

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 40.01.090 OF CHAPTER 40 OF THE CITY OF DAVIS MUNICIPAL CODE TO REZONE 715 POLE LINE ROAD, CONSISTING OF APPROXIMATELY 1.89 ACRES (APN: 070-544-027), ZONED RESIDENTIAL ONE-FAMILY (R-1) TO PLANNED DEVELOPMENT (P-D) #2-21 FOR THE DEVELOPMENT OF 30 FOR-SALE, FEE-SIMPLE OWNERSHIP, ATTACHED SINGLE-FAMILY RESIDENTIAL HOMES (THE PROJECT IS COMMONLY KNOWN 715 EAST SUBDIVISION)

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 by changing the designation of 715 Pole Line Road (the approximately 1.89 acres; APN: 070-544-027) from Residential One-family to Planned Development #2-21 (for-sale, fee-simple ownership, attached single-family residential homes), attached herein as Exhibit A.

SECTION 2. PURPOSE.

The purpose of this planned development district is to:

- a. Provide a portion of the City's need for residential units through infill development;
- b. Stabilize and protect the residential characteristics of the district and surrounding neighborhood, and
- c. Promote and encourage a suitable environment for family life.

SECTION 3. USES.

- a) Permitted Uses. The following are principal permitted uses in Planned Development #2-21:
 1. 30 for-sale attached single-family residential homes.
 2. Family and Group Day Care Homes as defined in Section 40.26.270.
 3. Group care homes subject to the provisions of Sections 40.26.135.
- b) Accessory Uses. The accessory uses of this district shall be consistent with the accessory uses in section 40.06.030 of the Zoning Ordinance, as amended from time to time.
- c) Conditional Uses. The conditional uses of this district shall be consistent with the conditional uses in section 40.06.040 of the Zoning Ordinance, as amended from time to time.

SECTION 4. GENERAL REQUIREMENTS (Development standards).

The development standards shall be as established in the Final Planned Development. For provisions not covered by this ordinance, the provisions of Chapter 40.03 (R-1) of the Davis Municipal Code as amended shall apply. Where there is a conflict between the provisions of Chapter 40.03 and this ordinance, the provisions of this ordinance shall apply.

- a) Height regulations. The principal building height shall be shown on the approved final development plan except as provided in Section 40.27.030 (height limits) of the Davis Municipal Code.
- b) Open Space and Setback Requirements. The lot area, open space and setback requirements, in substantial conformance with the preliminary planned development plan, shall be shown on the approved final development plan except as provided in Section 40.27.060 (projections into required yards) of the Davis Municipal Code.
- c) Maximum Floor Area Ratio. The floor area ratio, in substantial conformance with this planned development plan, shall be as shown on the approved final planned development plan.
- d) Parking Requirements. Off-street parking, in substantial conformance with the preliminary planned development plan, shall be as shown on the approved final planned development plan except where modified through a revised final planned development approval. Two parking spaces per unit shall be provided consistent with this planned development; one covered and one uncovered. However, this project is exempt from the requirements of Section 40.25.080(5) and (6) (Location of off-street parking) of the Zoning Ordinance.

SECTION 5. SPECIAL CONDITION.

This planned development district is subject to the following special conditions:

- 1. Planned Development District Design Review. This planned development district is being approved subject to site plan and architectural review, thus any future proposal that would significantly affect the subdivision's site plan and architecture shall be subject another design review approval by Community Development and Sustainability Director or designee.
- 2. 20 of the 30 dwelling units shall have first floor bedrooms that are fully accessible.

SECTION 6. FINDINGS.

The City Council of the City of Davis hereby finds:

1. The proposed project is consistent with the subject site's General Plan land use map designation, which is Residential Medium High Density.
2. The proposed project, with the adoption of the proposed rezoning to Planned development District will be consistent with the Zoning Ordinance, as the purpose of Planned Development Districts is to allow for diversification in the relationship of various buildings and structures and provide relief from the rigid standards of conventional zoning. The proposed Planned Development is intended to provide an integrated and harmonious single-family environment by utilizing various common theme concepts that allow for, and encourage architectural variation while complementing and maintaining the residential character of the surrounding area.
3. Public necessity, convenience and general welfare require the adoption of the proposed amendment, given that the proposed 30 for-sale attached single-family residential homes, as an infill development, will serve the housing needs of the City.
4. The project constitutes a residential environment of sustained desirability and stability in harmony with the character of the surrounding neighborhood.
5. The proposed project is categorically exempt pursuant to Section 15332 of CEQA Guidelines as an in-fill development meeting the following conditions:
 - a. The project is consistent with the City's General Plan land use designation and all applicable General Plan policies, and with applicable zoning designation and regulations as will be established.
 - b. The proposed development occurs within Davis city limits on a project site of no more than five acres, which is substantially surrounded by urban uses.
 - c. The project site has no value, as habitat for endangered, rare or threatened species given that there is no evidence of habitat for endangered, rare or threatened species known to occur on the project site.
 - d. Based on the proposed project and supporting documentation, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The site can be adequately served by all required utilities and public services.

