



**CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
January 7, 2020 - 6:00 p.m.**

I. MEETING CALLED TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Planning Commission members, Mike Oliver (chair), Tom Van Voorhees, Amy Moore, Jim Mock, Pat Smith, Kay Harrison, Chris Richey

IV. CORRESPONDENCE

V. MINUTES

Review and approval of the November 5, 2019 Planning Commission meeting minutes.

VI. PUBLIC APPEARANCES

VII. BUSINESS

VIII. DISCUSSION

A. Consideration of a Zone Map Change application. The zoning is proposed for change from Employment Commercial (TOD) to General Commercial (TOD). The 0.99 acres are located in the western portion of the City's downtown corridor. The Project Site is identified on the Jackson County Assessor's map as 37-2W-10AA, Tax Lots 6000 and 6100. **Applicant:** City of Central Point. File No. CPA-19008.

B. Consideration of a Comprehensive Plan (Map) and Zone Change (map) application. The project site consists of 12.12 acres located in the southwestern portion of the City and is identified on the Jackson County Assessor's map as 37-2W-11BC, on various tax lots. **Applicant:** City of Central Point. File No.: CPA-19006.

IX. ADMINISTRATIVE REVIEWS

X. MISCELLANEOUS

XI. ADJOURNMENT

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 72 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-423-1026 (voice), or by e-mail at: deanna.casey@centralpointoregon.gov.

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta pública de la ciudad por favor llame con 72 horas de anticipación al 541-664-3321 ext. 201.

**City of Central Point Planning
Commission Minutes
November 5, 2019**

I. MEETING CALLED TO ORDER AT 6:00 P.M

II. ROLL CALL

Commissioners Mike Oliver (chair), Tom Van Voorhees, Amy Moore, Pat Smith, Chris Richey and Kay Harrison were present. Also in attendance were: Tom Humphrey, Community Development Director, Stephanie Holtey, Principal Planner, Justin Gindlesperger, Community Planner and Karin Skelton, Planning Secretary.

PLEDGE OF ALLEGIENCE

III. CORRESPONDENCE

IV. MINUTES

Amy Moore made a motion to approve the October 15, 2019 minutes. Pat Smith seconded the motion. ROLL CALL: Tom Van Voorhees, yes; Kay Harrison, yes; Amy Moore, yes; Chris Richey, yes; Pat Smith, yes; Motion passed.

V. PUBLIC APPEARANCES

There were no public appearances.

VI. BUSINESS

- A. Continued public hearing for a Site Plan and Architectural Review application to construct an oil change and carwash facility together with site improvements at 4245 Table Rock Road. Applicant: Premier Oil; Agent: Amy Gunter; File No. SPAR – 1900s. Approval Criteria: CPMC 17.72.**

Mike Oliver read the rules for a quasi-judicial hearing. There were no conflicts of interest, ex parte contact or bias to declare. He stated this was a continuation of a Public Hearing which began at the September 3, 2019 Planning Commission meeting and was continued to October 15, 2019. This hearing has been continued from the October 15, 2019 meeting due to necessary revisions to meet the conditions of approval for the site design and architectural design.

Justin Gindlesperger said the Planning Commission approved a Conditional Use Permit for the Premier Oil Car Wash at the corner of Table Rock Road and Biddle Road at the September 3, 2019 Planning Commission Meeting. He reviewed the background of the Site Plan and Architectural Review stating the property was 9 acres and was currently undeveloped. The applicant has proposed a partition of 2 acres of the property. The city has required additional information with regard to proposed private streets and easements. He reviewed the access plans for the proposed car wash and said the tentative plan for the partition was approved and the applicant has submitted an application for a final plat. Currently the city is waiting for the recording of the final plat. He reviewed the revised plans for building design and

landscaping design saying they meet the conditions of approval. He said staff is recommending approval of the site plan and architectural design.

Public hearing was opened

Amy Gunter, Applicant's agent. Ms. Gunter described the revisions to the plans. She said construction would begin once the sale of the property closed and the final plat is recorded. Regarding the shared street easement she said all the property owners have signed agreements and the attorneys are working on the documents. This will be provided prior to final plat approval.

Gary Capurna, architect. Mr. Capurna said they intend to make application for the private retail street within 30 days. Additionally they anticipate the development of a subdivision on the partitioned land.

Public hearing was closed.

Tom Van Voorhees made a motion to approve Resolution 876 to construct an oil change and carwash facility together with site improvements at 4245 Table Rock Road. Amy Moore seconded the motion.

The Commissioners were concerned about the safety of a left turn onto Biddle road from the proposed site. Mr. Gindlesperger said Jackson County had jurisdiction of the road and according to their traffic analysis they considered the turn allowable at this time. He explained that as future development occurs, traffic triggers will initiate any changes. The commissioners discussed various intersections throughout the city and their traffic flow.

ROLL CALL: Tom Van Voorhees, yes; Chris Richey, yes; Kay Harrison, yes; Amy Moore, yes; Pat Smith, yes. Motion passed.

**B. A public hearing to consider text amendments to various sections of the Zoning Ordinance related to Accessory Dwelling Units (ADUs) and Accessory Structures.
Applicant: City of Central Point; File No. ZC – 19001. Approval Criteria: CPMC 17.10.**

Mike Oliver announced this hearing was a legislative public hearing and he read the applicable rules. The commissioners had no conflict of interest to declare.

Eileen Mitchell introduced proposed amendments to Title 17. She said this had been a discussion item at the August Planning Commission meeting. The Citizen's Advisory Committee has also reviewed the changes and forwarded a favorable recommendation of the amendments to the Planning Commission, with the exception of the termination of off street parking requirements. She explained an ADU is an interior, attached or detached residential structure used in connection with or accessory to a single dwelling and includes independent living facilities. They can be a basement conversion, garage conversion, detached from or attached to the main dwelling. She added there are currently only 18 ADUs within the City.

She explained SB 1051 and HB2001 require that a city with a population greater than 2500 or a county with a population greater than 15,000 shall allow, in areas within the urban growth boundary that are

zoned for detached single family dwellings, the development of at least one accessory dwelling unit for each detached single family dwelling. These would be subject to reasonable local regulations relating to siting and design. She added the City cannot regulate owner occupancy requirements or off street parking requirements. The purpose of the amendments is to comply with State laws, eliminate redundancy in the city's codes and provide clear and objective standards for development of ADUs. Also to address barriers for development of ADUs and to comply with statewide planning goals, the Housing Element and the Housing Implementation Plan.

In order to comply with state requirements the city's zoning Code will be changed to allow ADUs in the R-L, R-1, R-2, LMR and MMR zones. The height limit of detached ADUs would be a maximum of 25 feet. The size limitations would change from 35% to 50% of the square footage of the primary dwelling or 800 square feet whichever is less. There would be a gross floor area exception to carriage units if created above a garage. This will allow more livable sized ADUs.

The setback requirement would change to a distance of 5 feet on side and rear yards measured from the foundation. This would allow existing structures to be converted to ADU's.

The owner occupancy requirement will be removed to comply with state law, as will the current requirement for one off street parking space for each ADU.

Kay Harrison asked what would be the impact of these laws on current covenants, codes and restrictions (CCR's) and homeowners associations (HOA's).

Mr. Humphrey explained that if the CCR's were stricter than the municipal code the homeowners associations can enforce their rules. He said it would be up to each individual association as to whether they wanted to re-write their CCR's to be more restrictive.

The commissioners discussed CCR's and the fact that homeowners associations would have the option to include restrictive language. They discussed barriers to construction of ADU's including cost and parking issues. Ms. Holtey noted the city was not allowed to regulate ADU parking at all.

Mike Oliver read a letter from Matthew Fisher in favor of the increase in gross floor area.

He read a letter from City Manager Chris Clayton explaining the process and timing of the code amendments for ADUs. The letter outlined the State's requirements and the city's responsibility to comply with them.

He read a letter from Sheila Winans stating concerns regarding increased traffic, parking problems and possible increase in crime if more ADUs were built.

The public hearing was opened.

Jake Compton, Tulane Ave.

Mr. Compton said he spoke to about 14 property owners in the Jackson Oaks neighborhood and only 3 people were aware of the ADU code amendments. He was concerned the information regarding public

hearings was not being communicated effectively. The commissioners responded stating the information was put on the city's website, published in the newspaper, posted at city hall and included in the newsletter sent with water bills to every resident. They noted this item has been discussed at previous meetings of both the Citizens Advisory Committee and the Planning Commission. The commissioners felt there was sufficient opportunity for residents to access the information. Mr. Compton asked if a representative of the Planning Department might be willing to attend a neighborhood association meeting if the association requested it. Mr. Humphrey said that could be arranged.

