

DATE:

December 1, 2023

DIXON GENERAL PLAN 2040 TECHNICAL AMENDMENTS

The General Plan Technical Amendments consist of text revisions to the Downtown Mixed-Use and the Campus Mixed Use General Plan land use designation descriptions and map amendments to the General Plan land use designation of specific parcels. These amendments are being processed concurrently with the Comprehensive Update to the Dixon Zoning Ordinance and Zoning Map.

CAMPUS MIXED USE GENERAL PLAN LAND USE DESIGNATION REFINEMENT

Discussion

As currently written, the Campus Mixed Use General Plan land use designation requires additional clarification to reinforce the intent and desire for the CAMU lands and add objective standards to clarify the mix and intensity of uses allowed in the CAMU. This has become an issue as a result of recent State law that allow projects to limit a city’s ability to regulate a project based only on objective standards adopted by the City, and therefore, these refinements are necessary to maintain the city’s desire to have the area develop with predominantly non-residential uses that generate sales tax, employment or services for surrounding residents, while allowing for supporting residential development secondary to non-residential uses.

The proposed revisions are consistent with the General Plan goals and policies applicable to the Downtown area, including, but not limited to Policy LCC-1.4, which seeks to expand employment and other tax revenue generating opportunities locally and provide sufficient lands for commercial, industrial residential and public uses, LCC-5.4, which seeks to grow the base of industrial/commercial employers in highway adjacent areas of the Southwest Dixon Specific Plan area, focusing uses that have common needs in this area to capitalize on synergies and minimize conflicts with other uses, and LCC-5.9, which seeks to foster a mixed-use employment focused district in the highway adjacent areas of the Southwest Dixon Specific Plan area, leveraging the availability of desirable large parcels and direct access to I-80

Recommended Refinement

Campus Mixed Use designation as defined on page 3-15 of the General Plan, is proposed to be modified as follows, with ~~strickethru~~ and underline to show deleted or added text:

Campus Mixed Use

The Campus Mixed Use (CAMU) designation is intended to foster new mixed-use employment districts with a range of employment job-generating development as the primary use, with uses, housing, and easy access to the regional transportation network. Residential development shall be permitted only as a secondary support use if desired, but is not required to be incorporated with development within CAMU designated lands.

The CAMU designation would promote clusters of ~~related~~ light industrial, manufacturing, office, research and development, retail, hotel, and services, as primary and residential uses on large parcels near or adjacent to I-80 and SR-113 at gateways to the city. Industrial and commercial developments without housing are permitted. The CAMU designation is contemplated to be a dynamic employment district, with housing as a support use with potential for live/work units in close proximity to employment centers. CAMU lands are primarily intended for retail, job-generating and service uses to advance the City's economic development goals intended to support mixed-use development projects, however single-use projects may also be permitted. Mixed use development can be integrated vertically and/or horizontally within a development plan. Maximum Allowable FAR is 30% to 680% (combined residential and nonresidential uses).

If housing is to be included, the type of housing shall consist of apartments, townhomes, condominiums or similar types of residential development and integrated with nearby non-residential uses. Housing shall not be low density or in the form of separate, detached single family units. If included, housing shall encompass no more than 40% of the maximum project FAR (combined residential and non-residential uses), consistent with the intent and goals of the CAMU designation. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses. The minimum required ~~and maximum allowable~~ residential density shall be 15 dwelling units per acre and the maximum residential density shall be ~~is~~ 30 dwelling units per acre for any residential development within the CAMU designation. Residential density shall be calculated based on the residential component of the development only, and shall include the parking, landscaping, and any other amenities such as common open space areas in the calculation. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.

DOWNTOWN MIXED USE GENERAL PLAN LAND USE DESIGNATION REFINEMENT

Discussion

As currently written, the Downtown Mixed Use General Plan land use designation requires more than one use on larger sites in the Downtown Mixed Use Land Use Designation. The majority of parcels in the Downtown are less than a half-acre and only three parcels that are one acre or larger in size. There is a variety of commercial, office, public, and residential uses throughout the Downtown, with A Street and 1st

Street being primarily commercial. While there is a wide variety of uses throughout the Downtown, each individual parcel typically contains a single use. To reflect existing development pattern and promote the Downtown as a mixed-use area with an active core, consistent with the collective of General Plan policies related to the Downtown, it is recommended that the General Plan description of this land use designation be revised as follows to allow single- and mixed-use development throughout the Downtown and require active uses on the ground floor along primary corridors. The proposed revisions are consistent with the General Plan goals and policies applicable to the Downtown, including, but not limited to Policy LCC-4.4 which requires active ground floor uses along First Street, East A Street and Jackson Street downtown.

