



Forest Grove Code Text Amendments Staff Report and Recommendation

Community Development Department, Planning Division

REPORT DATE: September 25, 2020

HEARING DATE: October 5, 2020

REQUEST: Legislative amendments to the Forest Grove Development Code pertaining to the Neighborhood Commercial zoning district standards, legal noticing requirements, off-street parking, and miscellaneous minor amendments

FILE NUMBER: 311-20-000165-PLNG

PROPERTY LOCATION: Not applicable

LEGAL DESCRIPTION: Not applicable

APPLICANT: City of Forest Grove

APPLICABLE STANDARDS AND CRITERIA: City of Forest Grove Development Code:
§17.1.700 et. seq. *Legislative Land Use Decision*
§17.2.600 et. seq. *Development Code Text Amendment*

REVIEWING STAFF: James Reitz, AICP, Senior Planner
Dan Riordan, Senior Planner
Bryan Pohl, Community Development Director

RECOMMENDATION: Staff recommends approval of the proposed amendments listed in attached Exhibits A-D, as well as any revisions found appropriate by the Planning Commission.

I. BACKGROUND

The proposed amendments were developed in response to the failed Dollar General application in 2019. The site of the proposed store was in the Gales Creek Neighborhood Mixed Use (NMU) zoning district. Review of that application exposed the problems with attempting to develop a single site in an area that was intended for a more comprehensive design approach.

Recognizing the hurdles any subsequent single-site applicant would face in the Gales Creek NMU district, the Planning Commission and City Council directed staff to return with an alternative.

In January 2020, staff hosted an information-sharing meeting with the affected property owners in the Gales Creek NMU, to discuss what might come next. The consensus reached was that the NMU zoning provisions, and particularly the village center and planned development requirements, posed insurmountable hurdles to any new commercial development. The desire expressed by the attendees was for an approach that would allow additional commercial

development, but with more specific standards and a more certain (i.e., less discretionary) review process.

The attendees further agreed that only those sites located closest to the intersection need to be reserved for commercial use; the balance could be residential. Possible housing types and density were not discussed.

The Planning Commission met in a work session on July 20, 2020 to discuss various alternatives, and reached this consensus:

1. The commercial uses allowed in the NMU district are largely the same as those listed in the Neighborhood Commercial (NC) zoning district. As such, the Gales Creek NMU zoning could be replaced with an NC zoning designation.
2. The NC code has not been reviewed since it was adopted in 1980, and should be updated.
3. As the Gales Creek NMU is intended to provide neighborhood-scale commercial uses, the Zoning Map could be revised to reduce the area devoted to those uses. Furthermore, the City should review the adjacent High Density Residential area to the west and consider whether that designation was still appropriate.
4. The NMU code needs further refinement if it is to be successfully implemented.

This report addresses items 1 and 2 above. A separate report addresses the potential zoning map amendments noted in Item 3. Review of the NMU code (Item 4) will be initiated following final action on the first three items.

Also included in this report are proposed revisions to the public noticing requirements, off-street parking standards, and other minor "housekeeping" items.

Public notice of this proposal was provided:

- To the Department of Land Conservation and Development (DLCD) on August 28, 2020; and
- Published in the *News Times* on September 24, 2020. No comments have been received in response to these notices.

II. PROPOSED AMENDMENTS

Each exhibit listed below refers to a specific Development Code Article. Proposed new text in the exhibits is **bolded**, while text proposed to be deleted in the exhibits is ~~struck-through~~. Below are summaries of the proposed amendments.

Exhibit A: Article 1 - The *News Times* is now being published on Thursdays, but is oftentimes not delivered until Friday or even later. Because public hearings for the Planning Commission and City Council are held on Mondays, the 5-day minimum notice period for newspaper legal notice publication as stipulated in Development Code (DC) §17.2.610, §17.2.710 and §17.2.715 is no longer occurring. To ensure adequate public notice is provided, the amendment would increase the period to seven days, thus ensuring that notices are published well in advance of public hearings.