Mr. Oliver said the Central Point Police Department was in attendance and would be able to address any questions regarding the crime issue which had been raised.

Captain Croft stated Central Point had one of the lowest crime rates in the state. He said there had been only a handful of property crimes in the Twin Creeks area during the past several years. He added that in general, a higher population might increase the potential for property crimes although the department was very active in educating people about safety measures that can help prevent those crimes.

The public hearing was closed

Kay Harrison made a motion to approve resolution 877 forwarding a favorable recommendation to the City Council to amend various sections of the Zoning Ordinance related to Accessory Dwelling Units (ADUs) and Accessory Structures to comply with ORS 197.312 and eliminate barriers to ADUs as a housing type. Pat Smith seconded the motion.

The commissioners asked how this affected lot coverage standards. Ms. Holtey said the State encourages relaxing those standards however due to the city's concerns about the proposed changes it was decided to wait to see how the changes worked. She added as part of the Housing Implementation Plan the city will be tracking ADUs and will report back to the Planning Commission and the City Council.

The commissioners discussed how these changes might affect future development. They considered the fact that construction costs might impact the construction of ADUs, and the fact that currently there were only 18 throughout the city. They thought residents would continue to build ADUs, however they did not foresee a significant increase in the number of units constructed.

Mr. Humphrey said the state also required that cities of more than 10,000 and less than 25,000 allow duplexes in single family residential zones. Mr. Humphrey explained the close tie between higher density communities and public transportation. He thought there might be some modifications to the existing bus routes now that the railroad crossing at Twin Creeks was complete.

ROLL CALL: Tom Van Voorhees, yes; Chris Richey, yes; Kay Harrison, yes; Amy Moore, yes; Pat Smith, yes. Motion passed.

VII. DISCUSSION

Planning Update

- The crossing needs to install a guard rail before the drop lane is opened again
- The Southern Oregon Chiropractic building at 6th and Pine will be submitting for building permits
- The Fire Department on Scenic is working with the School District on a traffic circulation plan
- Central Point Elementary has installed two modular classrooms
- Improvements will be made to Scenic Avenue including a sidewalk and bicycle lanes
- The City is working with the School District and the Department of Transportation to resolve right of way issues and plans for construction of a sidewalk and crosswalk between Crater High School and Crater Works Makers Space
- We are waiting on the Traffic Impact Analysis before the UGB application can be submitted

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

Pat Smith moved to adjourn the meeting. Tom Van Voorhees seconded the motion. All members said "aye". Meeting was adjourned at 7:45 p.m.

Planning Commission Chair

**ZONE MAP CHANGE FROM EMPLOYMENT COMMERCIAL (TOD)
TO GENERAL COMMERCIAL (TOD)**



STAFF REPORT

January 7, 2020

AGENDA ITEM: Discussion

Consideration of a Zone Map Change application. The zoning is proposed for change from Employment Commercial (TOD) to General Commercial (TOD). The 0.99 acres are located in the western portion of the City's downtown corridor. The Project Site is identified on the Jackson County Assessor's map as 37-2W-10AA, Tax Lots 6000 and 6100. **Applicant:** City of Central Point. File No. CPA-19008. **Approval Criteria:** CPMC 17.10, Zoning Map and Zoning Code Text Amendments; and CPMC 17.65 TOD Districts and Corridors.

STAFF SOURCE:

Eileen Mitchell, Community Planner I

BACKGROUND:

The City is initiating a minor zone map amendment from Employment Commercial (TOD) to General Commercial (TOD). This is proposed in order to comply with the comprehensive plan and to realign the zoning designation with proposed uses. The change will allow the future expansion of the Rogue Creamery, a local business. In consideration of this application, there are three criteria that must be addressed per CPMC 17.10.400:

1. **Comprehensive Plan Compliance.** The current land use plan designation for the property is Commercial, which is designed to accommodate a wide variety of commercial, office, and tourist uses. Per the Comprehensive Plan Land Use Element, the proposed General Commercial (TOD) zoning designation would be consistent with the Commercial classification and abuts properties to the southeast that are planned and zoned the same.
2. **Compatibility with Surrounding Land Uses and Zoning.** The proposed zone map amendment occurs on two (2) lots on the southeastern side of Pine and Haskell Streets. The properties are surrounded by Employment Commercial (TOD) lands to the north and east, General Commercial (TOD) to the south, MMR (TOD) to the west, and Civic to the northwest. This includes 5 adjacent industrial tax lots, 2 residential tax lots, and a civic school building.

The project area is covered with an empty industrial/commercial building as well as a nonconforming apartment that is part of the existing commercial building. Although the proposed zone change will allow for the expansion of the Rogue Creamery within a general commercial district, the character and compatibility between uses as redevelopment occurs will be a function of siting and design per CPMC 17.67, Design Standards- TOD District and TOD Corridor.

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 Rogue Creamery is currently working with a local engineering group to evaluate the impact the zone change will have on traffic within the vicinity. The Planning Department Supplemental Findings (Attachment "B") will address the transportation impacts once the engineering assessment is completed. In the meantime, department findings are provided for purposes of this discussion.

ISSUES:

There are no issues relative to this application.

ATTACHMENTS:

Attachment "A" – Comprehensive Plan and Zoning Maps

Attachment "B" – Planning Department's Findings

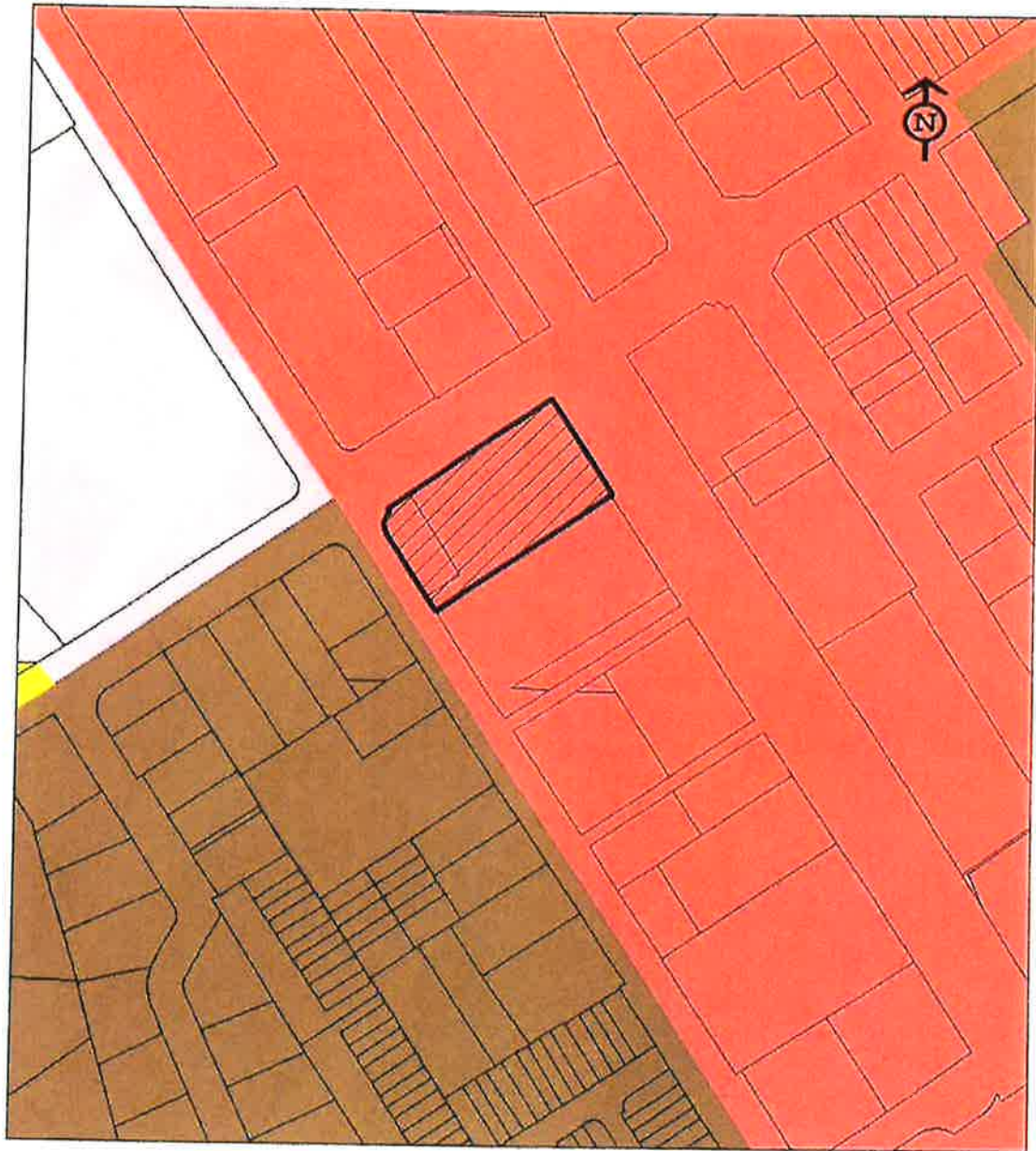
ACTION:

Direct staff to schedule a public hearing once traffic analysis is complete and the TPR can be satisfied.

