



Work Session Agenda Bill

Date: October 15, 2018

To: Russ Axelrod, Mayor
Members, West Linn City Council
Members, West Linn Planning Commission

From: Darren Wyss, Associate Planner, Community Development Department *DSW*

Through: John Williams, Deputy City Manager/Community Development Director *JRW*
Eileen Stein, City Manager *ES*

Subject: 8th Avenue Rezone Recommendation

Purpose

To receive a briefing and discuss the proposed rezoning of properties along 8th Avenue as recommended by the City Council appointed Willamette Neighborhood Mixed-Use Transitional Zone Working Group and provide direction to staff on next steps.

Question(s) for Council:

Does the Council or Planning Commission need additional discussion/information regarding the recommendation or shall we move to the legislative process for adoption? If ready for the legislative process, does either body need another work session before holding a public hearing?

Background & Discussion:

The City Council requested the Willamette Neighborhood Mixed-Use Transitional Zone Working Group (MU Working Group) hold an additional meeting for the purpose of making a final recommendation on potential zoning changes along 8th Avenue. The MU Working Group met on September 19, 2018. All property owners along 8th Avenue and all neighboring properties were invited to attend the meeting and join the discussion. Although there was not a quorum (four of nine members present), the group discussed how to proceed and decided to make a final recommendation to City Council. This was based on what the group felt was clear agreement from previous discussions by the MU Working Group, its recommendations in April 2018, outreach to property owners, responses from property owners, and careful consideration of a number of topics discussed at the September 19th meeting, including impacts on single-family homeowners. The MU Working group felt further discussion by the group would not change its recommendation and property owners and the community would have future opportunities to discuss the recommendation during the public hearings before the Planning Commission and City Council.

The recommendation includes rezoning the police station and all properties on the south side of 8th Avenue from Mixed-Use or R-10 Residential zoning to General Commercial zoning and five properties on the north side of 8th Avenue from R-10 Residential to Mixed-Use (see Attachment 1).

The MU Working Group previously discussed the potential rezoning of properties along 8th Avenue during its meetings from early January to late March 2018. A good number of property owners attended the meetings and weighed in on potential zone changes. Additionally, the MU Working Group asked staff to reach out to all property owners to gauge their interest. Staff heard back from most of the owners in January/February 2018 and the feedback received can be found on the map included as Attachment 2.

Staff looks forward to discussing the MU Working Group recommendation with the City Council and Planning Commission. If directed to move the recommendation to the legislative process and there is no need for further work sessions with the Planning Commission or City Council, staff has identified a tentative schedule:

- Wednesday, November 7, 2018 – Planning Commission Public Hearing
- Monday, December 10, 2018 – City Council Public Hearing

Council Options:

1. Receive briefing and discuss MU Working Group recommendation.

Staff Recommendation:

Receive briefing, discuss, and direct staff to begin legislative process.

Attachments:

1. MU Working Group Recommendation Memorandum
2. Property Owner Response Map



Memorandum

Date: September 27, 2018

To: West Linn City Council and West Linn Planning Commission

From: Willamette Neighborhood Mixed-Use Transitional Zone Working Group

Subject: 8th Avenue Rezone Proposal – Final Recommendation

The Willamette Neighborhood Mixed-Use Transitional Zone Working Group (MU Working Group) met on September 19, 2018 for the purpose of making a final recommendation on rezoning properties along 8th Avenue. The meeting was requested by City Council to follow-up on two of the five recommendations for future consideration made in April 2018 by the MU Working Group:

- Consider rezoning the properties along 8th Avenue, between 10th and 13th Streets, from Mixed-Use to General Commercial as they don't meet the transitional purpose of the zone. Staff contacted the property owners for feedback and seven of the eight responded in support of a potential change.
- Consider rezoning the properties along 8th Avenue, between 13th and 14th Streets, from R-10: Single-Family Detached Residential to at least Mixed-Use, if not some to General Commercial as these properties actually meet the transitional purpose of the zone. Staff contacted the property owners for feedback and four of the six on the south side responded in support and one each responded in support and not in support out of the five properties on the north side of 8th Avenue.

