



August 23, 2022 City Council Meeting

**Ordinance No. 5121 (Docket CPA 1-22/ZC 2-22)**  
**Comprehensive Plan Map Amendment and Zone Change**  
**455 NE Irvine Street**  
**Agenda Item 8. Packet PDF Page 90.**

# CPA 1-22/ZC 2-22

- **This item is consideration of Ordinance No. 5121 adopting a Comprehensive Plan Map Amendment from Industrial to Commercial and a Zone Change from M-1 (Light Industrial) to C-3 (General Commercial) for a property of approximately 0.9 acres at 455 NE Irvine Street.**
- **This is a quasi-judicial following the procedures in Section 17.72.130 of the Zoning Ordinance.**
  - The City Council makes the final decision following a recommendation from the Planning Commission.
  - The City Council may make a decision based on the record and Planning Commission recommendation or may call for a public hearing.

# Criteria

- **Zoning Ordinance:**

- 17.74.020. Comprehensive Plan Map Amendment and Zone Change – Review Criteria

- **Comprehensive Plan: Goals and Policies**

- Applicable Goals and Policies

- **State Law:**

- Goal 2: Land Use Planning

  - Adequate Factual Base

- Goal 9: Economic Development

  - OAR 660-009-0010(4): map amendments > 2 acres

- Goal 12: Transportation

  - OAR 660-012-0060. TPR provisions for map amendments

# Recommendation

## Recommendation:

- The Planning Commission held a public hearing on July 21, 2022.
- The Planning Commission found that the **applicable criteria are satisfied** based on the information in the record and the findings provided in the decision document.
- Therefore, the Planning Commission **recommended approval** of the application.
- **REMINDER:** *The application is for a proposed map amendment, not a request for a specific use/development.*

# Vicinity Map

Figure 1. Vicinity Map



# Existing/Proposed Comprehensive Plan Map Designations

Figure 2a. Existing Comprehensive Plan Map

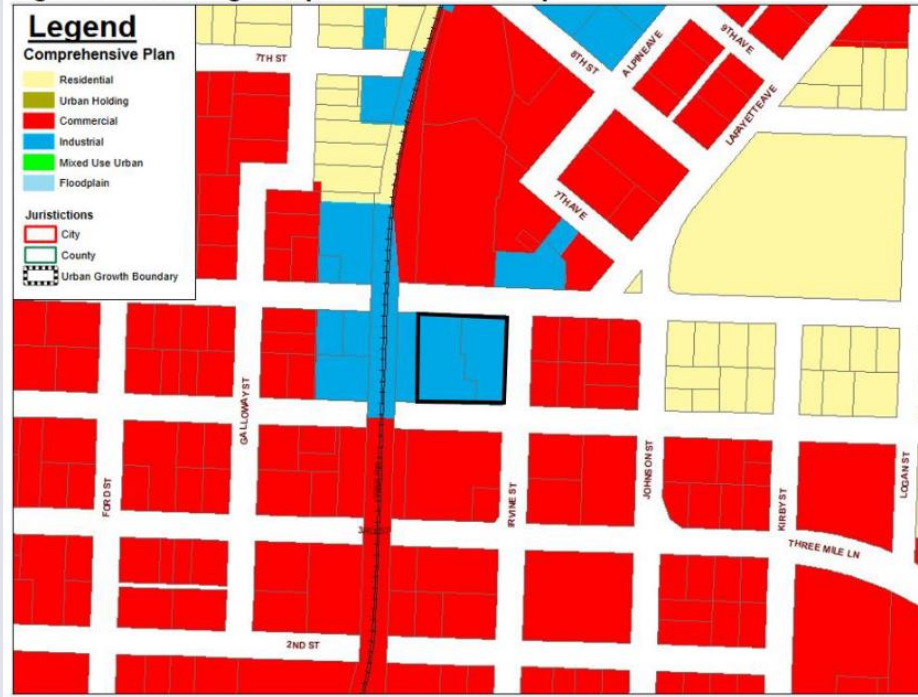
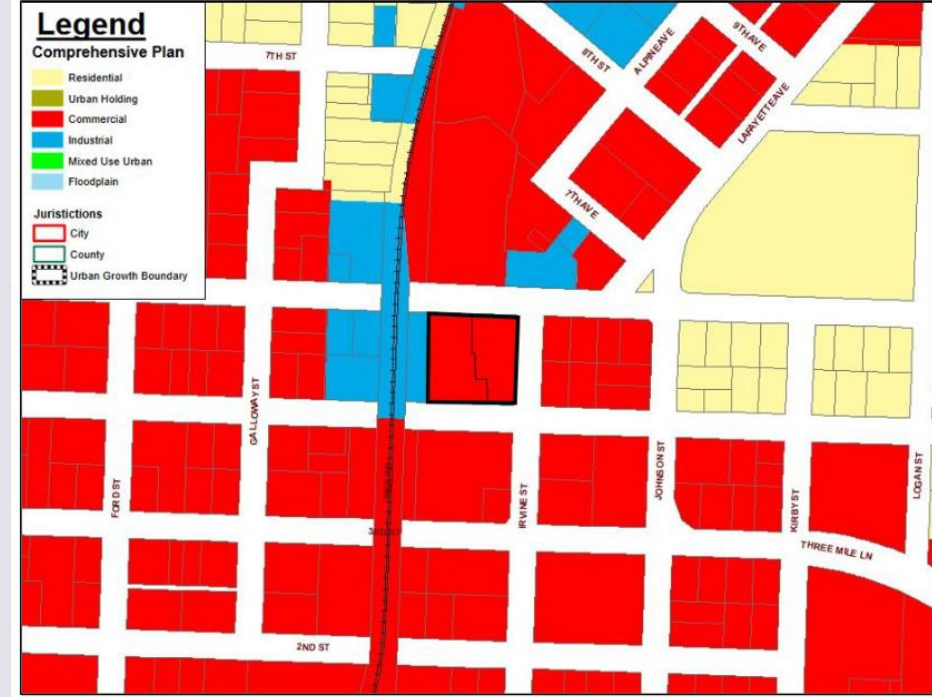