RECOMMENDATION:

Provide planning staff feedback regarding department findings.

Figure 1. Current and Future Comprehensive Plan Map



Current & Future Land Use Designation

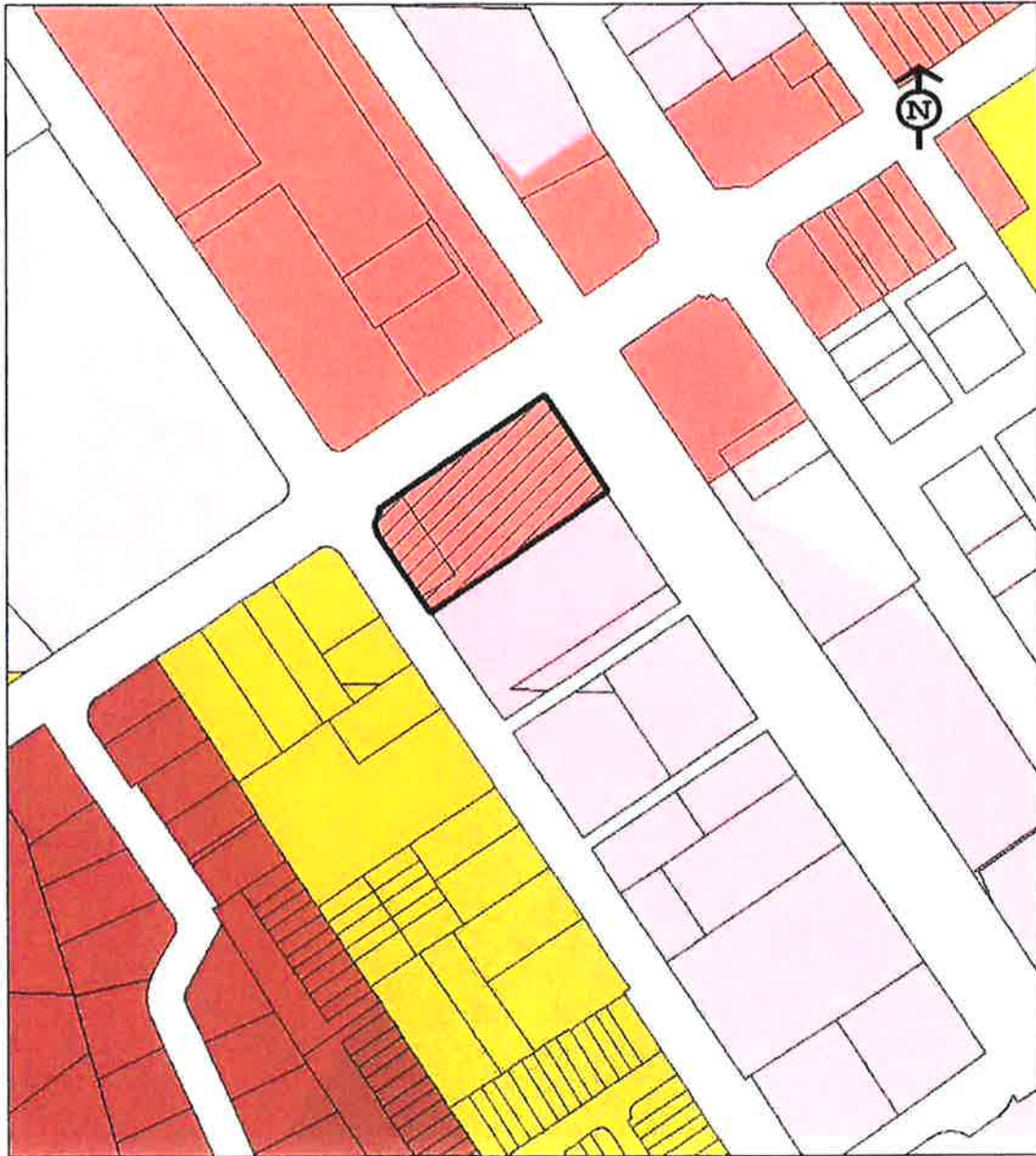
Legend

-  Study Area
-  Taxlots
-  Very Low Density
-  Medium Density
-  High Density
-  Commercial
-  Civic

0 100 200 400 Feet

Created by:
Eileen Mitchell, Community Planner 1
Date: 9/30/2019







Figure 2. Current Zone Designation



Current Zoning Designation



Legend

-  Study Area
-  Civic
-  EC (TOD)
-  GC (TOD)
-  HMR (TOD)
-  MMR (TOD)
-  R-3

0 105 210 420 Feet



Created by
Eileen Mitchell, Community Planner 1
Date 9/30/2019








Figure 3. Proposed Zone Designation

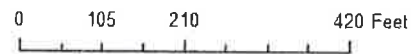


Proposed Zoning Designation



Legend

-  Study Area
-  Civic
-  EC (TOD)
-  GC (TOD)
-  HMR (TOD)
-  MMR (TOD)
-  R-3



Created by:
Eileen Mitchell, Community Planner 1
Date: 9/30/2019

**FINDINGS OF FACT
AND
CONCLUSIONS OF LAW
File No: CPA-19008**

INTRODUCTION

Consideration of a Zoning Map Change of the Project Sites Employment Commercial (TOD) zoning to General Commercial (TOD).

Background:

The proposed minor zone map amendments are in reference to the Project Site located on the Jackson County Assessor's map as 37-2W-10AA, Tax Lots 6000 and 6100. The purpose of the minor zone map change is to comply with the comprehensive plan but also to change the zoning to accommodate planned development. The plans are in place for the expansion of the Rogue Creamery, a local business. Changing the zoning map from Employment Commercial (TOD) to General Commercial (TOD) would help accommodate this growth. An amendment will help the area to be developed appropriately and expand in a way that promotes a walkable pedestrian orientation to the general commercial uses along the western side of the downtown corridor.

These findings are prepared in four (4) parts:

1. Legislative Amendment Procedures (CPMC 17.05.400)
2. Zoning Map and Zoning Text Amendments (CPMC 17.10)
3. City of Central Point Comprehensive Plan
4. Transportation Planning Rule (OAR 660-012-0060(1))

PART 1 –CPMC 17.05.400, QUASI JUDICIAL PROCEDURES

CPMC 17.05.400(A). Pre-Application Conference. A pre-application conference is required for all Type III applications. The requirements and procedures for a pre-application conference are described in Section 17.05.600(C).

***Finding, CPMC 17.05.400(A):** Because the City of Central Point initiated this application to amend the zoning map, a pre-application conference is not required and will not be held.*

***Conclusion, CPMC 17.05.400(A):** Not applicable.*

CPMC 17.05.400(B)(1). Application Forms. Type III applications shall be made on forms provided by the community development director or designee for the land development permit requested.

ATTACHMENT "B"

***Finding, CPMC 17.05.400(B)(1):** The proposed zoning map amendment is considered a Minor Amendment per Table 17.05.01 and Section 17.10.300(B). As demonstrated by the Findings for CPMC 17.05.400, the proposed text amendments have been processed in accordance with the timelines and requirements for Type III legislative applications.*

TABLE 17.05.1

LAND DEVELOPMENT PERMIT*	PROCEDURAL TYPE	APPLICABLE REGULATIONS	APPROVING AUTHORITY	120-DAY RULE
Zoning Map and Zoning and Land Division Code Text Amendments				
Minor	Type III	Chapter 17.10	City Council	Yes
Major	Type IV	Chapter 17.10	City Council	No

***Conclusion, CPMC 17.05.400(B)(1):** Consistent.*

CPMC 17.05.400(B)(2). Submittal Requirements. When a Type III application is required, it shall include;

- a. A completed application form with required attachments;
- b. One copy of a narrative statement (findings and conclusions) that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making. Note: Additional information may be required under the specific applicable regulations for each approval as referenced in Table 17.05.1;
- c. The required fee; and
- d. One set of pre-addressed mailing labels for all real property owners of record who will receive a notice of the application as required in subsection C of this section. The records of the Jackson County assessor’s office are the official records for determining ownership. The applicant shall produce the notice list using the most current Jackson County assessor’s real property assessment records to produce the notice list. The city shall mail the notice of application. The failure of a property owner to receive notice as provided in subsection C of this section shall not invalidate such proceedings provided the city can demonstrate by affidavit that such notice was given.

