

ORDINANCE NO. 584 -O

ORDINANCE OF THE CITY OF TROUTDALE AMENDING THE COMPREHENSIVE LAND USE PLAN TEXT BY MODIFYING LANGUAGE PERTAINING TO THE MPMU (MASTER PLANNED MIXED USE) LAND USE PLAN DESIGNATION (ADOPTED BY ORDINANCE NO. 583-O).

WHEREAS, The City of Troutdale may adopt planning and zoning regulations to promote the general welfare and provide for economic development; and

WHEREAS, The City may, from time to time, amend the Comprehensive Land Use Plan Map to more adequately meet the needs of the community as expressed in the Comprehensive Plan text; and

WHEREAS, Citizens Advisory Committee of the City of Troutdale met on February 4, 1992 and March 3, 1992 to consider these proposed amendments and have forwarded a recommendation to the Troutdale Planning Commission; and

WHEREAS, The Planning Commission has conducted a public hearing to consider these amendments on February 19, 1992 and continued this public hearing to March 18, 1992; and

WHEREAS, The Planning Commission finds these amendments to be in the public interest; and

WHEREAS, The Department of Land Conservation and Development has directed the City to provide additional information to support the actions taken in the spring of 1990; and

WHEREAS, The proposed zoning and MPMU land use plan designation requires the submission of a conceptual development plan to address proper relationships between land uses; and

WHEREAS, The MPMU will require concept development plans to take relevant factors into consideration upon development of any parcel with a MPMU plan designation; and

WHEREAS, The proposed uses will allow for a mixture of residential land uses as well as centers of employment and retail service; and

WHEREAS, By requiring the submission of a Concept Development Plan the efficiency issues of public services and utility delivery can be addressed for proposed developments in the MPMU area; and

WHEREAS, This plan is not dependent upon the Mt. Hood Parkway, although it acknowledges an alignment supported by the City of Troutdale; and

WHEREAS, The underlying zoning, in relationship between the land uses proposed, is not dependent upon the Mt. Hood Parkway being constructed in this location; and

WHEREAS, The proposed plan changes would allow the existing Edgefield Childrens Center and the developing McMenamin's Edgefield Village complex to exist as legal conforming land uses and It further encourages the preservation and enhancement of adjacent compatible development; and

WHEREAS, These proposed plan changes encourage excellence in private development and public services within the constraints of economic reality. Short-term benefits are not as great as a more intensive use which might otherwise have permitted on the property. However, the long-term benefits and impacts on the community are much more desirable; and

WHEREAS, Through implementation of the MPMU plan designation, additional layers of control will be added to the development of the property; and

WHEREAS, The proposed plan amendments would not bypass the necessity to address issues specified in the City's Comprehensive Plan and the Troutdale Development Code; and

WHEREAS, The uses proposed by the underlying zoning district classification and the restrictions placed upon development plans within the MPMU area should not allow any use which will be degrading to the air, water or land resource quality; and

WHEREAS, There would be two major areas of open space including Columbia Park which has been identified in the City's Park Plan for the last thirteen years; and

WHEREAS, Because of concerns of this proposed amendment, the City Council directed a massive campaign to enlist involvement in the Citizens Advisory Committee and The City has sent notice, published newspaper ads and conducted meetings before the CAC and the Planning Commission on this issue. Citizen concerns have been taken into account with development of all aspects of this proposal; and

WHEREAS, These proposed plan amendments allow flexibility in application for development of the property. Zoning lines may be shifted, however, the underlying zoning

may not be changed without a Comprehensive Plan amendment. This flexibility should help in the marketing of the property while accommodating the needs of the developer.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

Sections of Ordinance No. 547-0 is hereby revised as follows:

COMPREHENSIVE PLAN TEXT

OLD LANGUAGE REGIONAL MIXED USE (RMU)

This designation is intended for large scale regional developments providing numerous services for the east Multnomah County area. Areas designated as RMU shall be characterized by employment and commercial generating land uses. RMU provides for a combination of uses including light manufacturing, commercial, retail, restaurant, professional offices, recreational and accessory residential land uses. Specific land uses and residential densities shall be governed by the underlying zoning district classification. Zoning permitted shall include: O, R-10, R-7, R-5, R-4, A-2, NC, CC, GC, and IP.

