

ORDINANCE NO. 2031

AN ORDINANCE AMENDING THE LAND USE ELEMENT (TEXT AND MAPS) OF THE CENTRAL POINT COMPREHENSIVE PLAN TO UPDATE THE COMMERCIAL LAND USE SECTION THAT DOCUMENT ACTIONS TAKEN IN THE PAST, ALLOW A WIDER RANGE OF EMPLOYMENT USES AND FACILITATE GREATER JOB CREATION IN CENTRAL POINT.

Recitals:

- A. Words ~~lined through~~ are to be deleted and words in **bold** are added.
- B. The City of Central Point (City) is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- C. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City Comprehensive Plans.
- D. Pursuant to the requirements set forth in CPMC Chapter 17.96.100 Comprehensive Plan and Urban Growth Boundary Amendments – Purpose and Chapter 17.05.500, Type IV Review Procedures, the City has initiated an application and conducted the following duly advertised public hearings to consider the proposed amendment:
 - a) Planning Commission hearing on December 6, 2016
 - b) City Council hearings on January 12, 2017 and January 26, 2017.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Amendments to THE LAND USE PLAN, COMMERCIAL LAND USE SECTION XII-13 to read:

COMMERCIAL LAND USE

Commercial Goal:

- To create an economically strong and balanced commercial sector of the community that is easily accessible, attractive, and meets the commercial needs of the local market area.

Commercial Land Use Plan:

The Land Use Plan shows three basic commercial categories:

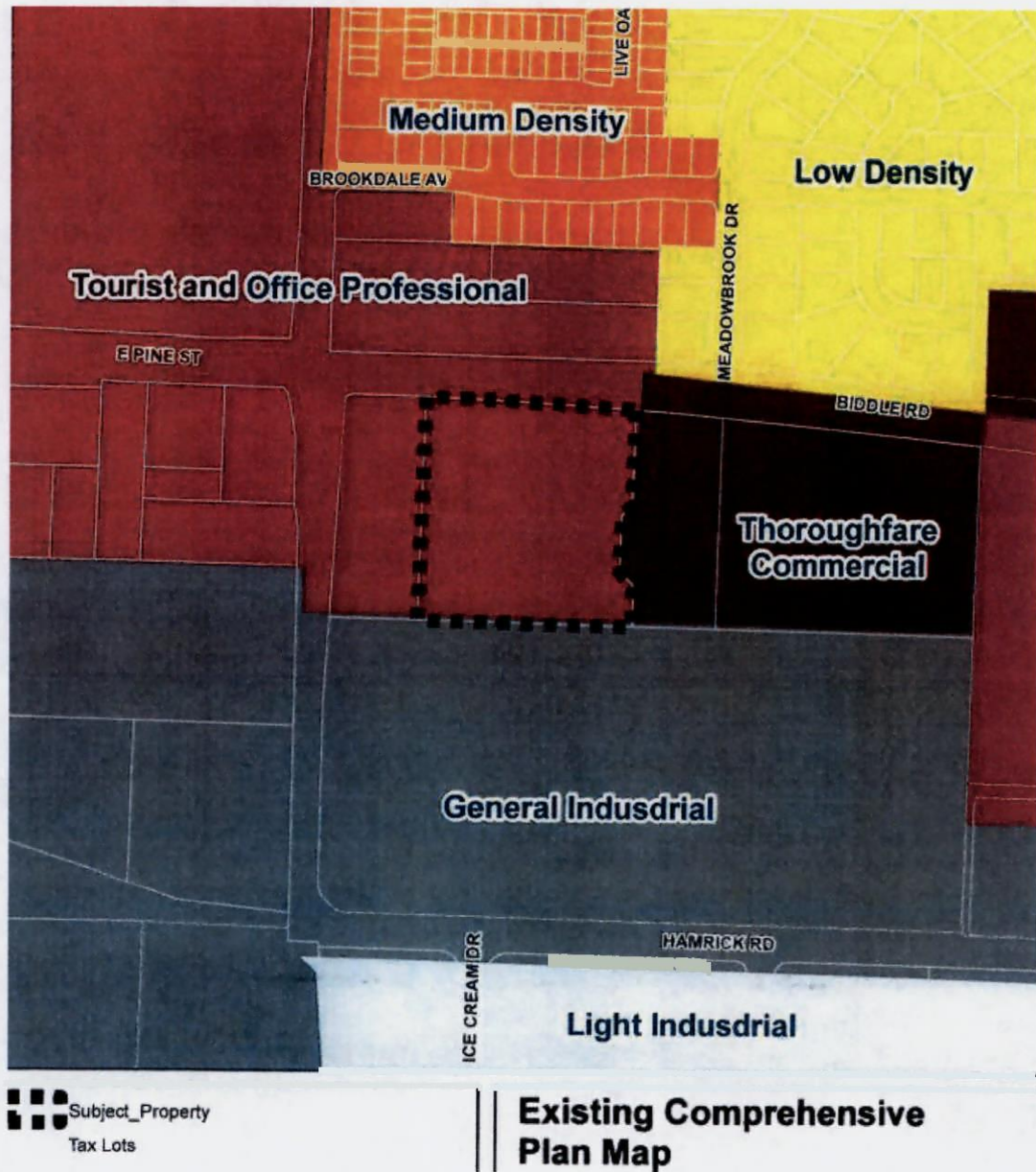
General Commercial
Tourist & Office-Professional
Convenience Center

