

Commentary is for information only.
Proposed new language is double-underlined.
Proposed deleted language is ~~stricken~~.

CB XX-XX

ORDINANCE NO.

AN ORDINANCE _____

THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:

Section 1. Section 7.0003, Development Code, is amended as follows:

Proposed Amendment	Commentary
<p>Section 7.0003 Applications An application for Design Review is subject to the highest possible level of review, given the thresholds for different reviews described below. Design Review A is the lowest level; Design Review E is the highest level Design Review. For uses not listed in this section, the Manager shall determine which level of Design Review is appropriate. ***</p> <p>D. Design Review D. Design Review D is a Type II review and is subject to a pre-application conference. Design Review D is a review by the manager. The following are Design Review D, When they are greater than the thresholds in 7.0003(A) – (C) and not subject to Design Review E. ***</p> <p><u>10. In a Design District, new structures or additions subject to a DR-E, but using all clear and objective standards.</u></p> <p>E. Design Review E. Design Review E is a Type III review and is subject to a pre-application conference. Design Review E is a review and decision by the Design Commission for applications within a Design District where clear and objective standards and discretionary guidelines have been established and that meet the following thresholds:</p> <ol style="list-style-type: none"> 1. Developments that include residential developments with five (5) or more units if the proposal is adjacent to LDR-5, LDR-7, TR, TLDR, DRL-1, or DRL-2, LDR-PV and LDR-SW districts or within TLDR, DRL-1 or DRL-2 <u>and where the use of at least one discretionary standard is proposed.</u> 2. Developments that include ten (10) or more residential units if the proposal is adjacent to land use districts not specified in (1) above <u>and where the use of at least one discretionary standard is proposed.</u> 	<p><i>Applications normally categorized as a DR-E, but proposing all clear and objective standards will be reviewed by staff. No public hearing will be required. This change will not alter design standards; only process.</i></p> <p><i>Clarification resulting from amendment to Section 7.0003.D.10.</i></p>

Proposed Amendment	Commentary
<p>3. Mixed-use, commercial, or institutional developments with either 10,000 square feet of new floor area (20,000 square feet in the Corridor Design District) or 50 feet of new building frontage on a street including new buildings or additions to existing buildings <u>and where the use of at least one discretionary standard is proposed.</u></p> <p>4. Development projects that propose to use the discretionary track <u>more than three discretionary standards</u>, regardless of scale.</p> <p>***</p>	<p><i>Clarification.</i></p>