***Finding, CPMC 17.05.400(B)(2):** The City of Central Point’s application to amend the zoning map relative to the properties off Pine and Haskell Streets includes the application form, findings, required fee, and pre-addressed mailing labels.*

***Conclusion, CPMC 17.05.400(B)(2):** Consistent.*

CPMC 17.05.400(C). Notification Requirements.

1. Mailed Notice. The city shall mail the notice of the Type III hearing. Notice of a Type III hearing shall be given by the community development director or designee in the following manner:
 - (a) At least twenty days before the hearing date, or if two or more hearings are allowed, ten days before the first hearing, notice shall be mailed to:
 - i. The applicant and all owners or contract purchasers of record of the property on the most recent property tax assessment roll that is the subject of the application;
 - ii. All property owners of record on the most recent property tax assessment roll within two hundred fifty feet of the site, including tenants of a mobile home or manufactured dwelling park;
 - iii. Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the city. The city may notify other affected agencies. The city shall notify the county road authority, or ODOT, and rail authority when there is a proposed development abutting or within two hundred fifty feet of an affected transportation facility and allow the agency to review, comment on, and suggest conditions of approval for the application;
 - iv. Owners of airports in the vicinity shall be notified of a proposed zone change in accordance with ORS 227.175;
 - v. Any neighborhood or community organization recognized by the city council and whose boundaries include the property proposed for development;
 - vi. Any person who submits a written request to receive notice;
 - vii. At the applicant's discretion, notice may also be provided to the Department of Land Conservation and Development.

***Finding, CPMC 17.05.400(C)(1)(a):** The City of Central Point's application includes a mailed Notice of a Type III hearing. All applicable parties will be mailed within the specified timeframe.*

***Conclusion, CPMC 17.05.400(C)(1)(a):** Consistent.*

- (b) Content of Notice. Notice of a Type III hearing shall be mailed per this subsection C and shall contain the following information:
 - i. An explanation of the nature of the application and the proposed land use or uses that could be authorized for the property;
 - ii. The applicable criteria and standards from the zoning and subdivision code and comprehensive plan that apply to the application;

ATTACHMENT "B"

- iii. The street address or other easily understood geographical reference to the subject property;
- iv. The date, time, and location of the public hearing;
- v. A statement that the failure to raise an issue in person, or in writing at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue prior to the close of the final hearing means that an appeal based on that issue cannot be raised at the State Land Use Board of Appeals;
- vi. The name of a city representative to contact and the telephone number and email address where additional information on the application may be obtained;
- vii. A statement that a copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at the city of Central Point City Hall at no cost and that copies shall be provided at a reasonable cost;
- viii. A statement that a copy of the city's staff report and recommendation to the hearings body shall be available for review at no cost at least seven days before the hearing, and that a copy shall be provided on request at a reasonable cost;
- ix. A general explanation of the requirements to submit testimony, and the procedure for conducting public hearings; and
- x. The following notice:

***Finding CPMC 17.05.400(C)(1)(b):** The content included within the notices conform with CPMC 17.05.400(C). This can be validated within the affidavit of publication.*

***Conclusion CPMC 17.05.400(C)(1)(b):** Consistent.*

- (c) The community development director or designee shall prepare an affidavit of notice and the affidavit shall be made a part of the file. The affidavit shall state the date that the notice was mailed to the persons who were sent notice.

***Finding CPMC 17.05.400(C)(1)(c):** An affidavit will be published in a newspaper for the proposed zone map amendment, and the DLCD was notified.*

***Conclusion CPMC 17.05.400(C)(1)(c):** Consistent.*

2. On-Site Posting. Public notice signs shall be posted on the project site for any Type III land use action according to the following:
 - a. Contents of Sign. Notice signs shall include a description of the proposed land use action, the date of the public hearing, and the City of Central Point file number for the proposed land use action.
 - b. Location and Number of Signs. A posted notice sign must be placed on each existing street frontage of the project site. If a frontage is over six hundred feet long, a notice is required for each six hundred feet or fraction thereof. Notice signs must be posted within ten feet of a property line along the street and must be visible to pedestrians and

ATTACHMENT "B"

motorists. Notice signs may not be posted in a public right-of-way unless the land use action specifically pertains to a public right-of-way. If posting must occur in the right-of-way, care should be taken to comply with clear vision area requirements as set forth in Section 17.60.120.

- c. Sign Posting Schedule. The required sign(s) shall be posted not later than twenty-one days prior to the first public hearing date of each body that hears the application. Posted signs shall be removed within ten days following the final decision.
- d. Affidavit of On-Site Posting. The director or designee shall prepare an affidavit of on-site notice posting and the affidavit shall be made part of the file. The affidavit shall state the date that the notice was posted, the number of notices posted and the name of the person(s) who posted the notice.

***Finding, CPMC 17.05.400(C)(2):** In accordance with Municipal Code Section 17.05.400(C)(2), notice shall be posted on site concerning the Type III land use action for the zone map amendment.*

***Conclusion, CPMC 17.05.400(C)(2):** Consistent.*

D. Conduct of the Public Hearing.

1. At the commencement of the hearing, the hearings body shall state to those in attendance:
 - a. The applicable approval criteria and standards that apply to the application or appeal;
 - b. A statement that testimony and evidence shall be directed at the approval criteria described in the staff report, or other criteria in the comprehensive plan or land use regulations that the person testifying believes to apply to the decision;
 - c. A statement that failure to raise an issue with sufficient detail to give the hearings body and parties an opportunity to respond to the issue means that no appeal may be made to the State Land Use Board of Appeals on that issue;
 - d. Before the conclusion of the first evidentiary hearing, any participant may ask the hearings body for an opportunity to present additional relevant evidence or testimony that is within the scope of the hearing. The hearings body shall grant the request by scheduling a date to finish the hearing (a "continuance") per subsection (D)(2) of this section, or by leaving the record open for additional written evidence or testimony per subsection (D)(3) of this section.

***Finding CPMC 17.05.400(D)(1):** Public hearings are conducted in accordance with state public meeting laws and the procedures in this section as evidenced by the record of proceedings maintained by the City for each meeting including those duly noticed meetings for this application.*

***Conclusion CPMC 17.05.400(D)(1):** Consistent.*

2. If the hearings body grants a continuance, the hearing shall be continued to a date, time, and place at least seven days after the date of the first evidentiary hearing. An opportunity shall be provided at the second hearing for persons to present and respond to new written evidence and oral testimony. If new written evidence is submitted at the second hearing,

ATTACHMENT "B"

any person may request, before the conclusion of the second hearing, that the record be left open for at least seven additional days, so that they can submit additional written evidence or testimony in response to the new written evidence.

Finding CPMC 17.05.400(D)(2): *Continuations of the public hearing will abide by the rules and regulations of CPMC 17.05.400.*

Conclusion CPMC 17.05.400(D)(2): *Consistent.*

3. If the hearings body leaves the record open for additional written evidence or testimony, the record shall be left open for at least seven days after the hearing. Any participant may ask the city in writing for an opportunity to respond to new evidence submitted during the period that the record was left open. If such a request is filed, the hearings body shall reopen the record to allow rebuttal evidence.
 - a. If the hearings body reopens the record to admit new evidence or testimony, any person may raise new issues that relate to that new evidence or testimony;
 - b. An extension of the hearing or record for a Type III application pursuant to this subsection D is subject to the limitations of ORS [227.178](#) ("one-hundred-twenty-day rule"), unless the continuance or extension is requested or agreed to by the applicant;
 - c. If requested by the applicant, the hearings body shall allow the applicant at least seven days after the record is closed to all other parties to submit final written arguments in support of the application, unless the applicant expressly waives this right. The applicant's final submittal shall be part of the record but shall not include any new evidence. For limited land use decisions, the seven-day period shall not be subject to the limitations of ORS [227.178](#) and [227.179](#);
 - d. The record shall contain all testimony and evidence that is submitted to the city and that the hearings body has not rejected;
 - e. In making its decision, the hearings body may take official notice of facts not in the hearing record (e.g., local, state, or federal regulations; previous city decisions; case law). The review authority must announce its intention to take notice of such facts in its deliberations, and allow persons who previously participated in the hearing to request the hearing record be reopened, if necessary, to present evidence concerning the noticed facts;
 - f. The city shall retain custody of the record until the city issues a final decision and all appeal deadlines have passed.

