



NEIGHBORHOOD MIXED USE ZONING DISTRICT IMPLEMENTATION WORK SESSION

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Background

- In 2014, the City received an ODOT Transportation and Growth Management (TGM) grant for Comprehensive Plan implementation. As part of that process, four areas in the City were rezoned Neighborhood Mixed Use (NMU).
- The intent of the NMU zone was to serve as a commercial designation with an intensity between that of Community Commercial and Neighborhood Commercial.
- The NMU zone incorporates development standards that require development to be coordinated in the context of other surrounding development and to incorporate compact development form, including pedestrian and bicycle circulation.
- NMU allows for general retail within the zone, but requires that said retail be located within a 'Village Center'.

Village Center Designation

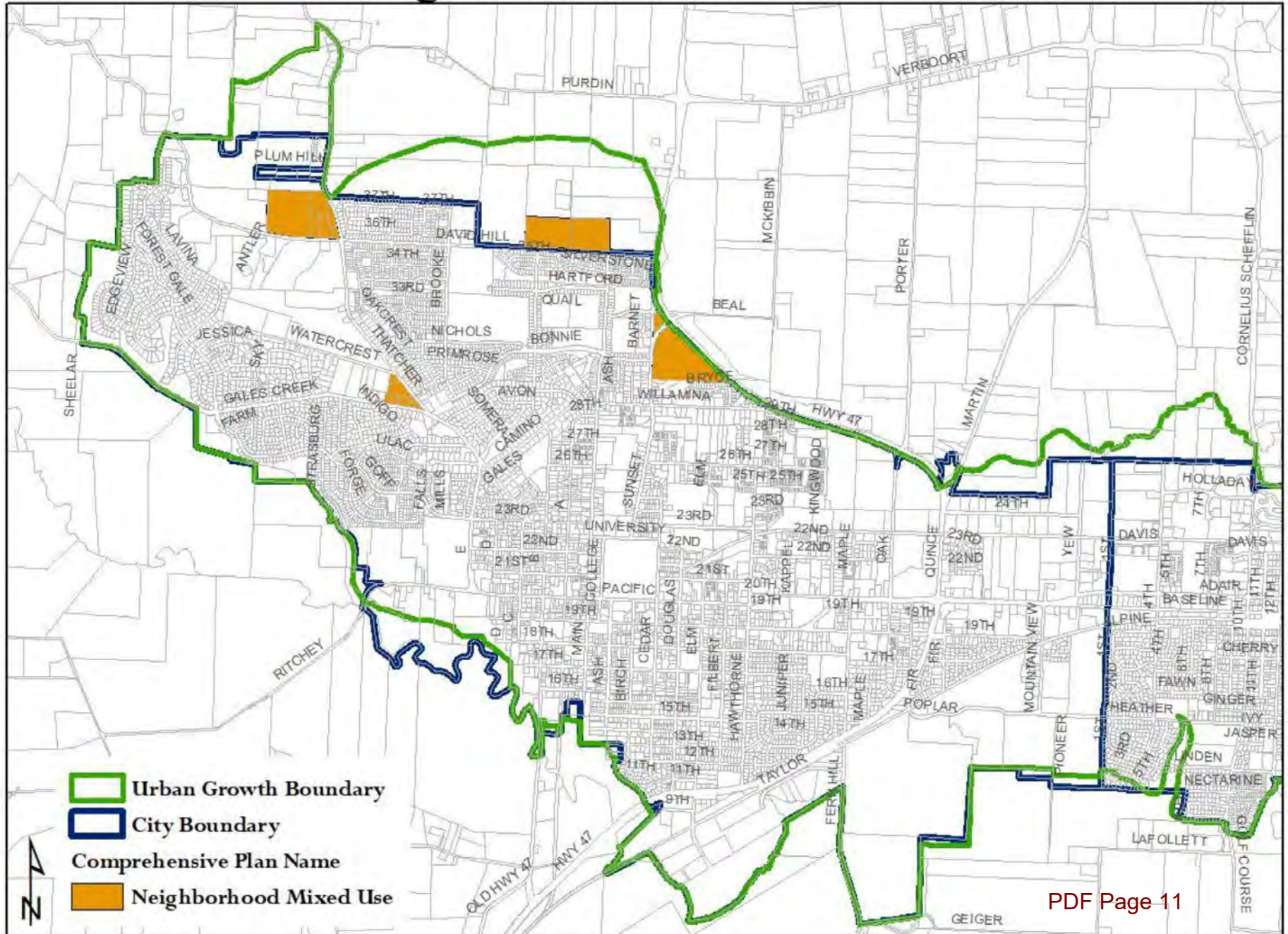
- Village Center designation is required for retail development. The Development Code does not define Village Center, or delineate a process by which an applicant may designate an area for Village Center.
- While not defined, the Development Code does provide context for what a Village Center should be. This includes a pedestrian scale environment, limitation on overall acreage, and uses that serve the immediately adjacent uses.
- It should be noted that the Code is intentionally discretionary to allow the City to have flexibility on the form of development, using broad parameters by which to evaluate a project in the NMU zone. This is intended to also give developers an opportunity to be creative in how to meet these performance metrics.
- Because the NMU zone was intended to both serve and be adjacent to residential neighborhoods, the flexibility in the development code is also intended to allow a multitude of approaches for mitigating potential impacts from commercial uses onto surrounding residential uses, while also maintaining an overall high quality of development.

