

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Action: An Ordinance to Re-Designate a Portion of “Lane Memorial Gardens” for Low Density Residential Use by Amending the Eugene-Springfield Metropolitan Area General Plan Diagram; and Amending the Willow Creek Special Area Study Diagram (City Files MA 08-1 and Z 09-1)

Meeting Date: March 8, 2010
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: Steve Ochs
Contact Telephone Number: 541/682-5453

ISSUE STATEMENT

The City Council is scheduled to take action on the request for a Metro Plan amendment and concurrent zone change for Lane Memorial Gardens LLC.

BACKGROUND

The applicant is requesting to re-designate property from Parks and Open Space to Low Density Residential use. The area of this request is the southernmost 28.26 acres of the Lane Memorial Gardens Cemetery, located at 5300 West 11th Avenue as shown in Attachment A, Exhibit A. The applicant’s request would also make the adopted plan designations consistent with the existing R-1, Low Density Residential zoning of the property. Approval of the request would allow future residential development but does not include a specific development proposal at this time.

On February 16, 2010, the City Council held a public hearing on this proposal to amend the Metro Plan and Willow Creek Special Area Study land use diagrams. At the public hearing, two of the applicant’s representatives spoke in favor of the proposal. No new evidence or written testimony was submitted and the record was closed at the end of the public hearing. Additional background information regarding the Planning Commission’s recommendation for approval and other materials from the public record are included under separate cover, and available for review in a binder located at the City Council Office.

Approval of a plan amendment requires the City to adopt an ordinance. To comply with the City Charter requirements for ordinances, a draft ordinance approving the requested plan amendment has been prepared and is attached for reference (Attachment A). The findings of conditional approval, which provide a detailed analysis of the proposal’s compliance with applicable approval criteria, are attached to the draft ordinance as Exhibit C. This ordinance, with any directed changes, will be utilized in the event that the City Council takes action to approve the applicant’s request.

RELATED CITY POLICIES

The proposal must be consistent with the Metro Plan, applicable refinement plans and the Statewide Planning Goals. These are addressed in the findings at Attachment A, Exhibit C.

COUNCIL OPTIONS

1. Approve the ordinance.
2. Approve the ordinance with specific modifications as determined by the City Council.
3. Deny the ordinance.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council approve and adopt the draft ordinance.

SUGGESTED MOTION

Move to adopt an ordinance to re-designate a portion of "Lane Memorial Gardens" for low density residential use by amending the Eugene-Springfield Metropolitan Area General Plan Diagram; and amending the Willow Creek Special Area Study Diagram (City Files MA 08-1 and Z 09-1).

ATTACHMENTS

- A. Draft Ordinance with Exhibits A – C:
- Exhibit A: Metro Plan Land Use Diagram
 - Exhibit B: Willow Creek Special Area Study Land Use Diagram
 - Exhibit C: Findings

FOR MORE INFORMATION

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ORDINANCE NO. _____

AN ORDINANCE TO REDESIGNATE A PORTION OF “LANE MEMORIAL GARDENS” FOR LOW DENSITY RESIDENTIAL USE BY: AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN DIAGRAM; AND AMENDING THE WILLOW CREEK SPECIAL AREA STUDY DIAGRAM.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The Metro Plan Diagram land use designation for the southernmost 28.26 acres of the property identified as Tax Assessor’s Map 17-04-33-32, Tax Lot 600 is amended from Parks and Open Space to the Low-Density Residential land use designation as depicted on Exhibit A attached hereto and incorporated herein by this reference.

Section 2. Consistent with the provisions of Section 9.7750(4) of the Eugene Code, 1971, the land referenced in Section 1 above is automatically and concurrently redesignated from Open Space to Low Density Residential on ‘Map E Future Land Use’ (Page 29) of the Willow Creek Special Area Study, as shown on Exhibit B, which is incorporated herein.

Section 3. Based on the findings set forth in Exhibit C (attached hereto and adopted as findings in support of this Ordinance), the following limitation on the use of the land referenced in Section 1 above is hereby imposed:

The development on the subject site is limited to a maximum of 29 single family units or a combination of uses that results in an equivalent or lesser number of maximum peak hour vehicle trips (not to exceed 35 pm peak hour trips), based on the Trip Generation Manual from the Institute of Transportation Engineers (ITE). The City may allow development intensity beyond this maximum number of peak hour vehicle trips only if the applicant submits to the City and ODOT a traffic impact analysis that demonstrates that the proposed intensification of use would be consistent with the Transportation Planning Rule (TPR) at OAR 660-12-0060. The applicant shall seek and the City shall consider such approval using the City’s Type II land use application procedures. .