Exhibit B: Article 3 - These amendments are intended to update the Neighborhood Commercial (NC) zoning district standards. They would:

- a. Increase the allowable residential density to the same range as is currently allowed in the Gales Creek NMU zoning district. Residential uses in the NC zoning district would still be allowed *only* as part of a mixed use development; they could not be stand-alone uses.
- b. Replace the existing 2,000-square-foot commercial floor area cap with a 0.4:1 Floor Area Ratio (FAR). This method would allow a building to be sized proportionate to its site: larger site = larger building. To ensure that a building still retains its neighborhood scale however, the maximum building floor area would be capped at 10,000 square feet, regardless of site size.
- c. All setbacks would be reduced, to be more aligned with the setbacks in all other commercial zones. Buffer areas would still be required along the boundaries with abutting residential zoning districts.

Exhibit C: Article 4 - If the Gales Creek NMU zoning district is eliminated as per the proposed map amendments, then Article 4 needs to be amended to delete all references to it.

Exhibit D: Article 8 - The proposed amendments include the following:

- a. Correction of a typographical error.
- b. Encouraging joint access in all commercial zones, not just the Community Commercial zone. Fewer driveways allowed on a street reduces traffic conflicts.
- c. Revising the Change in Use off-street parking requirements for multi-tenant sites. Once constructed, such sites are generally built-out i.e., there simply is no area left available on-site for additional development. In addition, it is unrealistic to expect or require a tenant to somehow provide additional parking since renters do not own the property where their business is located. This amendment would remove that obligation.
- d. Revision of the parking stall length for head-in parking. The City has imposed a condition to reduce parking stall length on multiple projects over the years, provided that the abutting walkways and/or landscaped areas were enlarged by the same measure. This amendment would codify that practice.
- e. New design standards for the Neighborhood Commercial zoning district. Because the NC districts are surrounded by residential development, special care should be taken to ensure that commercial development is attractive and pedestrian-friendly; the existing design standards for commercial development are intended more for larger-scale projects common in the Community Commercial zoning district.

To provide developers a clear understanding of the City's expectations for a commercial building in a NC zone, these new design standards are proposed:

1. Window and door openings would comprise at least 75% of the front building façade. The intent of this provision is to make buildings more inviting to pedestrians, and improve visibility into and from inside, thus enhancing security.
2. To break up large building forms and wall surfaces, buildings would be required to incorporate a variety of materials, surface relief, and texture. Blank walls, especially those without windows, tend to look more like dressed-up warehouse facades.
3. The primary siding materials allowed (up to 65% of the façade) would include brick, stone, stucco, glass, and factory-finished metal.
4. The secondary siding materials allowed (up to 35% of the façade) would include poured concrete or concrete block, cement siding, wood, and standing metal seam.
5. Accent materials allowed (up to 5% of the façade) would include corrugated metal and glass blocks.
6. Certain siding materials would be prohibited, including vinyl and T1-11 plywood.

The intent of these standards would be to encourage a building façade like this ...

Primary Material up to 65% of façade.



Window and door openings spanning at least 75%
of the front building façade.
Pedestrian-level transparency.

Secondary Material up to 35% of façade.

... and to discourage a building façade like this:



- Minimal transparency.
- The primary siding material exceeds 65% of the façade.

III. APPROVAL CRITERIA AND FINDINGS

DC §17.2.630 *Review Criteria* lists two standards to be satisfied to adopt a text amendment:

- A. The text amendment is consistent with relevant goals and policies of the Forest Grove Comprehensive Plan; and**

Finding: Several of the proposed amendments would update the Development Code, correct typographical errors, codify existing practices, and clarify development requirements. These include amendments to §17.1.610, §17.1.710 and §17.1.715 pertaining to legal noticing requirements; §17.4.315 to remove a reference to a zoning district that is being eliminated;

§17.8.120 to correct a typographical error; and §17.8.135, §17.8.505 and §17.8.510 to update provisions pertaining to access and parking.

