

RESOLUTION NO. 1593

**A RESOLUTION APPROVING A CONCEPTUAL LAND USE AND
TRANSPORTATION PLAN FOR CP-2B, AN URBAN AREA OF THE CITY OF
CENTRAL POINT, OREGON**

RECITALS:

- A. On August 9, 2012 by Ordinance No. 1964 the City Council adopted the City of Central Point Regional Plan Element.
- B. The Conceptual Land Use and Transportation Plan for CP-2B has been prepared in accordance with the Regional Plan Element and Greater Bear Creek Valley Regional Plan including all applicable performance indicators set forth in these documents.
- C. As a condition of the Regional Plan Element of the City of Central Point it is required that a Conceptual Plan for an Urban Reserve Area (URA) be adopted by the City prior to the expansion of the City's urban growth boundary (UGB) into the applicable URA;

THE CITY OF CENTRAL POINT RESOLVES, that the City Council approves and adopts the Conceptual Land Use and Transportation Plan for CP-2B, An Urban Reserve Area of the City of Central Point.

PASSED by the City Council and signed by me in authentication of its passage this 8th day of August, 2019.

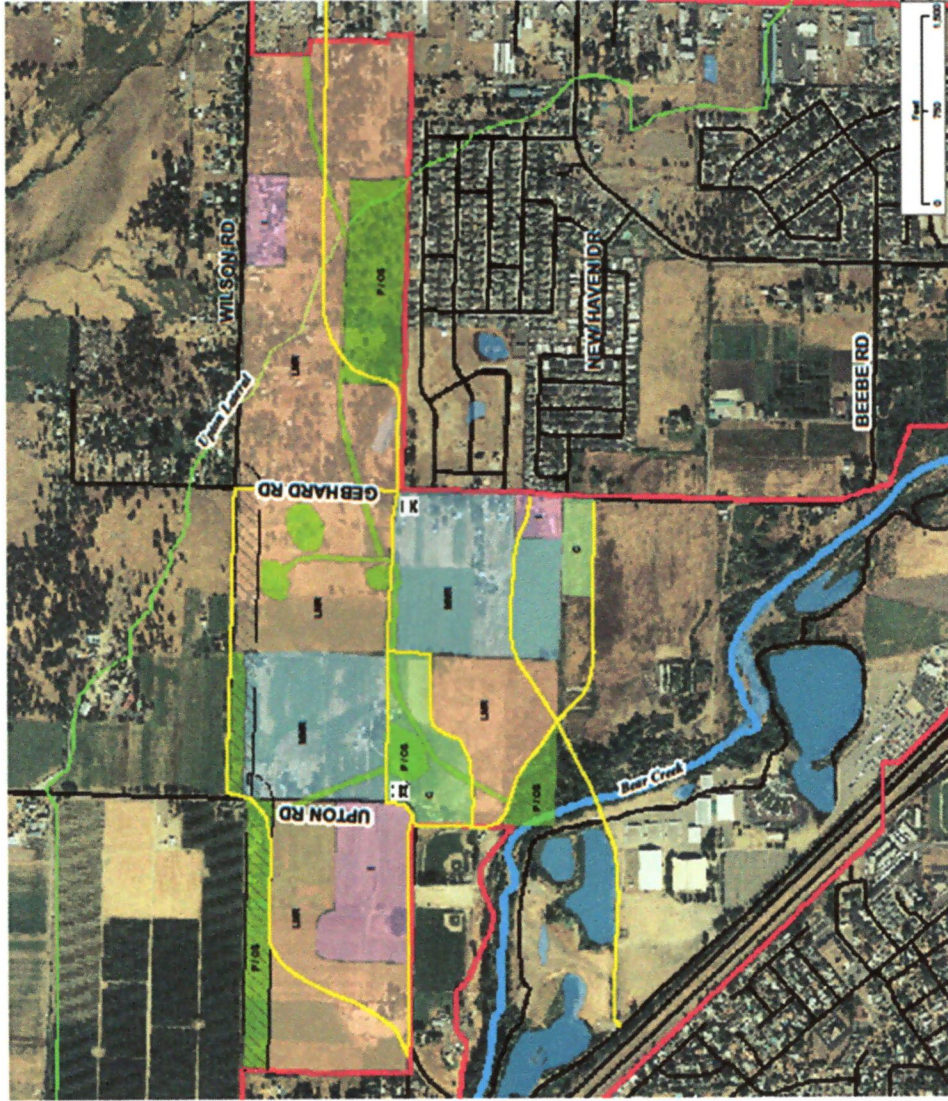

Mayor Hank Williams

ATTEST:


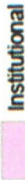


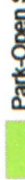







City Recorder



Wilson Road Area UGB Expansion Plan



Preferred Alternative

-  Commercial
-  Institutional
-  Low Mix Residential
-  Med Mix Residential
-  Park-Open Space
-  Study Area
-  UGB
-  Agricultural Buffer
-  Proposed Collectors
-  Streets
-  Wetlands



King County Urban Planning and Community Development



Land Use Concept - 2009 Preferred Alternative

Legend

- Preferred Alternative (2009)
 - AgBuffer1
 - AgBuffer2
 - CP2-B
- Land Use
 - Civic
 - Commercial
 - Parks and Open Space
 - Low Mix Residential
 - Medium Mix Residential

CP-2B Concept Plan

Land Use Category	Gross Acreage		Min. DU		Yield		Density		Distribution	
	2009	CP-2B	Min.	DU	Yield	Density	Density	Distribution	%	
Civic	26.67	0	C	C	0	0	0	0	0	0%
Commercial	9.75	0	C	C	0	0	0	0	0	0%
UMR	185.191	4	4	740.764	4	4	4	4	4	75%
MWR	68.98	7.5	517.35	7.5	517.35	7.5	7.5	7.5	7.5	14%
Parks/OS	47.12	0	0	0	0	0	0	0	0	0%
TOTALS:	337.711	12.5	1258.11	12.5	1258.11	12.5	12.5	12.5	12.5	100%

Map layout created by RVCOG in 2009 as part of a pilot study for Conceptual Planning in the URAs. This map is a digitized form of the 2009 Preferred Alternative selected by community members at that time.

\\ncpch\Planning\GIS\Map Projects\City Projects\CP-2B Concept Plan (2018)



CP-2B Concept Plan Land Use and Transportation, Alternative 1

Land Use Category	Gross Acreage	Park/OS Adjustment	Adjusted Gross Acreage	Min. Density	Min. DU Yield	Min. Av. Gross Density	Proposed % Distribution
Residential							
Very Low Density	0	0	0	0	1	0	
Low Density	109.7	12.0	97.7	4	391		
Medium Density	165.0	8.1	156.9	7	1068		
High Density	24.3	0	24.3	20	486		
Total Residential	299.0	20.1	278.9		1975	7.1	83%
Employment							
Neighborhood Commercial	15.1	0	15.1				
Office	23.0	0	23.0				
Total Employment	38.1	0	38.1				11%
Park/OS	28.1						9%
TOTALS:	337.1	40.2	296.9		1973	7.1	100%

This map was adapted from the 2009 CP-2B Preferred Alternative to meet adopted requirements of the Greater Bear Creek Valley Regional Plan and Regional Plan Element.

LAND USE CONCEPT:
Land Use distributions are general with transitions in between, provided that acreages and densities remain generally the same.

- Legend**
- Concept Circulation**
 - Conceptual
 - Existing
 - Land Use Concept**
 - Civic
 - High Residential
 - Low Residential
 - Medium Residential
 - Neighborhood Commercial
 - AgBuffer1
 - AgBuffer2
 - CP-2B



CP-2B Concept Plan Land Use and Transportation, Alternative 2

CP-2B Modified Alternative - 2

Land Use Category	Gross Acreage	Park/OS Adjustment	Adjusted Gross Acreage	Min. Density	Min. DU Yield	Min. Av. Gross Density	Proposed % Distribution
Residential							
Very Low Density	0	0	0	0	1	0	
Low Density	116.2	12.0	104.2	4	417		
Medium Density	168.3	8.1	158.2	7	1107		
High Density	24.1	0	24.1	20	484		
Total Residential	307.2	20.1	287.1		2018	7.0	85%
Employment							
Neighborhood Commercial	7.9		7.9				
Civic	23.3	0	23.3				
Total Employment	31.2	0	31.2				9%
Park/OS	20.1	20.1	0				
TOTALS	338.4	40.2	605.4		2018	7.0	100%

This map was adapted from the 2009 CP-2B Preferred Alternative to meet adopted requirements of the Greater Bear Creek Valley Regional Plan and Regional Plan Element.

LAND USE CONCEPT:
Land Use distributions are general with transitions in between, provided that acreages and densities remain generally the same.

- Legend**
- Concept Circulation
 - Conceptual
 - Existing
 - Land Use
 - Civic
 - High Residential
 - Low Residential
 - Medium Residential
 - Neighborhood Commercial
 - AgBuffer1
 - AgBuffer2
 - CP2-B

