

- 1 4. With the exception of automobile repair shops, gas stations and convenience stores,
2 approval of this zone change will not affect allowable uses of the subject properties.
3
- 4 5. Witht the amendment to the zoning boundary as proposed, fueling stations will not be
5 permitted in the area subject to the zone change.
6
- 7 6. Subarea A currently has no landscaping requirement, whereas Subarea B requires at least 5%
8 of the lot area to be landscaped. A minimum 5% landscaping requirement is desirable and
9 appropriate for all new construction in Subarea A. All existing commercial buildings in
10 Subarea A are encouraged to landscape as much of the site as possible but should be exempt
11 from mandatory landscaping requirements.
12
- 13 7. Off-street parking standards are the same for both subareas except that proposed commercial
14 uses which occupy an existing structure within subarea A are exempt from the off-street
15 parking and loading space requirements.
16
- 17 8. The zoning amendment will not interfere with the livability, development or value of the
18 subject properties when weighed against the public interest in granting the proposed
19 amendment.
20
- 21 9. The amendment will not be detrimental to the general interests of the community, and will,
22 in fact, promote the general interests of the community.
23
- 24 10. The amendment will not violate the land use designation established by the Comprehensive
25 Land Use Plan since the area subject to the zoning amendment remains in CBD zoning.
26
- 27 11. The proposed amendments are consistent with the general goals and policies of the Troutdale
28 Comprehensive Plan and with all applicable statewide planning goals.
29
- 30 12. The properties subject to this zoning map amendment are as shown on the attached map,
31 Exhibit B, which is incorporated by reference herein.
32
- 33 14. Relabeling subareas A and B on the Zoning Map and in the Development Code to be
34 consistent with how they appeared in the Downtown Concept Plan will eliminate the
35 confusion that now exists between the Development Code and the Downtown Concept Plan.
36
- 37 15. Notice of the public hearing has been provided in accordance with applicable law.
38
- 39 16. The staff report, minutes and final order from the November 15, 1995 Planning
40 Commission public hearing, and the staff report and minutes of the City Council public
41 hearings of January 9, 1996 and January 23, 1996 are incorporated herein by reference as
42 part of these findings.
43


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
26
27

Section 2: Amendment to the Troutdale Zoning District Map. Based on the above findings, the Troutdale Zoning District Map is hereby amended to reclassify those properties shown on exhibit B from CBD subarea B to CBD subarea A.


Section 3: Landscaping Requirement for Subarea A: The Troutdale Development Code is hereby amended to include a minimum 5% landscaping requirement for new construction in the current CBD subarea A zone. Existing commercial buildings would remain exempt from any landscaping requirement.

Section 4: Relabeling CBD subareas A and B. In order to provide consistency between the Downtown Concept Plan and the Development Code/Zoning Map the current CBD zone subarea A -- Central Area is hereby relabeled and renamed as subarea B -- Market; the current CBD zone subarea B -- Auto-oriented is hereby relabeled and renamed as subarea A -- Anchor.