Finding: Since the Development Code serves as the principal tool for implementing the City's Comprehensive Plan, actions initiated under the Development Code are deemed consistent with the adopted Comprehensive Plan and applicable federal, state and regional laws.

Finding: Relevant goals and policies related to the proposed changes are addressed as follows:

Forest Grove Comprehensive Plan - Commercial Use Policies

Commercial Land Use Policy #9: Priority should be given to retrofitting single-use commercial and retail developments into walkable, mixed use areas.

Finding: New development in the Neighborhood Commercial zoning district would be more walkable and would encourage mixed use because the amendments would reduce building setbacks and would adopt pedestrian-friendly building design standards.

Commercial Land Use Policy #11: Provide standards for screening, access, location, circulation, parking, landscaping, density, and scale for both commercial and multi-family uses to reduce conflicts between adjoining uses and protect the livability of residents.

Finding: Because the maximum front yard setback in the NC zoning district would be reduced to 14 feet, parking for commercial buildings would have to be located to the side or rear, thus increasing car park screening. Existing buffering requirements for boundary areas between the NC and residential zoning districts would continue to provide screening and landscaping, thus reducing the potential conflicts between adjoining uses.

Commercial Land Use Policy #12: The Comprehensive Plan Map and corresponding zoning standards shall provide for commercial development opportunities serving newly developing areas in the City.

Finding: The current NC district Development Code standards have not been reviewed or updated since they were adopted in 1980. Updating those standards to reduce or eliminate setbacks, and increase the allowable floor area, may improve commercial development opportunities in the NC zoning districts which are located near newly developing areas of the city.

Commercial Land Use Policy #13: Require that proposed development along arterial streets make provision for limiting access to its site by sharing curb cuts with adjoining property at such time as the adjoining property is developed.

Finding: At present, this provision applies only to development in the Community Commercial zoning district. The amendment would extend this provision to developments in all commercial zones.

Commercial Land Use Policy #14: Improve adopted standards related to landscaping, access, signing, utility locations and building orientation which minimize the negative features of commercial strip development based on best practices.

Finding: The negative features of commercial strip development include buildings set back from the street with parking in front, and buildings separated from one another due to interior yard setback requirements, which discourages pedestrian travel between them. The proposal to establish a maximum front yard setback and eliminate interior yard setbacks in the NC zoning district would prohibit car parks in the front yard area and allow buildings to be located side-by-side, thus minimizing two of the negative features of commercial strip development.

B. The text amendment is consistent with relevant statewide and regional planning goals, programs and rules.

Finding: The City of Forest Grove Comprehensive Plan and implementing regulations have been acknowledged by the Oregon Department of Land Conservation and Development as being in compliance with Statewide Goals. Several of the proposed amendments would simply update and clarify processes and procedures, and correct typographical errors. As such, they are consistent with relevant statewide and regional planning goals, policies and rules.

Finding: Relevant statewide and regional goals and policies related to the proposed changes are addressed as follows:

Statewide Planning Goals

Goal 9 Economic Development - To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Finding: Revising the NC zoning district standards to reduce setbacks and allow for larger commercial buildings is intended to improve the ability to provide necessary support facilities based on current market forces and the location of the zones relative to the areas they serve.

Goal 10 Housing – To provide for the housing needs of citizens of the state.

Finding: Needed housing is documented in the Forest Grove Housing Needs Analysis adopted in 2019.

Finding: The Forest Grove Development Code in §17.3.320 (Table 3-10, Footnote 1) states that residential units are permitted in conjunction with a mixed-use development in the NC [Neighborhood Commercial] zoning district, currently at a minimum density of 3.48 and maximum density of 4.35 dwelling units per net acre (DUA) which is proposed to be increased to 6.97 and 8.71 DUA respectively. Furthermore, multifamily units are classified as an outright permitted use in the NC zone. Since residential units will continue to be allowed in the NC zone, the NC zone complies with and supports Goal 10.

