



STAFF REPORT

REPEAL CAMAS MUNICIPAL CODE CHAPTER 18.22 MIXED USE PLANNED DEVELOPMENT OVERLAY

FILE #MC16-02

To: Mayor Higgins
City Council

Public Hearing: To be determined
Report date: February 24, 2016

From: Sarah Fox, Senior Planner on behalf of the Planning Commission

Compliance with state agencies: Notice of the public hearing before Planning Commission was published in the Camas Post Record on February 9, 2016 (publication no. 553571). Expedited review was sent to the Department of Commerce on February 3, 2016 (Material ID#22060).

SUMMARY

Generally, a Mixed Use Planned Development Overlay is a tool for changing the zoning of commercial and industrial properties, through a development agreement, to allow for a mix of residential and other uses.

Over the past two years, the city has been working on an extensive update to their comprehensive plan document and maps. Through this process, interest was generated for development of a subarea plan in the commercial and industrial areas on the west side of the city, also referred to as "Grass Valley". The city is preparing to adopt an updated comprehensive plan by the state mandated deadline of June. It is anticipated that soon after adoption, the city will begin a process of analysis, citizen involvement, and ultimately, development of a subarea plan in Grass Valley.

A public hearing was held on February 17, 2016 before the Planning Commission. The Commission forwarded a recommendation to Council to repeal Camas Municipal Code (CMC) Chapter 18.22 Mixed Use Planned Development Overlay.

DRAFT COMPREHENSIVE PLAN (2016-2035)

The following is an excerpt from the comprehensive plan update that is in progress, and has not yet been adopted. The selected section is the proposed policies for Grass Valley, which is mostly comprised of industrial and commercial properties on the western side of the city. Proposed policies ED-3.1 and ED-3.2 support the development of a subarea plan. Policy ED-3.3 requires additional protection of employment areas from conversion to residential uses. Together, these proposed policies discourage piecemeal rezoning until a subarea plan is developed.

An excerpt from the draft Camas 2035 Comprehensive Plan: "Grass Valley is home to several national and international technology and manufacturing firms. Land uses in Grass Valley include large technology and manufacturing campuses, surrounded by retail and commercial services and

residential development. The City has invested in significant infrastructure improvements in Grass Valley in support of high-tech industrial development, which is still the focus for this area.

Grass Valley Economic Development Goal

ED 3: Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

Grass Valley Economic Development Policies

ED-3.1: Promote the development of a subarea plan that will capitalize on the creation and retention of industries that provide family-wage jobs.

ED-3.2: Subarea planning should capitalize on existing facilities and infrastructure and include a mix of uses that are trail- and transit-oriented and designed with high-quality streetscape appeal.

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval."

The sub-area planning process allows for more specific planning based on the individual needs of an area. A subarea plan can include goals, objectives, actions, address design standards, and target densities on a smaller scale than the original comprehensive plan. In sum, subarea plans must be consistent with the elements of the comprehensive plan.

ANALYSIS

(A) Vesting: Chapter 18.22 was adopted in 2004, entitled "Mixed Use". The title of the chapter was amended in 2009 to read "Mixed Use Planned Developments (MXPDP)" to distinguish it from another mixed use zone. The current title of "Mixed Use Planned Development Overlay" was adopted in 2015, along with updates to procedures, definitions, and uses allowed within the overlay area.

Two MXPDP applications are under review. One application (Parklands) is subject to the former MXPDP code that was in effect at the time of submittal, and one is subject to the current MXPDP Overlay standards (Kate's Crossing).

FINDINGS: There are two applications vested in MXPDP overlay codes. Staff is unaware of any other MXPDP development proposals that are pending submittal, and Staff has not conducted any pre-application meetings for such proposals.

(B) Jobs to residential housing ratios: By 2035, the City is expected to accommodate a population of 34,098, and provide 11,182 new jobs. Through the annual comprehensive plan review process the city consistently finds that it can accommodate job and housing growth as required to accommodate the planned population. Chapter 18.22 MXPDP Overlay is a zoning tool that allows residential housing on commercial and industrial zoned properties. Concern has been raised that with adequately zoned lands to accommodate the planned population, continuing to utilize MXPDP to create additional housing will accelerate residential growth and lead to a higher than planned population at a faster rate. There isn't a cap to population growth, however the community is not in support of growing too fast or dense, so as to exceed planned population targets.

Public investment in infrastructure improvements in the Grass Valley area was targeted to support economic development and job creation. Phil Bourquin, Community Development Director, has discussed slowing the rate of residential development with Council along with the need for re-evaluating our employment lands related to geography, types of desired employment uses, and design standards (e.g. building setbacks, height, landscaping). The resultant direction from Council was to support a work plan that included development of a subarea plan for all of the greater west Camas employment area, and repealing the MXPDP overlay code.

FINDINGS: Staff finds that MXPDP Overlay zoning would increase residential uses and density within employment lands, without the benefit of subarea planning. Further, staff finds that the current acreage of residential zoning will support the city’s projected housing targets by 2035.

RECOMMENDATION

That City Council conducts a public hearing, accepts testimony, deliberates and makes a motion to repeal CMC Chapter 18.22 MXPDP Overlay.