The General Commercial designation is applied to the central business district and areas along ~~the east side of~~ Highway 99 from Beall Lane northward to the high school. **In the late 1990's the City Council added General Commercial land use designations along Pine Street/Biddle Road on the East side of Interstate-5.** This general area is suitable for a wide range of commercial uses that are suitable for the central portions of the community **and along designated freight routes.** The Zoning Map for Central Point, which is consistent with the Comprehensive Plan Map, further subdivides the General Commercial category into three zoning districts. The Central Business District (~~C-3, TOD-EC~~) extends along Pine Street, roughly between First Street and Seventh Street. This zone is designed to strengthen the commercial core area of the City. ~~Adjacent to the C-3 zone to the north and south is the C-2 (Limited Commercial Professional) zoning district which is somewhat less intensive than the commercial core area, but provides a good transitional zone between the high intensity of the downtown area and the low density residential areas to the north and south.~~ **Also within the Central Business District (CBD) are those properties** ~~The third zone under this category is the C-5 (Thoroughfare Commercial) district which extends along Highway 99 designated TOD-GC which and provides for a mixture of mostly automobile-related commercial activities as well as fabrication to encourage 'maker spaces', many of which will be related to the light industrial areas across the highway to the west.~~ **The third zone under this category is the C-5 (Thoroughfare Commercial) district which is also compatible with light industry and located along major transportation corridors.**

