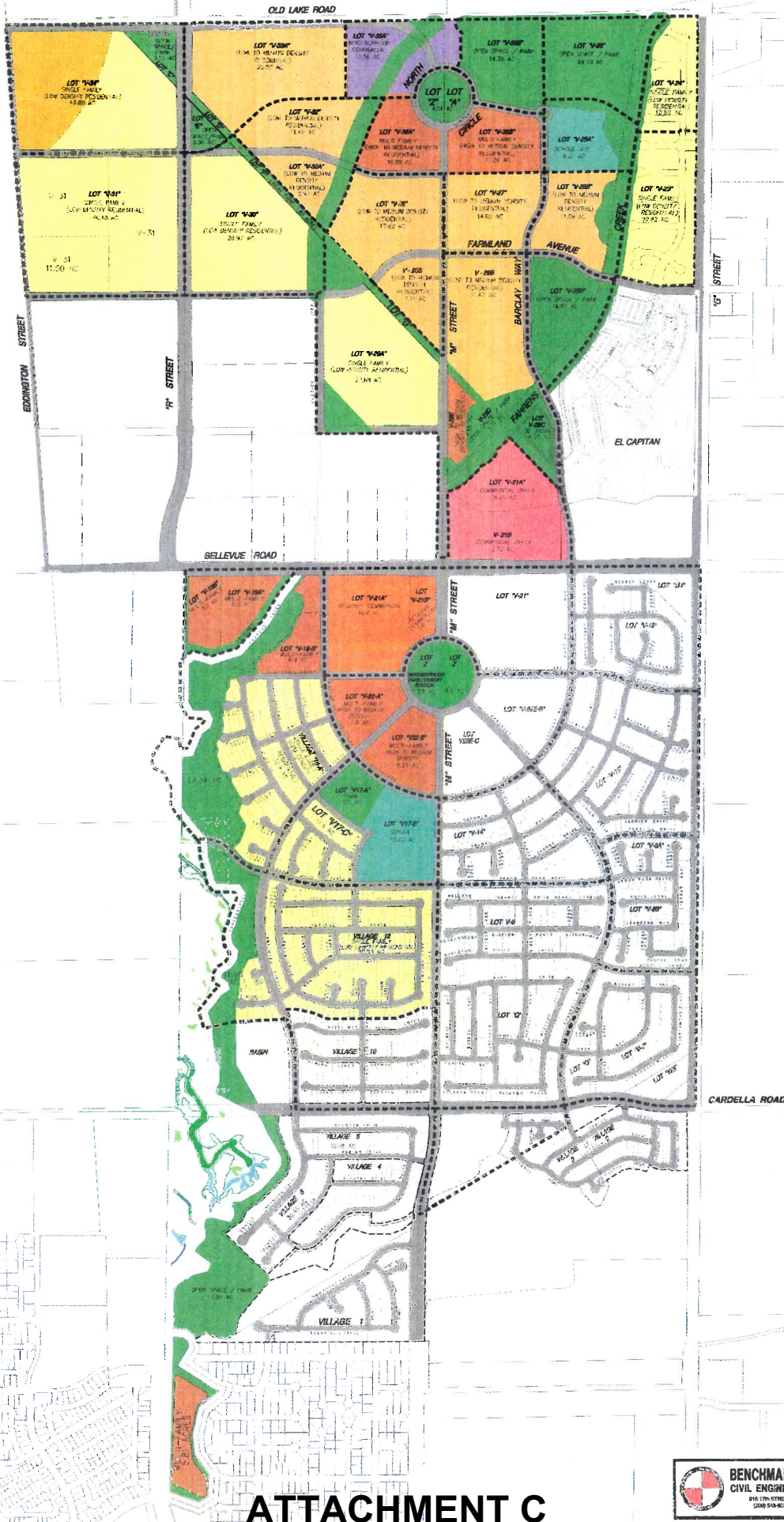
DEVELOPMENT PLAN





# BELLEVUE RANCH

MERCED, CALIFORNIA



## ATTACHMENT C

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