



Agenda Bill

Date: November 12, 2020

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

From: Chris Myers, Associate Planner, Community Development Department *CJM*

Through: John Williams, Community Development Director
Jerry Gabrielatos, City Manager

Subject: November 16, 2020 Second Reading for ZC-20-01

Purpose

Second Reading: To consider a request to amend the West Linn Comprehensive Plan and Zoning Maps for the property located at 1791 Blankenship Road.

Question(s) for Council:

Should the Council approve the requested zone change as recommended by the Planning Commission?

Public Hearing Required:

Yes

Background & Discussion:

This is the second reading of File #ZC-20-01. The public hearing and first reading was on November 9, 2020. City Council voted 3-2 for approval of the Zone Change. In order for a zone change to be approved it must either have a unanimous vote at the first reading otherwise a second reading is required.

The applicant is proposing a Comprehensive Plan Map amendment from Mixed-Use to Medium-High Density Residential and a corresponding Zoning Map amendment from Willamette Neighborhood Mixed-Use Transitional to R-2.1: Single-Family and Multiple-Family Residential.

The property currently contains a single-family home and is 15,315 square feet. The property is relatively flat with an approximate four percent slope from north to south. There are no environmental overlays, such as floodplain, water resource areas, habitat conservation, or wetlands. Access is from 13th Street, which dead ends to the north at the I-205 freeway.

Directly across 13th street to the east from the applicant's property is the backside of the Parkrose Hardware building as well as Dutch Bros Coffee, Subway, Chase Bank, Biscuits Café, and a few smaller businesses. The property directly south of the applicant's property is a zoned Mixed-Use. To the north, across Blankenship Road, is an Office Business Center. To the west is a residential neighborhood zoned R-2.1. In 2004, the City rezoned this property from R-2.1 to the current zone of Mixed-Use.



The West Linn Planning Commission held a public hearing on October 21, 2020 for the purpose of making a recommendation to the City Council on the requested zone change. After conducting the public hearing, the Commission deliberated and voted 4-1 to recommend City Council approve the proposed map amendments as presented. Major topics of discussion included: the physical challenges of the site, the zoning for surrounding properties, and commercial versus residential needs of the City.

Five letters were received prior to the hearing. All letters and any concerns contained within those letters were addressed by staff and sent to Planning Commission members prior to the public hearing. Three community members provided oral testimony at the public hearing.

Budget Impact:

None

Council Options:

1. Approve the zone change and amend the West Linn Zoning Map and Comprehensive Plan Map as recommended by Planning Commission.
2. Deny the zone change and do not amend the West Linn Zoning Map and Comprehensive Plan Map as recommended by the Planning Commission.

Staff Recommendation:

Staff supports the Planning Commission recommendation and recommends Council approve Motion 1 below.

Potential Motions:

1. Move to adopt Ordinances 1716 and 1717 as recommended by the Planning Commission.

Attachments:

1. Ordinance 1716
2. Ordinance 1717
3. Planning Commission Recommendation
4. Planning Commission Staff Report, dated October 21, 2020
5. Public Hearing Notice Affidavits for November 9, 2020 Public Hearing