

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 40 OF THE DAVIS MUNICIPAL CODE, AMENDING PLANNED DEVELOPMENT #2-12 RELATING TO PERMITTED USES, BUILDING HEIGHT, SIGNS, AND OUTDOOR USES

WHEREAS, Planned Development (PD) #2-12 establishes zoning standards for 2750 and 2800 Cowell Boulevard, which consists of 3.37 acres in a two parcels; and

WHEREAS, PD #2-12 is based upon the light industrial zoning district with the addition of commercial recreation use; and

WHEREAS, amending PD #2-12 to allow an extended stay hotel will help meet a demand for this type of land use and will still support industrial research uses; and

WHEREAS, modifications to the number of permitted stories and allowing outdoor recreation facilities will facilitate development of the site by allowing flexibility for building siting; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 24, 2016, to receive comments and consider amendments to PD #2-12; and voted _____ to approve adoption of the amendment; and

WHEREAS, the City Council held a duly noticed public hearing on _____ 2013, and based on oral testimony and evidence reviewed during the public hearing, determined that Negative Declaration #4-15 adequately addresses the potential environmental impacts of the project and the appropriate finding were made.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. ZONING MAP CHANGE

Section 40.15 (zoning map) of Chapter 40 of the Davis Municipal Code (hereinafter “City of Davis Zoning Ordinance”) as amended, is hereby amended the zoning designation of the parcel (Assessor’s Parcel Number 69-390-030 and 69-390-031) constituting approximately 3.37 acres as shown on the map, marked Exhibit A attached hereto, to Planned Development (PD) #2-12B (I-R).

SECTION 2. PURPOSE.

Section 2, Purpose of Planned Development #2-12, is hereby amended as follows:

The purpose of the industrial administrative and research (I-R) district is to provide an environment for and conducive to the development and protection of modern, large-scale administrative facilities, research institutions, specialized manufacturing organizations, extended-stay hotel, and commercial recreation, all of a non-nuisance type.

SECTION 3. USES.

Section 3(B), Accessory Uses within Planned Development #2-12, is hereby amended as follows:

- (a) Signs, subject to the provisions of Section 40.26.020 or as otherwise established in a Conditional Use Permit, subject to review and approval by the Department of Community Development and Sustainability.

Section 3C(b), Conditional Uses within Planned Development #2-12, is hereby amended as follows:

- (b) Retail commercial uses such as restaurants, extended-stay hotel, and auto service stations, necessary to serve and appropriate to the I-R district.

SECTION 4. GENERAL REQUIREMENTS.

Section 4A, General Requirements for PD#2,12, is hereby amended as follows:

- A. Height Regulations. No structure shall exceed ~~three~~ four stories or fifty feet in height, excepted as provided in Section 40.27, and as greater heights may be permitted for planned developments, subject to provisions of Section 40.32.

SECTION 5. SPECIAL CONDITIONS.

Section 5(b), Special Conditions for PD #2-12, is hereby amended as follows:

- (b) All uses shall be conducted wholly within a completely enclosed building, except for auto service stations, off-street parking and loading facilities, recreational areas, and public utility substations.

SECTION 6. MITIGATION MEASURES.

The planned development district is subject to the mitigation measures in the environmental negative declaration for this project. A copy of the mitigation measures marked Exhibit B are attached hereto, to Planned Development #2-12B (I-R).

SECTION 7. FINDINGS.

The City Council of the City of Davis hereby finds:

1. The proposed amendment is in conformance with the General Plan as proposed for amendment, which designates the site “Business Park”, a land use that permits industrial research and commercial recreation use and will add extended-stay hotels under this application.
2. The adoption of the proposed rezone will be consistent with the Zoning Ordinance, as the purpose of the Planned Development District is to allow for diversification in the relationship of various buildings and structures and provide relief from the rigid standards of conventional zoning.
3. The public necessity, convenience and general welfare require the adoption of the proposed amendment.
4. Any hotel and recreational uses shall be appropriate in area, location and overall planning for the purpose proposed and the surrounding area shall be protected from any adverse effects from such development.
5. Mitigated Negative Declaration #2-12 and #4-15 have been prepared for this project and declares that impacts of the project will be less than significant with the mitigation measures adopted; and that pertinent mitigation measures in the General Plan and the South Davis Specific Plan would apply to the development of the subject site.

SECTION 8. EFFECTIVE DATE.

