



STAFF REPORT

CAMAS MUNICIPAL CODE AMENDMENTS FOR CHAPTER 18.22

MIXED USE PLANNED DEVELOPMENTS

FILE #MC15-04

MARCH 9, 2015

To: Bryan Beel, Chair
Planning Commission

Public Hearing: March 17, 2015

From: Sarah Fox, Senior Planner

Compliance with state agencies: Notice of the public hearing before Planning Commission was published in the Camas Post Record on March 10, 2015 (publication no. 530491).

SUMMARY

The foremost purpose of amending Chapter 18.22 Mixed Use Planned Developments is to clarify that it is an overlay zone. Minor amendments to correct inconsistencies, and improve uniformity of requirements with those of other permit types, were also proposed. Only minor amendments to this chapter have occurred since its adoption in 2004, and the procedures were outdated.

ANALYSIS

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 (MXPD)", to distinguish it from a newer mixed use zone. The new zone, Chapter 18.24-Mixed Use, was adopted in order to promote redevelopment in the Louis Bloch neighborhood, which is south of NE Third Avenue. This area is the only mixed use (MX) zone on the zoning map, as MXPD is not designated to any properties.

One of the reasons the original MXPD chapter was renamed, was to better describe its method of implementation. For example, as it currently reads, CMC§18.22.060 states that an application for a MXPD must include a master plan and a development agreement. Requiring a development agreement is normally the hallmark of an optional code (e.g. Planned Residential Developments) rather than a mandatory requirement within a zoning district. Overlay zones and optional codes typically require certain performance standards to be met in exchange for development flexibility, which are not required of a typical development in that zone.

Further evidence that the MXPD code was intended to be an overlay zone, is that it is not listed within a comprehensive plan designation, such as with other zoning districts (refer to chart, "Districts Designated"). A property must be zoned MXPD to utilize the optional standards. Given that there are no MXPD zoned parcels, and MXPD is not assigned to a plan designation, then the property would need approval of a comprehensive plan amendment, a Type IV permit. In short, the flexible intent of the chapter would be lost after an applicant completes the lengthy processing of a comprehensive plan amendment, and then seeks approval of a development agreement and a master plan. Clarifying that the MXPD zone is an overlay zone would remedy this conflict.

As an overlay zone, the overlay standards would supplement the base zone standards. A zoning overlay application could be processed as a zone change, which is a Type III permit, and consolidated with a development application.

Another flexible aspect of overlay zoning is that the boundaries are also not restricted by the underlying zoning districts' boundaries. An overlay zone could cover more than one zoning district if it were included in the master plan.

In summary, the purpose statement of the MXPD chapter reads, *"The city recognizes that opportunities for employment may be increased through the development of master-planned, mixed use areas."* There are statements throughout the chapter that emphasize that a mix of uses is required, with no single use dominating the project. The proposed amendments are intended to maintain the flexibility of this chapter, and to better clarify procedures.

CMC§18.05.020 - Districts designated

[Note that color bands in this table represent the distinction between the zones grouped within comprehensive plan designations.]

| Comprehensive Plan Designation | District | Symbol |
|--------------------------------|--------------------------------|--------|
| Single-family Low | Residential 20,000 | R-20 |
| Single-family Low | Residential 15,000 | R-15 |
| Single-family Medium | Residential 12,000 | R-12 |
| Single-family Medium | Residential 10,000 | R-10 |
| Single-family Medium | Residential 7,500 | R-7.5 |
| Single-family High | Residential 6,000 | R-6 |
| Single-family High | Residential 5,000 | R-5 |
| Multifamily Low | Multifamily-10 | MF-10 |
| Multifamily High | Multifamily-18 | MF-18 |
| Multifamily High | Multifamily-24 | MF-24 |
| Overlay | Multifamily Cottage | MF-C |
| Commercial | Neighborhood Commercial | NC |
| Commercial | Community Commercial | CC |
| Commercial | Regional Commercial | RC |
| Commercial | Mixed Use | MX |
| Commercial | Downtown Commercial | DC |
| Industrial | Light Industrial | LI |
| Industrial | Heavy Industrial | HI |
| Industrial | Business Park | BP |
| Light Industrial/Business Park | Light Industrial/Business Park | LI/BP |
| Park | Neighborhood Park | NP |
| Park | Special Use Park | SU |
| Open space I Green space | Open space/Green space | OS |

RECOMMENDATION

That Planning Commission conduct a public hearing, deliberate, and forward a recommendation of approval to City Council.