

June 6, 2023

Item Summary

Consideration of a Minor Zone Map Amendment application from Employment Commercial (EC) to High Mix Residential (HMR) for 1.62 acres in the Twin Creeks Transit Oriented Development (TOD) District. The subject property is located at the intersection of Twin Creeks Crossing and Boulder Ridge Street and is identified on the Jackson County Assessor's map as 37S 2W 03CA, Tax Lot 1500. **Applicant:** Smith Crossing, LLC; **Agent:** Scott Sinner Consulting, Inc.
Associated Files: CPA-23002, MP-23001, SPAR-23001

Staff Source

Justin Gindlesperger, Community Planner II

Background

Smith Crossing, LLC ("Applicant") has requested a Minor Zone Map Amendment from EC to HMR in the Twin Creeks TOD District. It's the Applicant's intent to develop the property with a mixed-use development that includes 45 multifamily residential units with limited ground floor commercial uses along the Twin Creeks Crossing frontage and multifamily buildings interior to the site. The proposed zone change would allow mixed-use opportunities on this site, including vertical (mixed use in the same building) and horizontal (mixed use in separate buildings on a site).

In consideration of this application, there are three (3) criteria that must be addressed per CPMC 17.10.400:

1. **Comprehensive Plan Compliance.** Review of the Comprehensive Plan identified several relevant policies that promote efficient patterns of mixed land uses, ensure an adequate supply of employment lands that are appropriate for small businesses and a need to maintain the zoning within commercial areas of the City.

The current EC zone designation permits a broad range of commercial uses along with multifamily uses only when located above the ground floor commercial as part of vertical mixed uses. The proposed zone map change maintains mixed-use opportunities on this site, including vertical (mixed use in the same building) and horizontal (mixed use in separate buildings on a site).

2. **Compatibility with Surround Land Uses and Zoning.** The proposed Zone Map Change is for a single, 1.62 acre property at the intersection of Twin Creeks Crossing

and Boulder Ridge Street. The properties to the south and west are developed with residential uses in the High Mix Residential (HMR) and Medium Mix Residential (MMR) zones, respectively. Amending the zone map to include the subject property in the HMR zone is consistent with the existing zoning and land uses of the adjacent properties and maintains mixed uses opportunities on the site.

3. **Traffic Impacts/Transportation Planning Rule Compliance.** The State Transportation Planning Rule (TPR) in OAR 660-012-0060 requires changes to land use plans and land use regulations (i.e. Comprehensive Plan Map Amendments and Zoning Map Amendments) to be consistent with the function and capacity of existing and planned transportation facilities.

The development of the subject property was considered during the approval of the Twin Creeks Master Plan, which includes analysis of transportation needs, traffic circulation and transit services. A Trip Generation Analysis, prepared by Southern Oregon Transportation Engineering dated April 17, 2023, evaluated the proposed zone change from EC to HMR and concluded the proposed map amendment will not generate additional impacts on transportation facilities.

Issues

None.

Findings of Fact & Conclusions of Law

The Central Point Station, Phase 2, Minor Zone Map Amendment has been evaluated against the applicable criteria set forth in CPMC 17.10 and found to comply as evidenced in the Applicant's Restated Findings of Fact (Attachments "C"), the Planning Department Supplemental Findings (Attachment "D") and the Staff Report dated June 6, 2023.

Conditions of Approval

None.

Attachments

Attachment "A" – Project Location Map

Attachment "B" – Master Site Plan

Attachment "C" – Applicant's Restated Findings and Exhibits, dated 05/25/2023

Attachment "D" – Planning Department Supplemental Findings

Attachment "E" – Trip Generation Assessment, dated 04/17/2023

Attachment "F" – Resolution No. 906

Action

Conduct the public hearing and consider the Minor Zone Map Amendment application. The Planning Commission may 1) approve; 2) approve with revisions; or 3) deny the application.