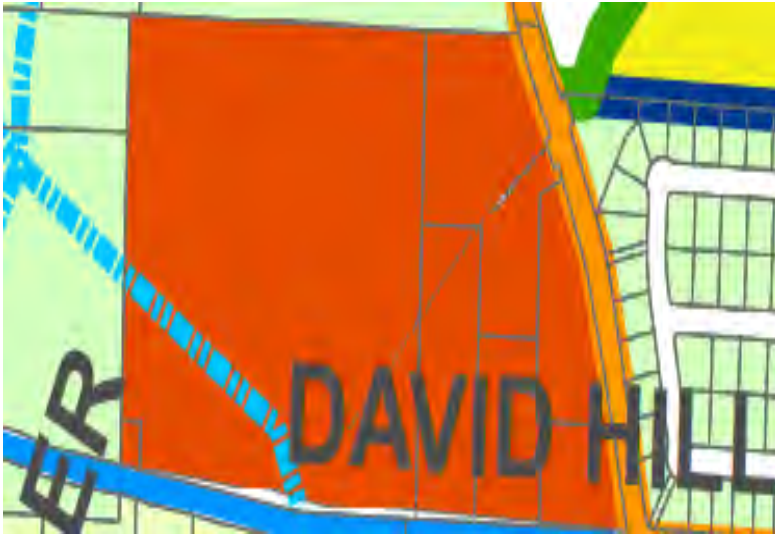


Village Center Implications

- Council recently denied a site review application because the proposed use was not located in a designated Village Center. This could be interpreted to mean that development of any of these four sites could not happen on an incremental basis, but must happen for the entire site. This would be problematic for areas with multiple parcels and multiple owners.
- The NMU zone was intended to avoid the requirement for all properties to develop together. However, this could be clarified with additional code language that provides a clearer direction for how Village Centers are delineated and how the discretionary standards are met.
- All four NMU-designated areas consist of multiple parcels. Two of the areas have multiple property owners. Descriptions of each area will follow.
- Based on the Council's decision, any single commercial project on any one parcel would have to be denied.

Neighborhood Mixed Use Areas

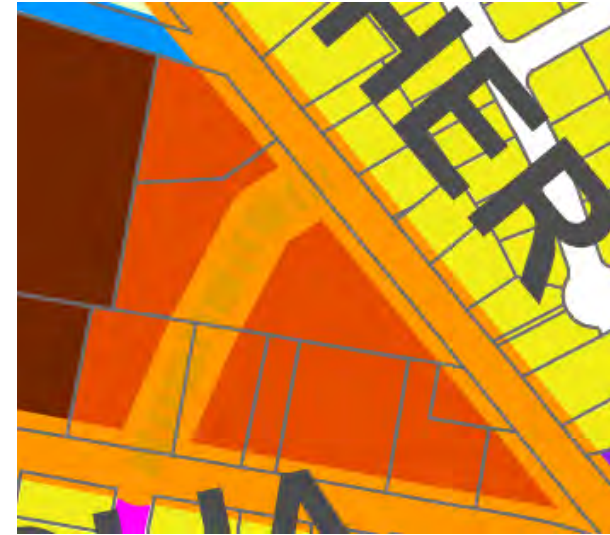




David Hill (West)

Six Parcels (29 acres)

Development will be further complicated due to topography, creek, and wetlands.



Gales Creek

Nine Parcels (6.7 acres)

Development will be further complicated due to the zone's irregular shape, limited area and proposed bisecting street.

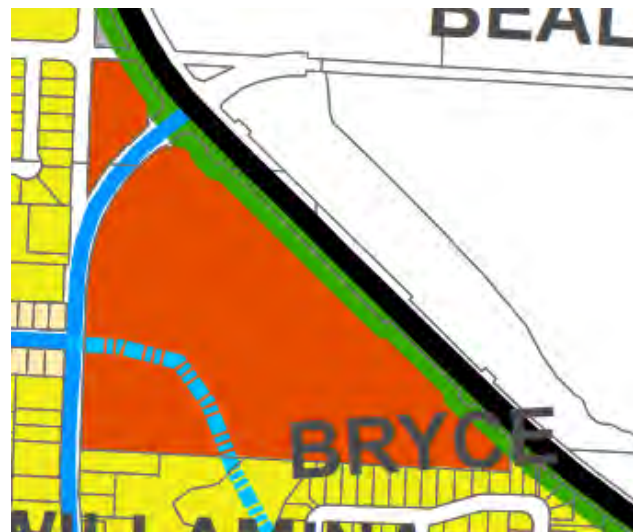


David Hill (East)

Two Parcels (26 acres)

Two property owners

Parcels are bisected by zone boundaries.



Davidson

Two Parcels (25 acres)

One property owner.

Potential Directions

1. Make no code changes. Code remains the same and applicant must show their site as a Village Center that meets all criteria.
2. Amend code to define Village Center, as well as provide a process for single-property development for parcels that wish to be considered Village Center.
3. Change from NMU to another zone within the code. (This may be difficult, due to the goals of the TGM project that was used to fund this project.)
4. Others?