Development within the areas designated as RMU shall be governed by an overall development plan, approved by the City as a Type IV land use decision. The development plan shall provide for a mixture of land uses. The following criteria establish guidelines for the designation of an RMU area:

1. An overall contiguous area in excess of eighty (80) acres.
2. An area accessible to regional transportation facilities.
3. Areas having existing buffers or large enough to accommodate necessary buffering land uses to minimize impact upon surrounding residential areas or areas where impact is minimized due to absence of adjacent residential development.

NEW LANGUAGE MASTER PLANNED MIXED USE (MPMU)

This Land Use Plan Map designation is intended for large scale mixed land use developments. These areas shall provide for flexibility in application for developments, providing numerous services for Troutdale residents. Areas designated as MPMU shall be characterized by cultural, recreational, educational, institutional, quasi-institutional, commercial or employment generating, as well as residential, land uses. It is intended for areas where there is an extreme sensitivity to development and a desire to maintain extensive citizen involvement and local

control of the development process. Development of an MPMU area shall be guided by an overall Concept Plan, incorporating principles of neo-traditional town planning. Specific land uses and residential densities shall be governed by the underlying zoning district classification.

Permitted zoning shall include, OS (open space), R-10, R-7 and R-5 (single-family residential) R-4 (attached residential), A-2 (multi-family residential), NC (neighborhood commercial), CC (community commercial), GC (general commercial) and IP (industrial park). Development within the areas designated as MPMU shall be governed by a concept plan approved by the City as a Type IV land use decision. An MPMU area may be developed in phases with concept development and specific site plans for each phase of development. Specific site plans for development must conform to the approved Concept Development Plan and will be approved by the City as a Type III land use decision.

A shifting of the underlying zoning district boundaries to accommodate development constraints and land divisions for specific development proposals may be allowed through approval of a Concept Development Plan. These changes shall be limited to adjustments of areas. No area may be increased more than 20% without requiring a plan amendment nor may the underlying zoning districts be changed without requiring a Comprehensive Plan amendment. The following criteria establish guidelines for the designation of an MPMU area.

1. An overall contiguous area in excess of forty (40) acres.
2. Areas with appropriate access to the regional transportation network.
3. Areas having existing buffers or large enough to accommodate necessary buffering land uses to minimize impact upon surrounding residential land uses or areas where impact is minimized due to absence of adjacent development.
4. Areas adjacent to or having a historical commitment to cultural, recreational, educational, institutional or quasi-institutional land uses.
5. Areas where there is an extreme sensitivity to development and a desire to maximize citizen involvement in the development process.

And; Ordinance No. 548-0 is hereby amended by changing the Comprehensive Plan Map Designations (Exhibit A) for the following:

Parcel 1, 2 and 3 of Partition Plat 1990-24 from Regional Mixed Use and Medium Density Residential to Master Planned Mixed Use. Tax Lots 95, 52, 44, 45, 58, 8, 64, 101, 25, 113 and 81 from C (Commercial) and MDR (Medium Density Residential) to MPMU (Master Planned Mixed Use).

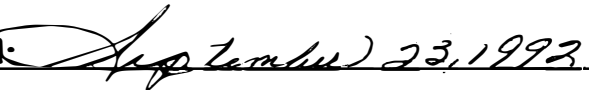
Lots 1, 2 and 3 of the Preas Addition from MDR to MPMU.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
22 DAY OF SEPTEMBER, 1992

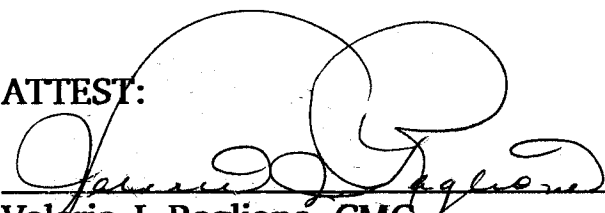
YEA: 4
NAYS: 0
ABSTAINED: 0



Sam K. Cox, Mayor

Dated: 

ATTEST:



Valerie J. Raglione, CMC
City Recorder

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