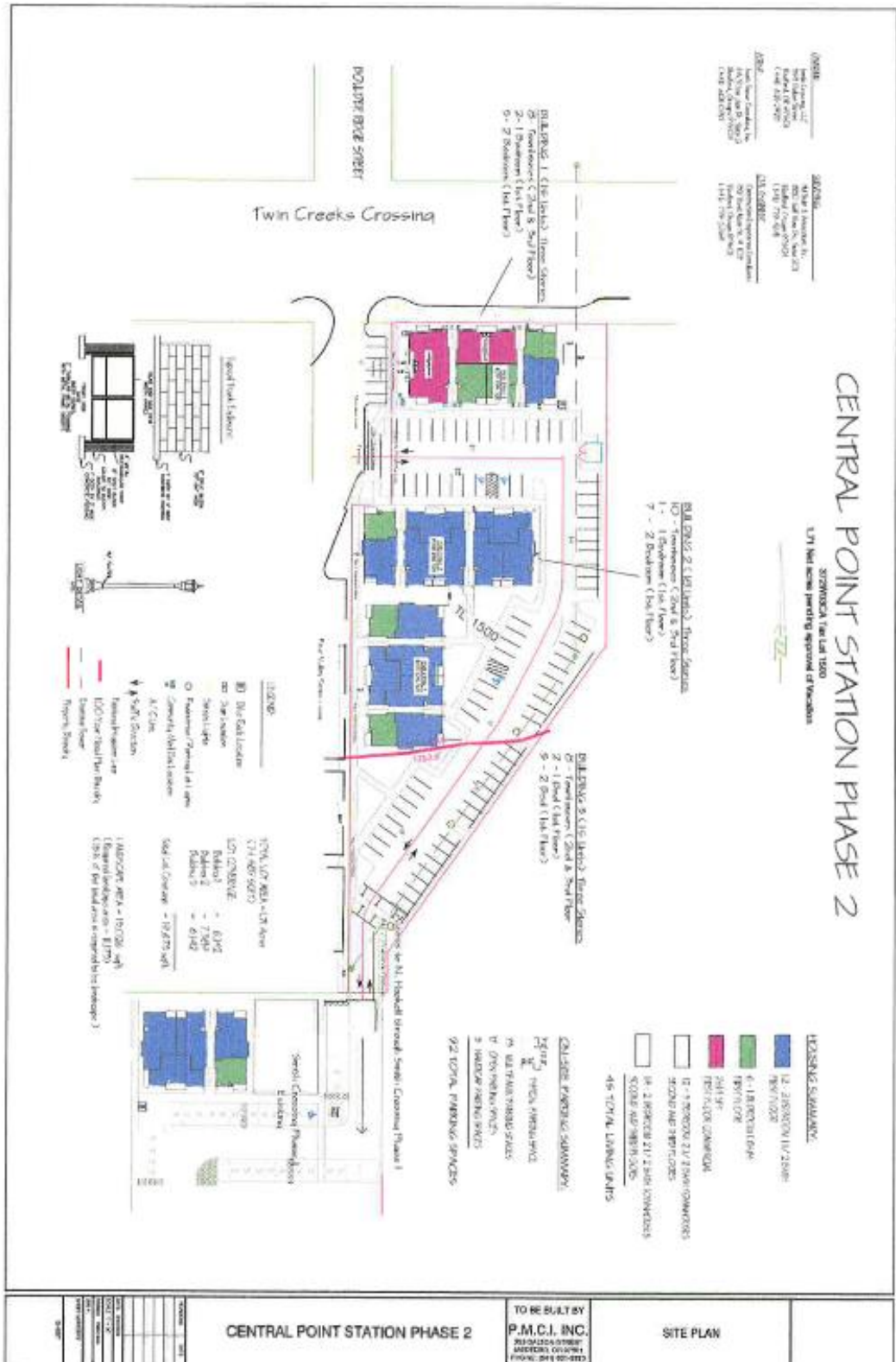
If the Planning Commission finds there is insufficient evidence to take one of these actions at the June meeting, the Planning Commission may continue the public hearing to a date and time

specific as necessary to allow the applicant to respond to any issues or questions and update their findings.

Recommendation

Approve the Minor Zone Map Amendment application per the the Staff Report dated June 6, 2023, the Applicant's Findings, as corrected, in Attachment "C" and the Planning Department Supplemental Findings in Attachment "D."





BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT

IN THE MATTER OF AN APPLICATION FOR
ZONE MAP AMENDMENT FOR THE PROPERTY
IDENTIFIED AS T372W03CA TAX LOT 1500
SMITH CROSSINGS LLC, APPLICANT
SCOTT SINNER CONSULTING, INC. AGENT

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)
)

Corrected: 05/25/2023
FINDING OF FACT
AND
CONCLUSIONS
OF LAW

I. BACKGROUND INFORMATION

Applicant:

Milo Smith
Smith Crossings LLC
353 Dalton St
Medford, OR 97501
milocsmith@gmail.com

Agent:

Scott Sinner Consulting, Inc.
4401 San Juan Dr. Suite G
Medford, OR 97504
scottsinner@yahoo.com

Property:

37 2W 03 TL 1500
Smith Crossings LLC
Twin Creeks Crossing
Central Point, OR 97502

Mailing:
353 Dalton St
Medford, OR 97501

1.62 Net Acres

Current Zoning: Employment Commercial (EC TOD)
Proposed Zoning High Density Residential (HMR TOD)

Current GLUP Designation Employment Commercial
Proposed GLUP Designation High Density

BEFORE THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT

Project Summary:

This application is consolidated with multiple applications to allow for the development of 45 residential dwelling units and 2 commercial lease spaces totaling 2,514 square feet on the subject property. The property is within the boundary of the Twin Creeks Transit Oriented District (TOD).