Finding: The City's Housing Needs analysis shows a demand for 3,682 housing units, including multifamily units as allowed in the NC zoning district. Land designated NC could

accommodate some of this housing demand since multifamily units are permitted in the NC zoning district.

Metro

Urban Growth Management Functional Plan

Finding: Metro Urban Growth Management Functional Plan Title 1 addresses housing capacity within the Metro boundary. The NC zoning district standards, as amended, would continue to allow housing in conjunction with mixed-use developments. Therefore, the proposed amendments continue to support Title 1.

Finding: Metro Urban Growth Management Function Plan Title 7 addresses housing choice. The NC zoning district standards, as amended, would allow housing in conjunction with mixed-use developments. Therefore, the proposed amendments continue to support Title 7.

Furthermore, the NC zoning district standards, as amended, would continue to allow multifamily housing, including affordable housing in conjunction with mixed use developments. This is consistent with Title 7, §3.07.730 (Requirements for Comprehensive Plan and Implementing Ordinance Changes). This conclusion is based on the fact that the NC zoning district allows needed housing and does not preclude dispersed affordable housing within the Forest Grove city limits consistent with Title 7, §3.07.730(a) through (c).

Finding: Metro Urban Growth Management Function Plan Title 6 pertains to specific commercial classifications including Centers, Corridors, Station Communities and Main Streets. The NC commercial/mixed-use zoning district does not apply to Centers, Corridors, Station Communities and Main Streets. Therefore, Title 6 is not applicable to the proposed Development Code Amendments.

Metro Regional Framework Plan

Finding: The Metro Regional Framework Plan's 2040 Growth Concept addresses Regional Centers, Town Centers, Station Communities, Corridors and Neighborhoods. The NC zoning district does not apply to the Forest Grove Town Center, Commercial Corridor or residential neighborhoods. Therefore, the 2040 Growth Concept is not applicable to the proposed Development Code Amendments.

Finding: The Metro Regional Framework Plan Land Use Policy 1.3 pertains to affordable housing opportunities in the region. The NC zoning district standards, as amended, would continue to allow residential uses, including affordable housing, in conjunction with mixed-use developments. Therefore, the proposed Development Code amendments continue to support Policy 1.3.

IV. ALTERNATIVES

The Planning Commission may recommend that the City Council approve the proposals as submitted, approve them with modifications, or the Commission may continue deliberations to a date certain.

V. RECOMMENDATION

Based on the findings above, staff recommends approval of the proposed amendments listed in attached Exhibits A-D, as well as any revisions found appropriate by the Planning Commission.

VI. LIST OF EXHIBITS

The following exhibits were received, marked, and entered into the record as evidence for this application at the time this staff report was written. Exhibits received after the date of this report will be marked beginning with the next consecutive letter and will be entered into the record at the time the public hearing is opened, prior to oral testimony.

Exhibit A	Article 2 Land Use Reviews Amendments
Exhibit B	Article 3 Zoning Districts Amendments
Exhibit C	Article 4 Overlay Districts Amendments
Exhibit D	Article 8 General Development Standards Amendments
Exhibit E	PowerPoint

EXHIBIT A – ARTICLE 1 AMENDMENTS

EXHIBIT B – ARTICLE 3 AMENDMENTS

EXHIBIT C – ARTICLE 4 AMENDMENTS

EXHIBIT D – ARTICLE 8 AMENDMENTS

ORDINANCE NO. 2020-
EXHIBIT A – ARTICLE 1 AMENDMENTS
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TYPE III PROCESS - QUASI-JUDICIAL LAND USE DECISIONS

17.1.610 NOTICE

Notice of the public hearing on Type III applications shall be provided in accordance with the provisions of ORS 197.763 and as follows:

- A. Notice shall be published in a newspaper of general circulation at least ~~five (5)~~ **seven (7)** days before the hearing.

