

# Downtown Code Amendments

CPA2009-00003

DCA2009-00005

ZON2009-0001

*Staff Report to the  
Tigard Planning Commission  
Public Hearing  
October 19, 2009*

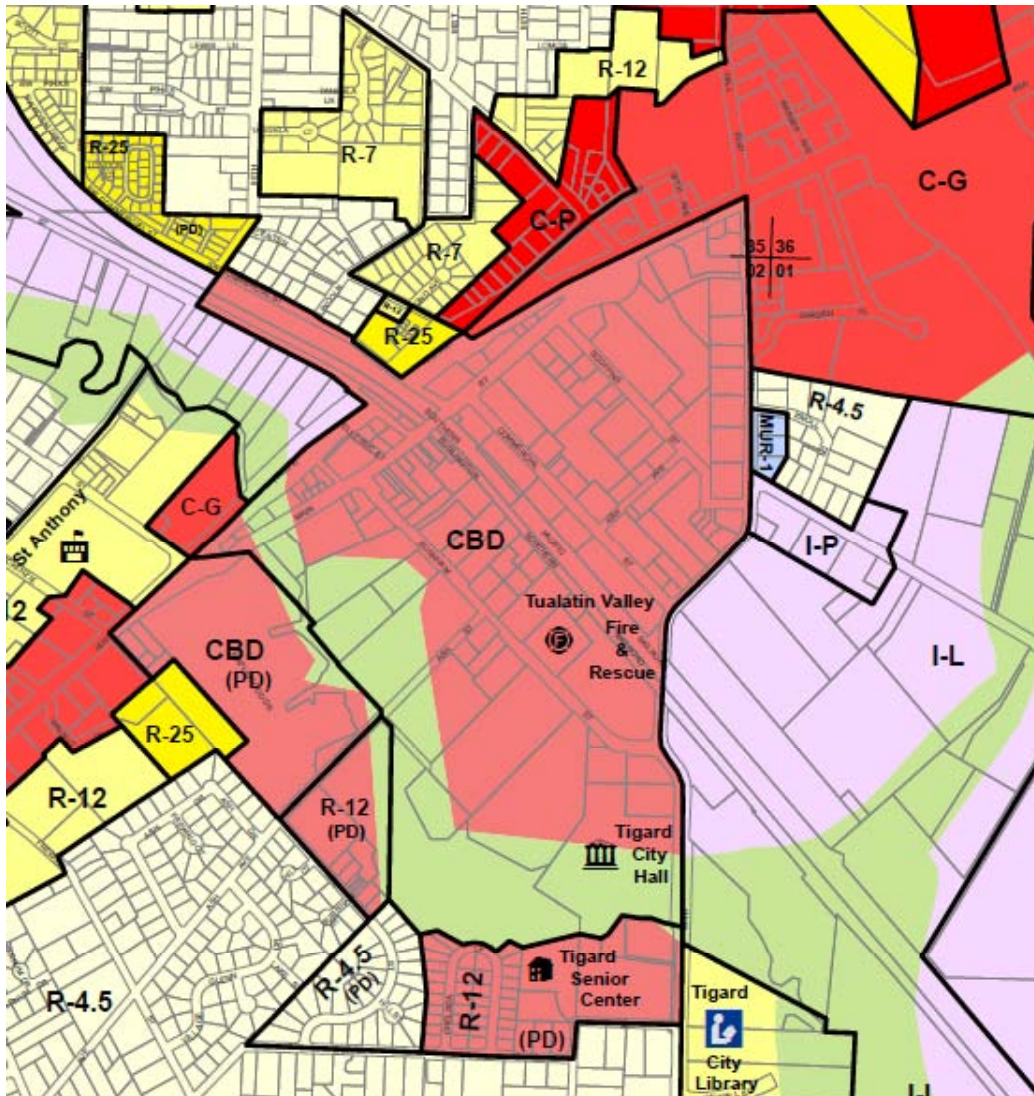




## Proposal:

- **Re-zones the Downtown Urban Renewal District new zoning classification MU-CBD and new Comprehensive Plan designation Mixed Use Central Business District**
- **MU-CBD zone includes sub-areas with different development standards**
- **Adds design standards for new development**
- **Increases maximum density to 50 units/acre and up to 80 units/acre in station area overlay**