Figure 2b. Proposed Comprehensive Plan Map



# Existing/Proposed Zoning Map Designations

Figure 3a. Existing Zoning Map

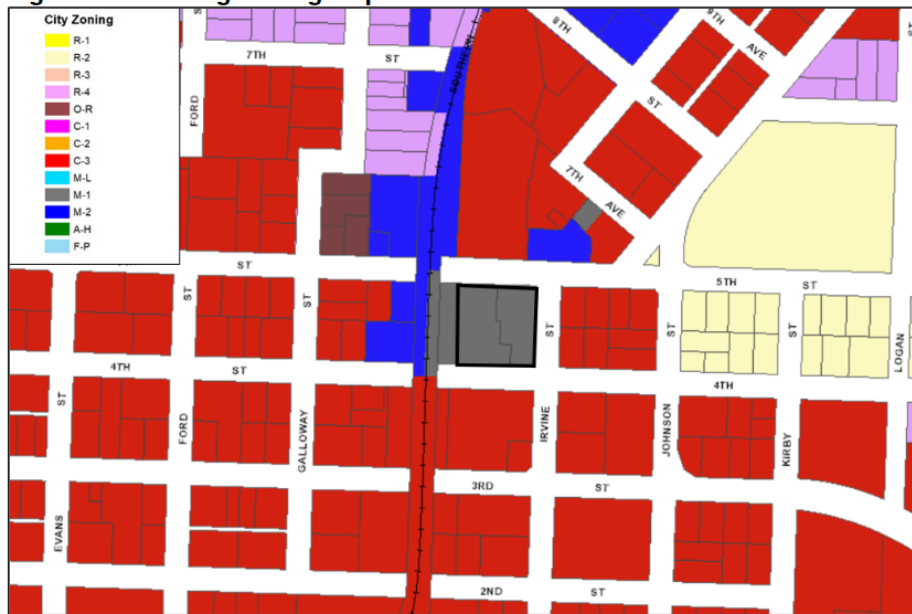
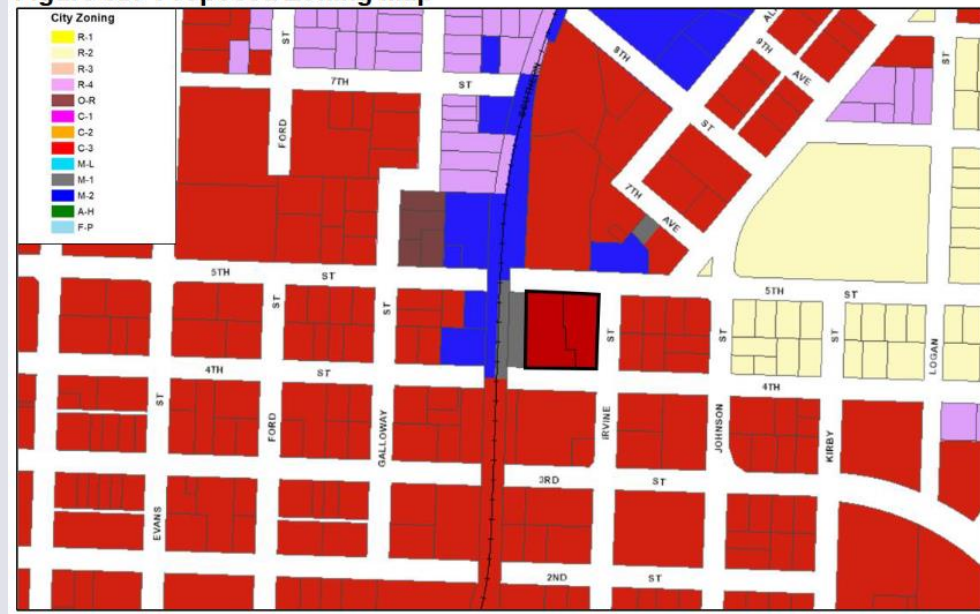


