

Date: November 26, 2014

To: John Kovash, Mayor  
Members, West Linn City Council

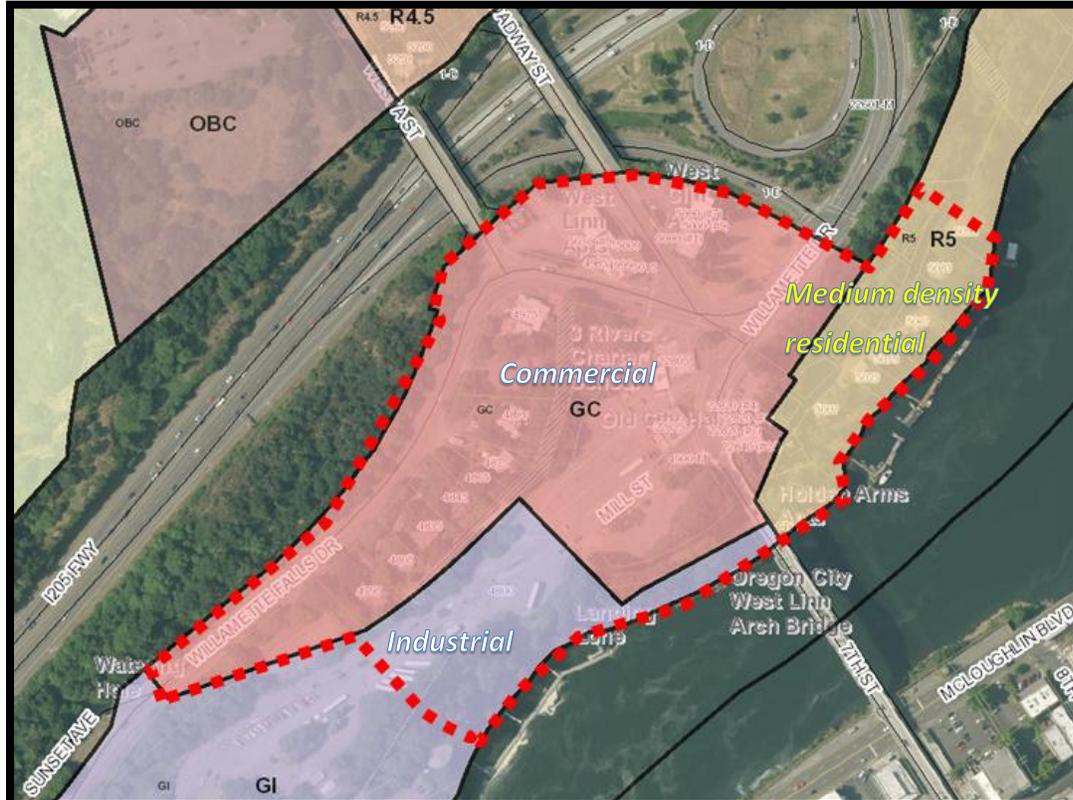
From: Chris Kerr, Community Development Director

Subject: Discussion of the development of the Arch Bridge area under the existing current zoning regulations

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The purpose of this report is to provide an overview of the expected development in the Arch Bridge area under the existing zoning regulations.

Many of the properties in this area are subject to significant market pressure to redevelop. A key reason for completing the Master Plan at this time is to ensure that the development that takes place is consistent with the goals and desires of the community. If no plan is adopted, or the implementation measures are not acted upon, development will occur under the City's existing regulations. The majority of the South Village area is currently zoned and intended for general commercial and industrial uses with medium density residential zoning along the river. The existing zoning is provided below (red dash area is the area proposed for redevelopment under the Master Plan):



The GC area is approximately 600,000 SF and the IG District encompasses approximately 110,000 SF. In both the GC (General commercial) district and GI (general industrial) district, lot coverages of 50% are permitted and building heights are permitted between 35' and 45'. A list of uses allowed in each district is attached. While any of those uses may be developed, a better way of estimating the type and level of development that can be expected to occur is to look at how similar sites have been developed in the City.

Based on the zoning and location at the base of a major freeway, this area would be expected to develop in a manner similar to the 8<sup>th</sup> Court in the Willamette neighborhood; except on a larger scale, since the 8<sup>th</sup> Court development is less than 1/3 the size of the subject area. The 8<sup>th</sup> court development is zoned GC and includes mostly auto-oriented uses such as fast food restaurants with drive thrus, a service station, a car wash, an oil / lube facility, a freestanding 24 hour restaurant and some office and retail uses.





Conservatively, it is reasonable to assume that the GC portion of the Arch Bridge area will be developed with similar uses, but at roughly double the intensity of the 8<sup>th</sup> Court project. Additionally, the 110,000 SF industrial property would likely be developed with 20,000-30,000 SF of light industrial use, such as storage or service operations.

Aside from type of development that is likely to occur at this location over time under the current zoning, it's important to note that each of the uses will be developed separately, rather than under a coherent plan. Off-street parking will be required for each use on each site and the overall development pattern would not provide the type of distinctive characteristics (public open spaces, ROW re-alignment, connections to the neighborhood) or the control over development that the proposed Master Plan would achieve.

