

Mace Ranch Innovation Center – Proposed General Plan Land Use Designation

S. Innovation Technology Center

Intent: To provide sites for technology companies conducting research and development activities, such as product development, engineering, sales and administration, as well as ancillary light manufacturing and wholesale uses. It is the desire of the City of Davis to advance technology employment activities, and provide adequate space in which to allow for the growth and evolution of such companies so as to respond to changes in technology and capitalize on new opportunities. It is also the intent of the City of Davis to foster collaboration and the transfer of technology between UC Davis and Innovation Technology Centers.

The research park shall be of adequate size to accommodate numerous users and be designed so as to create a campus-like environment. The research park shall be characterized by superior site planning, architectural and landscape architectural design; traffic management; and environmental controls. In order to achieve this goal, planned development zoning and design guidelines shall be utilized. It is the intent that an Innovation Technology Center will maximize the internalization of trips by developing many of its own support services and featuring proximate freeway access to minimize impacts on the local roadway system.

Allowable Uses: Offices (including, but limited to headquarters, business, professional and medical), light industry, research and development, light manufacturing and warehousing (as an ancillary use), provided they meet City standards regarding pollution, health and safety factors. Retail uses shall be limited to support commercial uses, which may include lodging, conference space, restaurant, fitness and other services. Said uses should not compete with the downtown and neighborhood shopping centers and shall be appropriately limited in size to achieve the objective of serving the Innovation Technology Center. Related amenities and open spaces serving the research park may also be allowed.

Prohibited Uses: Residential housing; major retail or highway commercial; heavy manufacturing; exclusive distribution and exclusive warehousing.

Maximum Floor Area Ratio: 50 percent.

Size: A single Innovation Technology Center shall not exceed 230 acres.

Policies:

Policy LU S.1 Innovation Technology Center should include sophisticated land use planning, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls.

Policy LU S.2 An Innovation Technology Center shall mitigate for the loss of agricultural land by preserving no less than 2 acres of agricultural land for every 1 acre developed.

Policy LU S.3 A maximum of ten percent of the overall square footage may be commercial use provided that the commercial is supportive of the surrounding Innovation Technology Center businesses and that it does not cause significant negative impacts or disturbance of the overall business environment.

Mace Ranch Innovation Center – Proposed Preliminary Planned Development (PPD)

MACE RANCH INNOVATION CENTER (MRIC) DISTRICT

Purpose.

The purpose of the Mace Ranch Innovation Center (MRIC) district is to provide an environment where leading-edge institutions and local, regional and international companies cluster and connect with start-ups, businesses incubators, and accelerators as well as the University of California, Davis to foster a creative and productive research and development center.

Permitted uses.

The principal permitted uses of land in the MRIC district are as follows:

- (a) Offices: including administrative, executive, headquarters and medical.
- (b) Laboratories: including but not limited to research, design, analysis, development and/or testing of a product
- (c) Light manufacturing, assembly or packaging of products, including but not limited to electrical, pharmaceutical, biomed and food products and devices, and associated warehousing and distribution.
- (d) Any other technical, research, development or light manufacturing use determined by the Planning Director to be of the same general character as the permitted uses.
- (e) Any use which handles, stores or treats in any fashion hazardous materials as defined in Section 40.01.010 of this chapter in a manner consistent with adopted MRIC performance standards.
- (f) Support Retail, single users at or less than 25,000 square feet, including but not limited to food and beverage, restaurant, dry cleaners, fitness center or gym.
- (g) Lodging or Hotel.
- (h) Conference Space.
- (i) Agriculture, except the raising of fowls or animals for commercial purposes, or the sale of any products at retail on the premises.

Accessory uses.

The following accessory uses are permitted in the MRIC district: antenna, telecommunications, child care/day care facility, parking garage, signs.

Conditional uses.

The following conditional uses may be permitted in the MRIC district:

- (a) Support Retail, single users larger than 25,000 square feet.
- (b) Public and semipublic, including public utility uses necessary and appropriate to the MRIC district.

- (c) Any use which handles, stores or treats in any fashion hazardous materials as defined in Section 40.01.010 of this chapter in a manner deemed to exceed or inconsistent with the adopted MRIC performance standards.

Prohibited uses.

The following uses are prohibited in the MRIC district:

- (a) Surface mining operations and mineral extraction, including but not limited to natural gas extraction. This prohibition does not apply to the importation or exportation of overburden and fill material used in grading and/or site preparation.

Architectural standards and approval.

- (a) The City Council has adopted Design Guidelines for the MRIC district at a public hearing. All proposed new structures or additions to existing structures consistent with the adopted guidelines may be approved by the community development and sustainability department subject to site plan and architectural review as identified in Section 40.31.040(r) of this Code or as otherwise prescribed in the guidelines;
- (b) The community development and sustainability director or designee shall utilize the Mace Ranch Innovation Center (MRIC) design guidelines in reviewing public and private projects within the MRIC district boundary for which site plan and architectural approval is required;
- (c) Site plan and architectural approval shall be required for all projects as specified in the design review process section of the guidelines;
- (d) The MRIC Design Guidelines have been adopted by the city to serve as a guide to the city staff, citizen and project proponent in regard to development within the MRIC district boundary; and
- (e) The MRIC Design Guidelines are approved to be consistent with and implement the general plan, applicable zoning regulations, and other applicable land use regulations.

Special conditions.

- (a) All uses permitted by this article, shall be subject to review by the community development director for a determination of consistency with design guidelines and performance standards.
- (b) All uses shall be conducted wholly within a completely enclosed building, except for use specific testing facilities, off-street parking and loading facilities, cafes and eateries, and public utility substations.
- (c) Manufacturing and industrial processes shall use only gas or electricity as a fuel and for power; provided, that oil burning equipment may be installed for standby purposes only.
- (d) Off-street parking and loading facilities shall be required for all uses, as provided in Sections 40.25.010.
- (e) Landscaping and screening shall be in accordance with the landscape master plan.