



Ordinance No. 904 Exhibit B
Zone Map Amendment Findings

Sysco Facility Expansion and Master Plan

City Council Quasi-Judicial
Public Hearing

Hearing Date:	July 20, 2026
Date of Report:	July 6, 2026
Application Nos.:	DB25-0010 Sysco Facility Expansion and Master Plan (ZONE25-0002 Zone Map Amendment)
Request/Summary:	City Council approval of a quasi-judicial Zone Map Amendment of approximately 32.66 acres.
Location:	Property subject to the Zone Map Amendment is located at 26120 SW Parkway Avenue, Tax Lot 01100, Section 12, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.
Owner/Applicant:	Sysco Portland Inc. (Contact: Peter Richter)
Applicant's Representative:	Standridge (Contacts: Bill Brannan and Laura Standridge)
Comprehensive Plan Designation:	Industrial
Zone Map Classification (Current/Proposed):	FDA-H (Future Development Agricultural – Holding)/PDI (Planned Development Industrial)
Staff Reviewer:	Chris Myers, Senior Planner
Staff Recommendation:	<u>Adopt</u> the requested Zone Map Amendment.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031 (.01) F.	Authority of the Development Review Board: Zone Changes
Subsection 4.033 (.01) A.	Authority of City Council: Zone Changes
Section 4.110	Zones
Section 4.135.5	Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) Zone
Section 4.140	Planned Development Regulations
Section 4.197	Zone Changes
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan	

Vicinity Map:**Summary:****Zone Map Amendment (ZONE25-0002)**

A Zone Map Amendment is requested to change the zoning of the western expansion area of the Sysco site from Future Development Agricultural-Holding (FDA-H) to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA), consistent with the Comprehensive Plan designation of Industrial and the existing industrial zoning on the developed eastern portion of the subject site. The proposed rezoning will facilitate the planned

expansion of the existing Sysco distribution facility and implement the approved Master Plan for the property.

Conclusion and Conditions of Approval:

Staff recommends approval with the following conditions:

Request: Zone Map Amendment (ZONE25-0002)

No conditions for this request.

Findings of Fact:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The owners of all property included in the application signed the application forms. Standridge Inc. initiated the application with their approval.

Pre-Application Conference Subsection 4.010 (.02)

The City held a Pre-application conference on May 26, 2022 (PRE22-0009) in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements

Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements.

Zoning-Generally

Section 4.110

This proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.150 through 4.199.

Request: Zone Map Amendment

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Development Code**Zoning Consistent with Comprehensive Plan**

Section 4.029

1. The property is designated “Industrial” by the Wilsonville Comprehensive Plan. The applicant requests a Zone Map Amendment concurrently with a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Significant Resource Overlay Zone Review, Type C Tree Plan, Class III Sign Permit, Lot Line Adjustment, and associated development approvals. The proposed zoning designation of Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) is consistent with the Comprehensive Plan.

Base Zones

Subsection 4.110 (.01)

2. The applicant requests a Zone Map Amendment changing the zoning designation of the subject property from Future Development Agricultural Holding (FDA-H) to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA). The PDI-RSIA zone is among the base zones established by Section 4.110(.01) of the Wilsonville Development Code.

Overlay Zones

Subsection 4.110 (.02)

3. The subject property is located within the Future Development Agricultural-Holding (FDA-H) Zone and contains areas subject to the Significant Resource Overlay Zone (SROZ). Areas subject to the SROZ have been evaluated through the applicant’s Significant Resource Impact

Report and associated mitigation plans. As conditioned, the proposed development complies with the applicable overlay zone requirements of Section 4.110.

Standards for Planned Development Industrial-Regionally Significant Industrial Area Zone

Purpose of PDI-RSIA

Subsection 4.135.5 (.01)

4. The purpose of the Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) zone is to provide for industrial and employment-generating uses within designated Regionally Significant Industrial Areas while supporting efficient use of land, infrastructure, and transportation facilities. The proposed zoning designation is consistent with the purpose of the PDI-RSIA zone and will allow industrial development and employment uses compatible with the City's Comprehensive Plan and Metro's Regionally Significant Industrial Area policies.

Uses Typically Permitted

Subsection 4.135.5 (.03)

5. The proposed PDI-RSIA zoning designation will allow only those uses identified as permitted or conditionally permitted within the PDI-RSIA zone. The proposed Sysco warehouse and distribution facility expansion is an industrial use consistent with the uses contemplated by this subsection and the intended function of the PDI-RSIA zone.

Zone Map Amendment Criteria

Zone Change Procedures

Subsection 4.197 (.02) A. 1.-3.

6. The applicant requests approval of a Zone Map Amendment changing the zoning designation of the subject property from Future Development Agricultural Holding (FDA-H) to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA). The application has been submitted in accordance with the applicable provisions of the Wilsonville Development Code. Pursuant to Section 4.197, the Development Review Board shall conduct a public hearing and forward a recommendation to the City Council, which shall make the final decision on the proposed Zone Map Amendment.

Conformance with Comprehensive Plan Map, etc.

Subsection 4.197 (.02) B.

7. The subject property is designated “Industrial” on the Wilsonville Comprehensive Plan Map. The proposed PDI-RSIA zoning designation is consistent with and implements the Comprehensive Plan designation applicable to the property. The proposed Zone Map

Amendment will bring the zoning of the property into conformance with the City's adopted Comprehensive Plan and intended long-term land use pattern for the area.

Public Facility Concurrency

Subsection 4.197 (.02) C. 4. and 8.

8. The proposed development is subject to concurrent review under the City's Stage 2 Final Plan, Site Design Review, Engineering, and public facility requirements. Existing and planned transportation, utility, stormwater, and public service facilities are available or can be made available to serve the proposed development. Conditions of approval ensure that all required public improvements and infrastructure upgrades are provided prior to development.

Impact on SROZ Areas

Subsection 4.197 (.02) C. 5.

9. Significant Resource Overlay Zone (SROZ) resources are present on portions of the site and are being reviewed concurrently through the applicant's SROZ Map Verification and Significant Resource Impact Report. Applicable resource protection, mitigation, landscaping, transportation, site design, and development standards have been reviewed as part of the accompanying applications and will be met either as proposed or through conditions of approval.