

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 40 OF THE DAVIS MUNICIPAL CODE,
AMENDING PLANNED DEVELOPMENT #4-88 RELATING TO PERMITTED USES,
BUILDING HEIGHT, SIGNS, AND OUTDOOR USES IN THE LIGHT INDUSTRIAL /
BUSINESS PARK SUBAREA**

WHEREAS, Planned Development (PD) #4-88 establishes zoning standards for the Mace Ranch Subdivision, including the Light Industrial Subarea along Second Street; and

WHEREAS, the Light Industrial / Business Park subarea PD #4-88 is based upon the light industrial zoning district with the addition of other uses compatible with the area and the intent of the Planned Development; and

WHEREAS, amending PD #4-88 to allow an extended stay hotel in the Light Industrial / Business Park subarea between Second Street and Interstate 80 will help meet a demand for this type of land use and will also support industrial research uses but providing accommodations to visitors to the industrial research businesses; and

WHEREAS, modifications to the building height and floor area ratio for a hotel use, and allowing outdoor recreation facilities will facilitate development of the subarea by allowing flexibility for building siting; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 24, 2016, to receive comments and consider amendments to PD #4-88; and voted _____ to approve adoption of the amendment; and

WHEREAS, the City Council held a duly noticed public hearing on _____ 2016, and based on oral testimony and evidence reviewed during the public hearing, determined that Negative Declaration #6-15 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. PRELIMINARY PLANNED DEVELOPMENT CHANGE

Planned Development #4-88 Mace Ranch Planned Development, is hereby amended as shown below.

SECTION 2. PURPOSE OF LIGHT INDUSTRIAL /BUSINESS PARK SUBAREA.

Section 3A Purpose of the Light Industrial / Business Park subarea of Planned Development #4-88 is hereby amended as follows:

The purpose of the light industrial / business park subareas is to provide an environment exclusively for and conducive to the development and protection of modern, large scale administrative facilities, research institutions and specialized manufacturing organizations all of a non-nuisance type. Hotels and other similar uses supportive of the permitted uses may be conditionally permitted in the area between Second Street and Interstate 80.

SECTION 3. USES.

Section 3(C), Accessory Uses within the Light Industrial / Business Park subarea of Planned Development #4-88, is hereby amended as follows:

- (a) Signs, subject to the provisions of 3.H.19 or as otherwise established in a Conditional Use Permit, subject to review and approval by the Department of Community Development and Sustainability.

Section 3D, Conditional Uses within the Light Industrial / Business Park subarea of Planned Development #4-88, is hereby amended as follows:

- (b) Retail commercial uses such as restaurants and auto service stations, necessary to serve and appropriate to the I-R district. Hotel uses may be permitted in the area between Second Street and Interstate 80.

SECTION 4. BUILDING HEIGHT.

Section 3F, Building height within the Light Industrial / Business Park subarea of Planned Development #4-88, is hereby amended as follows:

Building height. No structure shall exceed forty (40) feet; except that no structure located within one hundred (100) feet of a residential property line shall exceed twenty (20) feet and except that a hotel may have building height up to fifty (50) feet, as specified by the use permit.

SECTION 5. FLOOR AREA RATIO.

Section 3G, Floor Area Ratio within the Light Industrial / Business Park subarea of Planned Development #4-88, is hereby amended as follows:

Floor Area Ratio: Maximum floor area ratio: 50 percent except that a hotel may have a floor area ratio up to 100 percent, as specified by the use permit.

SECTION 5. SPECIAL CONDITIONS.

Section 3H(18), Special Conditions for the Light Industrial / Business Park subarea of Planned Development #4-88:

Enclosure: All activities to be conducted wholly within a structure, except for off-street parking and loading facilities and recreational areas.

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.

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 "Office," a land use that permits industrial research use and will add 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 #6-15 has 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 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

EXHIBIT A

Zoe Mirabile, CMC
City Clerk

Mitigation Measures:

To be inserted