The current zoning of the property is Employment Commercial (EC TOD). To develop the property as proposed, a Minor Comprehensive Plan Map Amendment to amend the General Land Use Plan (GLUP) Map amendment to include the property in the High-Density residential designation has been submitted for review and approval.

The approval of this application would amend the zoning map to the High Mix Residential / Commercial (HMR/TOD) zoning district. This zoning district provides the standards for the development of the proposed 45 unit residential development.

The applicant has requested a Vacation of Right of Way to vacate the portion of Boulder Ridge Street south of Twin Creeks Crossing. The City is processing the vacation.

The final application submitted is a Site Plan Review application for the proposed 2,515 square feet of commercial spaces and 45 dwelling unit apartment complex.

This application demonstrates compliance with the criteria for a minor zone map amendment as provided in the Central Point Municipal Code (CPMC)

Findings of Fact:

17.10.100 Purpose.

17.10.200 Initiation of amendments.

17.10.300 Major and minor amendments.

17.10.400 Approval criteria.

17.10.500 Conditions of approval.

17.10.600 Record of amendments.

17.10.100 Purpose.

The purpose of this chapter is to provide standards and procedures for major and minor amendments to this code or the Central Point city zoning map (zoning map), herein referred to as "map or text amendments." (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006).

17.10.200 Initiation of amendments.

A proposed amendment to the code or zoning map may be initiated by either:

A. A resolution by the planning commission to the city council;

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B. A resolution of intent by the city council; or for zoning map amendments;

C. An application by one or more property owners (zoning map amendments only), or their agents, of property affected by the proposed amendment. The amendment shall be accompanied by a legal description of the property or properties affected; proposed findings of facts supporting the proposed amendment, justifying the same and addressing the substantive standards for such an amendment as required by this chapter and by the Land Conservation and Development Commission of the state. (Ord. 1989 §1(part), 2014).

17.10.300 Major and minor amendments.

There are two types of map and text amendments:

A. Major Amendments. Major amendments are legislative policy decisions that establish by law general policies and regulations for future land use decisions, such as revisions to the zoning and land division ordinance that have widespread and significant impact beyond the immediate area. Major amendments are reviewed using the Type IV procedure in Section 17.05.500.

B. Minor Amendments. Minor amendments are those that involve the application of adopted policy to a specific development application, and not the adoption of new policy (i.e., major amendments). Minor amendments shall follow the Type III procedure, as set forth in Section 17.05.400. The approval authority shall be the city council after review and recommendation by the planning commission. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006).

17.10.400 Approval criteria.

A recommendation or a decision to approve, approve with conditions or to deny an application for a text or map amendment shall be based on written findings and conclusions that address the following criteria:

A. Approval of the request is consistent with the applicable statewide planning goals (major amendments only);

B. Approval of the request is consistent with the Central Point comprehensive plan (major and minor amendments);

C. If a zoning map amendment, findings demonstrating that adequate public services and transportation networks to serve the property are either available, or identified for construction in the city's public facilities master plans (major and minor amendments); and

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D. The amendment complies with OAR 660-012-0060 of the Transportation Planning Rule. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006. Formerly 17.10.300(B)).

Findings of Fact:

17.10.300 Major and minor amendments.

There are two types of map and text amendments:

A. Major Amendments. Major amendments are legislative policy decisions that establish by law general policies and regulations for future land use decisions, such as revisions to the zoning and land division ordinance that have widespread and significant impact beyond the immediate area. Major amendments are reviewed using the Type IV procedure in Section 17.05.500.

B. Minor Amendments. Minor amendments are those that involve the application of adopted policy to a specific development application, and not the adoption of new policy (i.e., major amendments). Minor amendments shall follow the Type III procedure, as set forth in Section 17.05.400. The approval authority shall be the city council after review and recommendation by the planning commission. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006).

Findings of Fact:

This application for a Zoning Map amendment affects a single property and specific development application.

The application is identified as a Minor Amendment to the Zoning Map and will follow the requirements for a Type III procedure with the City Council being the approving authority.

Conclusions of Law

The City Council can conclude the request for a Zoning Map Amendment for the subject property is a minor map amendment following a Type III procedure.

A. Approval of the request is consistent with the applicable statewide planning goals (major amendments only);

Findings of Fact:

This application is not a major Zoning Map amendment and demonstrating consistency with Statewide Planning Goals is not applicable to this application.

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Conclusions of Law

The City Council can conclude the request for a Zoning Map Amendment for the subject property is not a major Amendment and demonstrating consistency with Statewide Planning Goals is not applicable.

