

**ORDINANCE NO. 2595**

**AN ORDINANCE AMENDING SECTION 40.01.090 OF CHAPTER 40 OF THE CITY OF DAVIS MUNICIPAL CODE TO REZONE TWO PARCELS (APNs 069-530-030 AND 069-530-031) COMPRISING APPROXIMATELY 7.34 ACRES LOCATED AT THE NORTHERN CORNER OF RESEARCH PARK DRIVE AND COWELL BOULEVARD THAT IS ZONED PLANNED DEVELOPMENT #7-95 TO PLANNED DEVELOPMENT #1-17 FOR THE PROJECT COMMONLY KNOWN AS PLAZA 2555**

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

**SECTION 1. ZONING MAP CHANGE**

Section 40.01.090 (Zoning Map) of Chapter 40 of the Code of the City of Davis, as amended, is hereby amended by changing the land use designations of the approximately 7.34 acres of parcels located at the northern corner of Research Park Drive and Cowell Boulevard (APNs: 069-530-030 AND 069-530-031), attached as Exhibit A, to Planned Development #1-17 (Residential High Density, R-HD).

**SECTION 2. HIGH DENSITY RESIDENTIAL, PLAZA 2555 APARTMENTS**

**A. Purpose.**

The purpose of Planned Development #1-17 (R-HD) is to establish a planned development district with the base zone of Residential High Density that principally allows Plaza 2555 multi-family residential uses, which would serve the following goals:

- a) Provides for a portion of the city's housing by providing market-rate and affordable housing units of various sizes and designs near existing mobility infrastructure;
- b) Satisfies a portion of the City's need for market-rate and on-site affordable housing units through infill development;
- c) Stabilizes and protects the residential character of the district and the surrounding area;
- d) Promotes and ensures that the new residential uses will be in harmony with the existing and surrounding neighborhoods;
- e) Respects the privacy of adjacent uses and properties through reasonable setbacks, architectural design and general landscaping plan; and
- f) Encourages alternative modes of transportation and promotes energy and resource conservation.

**B. Principal Uses.**

The principal permitted uses of land in this P-D district are as follows:

- a) Single-family dwellings and duplexes.
- b) Dwellings, multiple.
- c) Rooming and boarding houses.
- d) Family and group day care centers.
- e) Group care homes.
- f) Cooperative housing, as defined in Section 40.01.010.
- g) Supportive housing.
- h) Transitional housing.
- i) Similar uses as determined by the Community Development and Sustainability Director with the right of referral to the Planning Commission.
- j) Enclosed self-storage

C. Accessory Uses.

The following accessory uses are permitted in this P-D district:

- a) Home occupations subject to the provisions of Sections 40.01.010 and 40.26.150.
- b) Swimming pools, private, subject to provisions of Section 40.26.350.
- c) Signs, subject to the regulations of Section 40.26.020.
- d) Other accessory uses and accessory buildings customarily appurtenant to a permitted use subject to provisions of Section 40.26.010.
- e) Secondary dwelling units meeting the requirements of Section 40.26.450 (ministerial secondary units).
- f) Parking garage
- g) Property management offices, club house, and study lounges.
- h) Bicycle Storage and Bicycle Rental.
- i) Bicycle and Car Share Services.
- j) Farm Stand/Outdoor Market.
- k) Indoor and outdoor exercise areas and gymnasiums (commercial or non-commercial).
- l) Smaller scale ground floor retail commercial uses (e.g., less than 2,500 total gross square feet) that primarily serve the day-to-day needs of on-site residents. These uses may include the following but with no more than 10,000 sf total
  - i. Restaurants, cafes, bakeries (including indoor and outdoor seating areas), which may include sale and service of beer and wine;
  - ii. Neighborhood-serving or employee-oriented retail and service establishments
  - iii. Health and fitness studios; and
  - iv. Other appropriate supporting uses.

D. Conditional Uses.

The following conditional uses may be permitted in this P-D district:

- a) Social halls, lodges, fraternal organizations and clubs, except those operated for a profit, subject to the provisions of Section 40.26.090.
- b) Public and semipublic buildings and uses of a recreational, educational, cultural or public service type, including public utility, but not including corporation yards, storage or repair yards, warehouses and similar uses.
- c) Hospitals, churches and other religious or eleemosynary institutions, subject to the provisions of Section 40.26.160.
- d) Student oriented commercial uses may be permitted on the ground floor; provided, that the following conditions are found to exist:
  - i. Such uses conform to the intent of the master plan of the city;
  - ii. Such uses are of the type that would primarily serve college students who would approach the area by bicycle or by walking;
  - iii. There shall be vehicular access to the property from more than one public street or alley;
  - iv. Access to an off-street loading area to serve the property shall exist from more than one public street or alley; provided, that the requirement of one such public street or alley required by this paragraph and paragraph (d)(3) of this section may be waived if the property fronts on a pedestrian or bicycle mall.
- e) Living groups, subject to the provisions of Section 40.26.260.
- f) Single room occupancy (SRO) units.

