

# South Willamette Special Area Zone

---

## Planning Commission Deliberation Summary; Final Recommendation for Approval

The following summary provides a brief description of the motions considered as part of the Planning Commission's deliberations on the proposed adoption package for the South Willamette Special Area Zone. The individual topics and votes on each motion are provided, along with a brief description clarifying the intent of minority opinion votes where those occurred.

The Planning Commission's final vote reflects a unanimous recommendation for the City Council to approve the proposed adoption package, with revisions to the draft code as summarized below.

### 1. Parking Requirements

#### **Motor Vehicle Parking Requirements (minimums and maximums for all subdistricts)**

**Option 2\*** - Recommend adoption as proposed in SW-SAZ. Agree - 5; Oppose - 2

\* Amended to remove (5) car sharing and allow SFO tandem parking only in non-shared spaces. Motion passed.

Minority favored Option 3 - To increase proposed off-street parking requirements (see 6.2.15 Planning Commission Deliberations AIS, Attachment A, pages 2-6).

### 2. Site Access & Alleys

#### **Site Access Standards (alleys as the preferred access point)**

**Option 1** - Recommend adoption as proposed in SW-SAZ. Agree - 5; Oppose - 2. Motion passed.

Minority favored Option 2 - Recommend removing alley access requirements from the proposed site access standards (see 6.2.15 Planning Commission Deliberations AIS, Attachment A, pages 7-8).

### 3. Building Height - South End of Willamette Street

#### **Height Standards for Apartment/Condo Sub-district**

**Option 2** - Recommend revising the building height diagram to change from 5 to 3-story. Agree - 7. Motion passed.

### 4. Mixed-Use & Height Transition at Portland Street/West 25<sup>th</sup> Avenue

#### **Lot Specific Height Standards and Use**

**Option 1** - Recommend adoption as proposed in SW-SAZ. Agree - 7. Motion passed.

## 5. Service Station Building Frontage

### Service Station Frontage Standards within the SW-SAZ Boundary

**Option 2\*** - Recommend Minimum Building Frontage exemption for existing Service Stations. \*Amended to apply to “fueling stations” only. Agree - 5; Oppose -2. Motion passed.

Minority favored Option 3 - Recommend building frontage exemption for all Service Stations (see 6.2.15 Planning Commission Deliberations AIS, Attachment A, page 12).

## 6. Multi-Family Open Space Exception

### MU/AC Common Open Space Flexibility

**Option 2\*** - Recommend adoption of a modified code requirement: Developments providing at least 400 square feet of public or semi-public open space abutting a public street (in addition to other required setbacks and having no dimension less than 15 feet), shall include a minimum of either 5% of the development site or 3.75% of the livable floor area, whichever is greater, as common open space.

\* Amended - Developments providing at least 400 square feet of public or semi-public open space abutting a public street (in addition to other required setbacks and having no dimension less than 15 feet), shall have the requirement for common open space reduced by 150% of the area of the qualifying public or semi-public open space. include a minimum of either 5% of the development site or 3.75% of the livable floor area, whichever is greater, as common open space. Agree - 4; Oppose - 3. Motion passed.

No clear consensus expressed among opposing votes (see 6.2.15 Planning Commission Deliberations AIS, Attachment A, page 13).

## 7. 1% Public Art Requirement for Parking Structures

### Public Art Standards for Private Structured Parking

**Option 3** - Recommend deletion of Public Art requirement. Agree – 7. Motion passed unanimously.

## 8. Residential Zones

### A. East 23<sup>rd</sup> Avenue

#### Rezoning

**Option 1** - As proposed, re-designate properties on East 23<sup>rd</sup> Avenue to AC sub-district. Agree - 5; Abstentions - 2. Motion passed.

#### Height

**Option 1B** - Lower the maximum height to 3 stories. Agree - 4; Oppose – 3. Motion passed.

Minority favored Option 1A for maximum 5 story height (see 6.2.15 Planning Commission Deliberations AIS, Attachment A, page 15).

## **B. Portland Street & Cascade Manor**

### **Rezoning**

**Option 1** - As proposed, 5 properties on 30<sup>th</sup> Avenue (outlined in red on the map) will be rezoned AC with no overlay designation. Agree - 6; Oppose - 1. Motion passed.

Minority favored Option 2 - Rezone to AC sub-district with RC overlay designation (see 6.2.15 Planning Commission Deliberations AIS, Attachment A, pages 16-17).

### **Transition/Buffer**

**Option 2** - Apply a Special Stepdown to 6 properties within the Special Area Zone facing R-1 properties. A proposed Special Stepdown to 2 stories as measured from the front property line for the first 40 feet of the property would apply. Agree - 5; Opposed - 2. Motion passed.