B. Approval of the request is consistent with the Central Point comprehensive plan (major and minor amendments);

Staff Comment: As evidenced in findings of fact and conclusions of law for CPA-23002, the proposed amendment is consistent with the comprehensive plan. The proposed amendments maintain consistency with the goals and policies of the Economic Element, Land Use Element, and Urbanization Element.

Findings of Fact:

~~The Comprehensive Plan states the following:~~

~~*Any Comprehensive Plan or Zoning Ordinance amendment will be proceeded by proper notice, a public hearing, and will be guided by other state planning law requirements and City policies and procedures for such amendments.*~~

~~The CPMC provides the procedure and the approval criteria for a minor zoning map amendment as identified in the Comprehensive Plan.~~

~~The approval of this application will require a public hearing with all noticing requirements consistent with the CPMC.~~

Conclusions of Law

The City Council can conclude the proposed zone change application is consistent with the Central Point Comprehensive Plan.

C. If a zoning map amendment, findings demonstrating that adequate public services and transportation networks to serve the property are either available, or identified for construction in the city's public facilities master plans (major and minor amendments); and

Findings of Fact:

The subject property is located within the Twin Creeks Transit Oriented District (TOD). The site has developed street frontages.

~~The Twin Creeks TOD is a master planned area, and the Category A services are domestic water, sanitary sewer, storm sewer, and streets, the transportation system.~~

~~The applicant requested comments from Public Works Director, Matt Samitore with respect to facility adequacy for this zone change. His response are as follows:~~

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- ~~1. There is an 8" and 12" waterline available for this site.~~
- ~~2. There is RVSS on the north side of the site.~~
- ~~3. Storm Water Quality and Quantity are provided via piping in Twin Creeks Crossing and Boulder Ridge, via an existing 12 and 18" inch pipes.~~
- ~~4. Twin Creeks Crossing is an Arterial~~
- ~~5. No TIA is required for the zone change/Comp Change.~~

~~The Category A facilities are adequate for the requested zone map amendment.~~

~~Staff Comment: Public services and transportation networks were considered as part of the Twin Creeks Master Plan. As concluded in the Trip Generation Analysis, dated 04/17/2023, the proposed zone map amendment will not generate additional impacts on the transportation network.~~

Conclusions of Law

The City Council can conclude the Category A facilities are adequate for the requested zone map amendment.

~~12—Comprehensive Plan Economic Element (2019)~~

Findings of Fact:

~~The Economic Element is the City's method of complying with Statewide Planning Goal 9. The Economic Element of the Central Point Comprehensive Plan was updated in 2019 and analyzed the available and needed employment lands for both short term and long-term needs as well as the most suitable industry sectors for the City.~~

~~The Sectors identified in the Economic Element most suitable for the City were Truck Transportation, Specialty Food Products Manufacturing and Retail trade.~~

~~The subject property is currently Employment Commercial intended for retail, professional offices, and higher density housing with ground floor commercial uses. The site is not suitable for truck transportation and specialty food products manufacturing.~~

~~The proposed designation of High Density with HMR zoning would allow multifamily housing with mixed use commercial on ground floor street frontages. A site plan is submitted with this application that proposes 45 multifamily dwelling units with 2,514 square feet of commercial lease space on the ground floor street frontage use.~~

~~The Economic Element of the Comprehensive Plan identifies a need for additional commercial space in the City. Since the applications submitted with this development are comparable with the permitted uses in the EC designation and zoning district and will have negligible effects on the supply of commercial lands available in the City.~~

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~~Goal 6 of the economic element of the comprehensive plan states the City is to maintain an adequate supply of suitable short term (five year) employment lands.~~

~~Policy 4 states the City shall pursue and encourage development of leasable employment buildings (i.e. flexspace) to create opportunities to expand, retain and attract small businesses to Central Point's employment districts.~~

~~Policy 8: states adequate Short-Term Supply The City shall assure that, through its Capital Improvement Program, public facilities and transportation facilities are available and adequate in capacity to maintain a supply of competitive short-term buildable lands sufficient to meet employment needs within a five-year period, particularly for the retail, specialty foods, professional, health care, and trucking sectors.~~

~~Policy 9: states the City shall maintain a supply of competitive short-term employment lands in the medium and large site categories equivalent to the twenty-year demand for those categories. The supply of short-term employment land shall be reviewed and updated every four years consistent with the Portland State University Population Research Center Coordinated Population Forecasting schedule. When it is determined that the supply of land as measured in terms of number of sites and/or acreage in the medium and large site categories is inadequate to serve the twenty-year~~

~~This application will amend the general land use plan map from the Employment Commercial designation to the High Density designation allowing for a zone change to the High Mix Residential/ Commercial (HMR/TOD) zoning district. The uses allowed in these two zoning districts allow for the development of ground floor commercial uses and multifamily dwelling units.~~

~~This consolidated application proposes the development of 2,512 square feet of lease space for suitable commercial development. The Economic Element specifically identifies Truck Transportation, Specialty Food Products Manufacturing and Retail trade as required commercial uses. Truck Transportation, Specialty Food Products Manufacturing are not suitable for the site and the requested map amendment will allow a very similar development as the existing designation. The impact of the supply of employment lands associated with this application is not significant.~~

Staff Comment: See findings for CPMC 17.10.400(B).

