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## MEMORANDUM

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TO: CITY LEADERS  
FROM: BOB ANDERSON; GLENN GRISDALE  
DATE: 11/30/18  
RE: NARRATIVE ON ZONING AMENDMENTS

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The following zoning modifications are being recommended to help promote the development / redevelopment of areas within the Woodville Mall ("Enclave") Great Eastern Overlay District and the Central Business District, and to address deficiencies that were found in several supporting sections of zoning code.

1. Section 1222- Subdivision Regulations
  - a. Created a new subsection 1222.08 regarding "Approval without a Plan" and moved the minor splits narrative here.
  - b. Added 1222.08 (A) (E) allowing for the Architectural Review Committee (ARC) or the city engineer to approve splits of parcels 5 acres or more located within the Great Eastern or the "Enclave" Overlay District. Providing for this flexibility will help save time and resources.
2. Section 1240.6- Definitions subsection
  - a. Updated section to include:
    - i. Definitions that the code referenced but we not defined properly or at all.
    - ii. Definitions that were better defined by other definitions.
    - iii. Definitions that reflected new land uses and best practices.
3. Section 1247- Architectural Review Committee
  - a. Updated section to include:
    - i. A change in membership and voting practices to reflect best practices.
    - ii. Deleted the provision allowing the ARC to exempt projects from design standards.
    - iii. Provide for the ARC to be the final authority in regards to project review ONLY for projects taking place on the Great Eastern / Enclave Overlay District. Providing for this flexibility will help save time and resources, and help to promote more aesthetically-pleasing developments, and many communities are using this technique. The ARC will only have the power to ensure projects in these areas are following the standards and guidelines that the planning commission developed.

4. Section 1250- Provisions Applicable to all Districts
  - a. Fences- corrected the language the guided fences. The current code provides guidance to the use of fences in residential, commercial and industrial districts, but not other district. The update makes the existing fence guides lines apply to all zoning districts.
  - b. Buffering and Landscape Requirements- updated to ensure buffering techniques are deployed to land uses to residential land uses that abut the Central Business District (CBD). Also corrected the existing code to ensure buffering of land uses around M1 and M2 are used.
  - c. Updated the Site Plan Requirements to:
    - i. The ARC to be the final approving authority for ONLY for projects taking place on the Great Eastern / Enclave Overlay District.
    - ii. Require additional details to be reviewed during the preliminary and final site plan review process.
    - iii. Reflect require the Planning, Zoning, and Economic Development Coordinator, not the Zoning Inspector, to be the primary task point person.
  
5. Section 1275- Central Business District
  - a. Updated the purpose of the section to better reflect its mission.
  - b. Updated and consolidated principally-permitted and conditional land uses to reflect best practices and empower the site plan for the “Enclave”.
  - c. Updated off-street parking to provide for shared parking on the Great Eastern / Enclave Overlay District footprint.
  - d. Update area requirements to guide lot coverages for single family residential land uses (the “Enclave” site plan encourages these land uses).
  - e. Updated the height restriction to sixty feet to reflect best practices. Oregon's C4 and C5 zoning sections also have the same height restriction and, according to the Fire Chief, modifying the restriction will not adversely impact the health and human safety of residents.
  - f. Updated the screening and buffering techniques between the CDB and residential uses
  - g. Updated the sidewalk requirements to provide for connectivity between buildings and sidewalk widths in residential areas (this will only apply to the Enclave site).
  - h. Updated the site plan review and design standard requirements to allow the ARC to be the final approving authority for ONLY for projects taking place on the Great Eastern / Enclave.
  - i. Added additional guidelines to Section 1275.13 (Great Eastern / Woodville Mall Overlay District).