Present at the meeting were four MU Working Group members and two property owners. Primary topics of discussion included: likelihood of redevelopment (size, current improvements, parking needs), properties with frontage on both Willamette Falls Drive and 8th Avenue, purpose of each zone, and potential impacts to single-family homeowners. Based on the group discussion and feedback received from property owners, both previously and at the meeting, the MU Working Group made a final recommendation to consider rezoning 8th Avenue as follows (please also see attached map):

Rezone from Mixed-Use Transitional Zone to General Commercial

1600 14 th Street	1975 8 th Avenue
1684 12 th Street	1995 8 th Avenue
1693 12 th Street	2005 8 th Avenue
1841 8 th Avenue (TVF&R Parking Lot)	2015 8 th Avenue

Rezone from Mixed-Use Transitional/R-10 to General Commercial

1800 8th Avenue (West Linn Police Station)

Rezone from R-10 to General Commercial

1741 8th Avenue

1755 8th Avenue

1720 Willamette Falls Drive*

1793 Willamette Falls Drive*

1820 Willamette Falls Drive*

1832 Willamette Falls Drive*

*Property contains frontage on both 8th Avenue and Willamette Falls Drive

Rezone from R-10 to Mixed-Use Transitional Zone

1698 8th Avenue

1722 8th Avenue

1752 8th Avenue

1771 8th Avenue

1796 8th Avenue

Since the City received no feedback from the property owners at 1741 and 1755 8th Avenue, the group agreed a change from R-10 to Mixed-Use Transitional Zone would be acceptable if the property owners objected to the proposed change to General Commercial. This decision was based on the properties containing single-family homes and the impact moving to the General Commercial zone.

On behalf of the MU Working Group, we would like to thank City Council for the opportunity to follow-up on previous discussions and develop this recommendation for consideration. We would also like to remind City Council of the group's other three recommendations for future consideration from April 2018 and hope they will get addressed in a timely manner.

- Evaluate more appropriate zoning for MU Zone properties separated from the historic commercial core (Properties 1-2, 3-4, and 27-30 on attached map) as they do not meet the transitional purpose of the zone. This could be undertaken at the same time as 8th Avenue.
- Consider changes to the dimensional/design standards for Chap. 59: MU Zone to make them more flexible for potential redevelopment of properties in the future. Some ideas for potential changes: allowing a zero lot line at the front yard and side yard abutting a street, move from maximum building size to lot coverage standard, making maximum FAR 0.45, eliminating maximum lot size, and removing the residential style design standards.
- Consider evaluating how parking is managed in the Willamette Main Street area, especially the on-site parking exemptions found in CDC Chapter 58: Willamette Falls Drive Commercial Design District.