Conclusions of Law:

~~The City Council can conclude the requested Zoning Map Amendment will not have a significant impact on employment lands in the City.~~

D. The amendment complies with OAR 660-012-0060 of the Transportation Planning Rule. (Ord. 1989 51(part), 2014; Ord. 1874 53(part), 2006. Formerly 17.10.300(B)).

Findings of Fact:

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~~The Oregon Transportation Planning Rule requires a jurisdiction considers all modes of transportation in a land use decision. A review of this property determines water and rail transportation are not available.~~

~~The subject property is 3 miles from the Rogue Valley International Airport, and 1.5 miles from Interstate Highway 5 (I-5). The subject property has frontage on Twin Creeks Crossing, classified as a minor arterial street in the Central Point Transportation System Plan (TSP).~~

~~The nearest Rogue Valley Transit District (RVTD) route is Route 40 with a bus stop are located on approximately .5 miles from the site.~~

Twin Creeks Crossing is a minor arterial street with a center median and divided travel lanes. The frontage of the subject property is improved with curb, gutter and a curb tight 12 foot wide sidewalk.

The site is within the Twin Creeks TOD which has a priority for multimodal transportation opportunities specifically bicycle and pedestrian travel.

The standards are consistent with the adopted and acknowledged Central Point Transportation System Plan, therefore also consistent with the Oregon Transportation Planning Rule.

The subject property is within an adopted circulation plans area.

Conclusions of Law: **Staff Comment:** As presented in the Trip Generation Assessment, dated 04/17/2023, the proposed amendment does not significantly affect transportation facilities or alter the functional classification of any existing or planned infrastructure; therefore, it can be concluded the amendment is consistent with the Transportation System Plan and the Transportation Planning Rule.

The approving authority can conclude this application is with the Comprehensive Plan, the adopted Central Point Transportation System Plan and the Oregon Transportation Planning Rule.

Application Summary and Conclusions:

These Findings of Fact have identified the requested Zone map amendment as a minor map amendment and finding demonstrating consistency with Statewide Planning Goals is not required.

This application has been prepared at the request of the property owner.

This application will be processed and reviewed with all notifications and public hearings required by the Central Point Municipal Code, Comprehensive Plan and Statewide Planning Goals.

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The Category A facilities for water, sanitary sewer, storm water and streets, the transportation system, are adequate for the proposed zoning map amendment.

On behalf of the applicant, I request the approval of this request for a zone map amendment from the EC zoning district to the HMR zoning district for the subject property.



Scott Sinner

Scott Sinner Consulting, Inc.

**PLANNING DEPARTMENT SUPPLEMENTAL
FINDINGS OF FACT AND CONCLUSIONS OF LAW
File No.: ZC-23002**

**Before the City of Central Point Planning Commission
Consideration of a Zone (Map) Change on 1.62 acres for
a property identified on the Jackson County Assessor’s map
as 37S 2W 03CA, Tax Lot 1500.**

Applicant:) Findings of Fact
Smith Crossing LLC) and
353 Dalton Street) Conclusion of Law
Medford OR 97501)

**PART 1
INTRODUCTION**

The proposed zone map amendment requests to rezone the above property, located within the City of Central Point Transit Oriented Development (TOD) District, from Employment Commercial (EC) to High Mix Residential (HMR).

The Minor Zoning Map Amendment request is quasi-judicial and is subject to Type III application procedures set forth in Section 17.05.400.

Applicable development code criteria for this Application include CPMC 17.10, which includes compliance with the statewide planning goals, comprehensive plan and Transportation Planning Rule. The amendment’s compliance with applicable criteria are presented in Part 2 and summarized in Part 3.

PROJECT BACKGROUND

The applicant proposes a 45-unit multifamily development with limited ground floor commercial uses along the Twin Creeks Crossing frontage. The 1.62 acre project site is zoned Employment Commercial (EC) and is identified in the Twin Creeks Master Plan as a site to provide 1-2 stories of retail, professional office uses. The proposed use is not consistent with the current zoning district, which only allows residential units above ground floor commercial. The current application proposes to modify the zone map from Employment Commercial (EC) to High Mix Residential (HMR). The proposed modification would permit mixed use opportunities on the site, including vertical (mixed use in same building) and horizontal (mixed use in adjacent buildings).