Finding CPMC 17.05.400(D)(3): *If the record is left open for additional evidence or testimony, it shall abide by the rules and regulations of CPMC 17.05.400.*

Conclusion CPMC 17.05.400(D)(3): *Consistent.*

4. Participants in a quasi-judicial hearing are entitled to an impartial review authority as free from potential conflicts of interest and prehearing ex parte contacts (see subsection (D)(5) of this section) as reasonably possible. However, the public has a countervailing right of free access to public officials. Therefore:

ATTACHMENT "B"

- a. At the beginning of the public hearing, hearings body members shall disclose the substance of any prehearing ex parte contacts (as defined in subsection (D)(5) of this section) concerning the application or appeal. He or she shall also state whether the contact has impaired their impartiality or their ability to vote on the matter and shall participate or abstain accordingly. Hearing participants shall be entitled to question hearing body members as to ex parte contacts and to object to their participation as provided in subsection (D)(5)(b) of this section;
- b. A member of the hearings body shall not participate in any proceeding in which they, or any of the following, has a direct or substantial financial interest: their spouse, brother, sister, child, parent, father-in-law, mother-in-law, partner, any business in which they are then serving or have served within the previous two years, or any business with which they are negotiating for or have an arrangement or understanding concerning prospective partnership or employment. Any actual or potential interest shall be disclosed at the hearing where the action is being taken;
- c. Disqualification of a member of the hearings body due to contacts or conflict may be ordered by a majority of the members present and voting. The person who is the subject of the motion may not vote on the motion to disqualify;
- d. If all members of the hearings body abstain or are disqualified, the city council shall be the hearing body. If all members of the city council abstain or are disqualified, a quorum of those members present who declare their reasons for abstention or disqualification shall be requalified to make a decision;
- e. Any member of the public may raise conflict of interest issues prior to or during the hearing, to which the member of the hearings body shall reply in accordance with this section.

***Finding CPMC 17.05.400(D)(4):** Public hearings are conducted in accordance with state public meeting laws and the procedures in this section as evidenced by the record of proceedings maintained by the City for each meeting including those duly noticed meetings for this application.*

***Conclusion CPMC 17.05.400(D)(4):** Consistent.*

5. *Ex Parte Communications.*

- a. *Members of the hearings body shall not:*
 - i. *Communicate directly or indirectly with any applicant, appellant, other party to the proceedings, or representative of a party about any issue involved in a hearing without giving notice per subsection (C) of this section;*
 - ii. *Take official notice of any communication, report, or other materials outside the record prepared by the proponents or opponents in connection with the particular case, unless all participants are given the opportunity to respond to the noticed materials.*
- b. *No decision or action of the hearings body shall be invalid due to ex parte contacts or bias resulting from ex parte contacts, if the person receiving contact:*

ATTACHMENT "B"

- i. *Places in the record the substance of any written or oral ex parte communications concerning the decision or action; and*
 - ii. *Makes a public announcement of the content of the communication and of all participants' right to dispute the substance of the communication made. This announcement shall be made at the first hearing following the communication during which action shall be considered or taken on the subject of the communication.*
- c. *A communication between city staff and the hearings body is not considered an ex parte contact.*

Finding CPMC 17.05.400(D)(5): Ex Parte Communications will abide by the rules and regulations of CPMC 17.05.400(D)(5).

Conclusion CPMC 17.05.400(D)(5): Consistent.

6. Presenting and Receiving Evidence.
 - a. The hearings body may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant or personally derogatory testimony or evidence;
 - b. No oral testimony shall be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing only as provided in subsection (D)(3) of this section;
 - c. Members of the hearings body may visit the property and the surrounding area, and may use information obtained during the site visit to support their decision, if the information relied upon is disclosed at the beginning of the hearing and an opportunity is provided to dispute the evidence under subsection (D)(5)(b) of this section.

Finding CPMC 17.05.400(D)(6): The hearings body will follow rules and regulations within CPMC 17.05.400(D)(6) in regards to presenting and receiving evidence.

Conclusion CPMC 17.05.400(D)(6): Consistent.

CPMC 17.05.400(E).

1. Basis for Decision. Approval or denial of a Type III application shall be based on standards and criteria in the development code. The standards and criteria shall relate approval or denial of a discretionary development permit application to the development regulations and, when appropriate, to the comprehensive plan for the area in which the development would occur and to the development regulations and comprehensive plan for the city as a whole;

ATTACHMENT "B"

Finding CPMC 17.05.400(E)(1): At the _____ meeting, the approval of the Type III application was based on standards and criteria in the development code.

Conclusion CPMC 17.05.400(E)(1): Consistent.

2. Findings and Conclusions. Approval or denial shall be based upon the criteria and standards considered relevant to the decision. The written decision shall explain the relevant criteria and standards, state the facts relied upon in rendering the decision, and justify the decision according to the criteria, standards, and facts;

Finding CPMC 17.05.400(E)(2): The approval or denial of the findings were based upon the criteria and standards deemed relevant to the decision and as set forth within Municipal Code.

Conclusion CPMC 17.05.400(E)(2): Consistent.

3. Form of Decision. The hearings body shall issue a written decision containing the findings and conclusions stated in subsection (E)(2) of this section, which either approves, denies, or approves with specific conditions. The hearings body may also issue appropriate intermediate rulings when more than one permit or decision is required;

Finding CPMC 17.05.400(E)(3): On _____, 2020, the hearings body issued a written decision containing the findings and conclusions stated in subsection (E)(2) which approved the decision.

Conclusion CPMC 17.05.400(E)(3): Consistent.

4. Decision-Making Time Limits. The written decision for any Type III action (including an appeal from a Type II decision) shall be filed with the community development director or designee within ten days after the close of the deliberation;

Finding CPMC 17.05.400(E)(4): The written decision was filed within the designated 10 day time limit pursuant to CPMC 17.05.400(E)(3).

Conclusion CPMC 17.05.400(E)(4): Consistent.

5. Notice of Decision. Written notice of a Type III decision shall be mailed to the applicant and to all participants of record within ten days after the hearings body decision. Failure of any person to receive mailed notice shall not invalidate the decision; provided, that a good faith attempt was made to mail the notice.

ATTACHMENT "B"

Finding CPMC 17.05.400(E)(5): *Written notice of decision was mailed to the applicant and to all participants of record within ten days after the hearings body decision pursuant to CPMC 17.05.400(E)(5).*

Conclusion CPMC 17.05.400(E)(5): *Consistent.*

6. Final Decision and Effective Date. The decision of the hearings body on any Type III application is final for purposes of appeal on the date it is mailed by the city. The decision is effective on the day after the local appeal period expires. If an appeal of a Type III decision is filed, the decision becomes effective on the day after the local appeal is decided by the hearings body. Appeal process is governed by Section [17.05.550](#). An appeal of a land use decision to the State Land Use Board of Appeals must be filed within twenty-one days after the city council's written decision is mailed by the city.

Finding CPMC 17.05.400(E)(6): *A decision of the hearings body was made official on February 13th, 2020 when it was effectively mailed by the City.*

Conclusion CPMC 17.05.400(E)(6): *Consistent.*

F. Extensions. The community development director shall, upon written request by the applicant and payment of the required fee, grant a written one-year extension of the original or last extension approval period, provided:

1. The land development permit authorizes extensions;
2. No changes are made to the original application as approved by the city;
3. There have been no changes in the zoning, land division code, or applicable comprehensive plan provisions on which the approval was based. In the case where the plan conflicts with a code or comprehensive plan change, the extension shall be either:
 - a. Denied; or
 - b. At the discretion of the community development director, the request for extension may be re-reviewed as a modification per Section 17.09.400;
4. The extension request is filed on or before the expiration of the original or latest extension approval per subsection (E)(6) of this section;
5. If the time limit expired and no extension request has been filed, the application shall be void. (Ord. 2041 §2, 2017; Ord. 2033 §4, 2017; Ord. 1989 §1(part), 2014; Ord. 1874 §1(part), 2006).

Finding CPMC 17.05.400(F): *There were no extensions requested during the extension approval period.*

Conclusion CPMC 17.05.400(F): *Consistent.*

PART 2- CPMC 17.10, ZONING MAP AND ZONING CODE TEXT AMENDMENTS

17.10.200 Initiation of amendments.

A proposed amendment to the code or zoning map may be initiated 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 initiation of amendments was made by the planning commission to the city council.