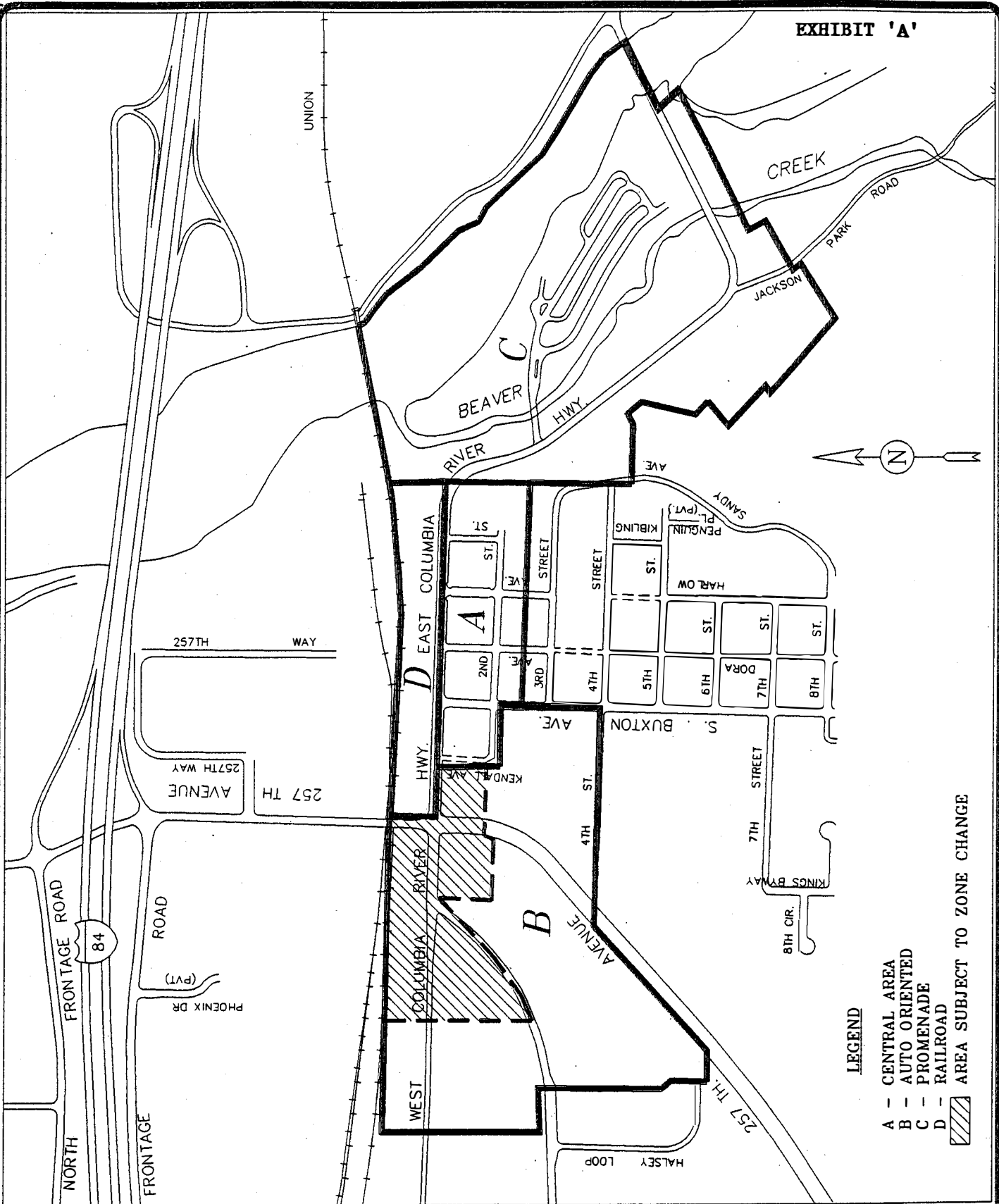
YEA: 5
NAY: 0
ABSTAIN: 0




Paul Thalhoffer, Mayor
Dated: 1-25-96



George Martinez, City Recorder
Adopted: 1 - 23 - 96



LEGEND

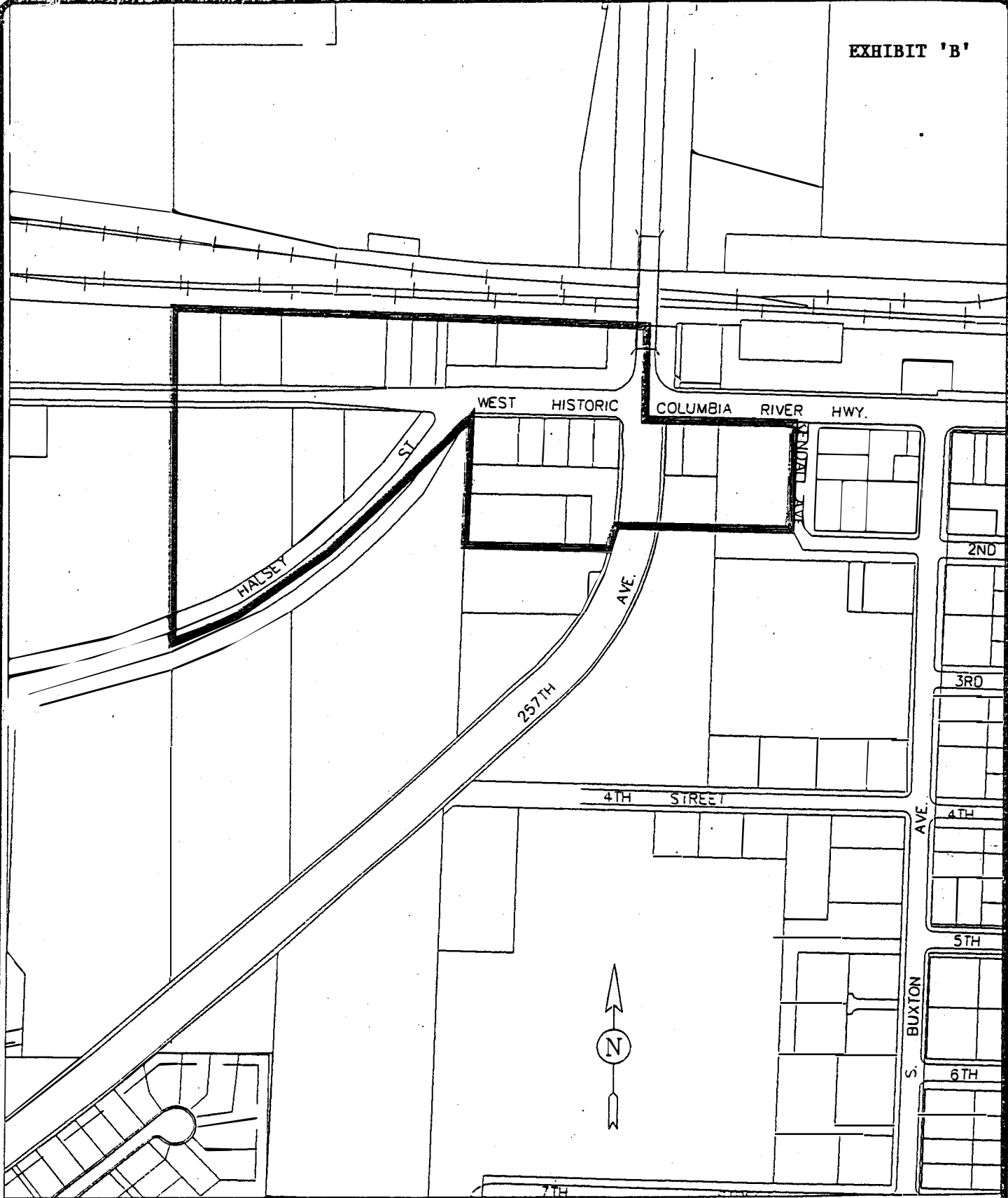
- A - CENTRAL AREA
- B - AUTO ORIENTED
- C - PROMENADE
- D - RAILROAD
-  AREA SUBJECT TO ZONE CHANGE

FILE NAME: CBD
 TITLE BLOCK: TB8X11
 EXTERNAL REFERENCES: NONE
 PLOT DATE: 12-20-95
 BY: J.M.
 PREVIOUS REVISION DATE: 11-08-95



DEPARTMENT OF PUBLIC WORKS
CITY OF TROUTDALE
CENTRAL BUSINESS DISTRICT
SUBAREA DESIGNATION CHANGES
 MULTNOMAH COUNTY, OREGON
 DECEMBER 1995

EXHIBIT 'B'



FILE NAME: CBD_CHNG
 TITLE BLOCK: T53X11
 EXTERNAL REFERENCES: NONE
 PLOT DATE: 10-24-95
 BY: J.M.
 PREVIOUS REVISION DATE: NONE



DEPARTMENT OF PUBLIC WORKS
 CITY OF TROUTDALE
**PROPOSED ZONING
 MAP CHANGE**
 MULTNOMAH COUNTY, OREGON
 OCTOBER 1995