The City of Central Point uses a two (2) map system with the Comprehensive Plan Map and the Land Use Map. The Comprehensive Plan Map provides a broad view of development within the City; whereas, the Land Use Map, commonly referred to as the Zoning Map, represents the spatial distribution of all land uses and provides parcel specific information for development. The Land Use Element of the City’s Comprehensive Plan requires the Comprehensive Plan Map and the Zoning Map to maintain consistency at all times. Therefore, the application for zone map amendment is accompanied by, and being processed concurrently with, an application for a Comprehensive Plan Amendment (see File No. CPA-23002) that proposes to change the comprehensive plan map to high density residential that is consistent with the proposed zone change to High Mix Residential zoning.

PART 2 - ZONING CODE COMPLIANCE

17.10.200 Initiation of amendments.

A proposed amendment to the code or zoning map may be initiated by either:

- A. A resolution by the planning commission to the city council;
- B. A resolution of intent by the city council; or for zoning map amendments;
- C. An application by one or more property owners (zoning map amendments only), or their agents, of property affected by the proposed amendment. The amendment shall be accompanied by a legal description of the property or properties affected; proposed findings of facts supporting the proposed amendment, justifying the same and addressing the substantive standards for such an amendment as required by this chapter and by the Land Conservation and Development Commission of the state. (Ord. 1989 §1(part), 2014).

Finding CPMC 17.10.200: The Planning Division received an application by the listed applicant and designated agent for the zone change request. The application was accepted as complete on April 18, 2023, indicating the application complied with the required submittals of this Chapter.

Conclusion 17.10.200: Consistent.

17.10.300 Major and minor amendments.

There are two types of map and text amendments:

A. Major Amendments. Major amendments are legislative policy decisions that establish by law general policies and regulations for future land use decisions, such as revisions to the zoning and land division ordinance that have widespread and significant impact beyond the immediate area. Major amendments are reviewed using the Type IV procedure in Section 17.05.500.

B. Minor Amendments. Minor amendments are those that involve the application of adopted policy to a specific development application, and not the adoption of new policy (i.e., major amendments). Minor amendments shall follow the Type III procedure, as set forth in Section 17.05.400. The approval authority shall be the city council after review and recommendation by the planning commission. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006).

Finding CPMC 17.10.300: The proposed amendment is the application of adopted policy to a particular property and is not the adoption of new policy. The requested change is a Minor Amendment and have been processed in accordance with Type III procedures in CPMC 17.05.400.

Conclusion CPMC 17.10.300: Consistent.

17.10.400 Approval criteria.

A recommendation or a decision to approve, approve with conditions or to deny an application for a text or map amendment shall be based on written findings and conclusions that address the following criteria:

- A. Approval of the request is consistent with the applicable statewide planning goals (major amendments only);

Finding CPMC 17.10.400 (A): As evidenced in findings for CPMC 17.10.300, the proposed amendment is a Minor Amendment to the zoning map.

Conclusion CPMC 17.10.400(A): *Not applicable.*

B. Approval of the request is consistent with the Central Point comprehensive plan (major and minor amendments);

Finding CPMC 17.10.400 (B): *The proposed amendment is processed and reviewed concurrently with an application for a corresponding comprehensive plan map amendment. As demonstrated in the findings and conclusions for CPMC 17.96.500(B), the proposed map amendment is consistent with the Central Point comprehensive plan. See PART 2- Zoning Code Compliance of Findings of Fact and Conclusions of Law for File No. CPA-23002, dated June 6, 2023.*

Conclusion CPMC 17.10.400(B): *Consistent.*

C. If a zoning map amendment, findings demonstrating that adequate public services and transportation networks to serve the property are either available, or identified for construction in the city's public facilities master plans (major and minor amendments); and

Finding CPMC 17.10.400 (C): *The development of the subject property was considered during the approval of the Twin Creeks Master Plan, which includes analysis of transportation needs, traffic circulation and transit services. A Trip Generation Analysis, prepared by Southern Oregon Transportation Engineering dated April 17, 2023, concludes the proposed map amendment will not generate additional impacts on transportation facilities.*

Conclusion CPMC 17.10.400(C): *Consistent.*

D. The amendment complies with OAR 660-012-0060 of the Transportation Planning Rule. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006. Formerly 17.10.300(B)).

