

MEMORANDUM
Proposed Milne Trust Plan Map Amendment
CITY COUNCIL REMAND

HEARING DATE: March 8, 2021

MEMO DATE: February 25, 2021

TO: Gresham Planning Commission

FROM: Ken C. Onyima, AICP, Senior City Planner

FILE NUMBER: PMA 19-26000311

PROPOSAL: The proposal is for a Plan Map Amendment from General Industrial (GI) to Corridor Mixed Use (CMU) for Tax Lot 01000 Section 1S3E05D comprising a total of 8.26 acres.

APPLICANT: James C. Milne Trust

REPRESENTATIVE: Peter Finley Fry

LEGAL DESCRIPTION: Section 1S3E05D Tax Lot 01000

LOCATION: NW corner of NW Division Street and Birdsedale Avenue

EXHIBITS: A. Vicinity Map
B. Applicant's Narrative including:
i. Cover Letter
ii. Response to City Council
C. Fire Dept Comments

RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of this Plan Map Amendment to the City Council based on the finding that the applicant has satisfied the items of remind.

I. BACKGROUND INFORMATION

A. DESCRIPTION OF PROPOSAL AND HISTORY

The proposal would change 8.26 acres from the current land use designation of General Industrial (GI) to Corridor Mixed Use (CMU). The GI designation generally allows for industrial type uses, limited commercial uses and certain Institutional uses under the Special Use Review. The CMU designation primarily allows moderate density, multi-family residential uses, small scale commercial uses, mixed-use developments, and Institutional uses under the Special Use Review.

The property is located at the NW corner of NW Division Street and NW Birdsdale Ave. It is currently undeveloped and covered with vegetation. The site is bordered by LI designated properties to the north and west. NW Birdsdale forms the eastern border and NW Division Street forms the southern border. The property to the east is designated CMU while that to the south is designated Corridor Multi-family (CMF).

The subject site is partly designated Employment Land in the Title 4, Industrial and Other Employment Areas map published October 2014 (Exhibit C).

The applicant has pointed out that the proposed change in designation is being pursued in order to allow the development of the site with uses allowed under the CMU district including multi-family residential and commercial uses.

The Planning Commission recommended approval of this proposed PMA to the City Council following a hearing on October 14, 2019. At the hearing before City Council on November 19, 2019, the council remanded the proposal to the Planning Commission to address three specific policies where the council felt that additional findings were required. These are:

Section 10.310 Land Use Policy;
Section 10.313 - Industrial Land Use Policy;
Section 10.335 - Fire and Police Protection.

Members of City Council also expressed concern regarding the balance between single-family and multi-family development.

B. EXECUTIVE SUMMARY

The proposed Corridor Mixed Use (CMU) designation meets all three City Council items of remind that form part of the City's criteria for Plan Map amendment.

The properties to the east and south of the site have designations that allow multi-family residential development and some commercial development similar to those allowed under the CMU district.

The subject property is poorly suited for industrial use due to access limitations and slopes exceeding those marketable for industrial users.

II. APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES

- | | | |
|----|----------------------|--|
| A. | Section 11.0204 | Type III Procedures |
| B. | Section 11.0101 | Development Permit Application |
| C. | Section 11.0213-0214 | Referral and Review of Development Permit |
| D. | Section 12.0000 | Community Development Plan Map
Amendments |

III. APPLICABLE COMMUNITY DEVELOPMENT PLAN POLICIES

- | | | |
|----|----------------|----------------------------|
| A. | Section 10.014 | Land Use Planning |
| B. | Section 10.313 | Industrial Land Use |
| H. | Section 10.335 | Fire and Police Protection |

IV. FINDINGS

Staff adopts the findings of the applicant that the proposed Plan Map Amendment is consistent with all three applicable policies of the Gresham Community Development Plan as indicated in the applicant's findings in Exhibit B(ii).

The City's residential and commercial land use policies would be promoted because the proposed change in designation supports an existing adjacent urban residential use while putting to use an otherwise underutilized property.

The concern about the balance between single-family detached and multi-family attached residences is not warranted because the proposal is not meant to increase the supply of one type of residential use to the detriment of the other. The CMU district does not allow detached residential uses neither does the GI district.

The memo from the fire department also states that the additional residential properties will not dramatically impact the abilities to serve our citizens in the same manner and near the same response level standards currently accepted throughout the rest of the service area.

VI. CONCLUSION

The proposed Plan Map amendment is consistent with the remanded applicable criteria and policies of the Community Development Plan, as indicated by findings contained in this report and in Exhibit B(ii).

VII. RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of this Plan Map Amendment to the City Council.

End of Staff Report