Attachment

**Attachment A:**

**General Commercial Permitted Uses: 19.030 PERMITTED USES**

The following uses are permitted outright in this zone:

1. Agricultural sales.
2. Agricultural services.
3. Animal sales and services, grooming.
4. Building maintenance services.
5. Business equipment sales and services.
6. Business support services.
7. Communications services.
8. Consumer repair services.
9. Convenience sales and personal services.
10. Eating and drinking establishments.
11. Family day care.
12. Financial, insurance and real estate services.
13. Food and beverage retail sales.
14. General retail services.
15. Hotel/motel, including those operating as extended hour businesses.
16. Laundry services.
17. Senior center.
18. Medical and dental services.
19. Parking facilities.
20. Participant sports and recreation, indoor.
21. Personal service facilities.

22. Professional and administrative services.
23. Research services.
24. Utilities, minor.
25. Cultural exhibits and library services.
26. Extended-hour businesses that do not include the construction of a new building or expansion of an existing structure.
27. Transportation facilities (Type I).
28. Lodge, fraternal, community center, and civic assembly within the commercial districts along Highway 43, Salamo Road or Blankenship Road.
29. Religious institutions within the commercial districts along Highway 43, Salamo Road, or Blankenship Road.

#### **USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS**

The following uses are allowed in this zone under prescribed conditions:

1. Single-family residential unit and attached single-family units above a permitted use or a commercial use or place of assembly authorized as a conditional use (e.g., children's day care center, superstore, amusement enterprise, transient lodging, religious institution, school, lodge or community center), and multiple-family units: as a mixed use in conjunction with commercial development, only above the first floor of the structure, except in the Willamette Falls Drive Commercial District where dwellings may also occupy a portion of the ground floor pursuant to CDC [58.050](#).
2. Animal sales and services: kennels, as prescribed with no exterior runs or storage.
3. Animal sales and services: veterinary (small animals), as prescribed with no exterior runs or storage.
4. Signs, subject to the provisions of Chapter [52](#) CDC.
5. Temporary use, subject to the provisions of Chapter [35](#) CDC.
6. Home occupations, subject to the provisions of Chapter [37](#) CDC.
7. Wireless communication facilities, subject to the provisions of Chapter [57](#) CDC.

#### **19.060 CONDITIONAL USES**

The following are conditional uses which may be allowed in this zone subject to the provisions of Chapter [60](#) CDC, Conditional Uses:

1. Children's day care center.

2. Automotive and equipment:
  - a. Cleaning.
  - b. Repairs, heavy equipment.
  - c. Repairs, light equipment.
  - d. Sales/rentals, heavy equipment.
  - e. Sales/rentals, light equipment.
  - f. Storage, recreation vehicles and boats.
3. Construction, sales and services.
4. Heliports.
5. Hospitals.
6. Light industrial, manufactured.
7. Light industrial, finished products.
8. Spectator sports facilities.
9. Vehicle fuel sales.
10. Utilities, major.
11. Wholesale storage and distribution:
  - a. Mini-warehouse.
  - b. Light.
12. Single-family homes, which were non-conforming structures and were damaged, whereby the cost of rebuilding the damaged portions would exceed 50 percent of the then current replacement cost of the entire building. Determination of rebuilding costs shall be per CDC [66.070\(A\)](#).
13. Household hazardous waste depot.
14. Super stores.
15. Amusement enterprises.
16. Public agency administration.
17. Public safety facilities.

18. Public support facilities.
  19. Recycle collection center.
  20. Repealed by Ord. 1622.
  21. Postal services.
  22. Religious institutions not listed as permitted uses in CDC [19.030](#).
  23. Schools (with under 200 students).
  24. Transportation facilities (Type II). See CDC [60.090](#) for additional approval criteria.
  25. Lodge, fraternal, community center and civic assembly not listed as permitted uses in CDC [19.030](#).
  26. Extended hour businesses that include a new building or expansion of an existing structure.
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**General Industrial (23.030) PERMITTED USES:**

The following uses are uses permitted outright in this zone:

1. Agricultural sales and services.
2. Animal sales and services:
  - a. Kennels.
  - b. Veterinary, small and large animals.
3. Automotive and equipment:
  - a. Cleaning.
  - b. Fleet storage.
  - c. Repairs, light and heavy equipment.
  - d. Sales/rentals, light and heavy equipment.
  - e. Storage, recreational vehicles and boats.
4. Construction sales and services.
5. Laundry services.
6. Manufacturing of products:
  - a. From raw materials.

- b. From previously prepared materials.
- 7. Packaging and processing.
- 8. Postal service.
- 9. Public safety facilities.
- 10. Public support facilities.
- 11. Research services.
- 12. Scrap operations, recycling collection center.
- 13. Utilities, minor and major.
- 14. Wholesale, storage and distribution:
  - a. Mini-warehouse.
  - b. Light.
  - c. Heavy.
- 15. Transportation facilities (Type I).

### **23.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS**

The following uses are allowed in this zone under prescribed conditions:

- 1. Sign, subject to the provisions of Chapter [52](#) CDC.
- 2. Temporary use, subject to the provisions of Chapter [35](#) CDC.
- 3. Water-dependent uses, subject to the provisions of Chapters 28 and 34 CDC.
- 4. Wireless communication facilities, subject to the provisions of Chapter [57](#) CDC.

### **23.060 CONDITIONAL USES**

The following uses are conditional uses which may be allowed in this zone subject to the provisions of Chapter [60](#) CDC, Conditional Uses:

- 1. Heliport.
- 2. Household hazardous waste depot.
- 3. Transportation facilities (Type II). See CDC [60.090](#) for additional approval criteria.