Finding CPMC 17.10.400(D): *The proposed amendment is processed and reviewed concurrently with an application for a corresponding comprehensive plan map amendment. As demonstrated in the findings and conclusions for CPMC 17.96.500(D), the proposed map amendment is consistent with OAR-660-012-0060 of the Transportation Planning Rule. See PART 2 – Zoning Code Compliance of Findings of Fact and Conclusions of Law for File No. CPA-23002, dated June 6, 2023.*

Conclusion CPMC 17.10.400(D): *Consistent.*

PART 3 – CONCLUSION

As evidenced in findings and conclusions provided in Part 2, the proposed zone map amendment is consistent with applicable standards and criteria in the Central Point Municipal Code, including the Statewide Planning Goals (where applicable), Comprehensive Plan, and Statewide Transportation Planning Rule.

MEMORANDUM

To: City of Central Point
Planning Division
140 South Third Street
Central Point, OR 97502

Date: 04/17/2023

Project: Central Point Station Phase 2 - Plan Amendment and Zone Change

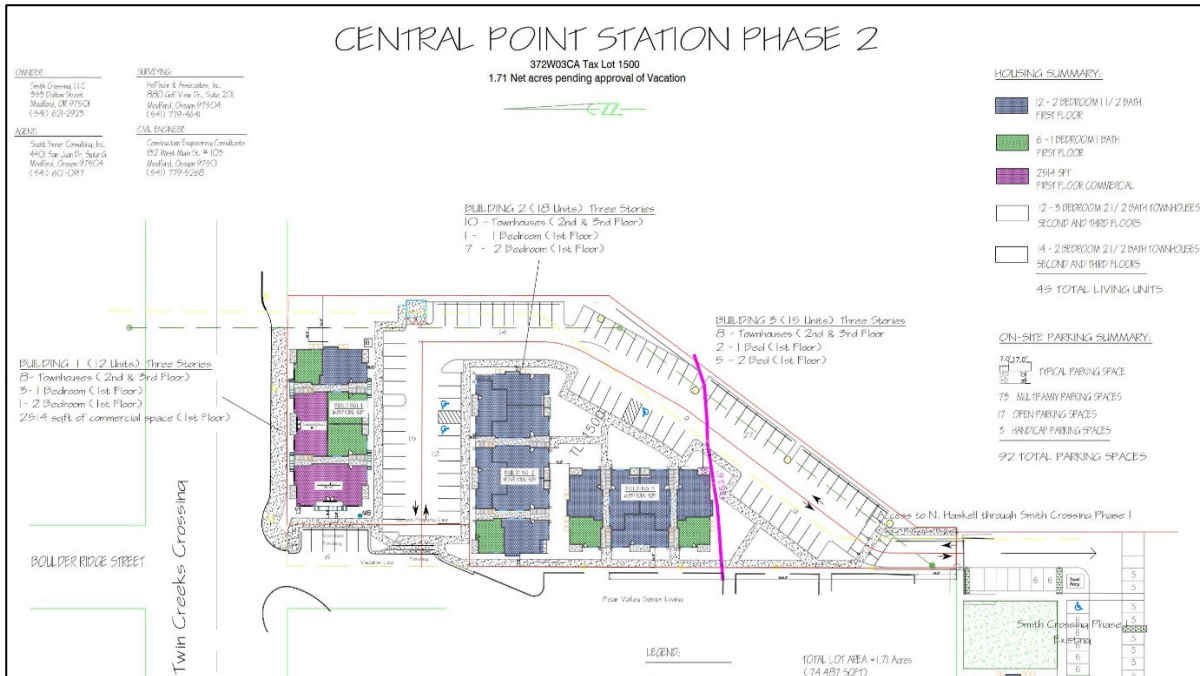
Subject: Trip Generation Assessment

Southern Oregon Transportation Engineering prepared a trip generation assessment for a proposed Minor Comprehensive Plan Amendment and zone change from Employment Commercial (EC TOD) to High Mix Residential / Commercial (HMR/TOD) on 1.62 acres located along the south side of Twin Creeks Crossing, west of the railroad tracks (372W03CA tax lot 1500) in Central Point, Oregon. Our assessment is provided below.

BACKGROUND

The proposed plan amendment and zone change from EC to HMR/Commercial allows the same highest and best uses, which are commercial uses. For the Transportation Planning Rule (TPR) assessment, the potential trip generation for the proposed plan amendment and zone change is a net zero increase or no increase to the transportation system.

For the proposed site plan assessment, the planned uses on the site include high density residential and commercial, with 45 multi-family residential (MFR) units and 2,514 square feet (SF) of commercial gross floor area (GFA). A site plan is shown below.



TRIP GENERATION

The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* was used to generate trips for the proposed plan amendment and zone change analysis. Land use 220 – Multifamily Housing and 822 – Strip Retail Plaza (<40k) were used in the analysis. A summary of results is provided in Table 1. ITE graphs and land use descriptions are provided in the attachments.

