

ORDINANCE NO. 2484

AN ORDINANCE AMENDING CHAPTER 40 OF THE MUNICIPAL CODE OF THE CITY OF DAVIS TO AMEND PRELIMINARY PLANNED DEVELOPMENT (PD) #1-11 SUBAREA G, UNIVERSITY STACKED FLATS AND SUBAREA I, NEIGHBORHOOD MIXED USE, IN THE CANNERY PROPERTY

WHEREAS, Planned Development (PD) #1-11 (Ordinance No. 2428) was adopted by the City Council of the City of Davis on December 3, 2013 and establishes zoning uses and development intensity for the subareas in the approximately 100-acre property in the Cannery Planned Development; and

WHEREAS, the amendment to PD #1-11 to increase the number of residential units in Subarea G, the University Flats stacked flat condominiums, and in Subarea I, the Neighborhood Mixed Use commercial district, is consistent with the allowed uses and does not have an adverse effect on the surrounding area; and

WHEREAS, the amendment to increase the number of residential units enhances the variety and options for housing in the community; and

WHEREAS, the amendment is consistent with approved subdivision and City requirements, does not alter the design or layout of the subdivision or result in any land use changes to the subdivision, and development conforms to applicable standards; and

WHEREAS, the Environmental Impact Report (SCH 2012032022), as certified by Resolution No. 13-159, and the Mitigation Monitoring and Reporting Program, were adopted by the City Council on November 19, 2013 for The Cannery Project and the amendment for additional residential units are within the scope of the analysis of the EIR, which analyzed an upper limit of 610 residential units and 236,000 square feet of mixed-use commercial, office and high-density residential uses within The Cannery and adequately evaluated the environmental impacts; and

WHEREAS, the Planning Commission held a public hearing on May 18, 2016 and June 8, 2016 on the proposed amendment, during which public hearing the Planning Commission received comments from the Developer, City staff, and members of the general public; and

WHEREAS, the City Council held a duly noticed public hearing on June 21, 2016, on the proposed amendment, during which public hearing the City Council received comments from the Developer, City staff, and members of the general public.

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

SECTION 1. PRELIMINARY PLANNED DEVELOPMENT AREAS

The table of the land use areas for The Cannery Preliminary Planned Development which lists the number of residential units and square footage allocations shall be amended to update the

number of residential units for Subarea G, the University Stacked Flat area, and Subarea I, the Neighborhood Mixed Use area, as shown in Exhibit A and reflected in Exhibit B, attached hereto, (PD #1-11 Exhibit D, The Cannery Preliminary Planned Development Land Use - Sub Area Map).

SECTION 2. NEIGHBORHOOD MIXED USE CONDITIONAL USES

The introductory sentence for Section 4.C.5 of PD #1-11 Subarea I, Neighborhood Mixed Use, Conditional Uses shall be amended as follows:

The conditional uses within Sub Area I (Neighborhood Mixed Use – West Side and Neighborhood Mixed Use – East Side) of PD-1-11 shall be consistent with the conditional uses in section 40.15.050 of the Zoning Ordinance, as amended from time to time.

SECTION 3. FINDINGS.

The City Council of the City of Davis hereby finds:

1. The proposed amendment is in conformance with the General Plan, which designates The Cannery with a mix of residential and mixed-use commercial subareas that permits the residential and commercial uses.
2. The proposed amendment is in general conformance with the city master plan.
3. The adoption of the proposed amendment to the Preliminary Planned Development 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.
4. The public necessity, convenience and general welfare require the adoption of the proposed amendment.
5. The residential use is 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.
6. The Environmental Impact Report (SCH 2012032022) for The Cannery project, as certified by Resolution No. 13-159, which included a Mitigation Monitoring and Reporting, adequately evaluated the environmental impacts and was adopted by the City and that pertinent mitigation measures would apply to the development of the subject site.

SECTION 4. EFFECTIVE DATE.

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

INTRODUCED on the 21st day of June, 2016, and PASSED AND ADOPTED by the City Council of the City of Davis on this 12th day of July, 2016, by the following vote:

AYES: Arnold, Frerichs, Lee, Swanson, Davis

NOES: None



Robb Davis
Mayor

ATTEST:



Zoe S. Mirabile, CMC
City Clerk

EXHIBIT A

SECTION 5. PRELIMINARY PLANNED DEVELOPMENT AREAS.

The land uses areas for The Cannery Planned Development, along with residential unit and square footage allocations for each of the areas are as follows and as shown on Exhibit D:

Planned Development Sub Area	Planned Development (PD) Designation	Gross Acres	Net Acres	Units	Square Footage
A	The Park Homes	15.18	10.99	87	
B	Cannery Village	2.36	1.88	16	
C	The Cottages	10.29	6.35	76	
D	The Bungalow Alleys	5.73	3.39	44	
E	The Courts	7.91	4.69	72	
F	The Brownstones	4.59	2.27	72	
G	The University Flats	5.16	3.08	96 120	
H	The Cannery Lofts	2.65	1.69	40-60	
I	Neighborhood Mixed-Use —East Side (Market Flats) —West Side (Studio Row)	15.06	12.00	36 42 42	171,270
J	Greenbelt	5.74	5.60		
K	Clubhouse	1.10	0.89		
L	Park	7.10	5.74		
M	Ag Buffer/Urban Farm (East)	7.41	7.41		
N	Ag Buffer/Detention Basin (North)	6.01	6.01		
O	Open Space/Detention Basin (West)	1.46	1.46		
P	Well Site	0.23	0.23		
Q	Future Well Expansion Site	0.39	0.39		
R	East Covell Boulevard	1.72	1.72		
	Neighborhood Streets		24.30		
		100.1	75.8	547 583	171,270

EXHIBIT B