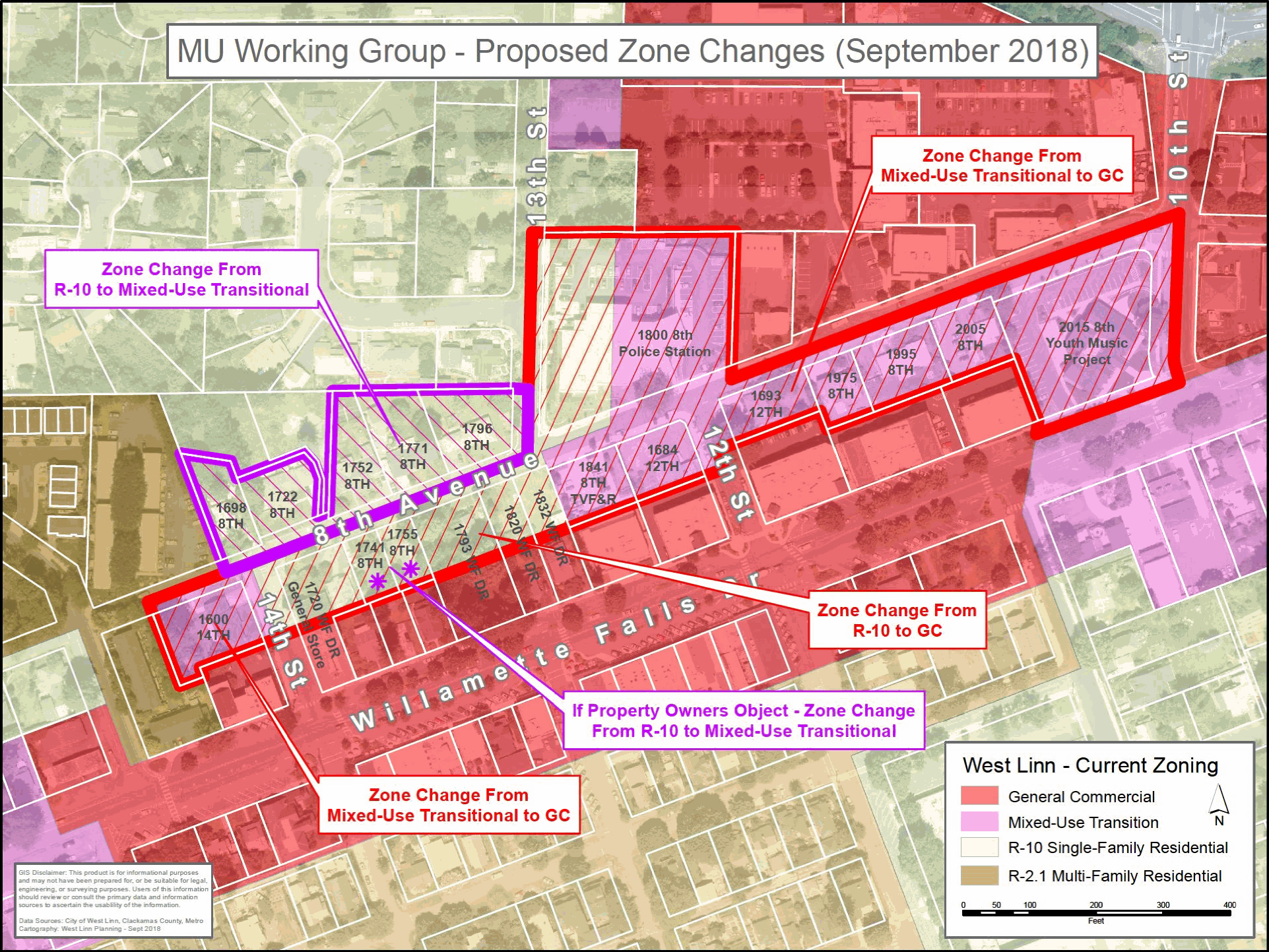
Respectfully,



Shannen Knight

Chair, MU Working Group

MU Working Group - Proposed Zone Changes (September 2018)



