ORDINANCE NO.	639		
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AN ORDINANCE AMENDING THE TROUTDALE ZONING DISTRICT

MAP TO RECLASSIFY CERTAIN PROPERTIES FROM CBD SUBAREA

"B" TO CBD SUBAREA "A".

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WHEREAS, the City Council appointed a downtown task force in early 1995 to re-examine the Downtown Concept Plan and to develop recommendations for its implementation; and,

WHEREAS, among the recommendations contained in the task force's final report to the City Council was that Subarea A of the Central Business District Zone be expanded to the west; and,

WHEREAS, the Planning Commission held a public hearing on November 15, 1995 to take public testimony on the proposed zoning map change and has forwarded this matter to the City Council with a recommendation for adoption; and,

WHEREAS, the City Council held a public hearing concerning this proposal on January 9, 1996 to provide opportunity for public comment; and,

WHEREAS, the City Council is satisfied that this matter has been adequately considered;

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

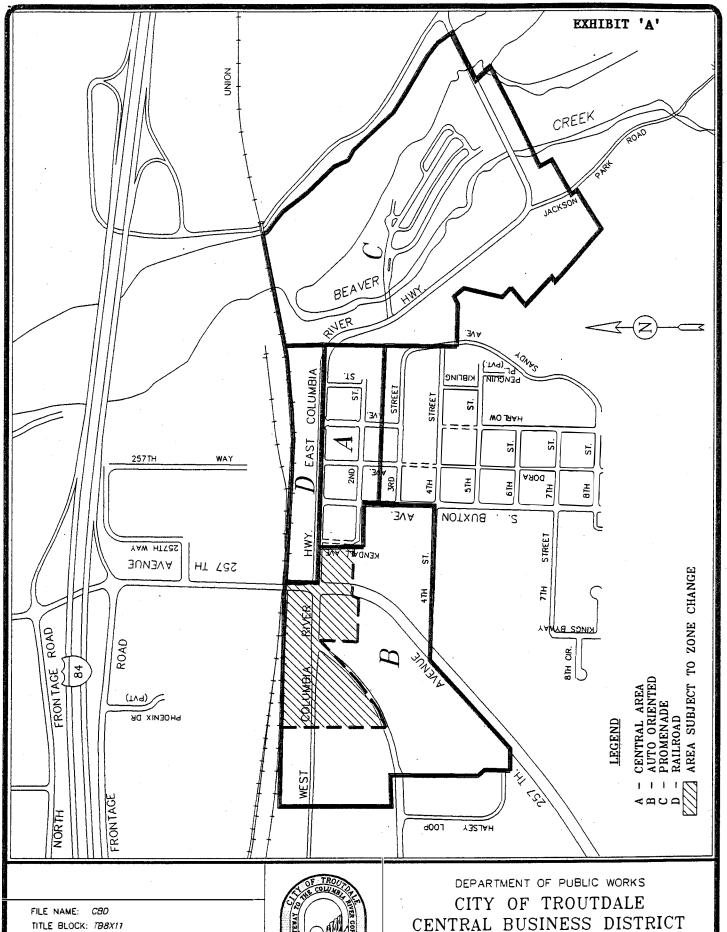
<u>Section 1: Findings</u> Findings of fact supporting adoption of the proposed zoning map and development code amendments are as follows:

- 1. The proposed action involves amending the Troutdale Zoning Map to reclassify 24 parcels comprising approximately 9 acres within the Central Business District (CBD) from subarea B to subarea A. The subject properties are depicted on Exhibit B.
- 2. The rationale for amending the zoning map is that the area immediately west of 257th along Historic Columbia River Highway is similar to the area east of 257th and should be recognized as part of the downtown core. The same zoning designation should apply to both areas of the downtown.
- 3. This zoning amendment will ensure that development of properties in and around the intersections of West Historic Columbia River Hwy and 257th Ave and Halsey Street is consistent with development of the downtown area along East Columbia River Hwy.

4. With the exception of automobile repair shops, gas stations and convenience stores, approval of this zone change will not affect allowable uses of the subject properties.