TYPE IV PROCESS – LEGISLATIVE LAND USE DECISION

17.1.710 NOTICE OF TEXT AMENDMENTS

Notice of the Planning Commission and City Council hearings on a proposed amendment to the text of the Comprehensive Plan or Development Code shall be provided as follows:

- A. By publication of a notice giving the time, date, place, and purpose of the hearing in a newspaper of general circulation within the City not less than ~~five (5)~~ **seven (7)** days prior to the date of the hearing;

17.1.715 NOTICE OF MAP AMENDMENTS

Notice of quasi-judicial amendments to the Comprehensive Plan Map or Zoning Map shall be provided in accordance with the notice provisions for Type III decisions. Notice of the Planning Commission and City Council hearings on legislative amendments to the Comprehensive Plan Map or Zoning Map shall be provided as follows:

- A. By publication of a notice giving the time, date, place and nature of the proposed legislative map amendment in a newspaper of general circulation within the City not less than ~~five (5)~~ **seven (7)** days prior to the date of the hearing;

**ORDINANCE NO. 2020-
EXHIBIT B – ARTICLE 3 AMENDMENTS**

(New text is indicated by **bold - underline** and text being deleted is ~~struck through~~)

COMMERCIAL AND MIXED USE ZONES

§ 17.3.320 USE REGULATIONS

Refer to Article 12 for information on the characteristics of uses included in each of the Use Categories.

- A. Permitted Uses.
- B. Limited Uses. Uses that are allowed subject to specific limitations are listed in Table 3-10 with an “L”. These uses are allowed if they comply with the limitations listed in the footnotes to the table and the development standards and other regulations of this Code.

TABLE 3-10: Commercial and Mixed Use Zones Use Table

USE CATEGORY	NC	CC	NMU
<u>RESIDENTIAL</u> Household Living	L ^[1]	L ^[2]	P/L ^[14]

P = Permitted L = Limited C = Conditional Use N = Not Permitted

Footnotes:

[1] Residential units are permitted in conjunction with a mixed-use development in the NC zone, at a minimum density of ~~3-48~~ **6.97** and a maximum density of ~~4-35~~ **8.71** dwelling units/net acre.

§ 17.3.330 COMMERCIAL AND MIXED USE ZONE DEVELOPMENT STANDARDS

B. Development Standards

Development standards for the NC, CC and NMU zones are summarized below:

TABLE 3-11: Commercial Zones Dimensional Requirements

STANDARD	NC	CC	NMU
Maximum Use Size ^[4]	2,000 square feet <u>FAR of 0.4:1</u> ^[1]	No maximum	No maximum
Minimum Lot Size	5,000 square feet	5,000 square feet	No minimum ^[5]
Minimum Lot Width	50 feet	50 feet	No minimum ^[5]
Minimum Lot Depth	100 feet	None	No minimum ^[5]
Minimum Setbacks ^[2]			No minimum ^[5]
- Front	14 feet <u>None</u>	None	No minimum ^[5]
- Interior Side	5 feet <u>None</u>	None	No minimum ^[5]
- Corner (street side)	14 feet <u>None</u>	None	No minimum ^[5]
- Rear	15 feet <u>None</u>	None	No minimum ^[5]
Maximum Setback	20- <u>14</u> feet	See footnote [3]	No minimum ^[5]
Maximum Building Height ^[4]	35 feet	45 feet	35 feet 45 feet ^[6]

Minimum Landscaped Area	15% of site	15% of site	No minimum ^[5]
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Footnotes:

- [1] ~~Individual uses in the NC zone are limited to a maximum gross floor area of 2,000 square feet by right. Uses larger than 2,000 square feet required conditional use permit approval.~~
Gross floor area per site is capped at 10,000 square feet.
- [2] ~~New development in the NC and CC zones is subject to Design Review and the Screening & Buffering standards in Article 8. Side or rear yard setbacks ~~may be~~ **are** required where the **NC or CC** zone abuts a Residential zone, **pursuant to §17.8.425**. The need for a side or rear yard setback to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process.~~

