

RESOLUTION NO. P.C. 61-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF THE DALLES RECOMMENDING THAT THE CITY
COUNCIL APPROVE A ZONING ORDINANCE TEXT AMEND-
MENT (PART OF AMENDMENT #29-85).

I. Recitals.

- (A) The Planning Commission initiated the procedures for a Zoning Ordinance amendment on November 15, 1984 subsequent to review and approval of a staff recommendation relating to the Central Business District Zone. The Commission reviewed the existing downtown parking assessment districts and whether there was a need to require additional off-street parking for new and expanding businesses. It was reported to the Commission that parking assessment district #3 has been approved, thereby completing the First Street public parking plan.
- (B) The Planning Commission has heretofore on January 17, 1985 conducted a public hearing to consider Zoning Ordinance text amendments relating to off-street parking requirements and residential use in the Central Business District.
- (C) The criteria for a Zoning Ordinance amendment is consistency with the Comprehensive Plan.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this Resolution.
- B. Approval of the amendment, shown in Exhibit "A" attached to this Resolution, is recommended for the following reasons:
 - 1. Eliminating off-street parking requirements for members of downtown off-street parking assessment districts is consistent with a Comprehensive Plan policy for the General Commercial classification which states:

"Paved, off-street parking areas shall be required of all business commensurate with the use generated by the business (Exception may be made for the Central Business District - First Street on the North, a line running parallel with and 100 feet South of the south line of Fourth Street, Liberty Street on the West, and Madison Street on the East)."

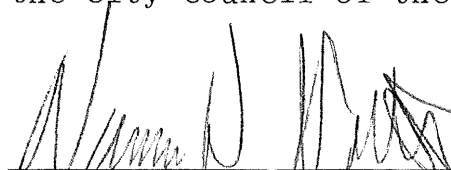
2. Amendment of the ordinance to permit residential use under certain conditions in the Central Business District Zone is consistent with the Comprehensive Plan policy in Goal #9, Economy, which states:

"Encourage investment in the core commercial district assuring continued economic viability of the Central Business District."

Much has been written in the planning literature regarding the benefits of mixed use development and attraction of residential use as part of downtown revitalization.

3. Allowance of multi-family residential use in the central business district is consistent with a recommendation in the 1974 Downtown Development Plan (recommendations were adopted as part of the Comprehensive Plan).

- C. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City Council of the City of The Dalles.



CHAIRMAN, PLANNING COMMISSION

I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was adopted at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 21st day of February , 1985.


AYES: COMMISSIONERS: Walker, Zukin, Donnell, O'Herron, Hawkins.

NOES: COMMISSIONERS: none.

ABSENT: COMMISSIONERS: Byrne.

ABSTAIN: COMMISSIONERS: Northrop.

ATTEST:



Secretary, Planning Commission

Exhibit A

Proposed Zoning Ordinance Text Amendments
(Amended language is underlined;
deleted text is in brackets.)

Amend Chapter VIII. OFF-STREET PARKING, Sec. 27. General Provisions, item (C)
Parking Space Requirements as follows:

Commercial, retail and service
uses located within the Central
Business District.

One (1) space for each six hundred (600)
square feet of usable floor area excluding
members of the downtown off-street parking
assessment district as established by
separate ordinance. This requirement may
be reduced in conjunction with the approval
of a Conditional Use Permit.

Downtown Off-Street Parking
Assessment Districts

Members of the districts shall meet the
requirements of the districts as established
by the City Council and shall be exempt from
all other space requirements provided herein.

Amend Sec. 13. "CB" CENTRAL BUSINESS DISTRICT, Sec. 13.2 Uses Permitted, items (B)
Conditional Uses Permitted and (E) Off-Street Parking as follows:

(B) Conditional Uses Permitted

9. Dwellings above commercial uses or attached by common wall to
commercial use.

10. Multi-family dwellings. Density limited only by height, parking,
and landscaping requirements.

(E) Off-Street Parking

1. Multi-family dwellings:

<u>Studio and one bedroom units</u>	<u>1.00 space per unit</u>
<u>Two bedroom units</u>	<u>1.50 spaces per unit</u>
<u>Three and four bedroom units</u>	<u>2.00 spaces per unit</u>

These requirements may be reduced in conjunction with the approval
of a Conditional Use Permit.

2. Except as provided herein, the provisions of Section 27 shall apply.