Conclusion CPMC 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 zone amendments involve the application of adopted policy instead of the adoption of new policy. The proposed amendments will not have widespread or significant impacts and as such are considered Minor Amendments in accordance with CPMC 17.10.300(B). As evidenced by the Findings in Part I of these Findings, the Minor Amendments are quasi-judicial and have been processed in accordance with the Type III procedures set forth 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:

ATTACHMENT "B"

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

Finding CPMC 17.10.400(A): *The proposed zone amendment is not considered a major amendment.*

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): *See Part 3 Findings- Central Point Comprehensive Plan.*

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 proposal is for a zone amendment. The area is currently zoned Employment Commercial, but intends to become General Commercial. Although the property will be going through a zone change, there will be no comprehensive plan map changes. Similarly, the area is within the main downtown corridor and contains adequate public services and transportation infrastructure.*

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): *As demonstrated in Part 5 Findings- Transportation Planning Rule, the proposed text do not significantly affect existing or planned transportation facilities.*

Conclusion CPMC 17.10.400(D): *Consistent.*

PART 3- CITY OF CENTRAL POINT COMPREHENSIVE PLAN:

The proposed amendments address land use within the project area near Pine and Haskell Streets. Applicable policies in the comprehensive plan include those in the Land Use Element.

Land Use Element

Commercial Goal 1: 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 Goal 1 Finding:** The proposed area currently is along the TOD General Commercial Corridor. By amending the zoning district, it will balance the commercial lands and meet the needs of the local market area by realigning the areas purpose with that of the general vicinity.*

***Commercial Goal 1 Conclusion:** Consistent.*

Commercial Goal 2: Continue to pursue implementation of the Downtown and East Pine Street Corridor urban renewal plan.

***Commercial Goal 2 Finding:** The proposed zone amendment at the corner of East Pine and Haskell Streets lies within the boundaries of the Downtown and East Pine Street Corridor urban renewal plan. Although the plan does not specifically mention the rezoning of the area as a concern, it does mention economic incentives and projects aimed towards the revitalization of the area. The relevant goal within the Plan states its intent to, "Make the Area attractive for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries and housing." By rezoning the property, projects intended for general commercial uses may acquire the land and help redevelop the area.*

***Commercial Goal 2 Conclusion:** Consistent.*

Commercial Policy 1: Maintain the zoning of all commercial areas of Central Point as necessary to comply with the Economic Element.

***Commercial Policy 1 Finding:** The proposed zone amendment is in compliance with the Economic Element, as well as maintains the zoning of all commercial areas of Central Point. As described in the Economic Element, one of the three exceptionally competitive and growing industries within specialty food manufacturing. Because the property is intended for potential expansion of the Rogue Creamery, this would be considered one of Central Point's outperforming niche markets. The rezoning will create adequate zoning lands for the expansion of this successful industry.*

***Commercial Policy 1 Conclusion:** Consistent.*

Commercial Policy 2: Undertake an in-depth study of the downtown business district and develop a comprehensive improvement plan that would include such considerations as traffic circulation and off-street parking, pedestrian and bicycle facilities and access, structural design guidelines, and guidelines for landscaping and signing.

Commercial Policy 2 Finding: *The proposed zone change does not involve, or otherwise affect, the development of an in-depth study of the downtown business district or a comprehensive improvement plan.*

Commercial Policy 2 Conclusion: *Not applicable.*

Commercial Policy 3: Encourage the development of shared commercial parking areas in the downtown area to be carried out by the local businesses with City assistance.

Commercial Policy 3 Finding: *The proposed zone amendment does not involve, or otherwise affect, the encouragement of the development of shared commercial parking areas in the downtown area.*

Commercial Policy 3 Conclusion: *Not applicable.*

Commercial Policy 4: Promote the planned integration of abutting commercial development for the purpose of more efficient customer parking, better design and landscaping, coordinated signing, and increased retail sales.

Commercial Policy 4 Finding: *The proposed zone amendment does not involve, or otherwise affect, the promotion of planned integration of abutting commercial developments.*

Commercial Policy 4 Conclusion: *Not applicable.*

Commercial Policy 5: For that section of Highway 99 between Beall Lane and the High School implement the 99 Corridor Plan to improve the corridor, traffic circulation, and the overall visual and aesthetic character of the area.

Commercial Policy 5 Finding: *The proposed zone amendment does not involve, or otherwise affect, the implementation of the 99 Corridor Plan to improve the corridor, traffic circulation, and overall visual and aesthetic character of the area of Highway 99 between Beall lane and the High School.*

Commercial Policy 5 Conclusion: *Not applicable.*

PART 4- TRANSPORTATION PLANNING RULE

Section 660-012-0060(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

ATTACHMENT "B"

- a) Change the functional classification of an existing or planned transportation facility;
- b) Change standards implementing a functional classification system; or
- c) As measured at the end of the planning period identified in the adopted transportation system plan:
 - (A) Allow types or levels of land uses that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or
 - (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Finding Policy: *The proposed zone amendment to the corner of Pine and Haskell Streets from Employment Commercial to General Commercial is minor, and will not change the transportation system in any significant way.*

Conclusion Policy: *Consistent.*

COMPREHENSIVE PLAN (MAP) AND ZONE CHANGE



STAFF REPORT

January 7, 2020

AGENDA ITEM: Discussion

Consideration of a Comprehensive Plan (Map) and Zone Change (map) joint application. The project site consists of 12.12 acres located in the southwestern portion of the City and is identified on the Jackson County Assessor's map as 37-2W-11BC, on various tax lots. **Applicant:** City of Central Point. File No.: CPA-19006. **Approval Criteria:** CPMC 17.10, Zoning Map and Zoning Code Text Amendments; CPMC 17.20 R-1, Residential Single Family District; CPMC 17.27, Civic District; and CPMC 17.37, C-2(M), Commercial Medical District.

STAFF SOURCE:

Eileen Mitchell, Community Planner I

BACKGROUND:

The City has initiated a major comprehensive plan map and zone map amendment from Commercial [C-2(M)] to Low Density (R-1-6) and Civic (C). This was initiated in response to the sale of Asante property (formerly Cascade Community Hospital) and subsequent lack of a need for a medical district within the region. Additionally, the Asante property was acquired by Jackson County School District 6 for future expansion, and the other lands will remain residential despite the original zone change to C-2(M). Through the amendments, land use and zoning may be updated to accurately reflect current and future uses within the area. In consideration of this application, there are four criteria that must be addressed per CPMC 17.10.400:

1. **Statewide Planning Goals.** The proposed comprehensive plan map and zone map amendments are intended to align land use and zoning with the existing structures in the study area, as well as anticipate future development. As will be described in subsequent Planning Department Findings, the amendment is in alignment with applicable Statewide Planning Goals 1 (Citizen Involvement), 2 (Land Use Planning), 9 (Economic Development), 10 (Housing), 11 (Public Facilities and Services), and 12 (Transportation).
2. **Comprehensive Plan Compliance.** The current land use plan designation for the property is C-2(M), Commercial-Medical District, which was designed to accommodate a wide variety of medical, personal service, and complimentary retail outlets. Because the need for a commercial medical district is no longer necessary, the City is proposing an amendment from C-2(M) to Low Density and Civic uses. At the time that the Land Use Element was adopted in 2018, this was designated a *study area* on the land use map. The City is revisiting the study area now that the Asante property has changed hands and it is clear that medical uses are no longer intended. Per the Land Use Element, the proposed R-1-6 zoning designation would be consistent with the Residential Low Density classification that abuts properties to the northeast that are planned and zoned the same. Similarly, the proposed Civic zoning designation would be consistent with Civic land uses and School District 6 plans.
3. **Compatibility with Surrounding Land Uses and Zoning.** The proposed zone map amendment occurs on thirty-three (33) lots on the southeastern side of South 1st and Bush

Streets. The properties are surrounded by land to the south and east zoned single-family residential/low density, to the west by general commercial, and to the north by multiple family residential/high density as well as civic uses. This includes 19 adjacent residential tax lots, 4 general commercial (TOD) tax lots, and a civic school building.

There are currently no conforming residential uses within the study area. The majority of the study area is covered with existing single family dwellings, all of which are non-conforming in the C-2(M) zoning district. The area also includes vacant medical office buildings which are intended to be remodeled and reused for educational purposes. Although the proposed zone change will increase the land area categorized for residential and civic uses, the character and compatibility between uses as redevelopment occurs will only be a function of siting and design per CPMC 17.75, Design and Development Standards. Most if not all of the residential properties will remain the same within the proposed zoning designation. The more conforming classification may even provide incentive to more personal property investment.

4. **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. It is expected that traffic impacts resulting from amendments will not be dramatically different from the current land use designations. Staff hopes to demonstrate this in the Planning Department Supplemental Findings.

ISSUES:

During preliminary inquiries about the City's intentions to make changes some residential property owners expressed concern about whether existing duplexes along South 1st Street would be compatible with R-1-6 zoning in the future. Recent state legislative action actually directs cities with populations over 10,000 to permit duplexes within R-1, Single Family Residential zoning districts.

CONDITIONS OF APPROVAL:

None.