ORDINANCE NO. 2020-
EXHIBIT C – ARTICLE 4 AMENDMENTS
(New text is indicated by **bold - underline** and text being deleted is ~~struck through~~)

MIXED USE PLANNED DEVELOPMENT

17.4.315 MUPD DEVELOPMENT STANDARDS

C. Residential Density.

TABLE 4-1: Residential Density

NMU Zoned Area	Minimum Density	Target Density	Maximum Density
Area 1 - David Hill	9.60 units/net acre	12 units/net acre	13.80 units/net acre
Area 2 - Gales Creek	6.97 units/net acre	8.71 units/net acre	17.02 units/net acre
Area 3 <u>2</u> - Davidson	9.60 units/net acre	12 units/net acre	13.80 units/net acre
Area 4 <u>3</u> - East David Hill Rd	9.60 units/net acre	12 units/net acre	13.80 units/net acre

F. Village Center.

6. Within Area ~~3~~ 2 (Davidson), the maximum building footprint is 50,000 square feet. One tenant in Area ~~3~~ 2 may occupy up to 50,000 square feet of gross floor area. Multiple tenants in a single building are allowed.

TABLE 4-2: Commercial/Institutional Uses within the Village Center

NMU Zoned Area	Minimum Square Footage	Maximum Square Footage
Area 1 - David Hill/Nixon	None	15,000 SF Gross Floor Area
Area 2 - Gales Creek	None	25,000 SF Gross Floor Area
Area 3 <u>2</u> - Davidson	25,000 SF Gross Floor Area	130,000 SF Gross Floor Area ¹
Area 4 <u>3</u> - East David Hill Rd	10,000 SF Gross Floor Area	150,000 SF Gross Floor Area ²

1. Maximum building footprint is 50,000 square feet.

2. Maximum building footprint is 50,000 square feet.

ORDINANCE NO. 2020-
EXHIBIT D – ARTICLE 8 AMENDMENTS

*(New text is indicated by **bold - underline** and text being deleted is ~~struck-through~~)*

ACCESS AND CIRCULATION

17.8.120 MINIMUM ACCESS REQUIREMENTS FOR RESIDENTIAL USES

- C. Service Drives for Multi-Family Dwellings shall be fully improved with hard surface pavement with a minimum width of:
1. 12 feet when accommodating one-way traffic, or
 2. 20 feet when accommodating two-way traffic.

In no case shall the design ~~or~~ **of** said service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street.

17.8.135 SPECIAL ACCESS-EGRESS PROVISIONS

- C. Joint Access in ~~the Community~~ Commercial Zones. If feasible, joint access and the provision of reciprocal easements shall be required as a condition of issuing a building permit in **all** the ~~Community C~~ commercial (CC) zones.

OFF-STREET PARKING AND LOADING

17.8.505 APPLICABILITY

- C. Change of Use. When an existing structure is changed from one use to another as listed in this section, the following provisions shall apply:
1. If the parking requirements for each use are the same, no additional vehicle parking shall be required;
 2. **Except in multi-tenant buildings or complexes with shared parking facilities, ~~W~~ where a change results in an intensification of use in terms of the number of vehicle parking spaces required, additional vehicle parking spaces shall be provided in an amount equal to the difference between the number of spaces required for the existing use and the number of spaces required for the more intensive use;**

17.8.510 GENERAL PROVISIONS

- G. Standards of Measurement. Except as otherwise defined in this code, “one standard parking space” means a parking stall of nine (9) feet in width and eighteen (18) feet in length. To accommodate compact cars more efficiently, up to 50% of the available parking spaces may have a minimum dimension of eight (8) feet in width and sixteen (16) feet in length so long as they are identified as compact car stalls and are not readily accessible to large cars. **Head-in or angled parking spaces abutting walkways or landscape areas shall be shortened by one and one-half (1.5) feet and the walkway or landscape area increased**

by the same measure. No wheel stops shall be required on these spaces.