Minority favored Option 1 - As proposed, properties on 30<sup>th</sup> Avenue would have a 3-story maximum height without a special stepdown (see 6.2.15 Planning Commission Deliberations AIS, Attachment A, pages 16-17).

### **Street Type on West 29<sup>th</sup> Place**

**Option 1** - As proposed, Street Type I is applied to West 29<sup>th</sup> Place. Agree - 7. Motion passed unanimously.

## **C. Mill, High, Ferry Street Area**

### **Street Type on High Street**

**Option 2** (Revised) - Recommend Street Type K (a queueing street type) applied to High Street. Agree - 7. Motion passed unanimously.

### **SDU Triggers**

**Option 2** – One SDU may be added to any property in the AC or SFO sub-districts without triggering the new SW-SAZ standards. Agree - 6; Oppose -1. Motion passed.

Minority favored Option 1 - As proposed, the addition of any new dwellings would trigger the new SW-SAZ standards (see 6.2.15 Planning Commission Deliberations AIS, Attachment A, pages 18-19).

### **Rezoning**

**Option 1** - Recommend adoption as proposed in SW-SAZ. Agree - 7. Motion passed unanimously.

## 9. General Corrections/Consistency/Clarification Items

### **Recessed Entries, Minimum Floor Heights for Residential, Interior Yard Sloped Setback**

Draft code corrections and clarifications determined during internal and consultant review process, considered as group motion. Agree - 4; Abstentions - 2. Motion passed.

## 10. Additional Items from Planning Commissioners

### **Articulation Standards as Transitions**

Remove standards for articulation as a transition element. Agree - 3; Oppose - 2; Abstentions - 1. Motion passed.

Minority favored keeping the requirement for articulation as a transition element to mitigate the possibility of “blank walls” up to 150’ facing adjoining properties to the side or rear.

### **Lot Width Minimums (MU and MU/AF)**

Increase minimum lot width from 6 feet to 20 feet. Agree - 1; Oppose - 4; Abstentions - 1. Motion failed.

Minority opinion is represented by the motion; favors increasing the lot width minimum for wider buildings.

### **Lot Width Minimums (AC/RC Rowhouse Character)**

Increase minimum lot width from 15 feet to 20 feet. Agree - 1; Oppose - 4; Abstentions - 1. Motion failed.

Minority opinion is represented by the motion; favors increasing the lot width minimum to provide a wider livable interior area, particularly to accommodate an aging population.

### **Building Opening Transparency (MU/AF)**

Lower the proposed standard for transparency from 80% Visual Light Transmittance (VLT) to 72%. Agree - 6. Motion passed unanimously.

### **Minimum Lot Size for Secondary Dwelling Units (SFO)**

Establish a 2,000 square foot minimum lot size required for the addition of an SDU. Agree - 4; Oppose - 2. Motion passed.

Minority favored retaining the existing exemption from lot size minimums for SDU’s as proposed, to allow for flexibility and increased density.

### **Design Review (SFO)**

Remove the allowance for flexibility in meeting the open space standards through Design Review. Motion failed for lack of a second.

**Lot Width Minimums (SFO Rowhouse, Courtyard and Cottage Cluster Housing Types)**

Reconsider lot width minimums for certain SFO Housing Types. Motion to drop these motions. Agree - 4; Oppose - 1; Abstentions - 1. Motion passed.

**Maximum Lot Coverage (SFO)**

Change the maximum lot coverage in SFO Courtyard and Cottage Cluster to 50% for the entire development site, not a single courtyard or cottage cluster house.

Agree - 1; Oppose - 4; Abstentions - 1. Motion failed.

Minority opinion is represented by the motion; favors an overall maximum of 50% lot coverage for the entire courtyard or cottage cluster development site.

**Minimum Unit Width (SFO/RA Rowhouse Allowed)**

Raise the minimum unit width from 15 feet to 20 feet. Motion failed for lack of second.

**Flex Space in Courtyard Housing Types (SFO)**

Do not allow vehicle uses within Flex Space. Agree - 2; Oppose - 3; Abstentions - 1.

Motion failed.

Minority opinion is represented by the motion; favors removing the allowance for vehicle access and maneuvering areas to count toward minimum common open space requirements, primarily due to safety concerns.

**11. Recommend Approval of the SW-SAZ Adoption Package**

**Forward the Planning Commission's recommendation for the City Council to APPROVE the adoption package proposed for the South Willamette Special Area Zone.**

Agree - 6. Final Motion Passed Unanimously.