E. Building Height.

No building, inclusive of accessory structures, shall exceed one hundred feet in height, except as provided in Section 40.27.030. Accessory structures are exempt from 15' maximum height restriction in the Zoning Ordinance, and shall be evaluated as part of a design review application approval.

F. Development Standards.

The following minimum requirements shall be observed, except where increased for conditional uses or as provided in Sections 40.27.040 to 40.27.070:

- a) Lot area. Seventy-five hundred square feet.
- b) Lot width. Seventy feet.
- c) Usable open space. Each efficiency apartment, two hundred square feet. Each one-bedroom apartment, two hundred square feet. Each two-bedroom apartment, two hundred fifty square feet. Each additional bedroom, fifty square feet. Twenty-five percent of the lot area shall be devoted to open space in the case of rooming and boarding houses and dwellings occupied by living groups.
- d) Floor area ratio. The floor area of the building shall not exceed two times the area of the lot.
- e) Maximum lot coverage. Fifty percent.
- f) Yard requirements. The following minimum yards shall be required:
  - i. Front Yard. Ten feet, except as modified by Section 40.27.050.
  - ii. Side Yard, Interior. Five feet.
  - iii. Side Yard, Street. Ten feet.
  - iv. Rear Yard. Ten feet.
- g) The required yards shall be increased by one foot for each five feet the building height exceeds twelve feet, except for the rear yard.
- h) Lot area per dwelling unit.
  - i. Efficiency apartment, five hundred square feet.
  - ii. One bedroom apartment, seven hundred square feet.
  - iii. Two bedroom apartment, eight hundred square feet

G. Special Conditions.

- a) Site plan and architectural approval by the community development and sustainability director or designee shall be required for all uses.
- b) Off-street parking shall be provided at a rate of 1.3 parking spaces per unit.
- c) The property contained in this planned development district shall be subject to a final planned development application, which shall establish the final development standards for Plaza 2555, including the final number of units, the type and size of unit, the distribution of units, and approval of the final site plan, design, and amenities.
- d) In no event shall any residential dwelling unit have more than 3 bedrooms.

SECTION 3.

The City Council hereby finds as follows:

1. Find that the proposed rezoning from P-D #7-95 to a new planned development (P-D) will be consistent with the General Plan and South Davis Specific Plan, as amended. This allows for a consistent land use designation and zoning for the parcels, which would facilitate the development of the proposed project.

2. Find that the proposed project, with the adoption of the proposed rezone, will be consistent with the Zoning Ordinance, as the purpose of the planned development district is to allow diversification in the relationship of various buildings and structures and provide relief from the rigid standards of conventional zoning in order to allow for new and compatible housing development with surrounding residential uses. The proposed project will provide for an integrated and harmonious residential environment and creative relationship with adjacent residential uses. It will allow for and encourage architectural variation while maintaining the residential character within the area.
3. Find that public necessity, convenience and general welfare require adoption of the proposed amendment, given that the proposed project is an infill project that will address the housing needs of the City.
4. Find that the proposed project will constitute a residential environment of sustained desirability and stability in harmony with the character of the surrounding neighborhood in that the proposed project compliments surrounding residential uses in design, layout and architecture.
5. Find that environmental review is not required to approve the project given that it qualifies as a Transit Priority project under Public Resources Code Sections 21155.1. The project is consistent with the Sacramento Area Council of Governments Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) pursuant to SB 375, and meets all of the requirements of Public Resources Code Sections 21155.1(a) and (b) and one of the requirements of Public Resources Code Section 21155.1(c). Hence, the project is exempt from CEQA.

SECTION 4. EFFECTIVE DATE

This ordinance shall become effective on and after the thirtieth (30th) day following its adoption.

INTRODUCED on the 17th day of November, 2020, and PASSED AND ADOPTED by the City Council of the City of Davis on this 1st day of December, 2020, by the following vote:

AYES: Arnold, Carson, Frerichs, Lee, Partida

NOES: None

Gloria J. Partida  
Mayor

ATTEST:

Zoe S. Mirabile, CMC  
City Clerk

Exhibit A – Zoning Land Use Map of the subject parcels