BUILDING DESIGN AND DEVELOPMENT STANDARDS

17.8.710 STANDARDS

- A. Multi-Unit Development
- B. **Community** Commercial and Mixed Use Zones
- C. Town Center Districts
- D. Institutional Development not in the Institutional Zone
- E. Historic Districts
- F. Single-Family and Duplexes
- G. Institutional Zone Design Standards
- H. Neighborhood Commercial District**

1. Building Form

- a. **All flat-roofed buildings shall have a decorative cornice at the top of the building (parapet)**
- b. **All rooftop mechanical equipment shall be screened from view of the public right-of-way and pedestrian routes.**
- c. **Buildings shall have an entrance facing the street.**
- d. **Building facades adjacent to sidewalks or pedestrian connections must include weather protection canopies or awnings along at least 50% of the length of the ground floor façade.**
- e. **Window and door openings shall comprise at least 75% of the front building façade of the ground floor as measured from 2 feet above the sidewalk to 12 feet above the sidewalk.**
- f. **To improve the appearance of the facade and allow for natural surveillance of the car park, non-street facing facades with customer entries shall have pedestrian level transparency between the heights of 2 and 12 feet for 40% of the wall area within 30 feet of the entry.**
- g. **Entry doors on the main floor façade shall contain windows equivalent in size to at least 50% of door surface area.**
- h. **Storefront glazing shall be transparent. Reflective, opaque or tinted glazing is prohibited.**
- i. **Storefront glazing with divided lights shall be limited to transom windows only.**

2. Exterior Materials

- a. **To break up large building forms and wall surfaces, buildings shall incorporate a variety of materials, surface relief, and texture. Each facade visible from the street shall be a combination of materials as per Table 8-8 below.**

Table 8-8
Building Material Standards within the Neighborhood Commercial District

- i. Buildings shall utilize primary materials for no less than 65% of each building façade area.
- ii. Secondary materials are prohibited as the primary cladding on building facades and shall not be allowed on more than 35% of each building façade area.
- iii. Accent materials are permitted on no greater than 5% of each façade area as trims or accents (e.g. flashing, projecting features, ornamentation, etc.)

<u>Full brick or brick veneer</u>	<u>P</u>
<u>Stone or masonry</u>	<u>P</u>
<u>Stucco</u>	<u>P</u>
<u>Glass (transparent, spandrel)</u>	<u>P</u>
<u>Factory finished or naturally finished flat, profiled, fluted or ribbed metal ^[1]</u>	<u>P</u>
<u>Other materials as approved by the Community Development Director or Planning Commission</u>	<u>P/S</u>
<u>Finished wood, wood veneers, and wood siding</u>	<u>S</u>
<u>Standing seam metal ^[1]</u>	<u>S</u>
<u>Concrete blocks with integral color (ground, polished or glazed finishes)</u>	<u>S</u>
<u>Concrete (poured in place or precast)</u>	<u>S</u>
<u>Fiber reinforced cement siding and panels</u>	<u>S</u>
<u>Ceramic tile</u>	<u>S</u>
<u>Concrete blocks with integral color (split face finished)</u>	<u>A</u>
<u>Corrugated metal</u>	<u>A</u>
<u>Glass block</u>	<u>A</u>
<u>Vegetated wall panels or trellises</u>	<u>A</u>
<u>Vinyl siding</u>	<u>N</u>
<u>T1-11 plywood</u>	<u>N</u>
<u>Wood, asphalt or cement shingles</u>	<u>N</u>
<u>Exterior Insulation Finishing System (EIFS) or Dryvit</u>	<u>N</u>
<u>Awnings of metal, glass or natural canvas fabrics</u>	<u>P</u>
<u>Awnings of vinyl, synthetic fabric, plastic or that are backlit</u>	<u>N</u>
<u>Wood fences (painted), wire, or ornamental metal panel fences</u>	<u>P</u>
<u>Plastic or vinyl fencing</u>	<u>N</u>
<u>Chain link fencing</u>	<u>N</u>

P = Primary Material
A = Accent Material

S = Secondary Material
N = Not Permitted

Footnotes:

[1] Metals shall be of a size, thickness and detailing that will remain free of visual defects and visual distortion.

