



STAFF REPORT

Date:	October 7, 2019
Applicant:	City of Adair Village
Nature of Application(s):	Comprehensive Plan Map Amendment
Applicable Criteria:	Section 2.700 Amendments Section 3.200 Type of Decision Section 3.510 Quasi-Judicial PH Procedures
Property Location:	Benton Co. Tax Assessor's Map 10-4-30D Lot 400 7115 NE Vandenberg Avenue, Corvallis, OR
Current Comp. Plan Designation:	Public – P
Proposed Comp. Plan/Zoning:	Commercial – Village Center (C-1)
Staff Contact	Patrick Depa, Associate Planner

BACKGROUND

The City will be conducting public hearings to consider an amendment to the existing comprehensive plan map. Concurrently, the City will be conducting public hearings to initiate the annexation of the same subject property described above and shown on the included map. The subject property is owned by the City of Adair Village and encompasses 6.1 acres (see attached map and legal description).

The property is mostly vacant but currently has a single structure located at the south end of the site which is accessed off of NE Vandenberg Avenue. The City's Comprehensive Plan identifies the subject property for development as Public, the city is proposing the property have a Comprehensive Map classification of Commercial.

The Comprehensive Plan map amendment is before you first for consideration, prior to the annexation, so if the Planning Commission and City Council concur that the decision criteria has been met and believe it would be appropriate to adopt the proposed map amendment, then the proposed annexation could be adopted and bought in as commercial zoning rather than public.

The City's intent for this parcel is for future development of a commercial core village center as the zoning portrays. The conception of this City's commitment was founded through many studies, discussions and various citizen involvement events. The overall development focus and conceptual land use plan supports the commercial needs in the city's comprehensive plan via land use policies and planning goals.

The map change will need to be incorporated into the Comprehensive Plan/Zoning Map by an amending ordinance. There are no changes required to be made to the development code for this amendment.

FINDINGS OF FACT

1. The 6.1 acre parcel was donated to Benton County in 1976 by the Federal Government for the purposes of recreation and has a parks and perpetuity rider on the deed.
2. The property has never been developed by the County or officially put into operation for the use as a park or any other significant purpose. The 6.1 acres is mostly undeveloped land maintained by the city.
3. The City of Adair Village purchased the 6.1 acre parcel from Benton County in May of 2018.
4. The property is located in the central section of the City's Urban Growth Boundary (UGB) and abuts the city limits along the north east and west property lines.
5. The city owns all the land on the west side of William R. Carr Avenue which will be adjacent to most of the proposed annexation if approved.
6. The city has done a number of creative design charrettes to help visualize the possibilities that could come from bringing this parcel in as a commercial zone rather than keeping it public.

COMMENTS RECEIVED

Comments from the City Engineer/Public Works Concerning City Public Facilities:

Water

The City has made recent improvements to the production and storage capacity of the potable water system. As a result, there is sufficient capacity for anticipated mixed use development of the proposed properties.

Wastewater

The City is currently completing a Wastewater Facilities Plan, which makes recommendations to address capacity deficiencies in the wastewater collection and treatment systems. Proposed phase 1 improvements to the treatment plant will increase capacity to treat municipal wastewater sufficient to serve the proposed properties. Phase 1 projects are anticipated to be constructed in 2020.

Stormwater

The City's stormwater development code currently requires any proposed development to include stormwater facilities to facilitate a net zero impact to stormwater flows and quality. As such, the proposed property will be required, upon development, to design and install such facilities. The downstream facilities owned by the City are sufficient to allow the development of the proposed properties.

Transportation

The proposed properties are bounded by four public streets. These include William R Carr Ave., Arnold Ave., Vandenburg Ave., and 2nd Street. It is anticipated that the development of the proposed properties will be primarily served from William R Carr Ave. The current

Right-of-way for William R Carr Ave. is 60' wide. In order to develop a "Commercial Roadway" as shown in the City's standard detail T-051 (Typical Roadway Layouts), an additional 28' of right-of-way will be required.

Comments from the public safety/fire department:

1. As far as Hydrant distribution that stretch along William. R. Carr, it has adequate water availability.
2. Building height is currently limited to 35 ft. If the building height is allowed to exceed 35 ft. it could limit our ability to provide protection. These items could be addressed with other fire suppression tools like sprinklers even though they may not exceed the square footage requirement. These type of things can be talked about in a plan review.