Passed by the City Council this

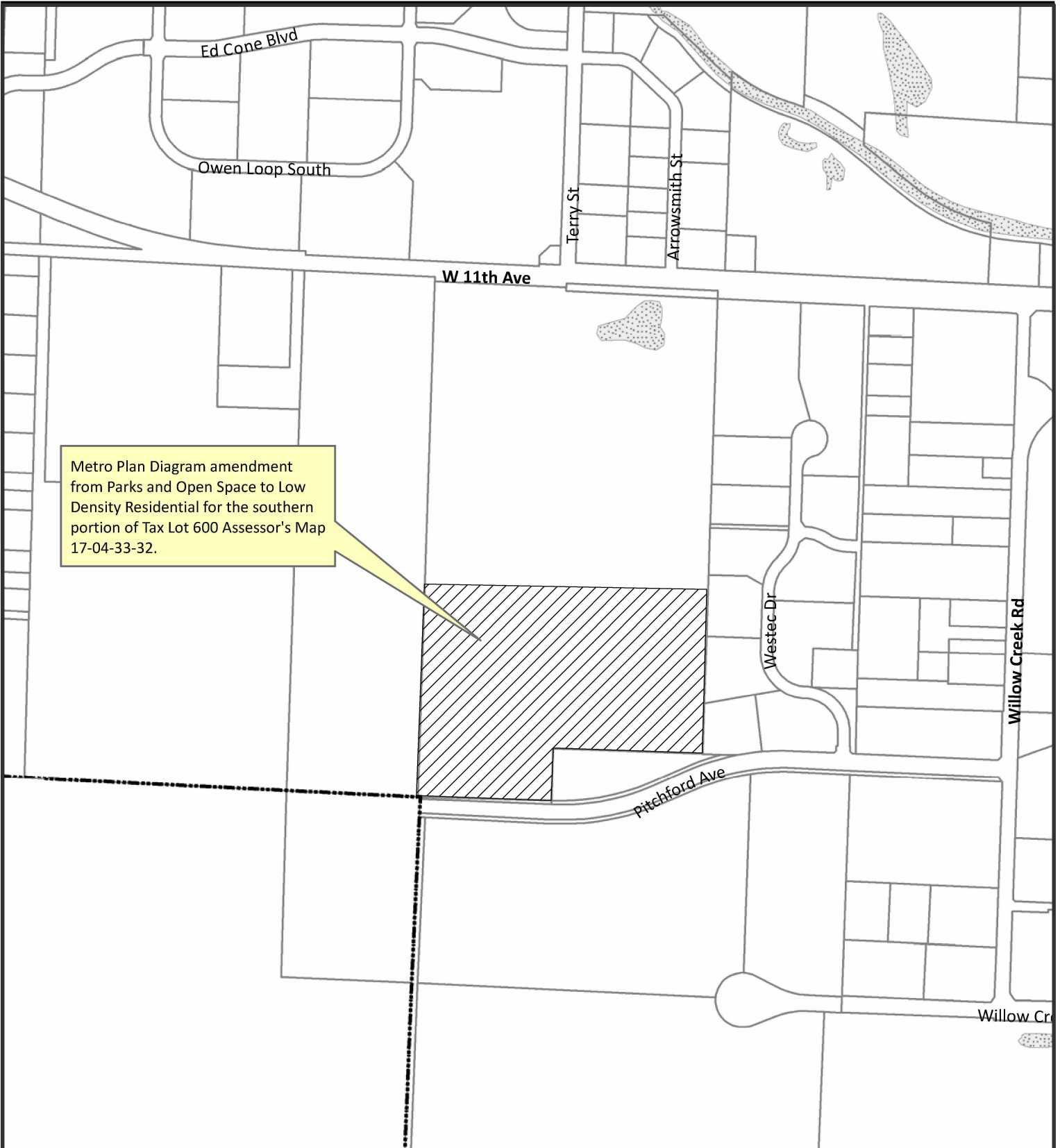
Approved by the Mayor this

___ day of _____, 2010

___ day of _____, 2010

City Recorder

Mayor



Metro Plan Diagram Amendment for Lane Memorial Gardens (City File MA 08-1)

-  Subject Property
-  Urban Growth Boudary