This ordinance shall become effective on and after the thirtieth (30th) day following its adoption. INTRODUCED on _____, 2016, AND PASSED AND ADOPTED on _____, 2016, by the following vote:

AYES:

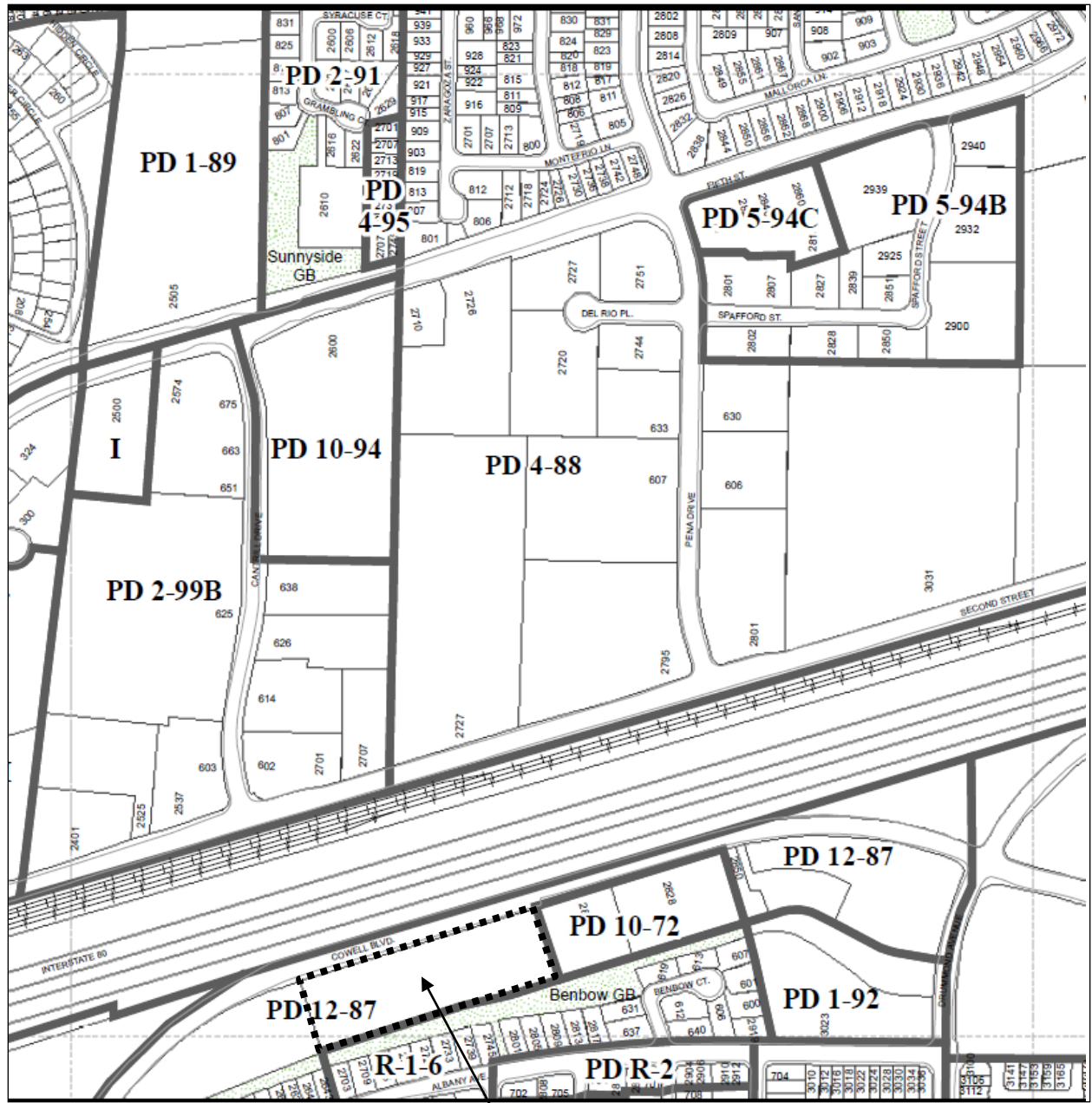
NOES:

ABSENT:

ATTEST:

Robb Davis
Mayor

Zoe Mirabile, CMC
City Clerk



Parcels to be Rezoned from PD #2-12 to PD #2-12B

Mitigation Measures:

To be inserted