Figure 3b. Proposed Zoning Map



# Existing/Proposed Zoning

**M-1** 17.39.010 Purpose. The purpose of the M-1 Light Industrial zone is to provide appropriate locations for light industrial activities and to buffer these activities from adjacent commercial and residential development through the application of site development and environmental standards.

The zone is suitable for those businesses that can be operated within a wholly enclosed building (outside storage of materials permitted if properly screened), and which are engaged in the manufacturing, processing, assembly, packaging, or treatment of finished or semi-finished products from previously prepared or processed materials. Warehousing, wholesaling, and limited commercial use shall also be permitted; residential uses shall be prohibited. (Ord. 4522 §1(part), 1992).

## C-3

17.33.010 Permitted uses. In a C-3 zone, the following uses and their accessory uses are permitted:

1. All uses and conditional uses permitted in the C-1 and C-2 zones, except those listed in Section 17.33.020;
2. Existing lawfully established single family dwellings built and occupied

F. Restaurant;

67. Tavern;



# NE Gateway Zone Overlay

Figure 4: NE Gateway Overlay Zone and Sub-Area Boundaries



# NE Gateway Zone Overlay

**Figure 6: Applicability of NE Gateway Planned Development Ordinance:**

**Section 3 – Applicability of NE Gateway PDO.** The provisions within the NE Gateway Planned Development Ordinance apply to an approximately 75-acre area located generally south of 14<sup>th</sup> Street, east of the Portland and Western Railroad, north of 3<sup>rd</sup> Street, and west of Logan Street and Lafayette Avenue, and as depicted in **Exhibit A**. The affected area is further divided into three zones (refer to map, **Exhibit B**), described as follows:

- A. **Zone 1** is bordered by 3<sup>rd</sup> Street to the south, Logan Street to the east where it intersects with 4<sup>th</sup> Street, the railroad track to the west, and 5<sup>th</sup> Street to the north where it intersects with Johnson Street. The overall plan for this zone is a mixed-use commercial zone which, over time will transition into an extension of the downtown with residential or office uses above active ground floor commercial or retail space with a vibrancy consistent with that associated with downtown McMinnville.

...

- D. The regulations contained in this ordinance apply to all new development within the area subject to this ordinance including the following:<sup>1</sup>
1. New construction.
  2. Any expansion of an existing development or structure involving the addition of 15 percent or more of the existing square footage of the building<sup>2</sup>. Incremental additions over a period of three (3) consecutive years totaling 15 percent or more of the original square footage of the structure shall also be subject to the design standards in this ordinance.
  3. New signage.
  4. Parking lot design.
  5. New roofing.
  6. Changes to façade material (re-siding).
  7. Window replacement/modification.

<sup>1</sup> In the case of an individual project such as a new roof or parking lot, the requirements of this ordinance are applicable to the proposed project only and not to the entire property or structure.

<sup>2</sup> Additions to existing buildings are not subject to the setback requirements as noted in Section 8