Zone Change From R-10 to Mixed-Use Transitional

Zone Change From Mixed-Use Transitional to GC

Zone Change From R-10 to GC

If Property Owners Object - Zone Change From R-10 to Mixed-Use Transitional

Zone Change From Mixed-Use Transitional to GC

West Linn - Current Zoning

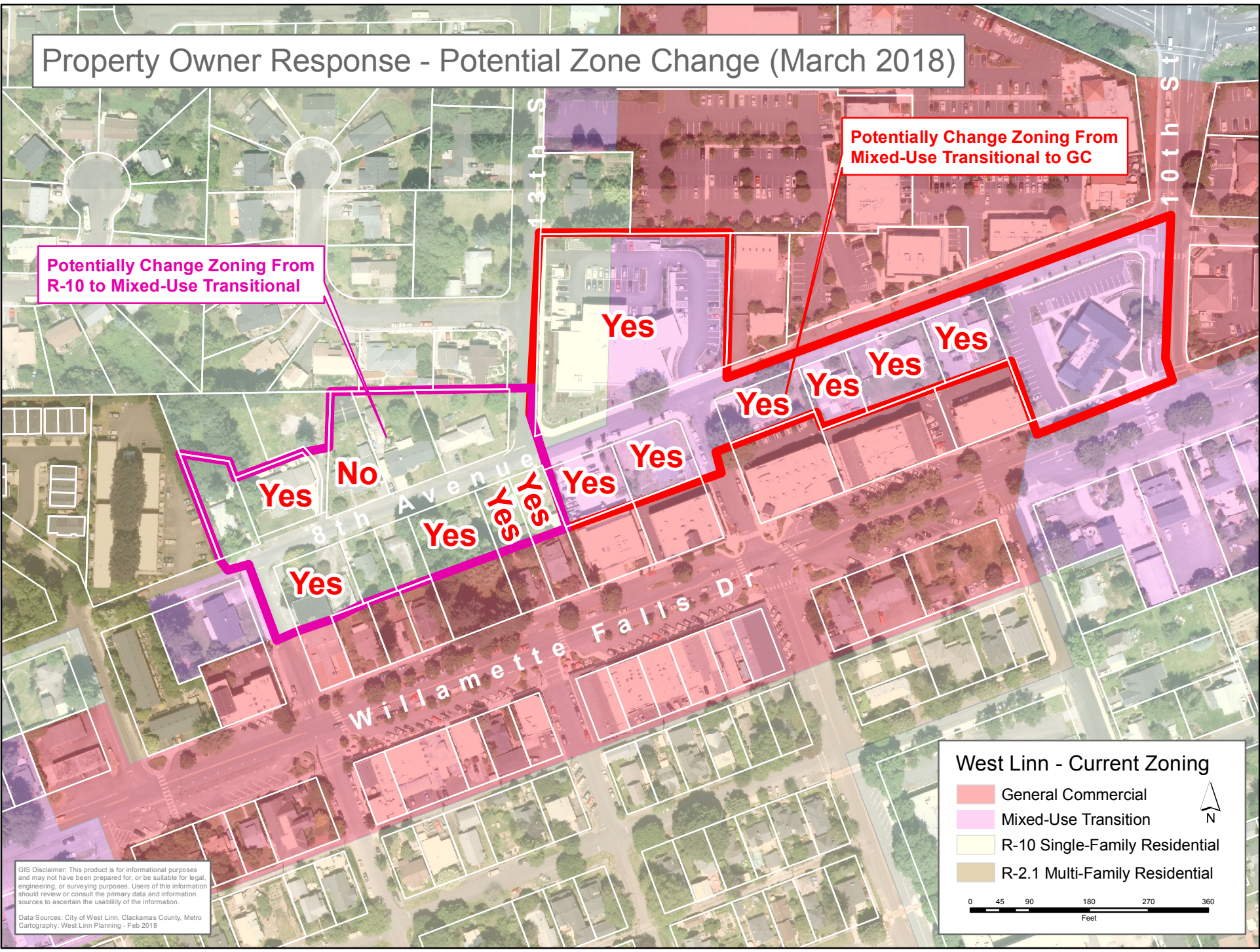
- General Commercial
- Mixed-Use Transition
- R-10 Single-Family Residential
- R-2.1 Multi-Family Residential

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0 50 100 200 300 400
Feet

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Data Sources: City of West Linn, Clackamas County, Metro Cartography: West Linn Planning - Sept 2018

Property Owner Response - Potential Zone Change (March 2018)




Potentially Change Zoning From R-10 to Mixed-Use Transitional

Potentially Change Zoning From Mixed-Use Transitional to GC

West Linn - Current Zoning

- General Commercial
- Mixed-Use Transition
- R-10 Single-Family Residential
- R-2.1 Multi-Family Residential



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Feet

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Data Sources: City of West Linn, Clackamas County, Metro Cartography: West Linn Planning - Feb 2018