

ORDINANCE NO. 316 O

AN ORDINANCE CHANGING THE TROUTDALE COMPREHENSIVE PLAN MAP
AND TEXT AND AMENDING ORDINANCE NO. 252.

WHEREAS, Ordinance No. 252 adopted the Comprehensive Plan for the
City of Troutdale in August of 1977; and

WHEREAS, Two changes in the Comprehensive Plan are now being proposed
which are as follows:

(1) The creation of a transitional area at the intersection of
Buxton Road, Cherry Park Road and Sandy Street, as shown on the
attached map, referred to as exhibit "A"; and

(2) The deletion of the allowance of new single family residences
in the transitional areas, except as a conditional use, as shown
in the attached page from the text of the Comprehensive Plan
referred to as exhibit "B"; and

WHEREAS, A need to preserve the transitional areas of the Comprehensive
Plan for multi-family and office development in order to create a balance
of land use in the City of Troutdale; and

WHEREAS, The deletion of new single family residences in the transi-
tional areas is a recommended Housing Policy by the City Council in Resolution
No. ; and

WHEREAS, A need exists for additional multi-family/professional office
development in limited locations; and

WHEREAS, The area around the intersection of Buxton Road, Cherry Park
Road, and Sandy Street is not appropriate for single family detached houses;
and

WHEREAS, The creation of a transitional area at said intersection is
consistent with the proposed land uses recommended in the downtown Troutdale
report; and

WHEREAS, Said changes in the Comprehensive Plan have been reviewed and
recommended by the Troutdale Planning Commission; and

WHEREAS, There has been opportunity for Citizen review; and

WHEREAS, Said changes in the Comprehensive Plan map and text are
consistent with LCDC rules and guidelines; and

WHEREAS, The changes are not inconsistent with the Comprehensive
Plan's background inventory material nor with remaining portions of the text
or plan map; and

WHEREAS, The changes are in the public interest; and

WHEREAS, It is not in the public interest to allow retail commercial uses in transitional areas adjacent to public schools;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT: The Comprehensive Plan map be changed as shown on attachment "A"; and

BE IT FURTHER ORDAINED THAT: The Comprehensive Plan text be changed as shown on the attached exhibits "B" and "C".

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 11th
DAY OF March, 1980.


YEAS: 4

NAYS: 1 (Blanchard)



Robert M. Sturges, Mayor

ATTEST:


Jerri Widner
Finance Director/City Recorder

NOTE:

EXHIBIT "B"

Strike Typing indicates deletion of that language
FULL CAPITAL LETTERS INDICATE NEW LANGUAGE.

1.04.020 Transitional Use Areas within Policy Area #1

- .021 ~~In addition to single family residential,~~ ^{THE} the following transitional uses may be permitted in areas designated on the plan map, subject to a determination by the City that the proposed use conforms to the guidelines and standards in this Plan:
- DETACHED SINGLE FAMILY, THROUGH C.U. PERMITS.
 - Apartments, through R-4 and A-2 zoning.
 - Duplexes, through R-4 zoning.
 - Offices, through C.U. permits.
 - Limited Retail uses and convenience markets, through C.U. permits.
 - Community Services and (through C.U. permits) other similar uses as deemed appropriate by the City.
- .022 Such transitional uses may be permitted in transitional areas designated on the Plan map provided that:
- A) The proposed use does not conflict with the existing neighborhood character;
 - B) The use is located on or close to an arterial or the use attracts negligible additional disruptive traffic through existing or contemplated single family areas;
 - C) The character of the proposed development is consistent with the essential single family character of the area;
 - D) The use is primarily local in character and does not attract significant traffic from outside the immediate neighborhood;
 - E) Citizen input is solicited and considered as part of the City review of any specific use proposal;
 - F) In cases where the uses are to buffer commercial or other relatively intense uses from residential uses, they will only be permitted when that commercial or more intense use actually exists and is developed on the adjoining site, or when the more intense use has been approved as part of the applicant's over-all site plan, as in a Planned Development. That is, transitional uses will not be permitted or approved in anticipation of commercial or relatively intense uses but rather be subject to acting as a buffer or transition from existing intense uses.

- 1.04.022 G) In cases where there are no commercial or relatively intense uses forecasted on the Plan, the transitional area uses may be permitted in areas so designated on the Plan provided that:
- 1) the traffic facility adjoining the transitional area is developed and functioning as an arterial;
 - 2) the transitional use does not conflict with established uses on the opposite side of the arterial street;
 - 3) the transitional use site development plan meets all of general design standards outlined in Section 1.05.00, following.
- H) No retail commercial uses shall be permitted in the ~~transitional area around the high school~~. ANY TRANSITIONAL AREA ADJACENT TO A PUBLIC SCHOOL.

1.05.00 GENERAL DESIGN STANDARDS:

The following design standards shall apply to all use proposals in this policy area (except single family dwellings):

- .01 Commercial, office, and apartment uses in the transitional areas shall meet the setback standards of the most restrictive existing or planned "R" Zone adjoining
- .02 Commercial, office, and apartment parking uses in the transitional areas shall meet the building setback standards of the most restrictive "R" Zone adjoining.
- .03 All setback yard areas shall be landscaped; a minimum of 15% of the gross site for commercial, office, and apartment uses shall be landscaped with major trees, shrubs and ground covers.
- .04 During the development process, no more than 40% of the existing trees, 6" caliper or larger, shall be removed from any site without specific approval by the City. Removal of existing trees shall require replacement trees - of a specie, number and location approved by the City - to be installed at time of development.
- .05 Greenway and floodway areas diagrammed on the Plan map are intended to represent the abrupt and noticeable changes in slope that mark the edge of Beaver Creek Canyon, the Sandy River, etc. Specific determination of these lines or boundaries shall be made at the time of development proposal for the respective properties based on topographic maps, field survey, and actual site investigation. Development, expansions, or