Recommended Refinement

Downtown Mixed Use designation as defined on page 3-15 of the General Plan is proposed to be modified as follows, with ~~strike thru~~ and underline to show deleted or added text:

Downtown Mixed Use

The Downtown Mixed Use (DT) designation applies in Dixon's traditional downtown area and is intended to promote Downtown Dixon as an attractive destination for residents and visitors to the community. The area is envisioned as a walkable environment with direct pedestrian and bicycle connections to surrounding residential neighborhoods and to the downtown rail depot. The designation provides for a full range of retail, employment, residential, entertainment, cultural, civic, and personal service uses. Permitted non-residential uses include restaurants, apparel stores, specialty shops, theaters, bookstores, travel agencies, hotels/ motels and other similar uses serving a community-wide market and a larger visitor population, as well as banks, financial institutions, medical and professional offices, and other general offices and community institutional uses. Outdoor dining, live music, and events are encouraged to support a lively atmosphere with activity throughout the day and the year. Single and mixed-use development configurations are allowed, however active uses are required on the ground floor along primary corridors. ~~On larger sites, more than one use is required. On smaller sites, a single use may be permitted.~~ Maximum allowable FAR is 300% (combined residential and non-residential uses) and maximum allowable residential density is 30 dwelling units per acre.

GENERAL PLAN LAND USE MAP AMENDMENTS

A number of General Plan Land Use Map Amendments are recommended to correct mapping errors that occurred in development of the General Plan Land Use Map or to better reflect current zoning, ownership, and use. These amendments and affected parcels are listed in the table below and shown in Exhibit A: General Plan Land Use Map Amendments.

GENERAL PLAN LAND USE MAP AMENDMENTS			
APN	Address	Current General Plan Land Use Designation	Proposed General Plan Land Use Designation
2	N/A	Medium Density Residential	Public Facilities
4	N/A	Corridor Mixed Use	Removed From Dataset
0108110190	Vacant Lot N Lincoln St - City owned water facility	Parks	Public Facilities
0108110470	Vacant land btwn N Lincoln/.I-80 - City owned	Corridor Mixed Use	Public Facilities
0108110500	Vacant land btwn N Lincoln/.I-80 - City owned	Corridor Mixed Use	Public Facilities
0108261270	1815 Jib Ct	Regional Commercial	Low Density Residential
0108300090	Vacant land N 1 st - City owned	Corridor Mixed Use	Parks
0108300100	Vacant land Regency Pkwy - City owned	Corridor Mixed Use	Parks
0109030110	Sliver near freeway on Gustafson property	Regional Commercial	Campus Mixed Use
0113063020	Vacant lot between W E St and W D St	Medium Density Residential	Service Commercial
0113111050	430 Stratford Ave	Low Density Residential	Medium Density Residential
0113111060	440 Stratford Ave	Low Density Residential	Medium Density Residential
0113111070	450 Stratford Ave	Low Density Residential	Medium Density Residential
0113111080	460 Stratford Ave	Low Density Residential	Medium Density Residential
0113111110	1120/1122 Afton Way	Low Density Residential	Medium Density Residential
0113111120	455/457 Ellesmere Dr	Low Density Residential	Medium Density Residential
0113111130	445/457 Ellesmere Dr	Low Density Residential	Medium Density Residential
0113111140	435/437 Ellesmere Dr	Low Density Residential	Medium Density Residential
0113111150	425/427 Ellesmere Dr	Low Density Residential	Medium Density Residential
0113111160	415/417 Ellesmere Dr	Low Density Residential	Medium Density Residential
0113255020	1110 Afton Way	Low Density Residential	Medium Density Residential
0113286360	1115 Watson Ranch Way, A	Low Density Residential	Medium Density Residential
0113321130	1250 Weyand Way	Low Density Residential	Medium Density Residential

0113334080	1180 Dawson Dr	Low Density Residential	Medium Density Residential
0113334090	1195 Weyand Way	Low Density Residential	Medium Density Residential
0113342190	995 Merryfield Dr	Low Density Residential	Medium Density Residential
0113361110	Vacant Lot N Lincoln St - SID water	Medium Density Residential	Public Facilities
0113423100	Rehrmann Dr - Tremont School Field	Parks	Public Facilities
0114055030	230 S First St	Downtown Mixed Use	Medium Density Residential
0114055040	240 S First St	Downtown Mixed Use	Medium Density Residential
0114055050	250 S First St	Downtown Mixed Use	Medium Density Residential
0114100040	507 W Chestnut St	Medium Density Residential	Industrial
0114171370	End of Sycamore Dr - Vacant Lot for Village Green Homeowners Assn	Low Density Residential	Medium Density Residential
0115060150	211 East D St	Downtown Mixed Use	Medium Density Residential
0115090080	121 Doyle Ln (John Knight School Field)	Low Density Residential	Public Facilities
0116062070	271 S First St	Downtown Mixed Use	Medium Density Residential
0116062080	261 S First St	Downtown Mixed Use	Medium Density Residential
0116062090	241 S First St	Downtown Mixed Use	Medium Density Residential
0116063070	150 S Third St	Low Density Residential	Medium Density Residential
0116063080	170 S Third St	Low Density Residential	Medium Density Residential

Exhibit A

Dixon General Plan 2040 Land Use Map with proposed corrections

See map next page or at

<https://www.cityofdixon.us/media/CommunityDevelopment/Zoning Update/Public Review Draft/Dixon - Draft GPLU Amendments Map 2023-11-10--11x17.pdf>