Public Comments:

No comments have been received from the public prior to the release of this staff report.

DECISION CRITERIA

Decision Criteria. All requests for an amendment to the text or to the Zoning/ Comprehensive Plan Map of this Code may be permitted upon authorization by the City Council in accordance with the following findings:

- (a) The proposed amendment is consistent with the intent of the Comprehensive Plan.**

The map amendment is appropriate to various sections of the comprehensive plan's goals and objectives (see below).

SECTION 9.190 PLANNING GOALS & POLICIES

GOALS AND OBJECTIVES

Goal 5. To broaden opportunities for services to meet community needs.

Goal 7. To broaden employment opportunities to meet community needs.

Specific goals and objectives related to the primary planning elements are:

Goal 2. To provide a land use policy plan that sets forth the suitable kinds, amounts and intensities of use to which land in various parts of the City should be put.

- (b) There is a need for the proposed amendment to comply with changing conditions or new laws.**

The proposed amendment is not directly related to any recent or anticipated new city or state law.

(c) The amendment will not have an undue adverse impact on adjacent areas or the land use plan of the City.

The map amendment if changed to commercial will have a positive impact on this area by bringing the possibility of commercial development where currently the city is far under a balanced land use ratio.

(d) The amendment will not have an undue adverse environmental impact.

The proposed amendment and future uses will adhere to all environmental policies or goals and development will be done in a matter to assure no adverse impacts will be occur.

(e) The amendment will not have an undue adverse impact on public facilities.

The proposed amendment will have no undue adverse impact on public facilities. City facilities (streets, sewer, and water) are sufficient to meet the needs of this property and further engineering will be addressed at the time of development. See comments above from the city's consultant engineer.

(f) The amendment will not have an undue adverse impact on transportation.

The permitted and conditional uses allowed in the proposed zone will not have an undue adverse impact on transportation in the City if all future development follows the recommendations of the City's design standards and adopted Transportation Systems Plan (TSP). The property is adjacent to three main collector streets in the city, William R. Carr, Arnold and Vandenberg Avenues. William R. Carr is the City's main collector abutting the subject parcel and with the other two major collectors intersects and disperses traffic into the city. William R. Carr is currently under-utilized for its current design but will require an additional 28' of right-of-way to accommodate any future development on the annexed property.

(g) The amendment will not have an undue adverse impact on the economy of the area.

The proposed amendment will have a positive effect and strengthen the economic vitality of the City. The Comprehensive Plan's overall goal for the City is to encourage economic development for Adair Village that is compatible with maintaining the area's livability.

Economy

1. Adair Village shall encourage business and economic activities that support community needs.
2. The City shall encourage broadening of local employment opportunities and shall seek expansion of the City's commercial and industrial base.
3. The City shall encourage commercial, industrial and service developments that support the community.
4. The City shall seek employment opportunities for the Adair Village area that are compatible with maintaining the environmental and livability resources of the community.

(h) The amendment is consistent with the intent of the applicable Statewide Planning Goals.

The increase of commercial zoning to the City's current ratio supports **Goal 9 - Economic Development** by providing a working inventory of areas suitable for economic growth that can be provided with public services. These inventories primarily focus on planning for major commercial development, and having a ready supply of land appropriately zoned and located for those opportunities and local investments.

By establishing zoning that accommodates the City's goal of a "Village Center" and possibility of the creation of mixed-use development, the amendment supports **Goal 10 – Housing** that is consistent with providing more diverse housing styles to meet the needs of a growing population.

CONCLUSION

The findings presented in the decision criteria support the amendment to the Comprehensive Plan Map to change the zoning classification from "Public" to "Commercial". The amendment will have no adverse impact to the city and is in concert with the goals and policies needed to anticipate growth in a proactive fashion.

The proposed Comprehensive Map change will assist the City of Adair Village meet its goal to create a vibrant downtown and accommodate the future needs of the residents.

RECOMMENDED MOTION

"I move the Planning Commission adopt the findings outlined in the "Decision Criteria" as presented in the staff report (or modified by the Planning Commission) and recommend approval to the City Council for consideration and action to amend the Comprehensive Plan Map from "Public" to "Commercial."