**Subarea 1:  
“mixed-use commercial zone”**

# NE Gateway Zone Overlay

**Table 1**

Use	Zone		Zone 3
	1	2	
<b>P - Permitted</b> <b>C - Conditionally Permitted</b>			
<b>Residential</b>			
Single-Family	P <sup>3</sup>	P <sup>4</sup>	P - Only in R-2/R-4 zones
Social Relief Facility (up to 5 Individuals)	P	P	P
Two-Family	P	P	P <sup>5</sup>
Multi-Family	P	P	P - Not permitted in R-2 zone
<b>Group Living</b>			
Assisted Living Facility/Nursing Home	C	C	C - Not permitted in R-2 Zone
Social Relief Facility (six or more)	C	C	C
<b>Commercial</b>			
Animal Grooming	P	P	P - Not permitted in Res zones
Call Center/Centralized Office	P	P	P - Not permitted in Res zones
Club/Lodge	C	C	C - Not permitted in Res zones
Commercial Recreation Center	C	C	C - Not permitted in Res zones
Conference Center	C	C	C - Not permitted in Res zones
Daycare (up to 12 individuals)	P	P	P
Daycare (more than 12 individuals)	C	C	C
Financial Services	P	P	P - Not permitted in Res zones
Food and Beverage Establishment (non-drive-through)	P	P	P - Not permitted in Res zones
Laundry Services	P	P	P - Not permitted in Res zones
Lodging: Bed and Breakfast/Vacation Home Rental	P	P	P - C in res zones
Lodging: Hotel/Motel	P	P	P - Not permitted in Res zones
Office Medical/Professional	P	P	P - Not permitted in Res zones
Parking Lot (non-accessory to existing use)	P	P	P - Not permitted in Res zones
Parking Lot (Public)	P	P	P - Not permitted in Res zones
Personal Services (including gym, spa, barber shop)	P	P	P - Not permitted in Res zones
Retail Sales(General) up to 25,000 square-feet on ground floor - non-auto	P	P	P - Not permitted in Res zones
Retail Sales(General) greater than 25,000 square-foot on ground floor - non-auto	P	C	C - Not permitted in Res zones
Repair/Service (non-auto)	P	P	P - Not permitted in Res zones
Theater	P	P	P - Not permitted in Res zones
<b>Industrial</b>			
Food/Beverage Manufacturing	-	P	-
Industry, Light <sup>6</sup>	-	P	-

<b>Civic</b>			
Church	C	-	C
College /University	C	C	C
Cultural Exhibit Center and Library	P	P	C
Government Building	C	C	C
School - Public or Private	C	C	C
<b>Mixed-Use</b>			
Artist Live/Work Space	P	P	P <sup>7</sup>
Artist Live/Work Space with a Retail Component	P	P	P - Not permitted in Res zones
Food/Beverage Manufacturing - Retail Component	P	P	P - Not permitted in Res zones
Commercial/Residential within Same Building	P	P	P - Not permitted in Res zones
Light Industrial with Residential Component above	-	P	-
Light Industrial with a Retail Component	-	P	-
Equipment and Non-Residential Use	-	-	-

<sup>3</sup> Permitted as mixed-use above first floor commercial  
<sup>4</sup> Permitted as mixed-use above first floor commercial  
<sup>5</sup> R-2 Standards in Chapter 17.15 apply to two-family in Zone 3



# NE Gateway Zone Overlay

Financial Services	P	P
Food and Beverage Establishment (non-drive-through)	P	P
Laundry Services	P	P
Lodging: Bed and Breakfast/Vacation Home Rental	P	P
Lodging: Hotel/Motel	P	P
Office Medical/Professional	P	P
Parking Lot (non-accessory to existing use)	P	P
Parking Lot (Public)	P	P
Personal Services (including gyms, spa, barber shop)	P	P
Retail Sales(General) up to 25,000 square-feet on ground floor -- non-auto	P	P
Retail Sales(General) greater than 25,000 square-feet on ground floor -- non-auto	P	C
Repair/Service (non-auto)		P
Theater	P	P
<b>Industrial</b>		
Food/Beverage Manufacturing	-	P
Industry, Light <sup>6</sup>	-	P
Component	P	P
Commercial/Residential within Same Building	P	P
Light Industrial with Residential Component above	-	P
Light Industrial with a Retail Component	-	P

# Criteria

## Zoning Ordinance Section 17.74.020: Comprehensive Plan Map Amendment and Zone Change – Review Criteria.

An amendment to the official zoning map may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- ✓ A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;
- ✓ B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment
- ✓ C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.

# Criteria (continued)

## Comprehensive Plan Goals and Policies

- Area is already planned for transition to commercial/mixed-use through NE Gateway

## State Law:

### **Goal 2: Land Use Planning / Adequate Factual Base**

- Industrial surplus/commercial deficit

### **Goal 9: Economic Development / OAR 660-009-0010(4): map amendments > 2 acres**

- Proposal is less than 2 acres

### **Goal 12: Transportation / OAR 660-012-0060. TPR provisions for map amendments**

- “No significant effect”

# Thank you!

## Recommendation:

- The Planning Commission found the applicable criteria are satisfied and **recommended approval** of the proposed Comprehensive Plan Map Amendment CPA 1-22 and Zone Change ZC 2-22.
- Consistent with the Planning Commission recommendation, staff recommends adoption of Ordinance No. 5121.
- Questions for Staff?