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

1	Section 2: Amendment to the Troutdale Zoning District Map. Based on the above findings, the
2	Troutdale Zoning District Map is hereby amended to reclassify those properties shown on exhibit
3	B from CBD subarea B to CBD subarea A.
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5	Section 3: Landscaping Requirement for Subarea A: The Troutdale Development Code is hereby
6	amended to include a minimum 5% landscaping requirement for new construction in the current
7	CBD subarea A zone. Existing commercial buildings would remain exempt from any landscaping
8	requirement.
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10	Section 4: Relabeling CBD subareas A and B. In order to provide consistency between the
11	Downtown Concept Plan and the Development Code/Zoning Map the current CBD zone subarea
12	A Central Area is hereby relabeled and renamed as subarea B Market; the current CBD zone
13	subarea B Auto-oriented is hereby relabeled and renamed as subarea A Anchor.
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15	YEA: _5_
16	NAY: 0
17	<b>ABSTAIN:</b> $0$
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19	1 - 1010PP
<del>2</del> 9	but the holes
22	Paul Thathofer, Mayor
23	$O_{-}$ Dated: $\frac{1-25-96}{1}$
<del>24</del>	Leone Martines
26	George Martinez, City Recorde
27	Adopted: <u>1 - 23 - 96</u>



TITLE BLOCK: TB8X11

EXTERNAL REFERENCES: NONE

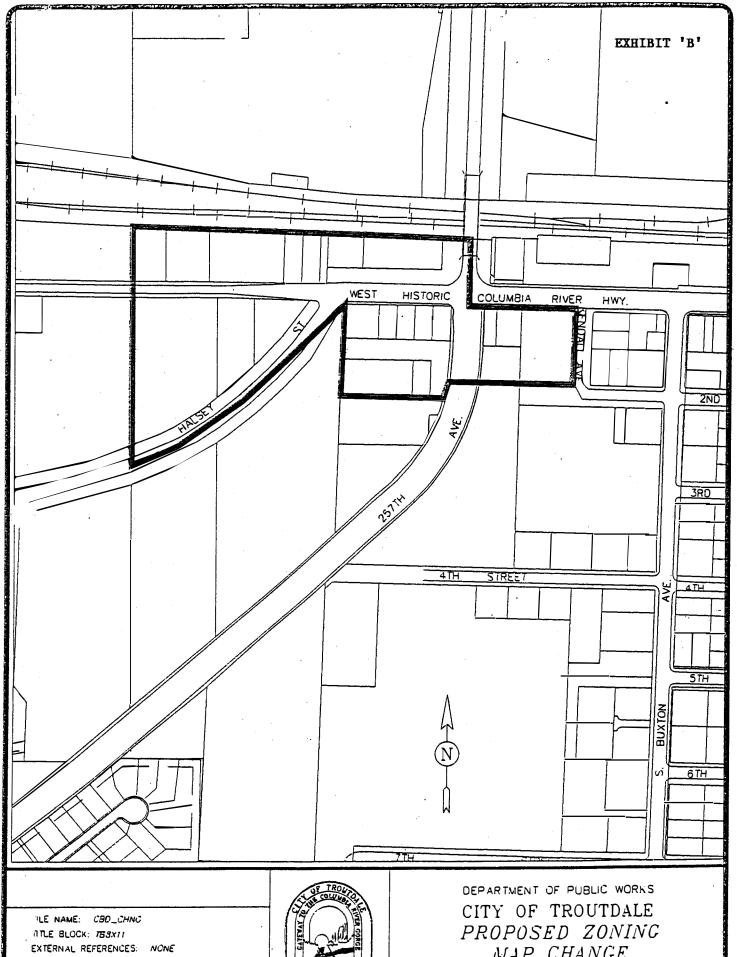
PLOT DATE: 12-20-95 J.M.

PREVIOUS REVISION DATE: 11-08-95



CENTRAL BUSINESS DISTRICT SUBAREA DESIGNATION CHANGES

> MULTNOMAH COUNTY, OREGON DECEMBER 1995



PLOT DATE: 10-24-95 J.M

PREVIOUS REVISION DATE NONE



MAP CHANGE

MULTNOMAH COUNTY, ORECON OCTOBER 1995