ATTACHMENTS:

Attachment "A" – Comprehensive Plan and Zoning Maps

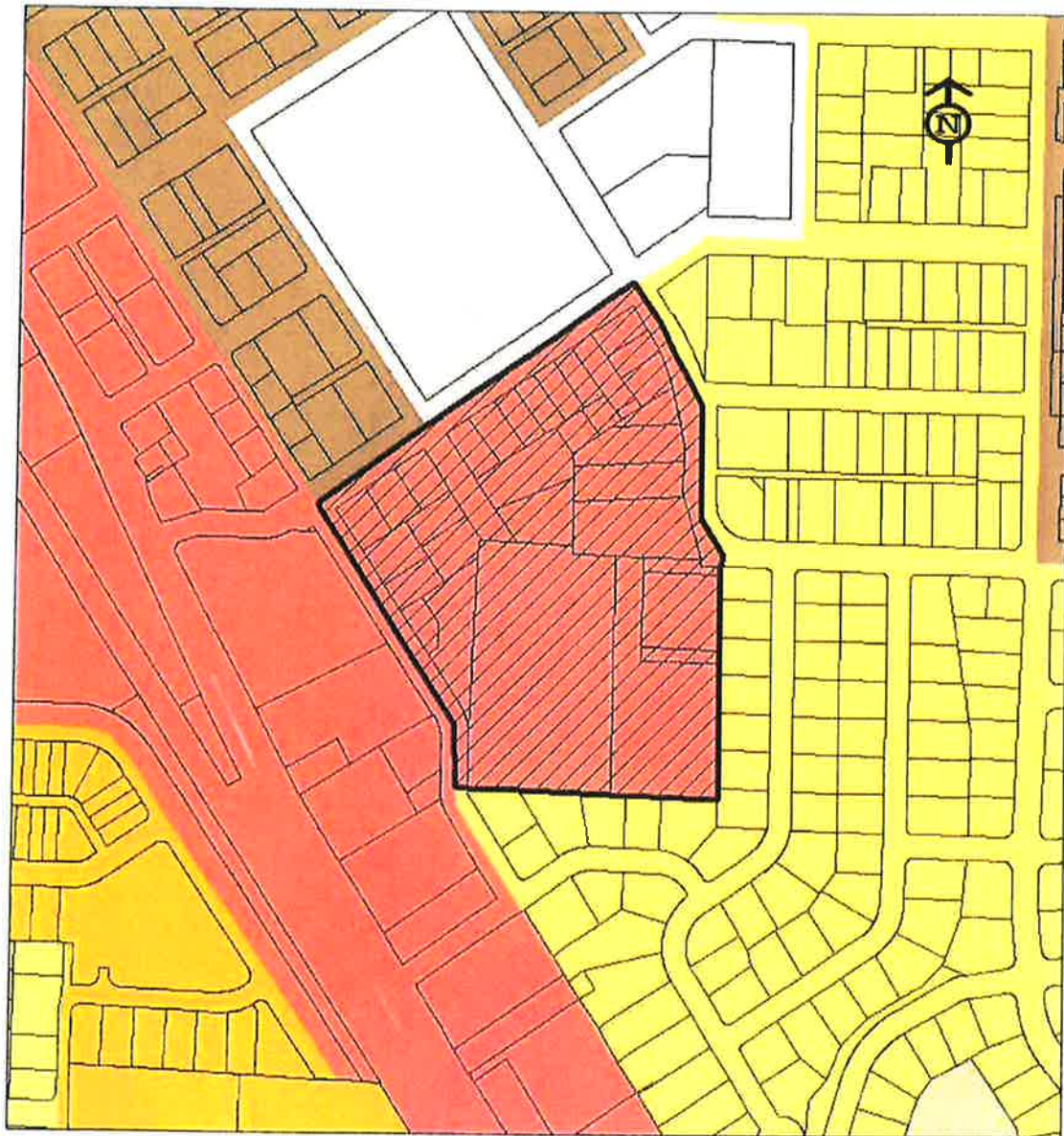
ACTION:

Direct staff to schedule a public hearing once traffic analysis is complete and the TPR can be satisfied.

RECOMMENDATION:


Discuss and provide feedback regarding Comp Plan and Zone Change recommendations.

Figure 1. Current Comprehensive Plan Map



Current Land Use Designation

Legend

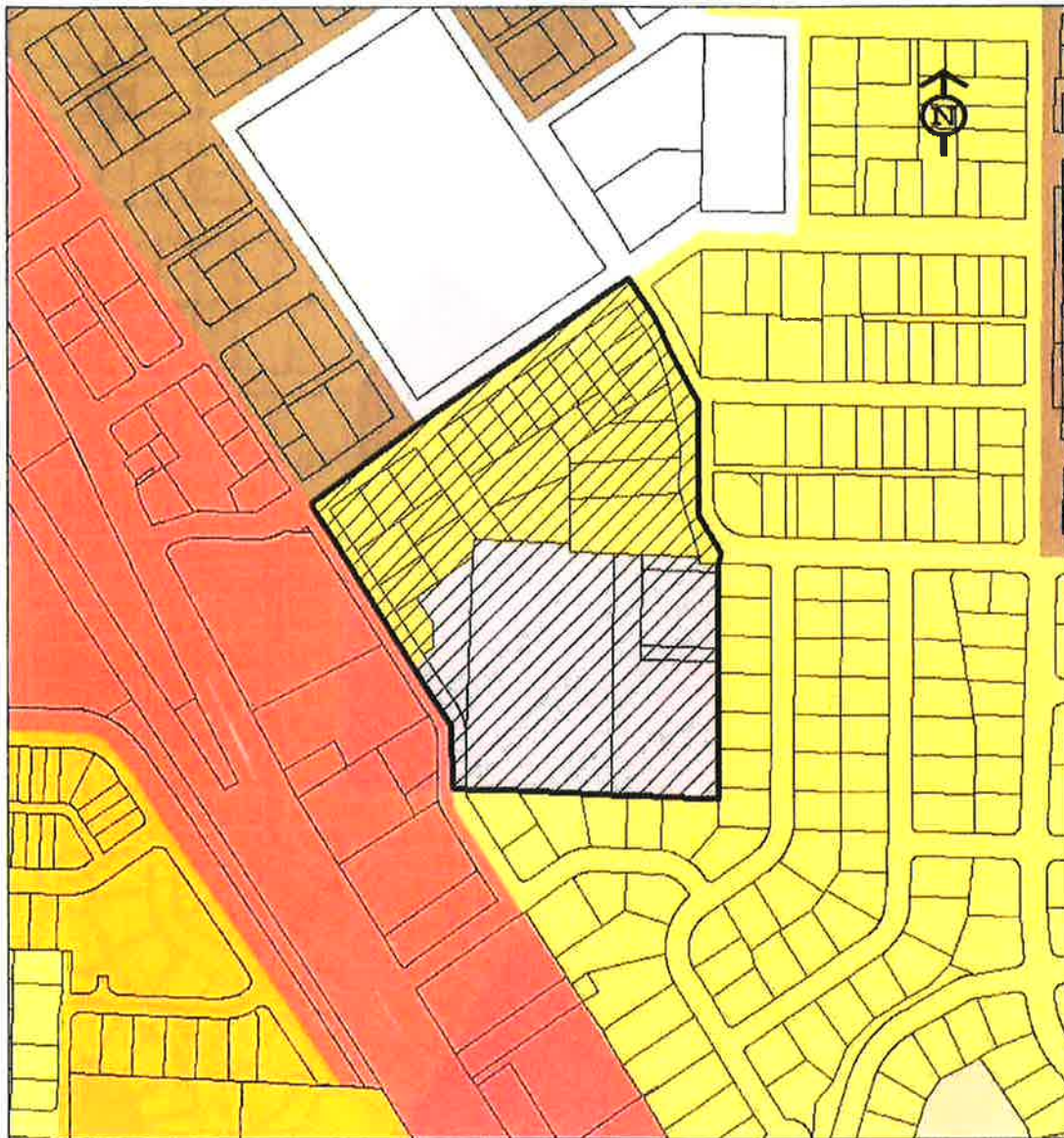
- | | |
|--|--|
|  Taxlots |  Low Density |
|  Study Area |  High Density |
|  OS |  Commercial |
|  Very Low Density |  Civic |
|  Medium Density | |

