



STAFF REPORT

CAMAS MUNICIPAL CODE AMENDMENTS FOR CHAPTER 18.22

MIXED USE PLANNED DEVELOPMENTS

FILE #MC15-04

JUNE 8, 2015

To: Bryan Beel, Chair
Planning Commission

Continued Public Hearing: June 16, 2015
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 June 9, 2015 (publication no. 536977).

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 (Refer to Attachment A). Only minor amendments to this chapter have occurred since its adoption in 2004, and the procedures were outdated.

On March 17, 2015, Planning Commission opened the public hearing and accepted testimony. A request from the public to continue the hearing was granted, however no date was scheduled for the continuance.

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

One of the reasons the original MXPDP chapter was renamed, was to better describe its method of implementation and purpose. For example, as it currently reads, CMC§18.22.060 states that an application for an MXPDP 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.

A development within an overlay zone is required to meet the base zone standards in combination with additional performance standards, in order to qualify for flexibility. Approval of an overlay zone requires a public hearing.

In summary, the purpose statement of the MXPDP 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.

RECOMMENDATION

That Planning Commission opens the continued public hearing, deliberates, and forwards a recommendation of approval to City Council.

ATTACHMENT

A. Proposed Amendments to CMC Chapter 18.22 MXP

EXHIBITS

1. Letter from Melanie Poe of Landerholm, February 19, 2015, to propose amendments to CMC Chapter 18.22 MXP.
2. Letter from Lugliani Investments, March 16, 2015, which comments on proposed amendments and mixed use zoning in select cities.
3. Memorandum from Staff to Planning Commission, March 17, 2015, to respond to public comments.
4. Memorandum from Staff to Planning Commission, March 17, 2015, “A Sample of Mixed Use Codes in our Region”
5. Email correspondence from Randy Printz of Landerholm, May 12, 2015, confirming that no changes will be proposed to the code as it was presented at the March 17, 2015 public hearing.