SECTION 7. EFFECTIVE DATE.

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

INTRODUCED on the 11th day of January, 2022, and PASSED AND ADOPTED by the City Council of the City of Davis on this ____th day of _____, 2022, by the following vote:

AYES:

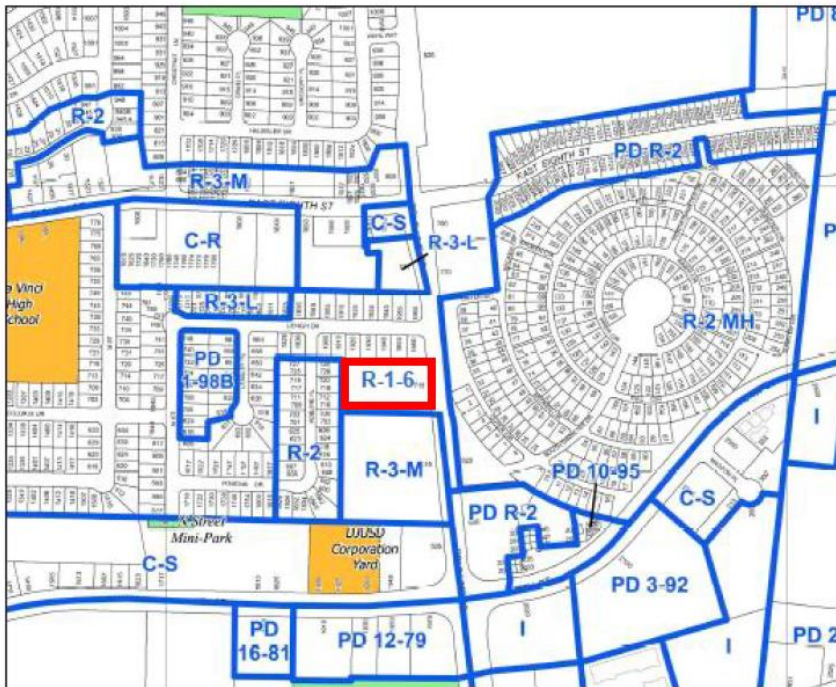
NOES:

Gloria Partida
Mayor

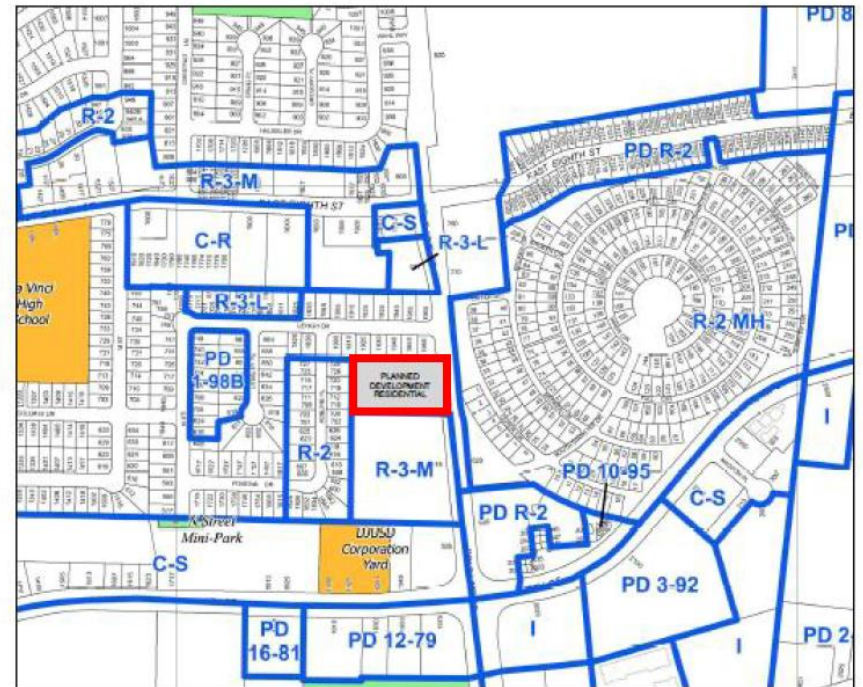
ATTEST:

Zoe S. Mirabile, CMC
City Clerk

Exhibit A (Zoning Map)



2 Existing Zoning
No Scale



1 Proposed Zoning
No Scale