0 170 340 680 Feet

Created by:
Eileen Mitchell, Community Planner 1
Date: 11/12/2019










Figure 2. Proposed Comprehensive Plan Map

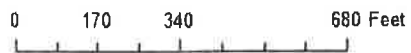


Proposed Land Use Designation



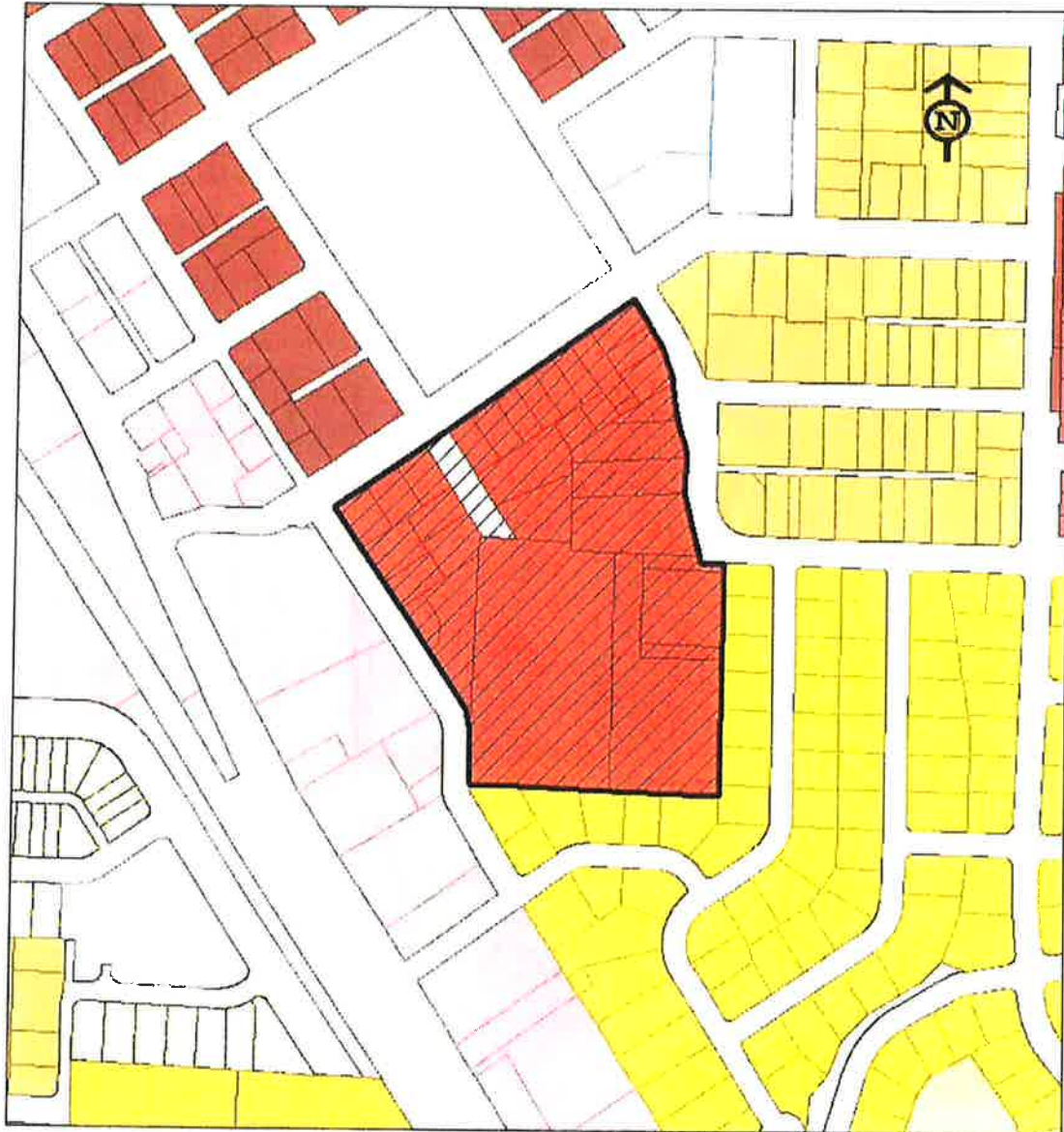
Legend

-  Taxlots
-  Study Area
-  OS
-  Very Low Density
-  Medium Density
-  Low Density
-  High Density
-  Commercial
-  Civic



Created by:
Eileen Mitchell, Community Planner 1
Date: 9/30/2019












Figure 3. Current Zone Map Designation



Current Zoning Designation



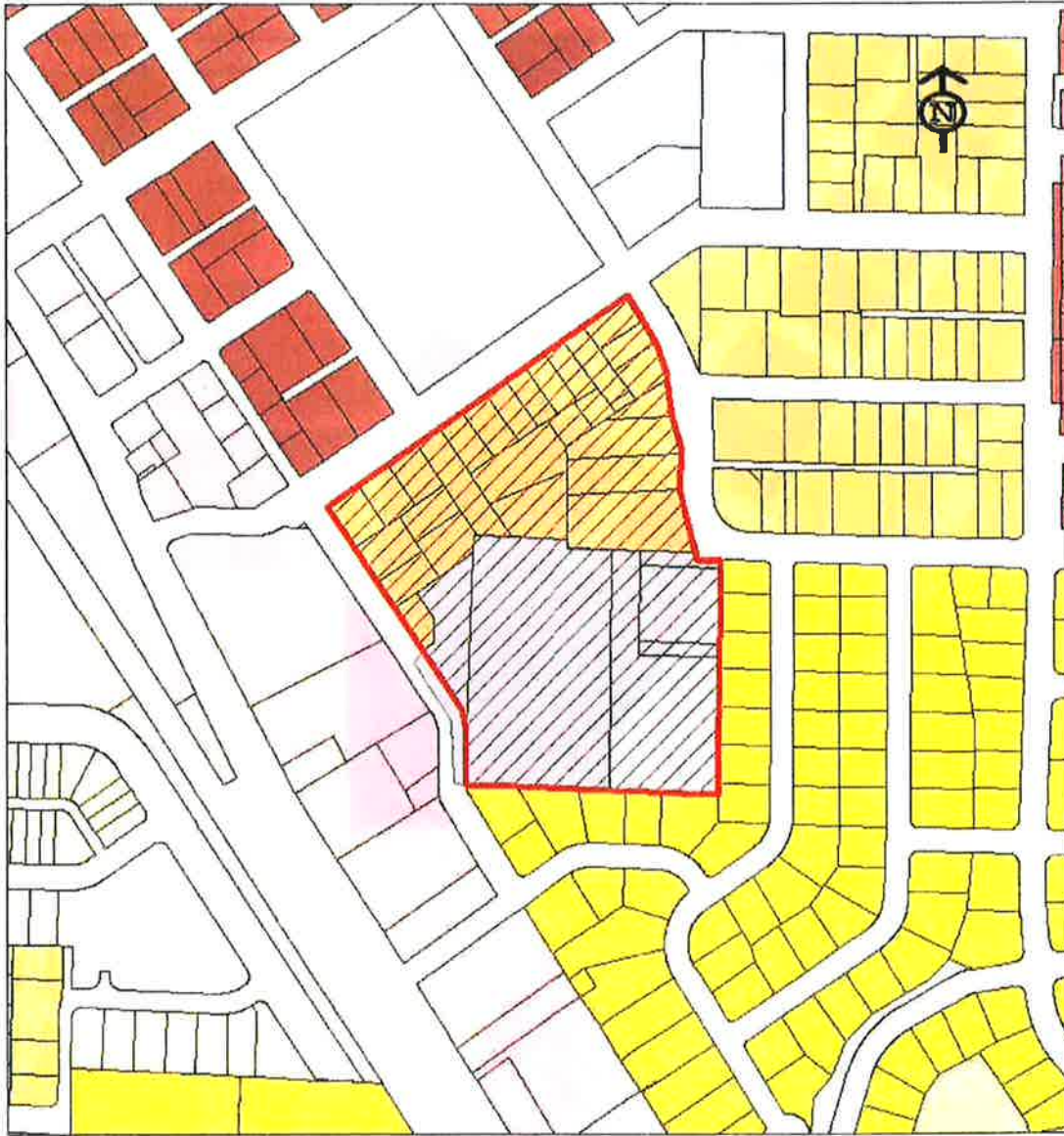
Legend

-  Study Area
-  Taxlot
-  Civic
-  GC (TOD)
-  LMR (TOD)
-  C-2 (M)
-  MMR (TOD)
-  OS
-  R-3
-  R-1-6
-  R-1-8

0 170 340 680 Feet

Created by:
Eileen Mitchell, Community Planner 1
Date: 9/30/2019











Figure 4. Proposed Zone Map Designation

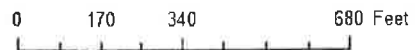


Proposed Zoning Designation



Legend

-  Study Area
-  Taxlot
-  Civic
-  GC (TOD)
-  LMR (TOD)
-  MMR (TOD)
-  OS
-  R-3
-  R-1-6
-  R-1-8



Created by:
Eileen Mitchell, Community Planner 1
Date: 11/12/2019