

Downtown Code Amendments

CPA2009-00003

DCA2009-00005

ZON2009-00001

*Staff Report to the
Tigard Planning Commission
1st Public Hearing on Ordinance
December 7, 2009*

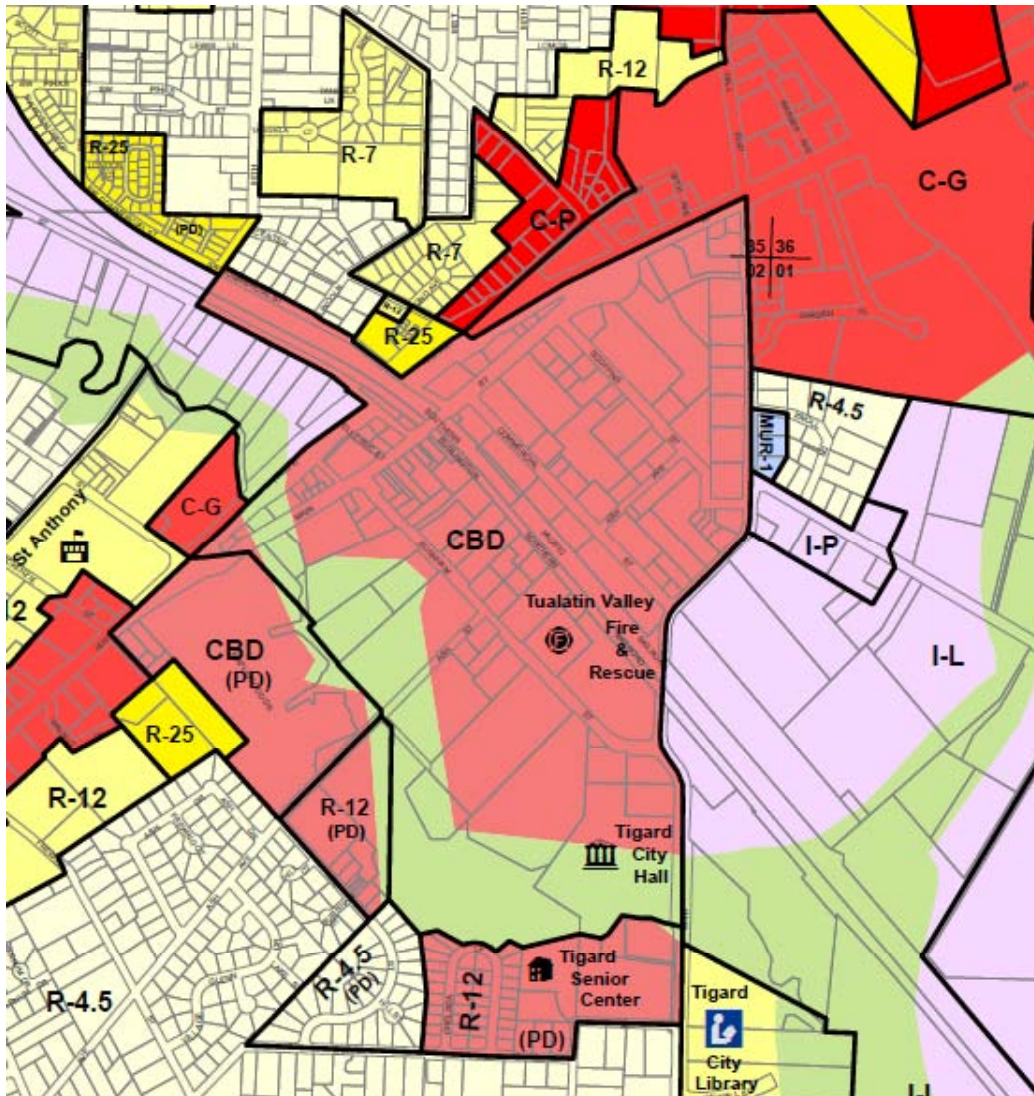




Proposal:

- **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

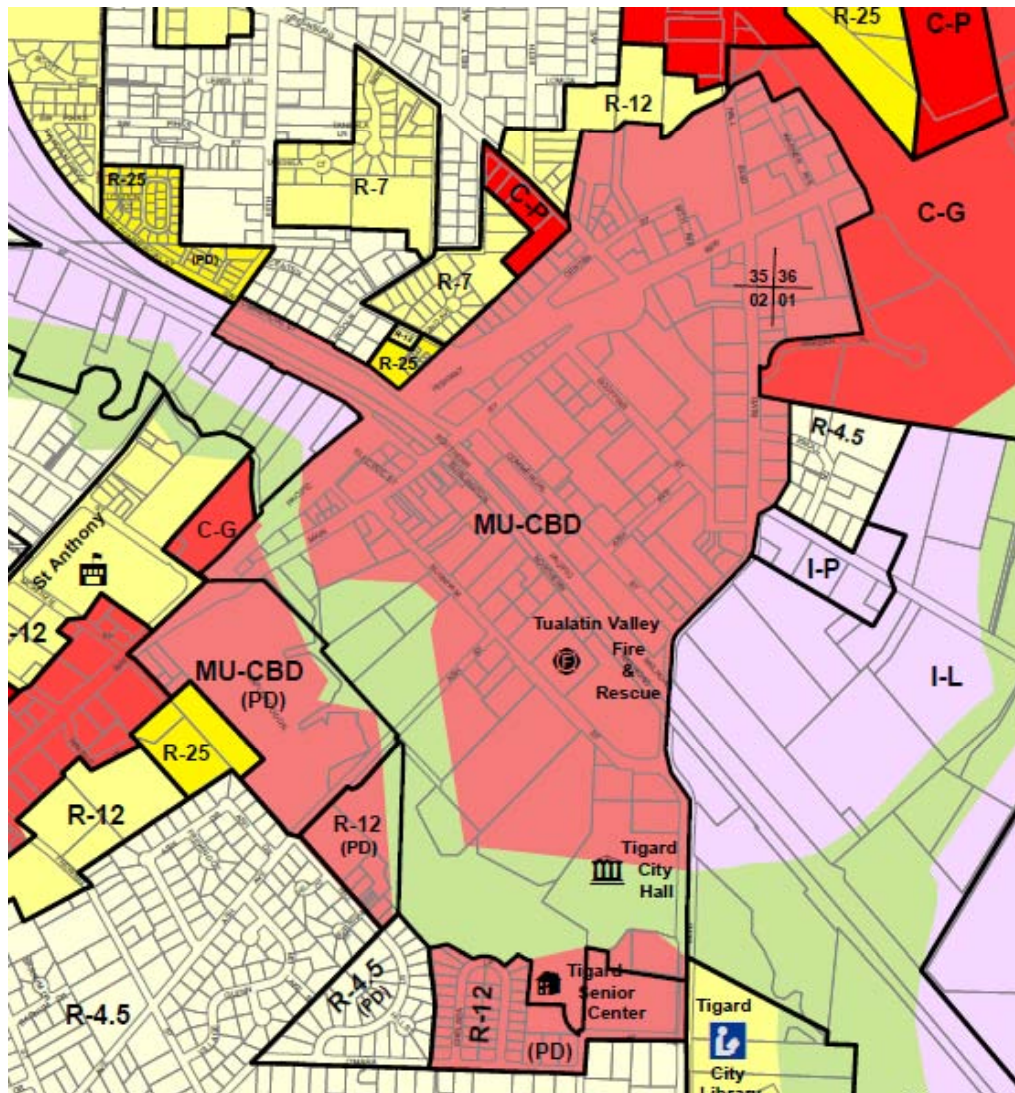


Existing Comp Plan Designation:
Central Business District

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**



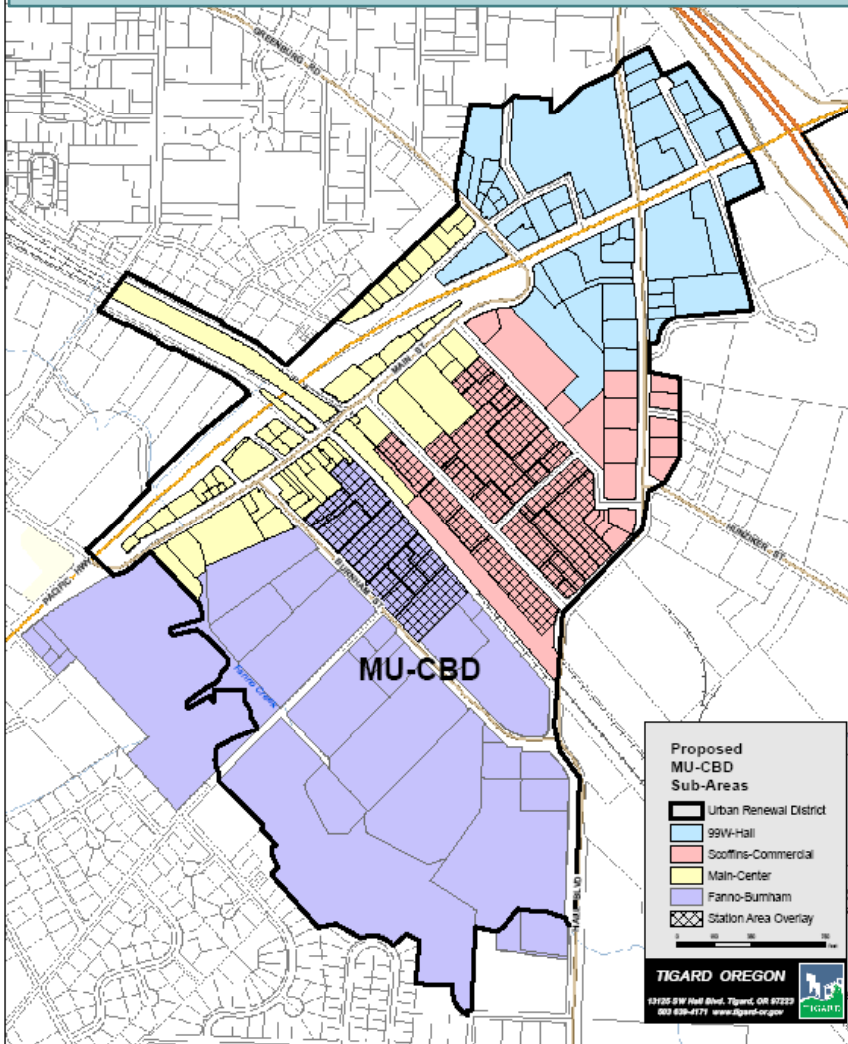
Meets Metro and State Requirements

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

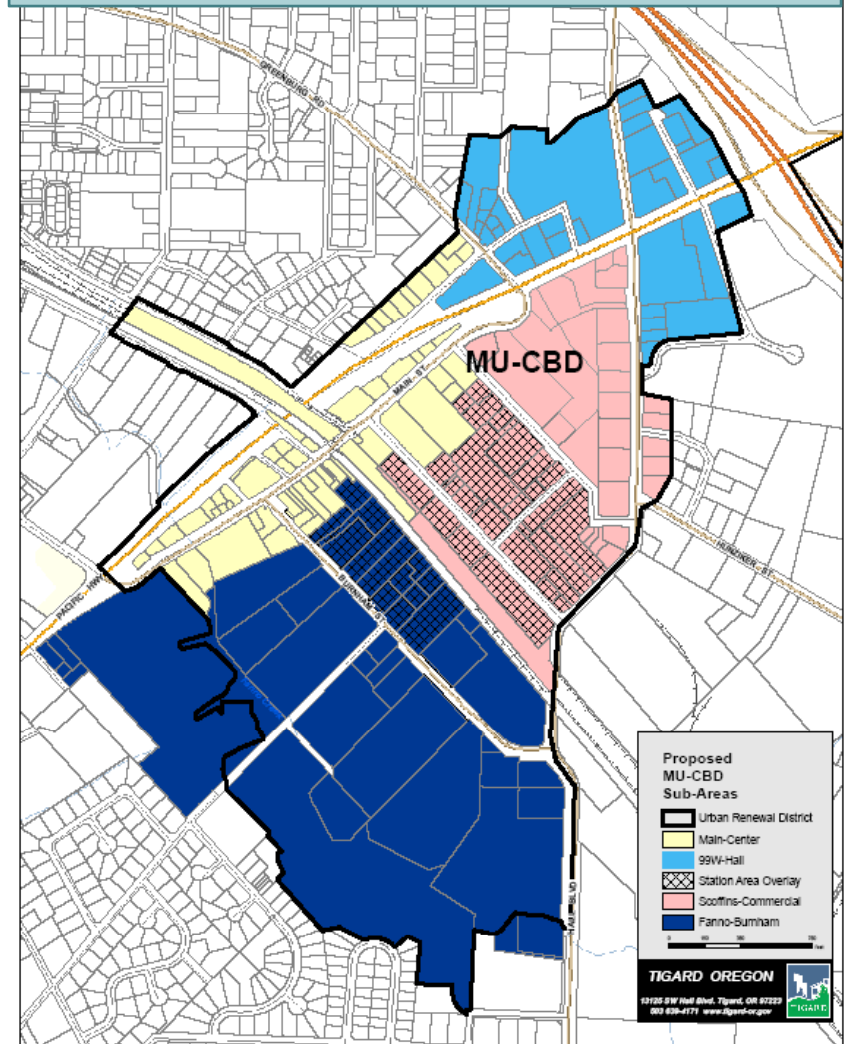
Changes since prior Planning Commission meeting

- **Discussions with ODOT on potential impacts of 8-story development in Hall/99W sub-area.**
- **Due to potential increases in trip generation, new proposal will revert to the maximum building heights permitted under the properties' *existing zoning* (80 feet for properties currently zoned CBD, 45 feet for properties currently zoned C-G and C-P.**
- **The boundaries of the Hall/99W sub-area were re-drawn to separate out the properties currently zoned CBD and those zoned C-G and C-P.**
- **The proposed front setback reduced from 10 feet to 5 feet.**
- **Changes incorporated into new draft 5.2.**

Original proposal



New proposal





Recommendation:

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