3. Safety

- a. Security gates or bars on windows or doors are prohibited along ground floors of commercial buildings, excluding loading and storage areas.**
- b. Motion-activated lighting is prohibited along building facades that front onto public rights-of-way.**
- c. Public access shall be provided to all commercial uses that provide plazas or courts intended for food and beverage uses.**
- d. Car parks or roadways shall not be gated or secured (excluding loading and storage areas).**

EXHIBIT E – POWERPOINT SLIDES



Development Code Update

Neighborhood
Commercial Zoning
District and
Miscellaneous
Amendments

James Reitz, AICP
Senior Planner 10/05/20

Background

1. The City Council requested alternatives for the Neighborhood Mixed Use (NMU)-designated area located at the Thatcher Road / Gales Creek Road intersection.
2. The Planning Commission held a work session on July 20 to discuss alternatives.
3. The consensus of the PC was that the NMU designation should be replaced in part with a Neighborhood Commercial (NC) designation.
4. The NC standards have not been reviewed since 1980, and were overdue for an update, including potential building design standards specific to the zone.
5. Other Development Code “housekeeping” amendments are included in this update.

Proposed Changes

Based on the Commission's discussions, the proposal would update the NC zoning district standards by:

1. Reducing setbacks so that buildings could be located closer to the street and closer to other buildings in the district, much the same as in all other commercial zoning districts.
2. Adopt a Floor Area Ratio of 0.4:1, with a 10,000-square-foot floor area cap per site.
3. Increase residential density from 4.35 DUA (a single-family detached density) to 8.71 DUA (which would match the existing Gales Creek NMU density).
4. Residential development in the NC zone would still be allowed only in a mixed use project.
5. Notice of these proposals was sent to all property owners in the Gales Creek NMU and existing Neighborhood Commercial zoning districts.

Proposed Design Standards

For a commercial building in a NC zone, these new design standards are proposed:

1. Window and door openings would comprise at least 75% of the front building façade.
2. To break up large building forms and wall surfaces, buildings would incorporate a variety of materials, surface relief, and texture.
3. The primary siding materials allowed (up to 65% of the façade) would include brick, stone, stucco, glass, and factory-finished metal.
4. The secondary siding materials allowed (up to 35% of the façade) would include poured concrete or concrete block, cement siding, wood, and standing metal seam.
5. Accent materials allowed (up to 5% of the façade) would include corrugated metal and glass blocks.
6. Certain siding materials would be prohibited, including vinyl and T1-11 plywood.

The next slide shows a building that would be in compliance with the above standards, followed by two slides showing buildings that would not comply with the proposed standards, but that would comply with current commercial zone building standards.

This would be compliant...

Primary Material up to 65% of façade.



Window and door openings spanning at least 75% of the front building façade.
Pedestrian-level transparency.

Secondary Material up to 35% of façade.



This building would not ...



- Perhaps 20% transparency, currently permitted if the gross floor area is less than 5,000 s.f.
- The primary siding material exceeds 65% of the façade.
- A mix of materials is not required (in this example, the masonry trim would not be required).

Nor would this building.



- Minimal transparency.
- The primary siding material exceeds 65% of the façade.

Other Text Amendments

Proposed “housekeeping” amendments include:

1. Increasing the public noticing requirement for newspaper publication.
2. Encouraging joint access driveways in all commercial zones, not just in the Community Commercial (CC) zone.
3. Removing the requirement to provide additional parking based on an ever-changing tenant mix in a multi-tenant development.
4. Reducing the length of a head-in parking stall when the stall is adjacent to a walkway or landscape area.

Recommendation

Staff recommends that the Planning Commission endorse the proposed amendments and forward them onto the City Council with a positive recommendation.