# Existing

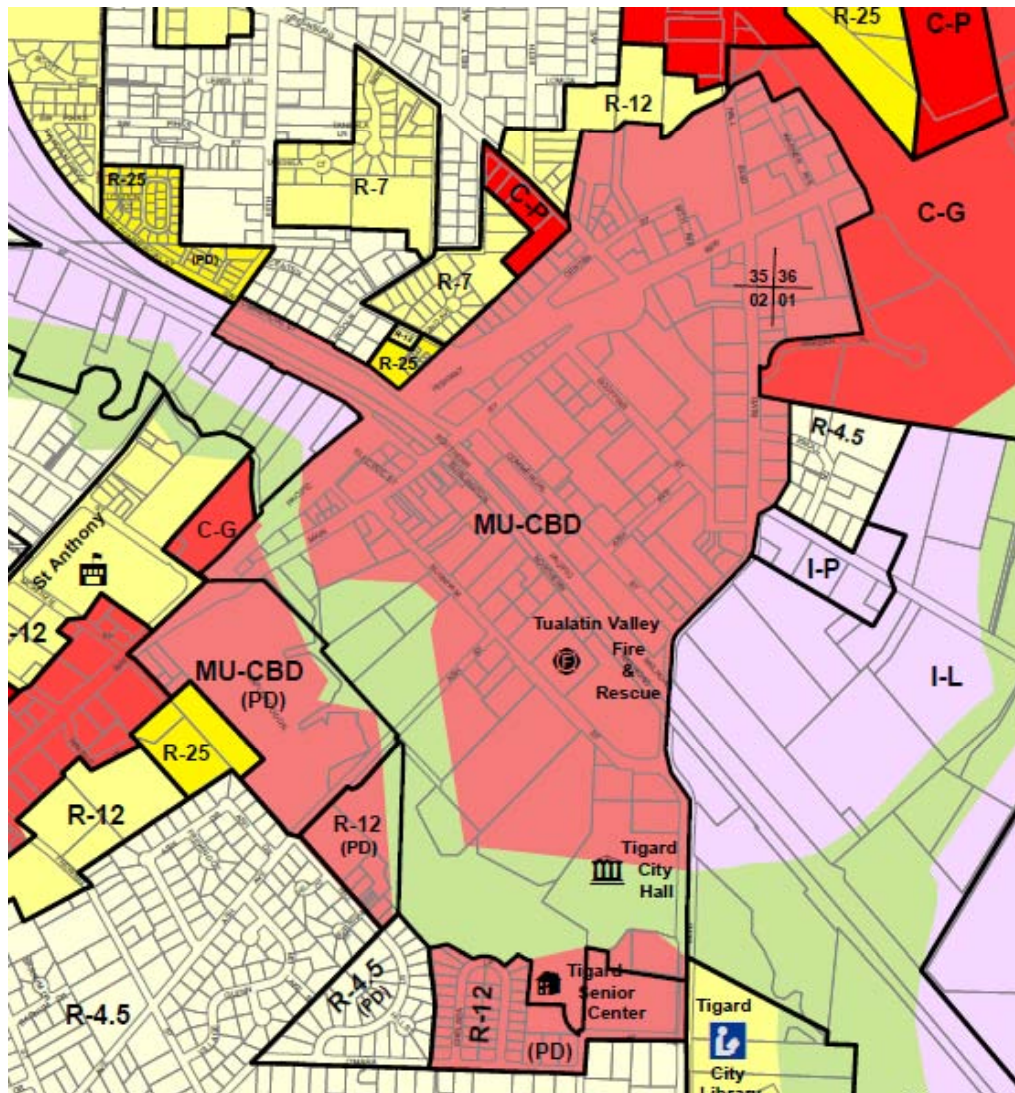


**Existing Comp Plan Designation:**  
Central Business District

**Existing Zoning Classifications:**

- CBD and CBD (PD) : Mixed use zone allows com., res. up to 40 units/acre
- C-G: Commercial only
- C-P
- R-12 (PD)
- R-4.5
- MUR-1 (CPAH project)

# Proposed



- **Proposed Comprehensive Plan Designations:**

- “Mixed Use Central Business District” replaces “Central Business District.”
- Existing Open Space designation remains the same.

- **Proposed Zoning Classifications:**

- MU-CBD and MU-CBD (PD)
- All properties within the Downtown Urban Renewal District, plus 7 additional adjacent properties.



# Citizen Engagement in Developing Code

- **Tigard Downtown Improvement Plan**
- **Joint subcommittee of the City Center Advisory Commission and Planning Commission worked on draft code**
- **Open Houses in July 2008 and July 2009**
- **Community events**
- **CCAC meetings and endorsement**
- **Property owner notification**



# Meets Tigard Code Requirements

- Community Development Code Chapters 18.380 and 18.390;
- Comprehensive Plan Chapters:
  - Goal 1-Citizen Involvement
  - Goal 2- Land Use Planning
  - Goal 5-Natural Resources and Historic Areas
  - Goal 6-Air, Water and Land Resources
  - Goal 7-Hazards
  - Goal 8- Parks, Recreation, Trails, and Open Space
  - Goal 9- Economic Development
  - Goal 10-Housing
  - Goal 11-Public Facilities and Services
  - Goal 12- Transportation
  - Goal 13- Energy Conservation
  - Goal 14- Urbanization
  - Goal 15- Special Planning Areas-Downtown**



## Meets Metro and State Requirements

- **Metro Functional Plan Titles 1, 2, 6, and 7;**
- **Statewide Planning Goals 1, 2, 5, 6, 7, 9, 10, 11, 12, 13, and 14.**



## Outstanding Issue:

- **Final Maximum Density and ODOT**



# Recommendation

- **That the Planning Commission recommend Approval to the City Council of the proposed Comprehensive plan Amendment, Development Code Amendment, and Zoning Map Amendment**