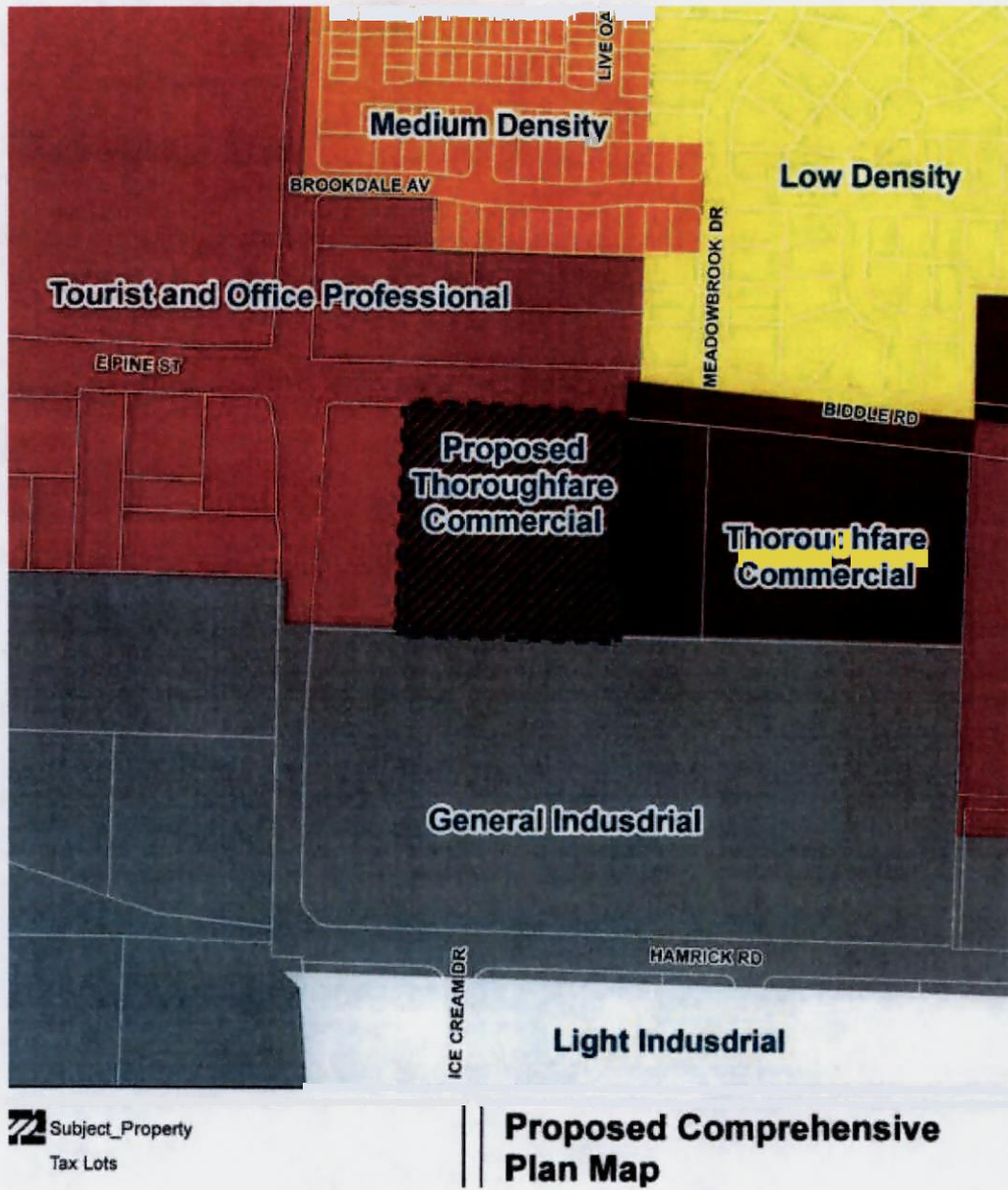
Tourist Commercial/Office Professional is the second of the commercial land use categories. This area is zoned ~~R-4 C-4~~, which is the City's corresponding zone. With the continued development of EXPO Park and the airport, the City sees a significant opportunity to plan for expanded tourist facilities and compatible professional office development, primarily along East Pine Street from Seventh Street to the vicinity of Hamrick Road.

The Convenience Center category would provide for small convenience shopping districts within the residential neighborhoods or at major arterial intersections. The City's ~~C-4C-N~~ zoning district provides for these types of uses and will ensure that these commercial uses will be compatible with the adjacent residential areas.

Section 2. Existing Comprehensive Plan Map illustrates:



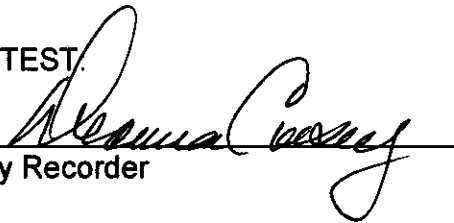
Section 3. Amendments to Comprehensive Plan Map to illustrate:



Section 4. Effective Date. The Central Point City Charter states that an ordinance enacted by the council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

Passed by the Council and signed by me in authentication of its passage this 26th day of January, 2017.


Mayor Hank Williams

ATTEST.

City Recorder