Table 1 – Central Point Station GLUP Amendment and Zone Change Trip Generations									
Land Use	Unit	Size	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	(In)	(Out)	Total	(In)	(Out)
<i>Base Zoning EC TOD</i>									
822 – Strip Retail Plaza	1000 SF	17.95	987	42	25	17	118	59	59
<i>Proposed Zoning HMR/Commercial TOD</i>									
822 – Strip Retail Plaza	1000 SF	17.95	987	42	25	17	118	59	59
<i>Proposed Site Plan</i>									
220 – Multifamily Housing	DU	45	364	37	9	28	40	25	15
822 – Strip Retail Plaza	1000 SF	2,514	336	6	4	2	17	9	8
Site Plan Trip Total			700	43	13	30	57	34	23
Net Difference (potential) EC to HMR/Commercial			0	0			0		
Net Difference (site plan) EC to HMR/Commercial			-287	+1			-61		

SF = square feet, DU = dwelling unit

1. Land Use 822 weekday rate based on fitted curve equation
2. Land Use 220 weekday, a.m., and p.m. rates based on fitted curve equations

As shown in Table 1, the highest and best use within both the base zoning (EC TOD) and proposed zoning (HMR/Commercial TOD) is a commercial use and results in no net increase to the transportation system. The trip generations in Table 1 assume 25% buildout (17,950 SF) for commercial development, but this could be higher or lower depending on site layout. Comparing 25% buildout of commercial development to the proposed site plan (45 multifamily units + 2,514 SF of commercial) shows a net decrease of 287 average daily trips (ADT) overall.

AGENCY REQUIREMENTS

The City of Central Point requires a traffic impact analysis (Public Works Standards and Specifications 320.10.03(3)) when trip generations fall within specific ranges. These include a change in zoning or plan amendment that generates 300 average daily trips (ADT) more than current zoning, an increase in site traffic by 250 ADT or 25 peak hour trips, an increase in peak hour volume of a particular movement to and from the State highway by 20%, or an increase in use of adjacent streets by vehicles exceeding 20,000 pounds gross vehicle weight.


None of the TIA requirements are shown to be met. No TIA, therefore, is shown to be required unless the City has a safety concern that we are unaware of.

ODOT Development Review Guidelines (Chapter 3.3) provide traffic impact analysis thresholds for various types of developments. A TIA is required to address the TPR when a proposed land use change results in an increase of 1000 ADT or greater than 400 ADT on a

highway section. The proposed plan amendment and zone change is shown to result in no net increase on the transportation system. The proposed site also does not take direct access to a State facility. No TIA, therefore, is expected to be required by ODOT.

Based on the trip assessment for the proposed plan amendment and zone change, it is our conclusion that a traffic impact analysis is not shown to be required by City of Central Point or ODOT criteria. The proposed zone change is concluded to have no significant effect on existing or planned facilities in accordance with Division 12 of the Oregon Administrative Rules (OAR) 660-012-0060. Please feel free to contact us with any questions.

Respectfully,



Kimberly Parducci, PE PTOE
Firm Principal
Southern Oregon Transportation Engineering, LLC



Attachments: ITE Graphs
Site Plan
Assessors map
Agency requirements

ATTACHMENTS

Attachments incorporated herein by reference. Copies available upon request.

PLANNING COMMISSION RESOLUTION NO. 906

A RESOLUTION FORWARDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO APPROVE A MINOR ZONE MAP AMENDMENT FROM EMPLOYMENT COMMERCIAL (EC) TO HIGH MIX RESIDENTIAL (HMR) ON A 1.62 ACRE PROPERTY IDENTIFIED ON THE JACKSON COUNTY ASSESSOR'S MAP AS 37S 2W 03CA, TAX LOT 1500.

File No. ZC-23002
Applicant: Smith Crossing, LLC

WHEREAS, the Comprehensive Plan Land Use Map is proposed to re-designate the property identified by the Jackson County Assessor's Map as 37S 2W 03CA Tax Lot 1500 as High Density Residential; and

WHEREAS, the proposed High Mix Residential (HMR) zoning is an urban High Density Residential zoning district consistent with the Comprehensive Plan and surrounding land uses; and

WHEREAS, adequate public services and transportation networks are available to the site; and

WHEREAS, the proposed zone change from EC to HMR has been determined to be consistent with the State Transportation Planning Rule.

NOW, THEREFORE, BE IT RESOLVED, that the City of Central Point Planning Commission, by this Resolution No. 906, does recommend that the City Council approve the change of zone on the property identified by the Jackson County Assessor's Map as 37S 2W 03CA Tax Lot 1500. This decision is based on the Staff Report dated June 6, 2023 including Attachments A through F attached hereto by reference and incorporated herein.

PASSED by the Planning Commission and signed by me in authentication of its passage this 6th day of June, 2023.

Planning Commission Chair

ATTEST:

City Representative