



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: May 2, 2022		Subject: Ordinance Nos. 863 and 864 – 1 st Reading Annexation and Zone Map Amendment for Black Creek Group Industrial Project	
		Staff Member: Cindy Luxhoj, AICP, Associate Planner	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: May 2, 2022 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: May 2, 2022 <input checked="" type="checkbox"/> Ordinance 2 nd Reading Date: May 16, 2022 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: The Coffee Creek Industrial Design Overlay District allows City Council adoption of the Annexation and Zone Map Amendment concurrent with or up to 120 days prior to the Development Review Board (DRB) applications (hearing scheduled for May 23, 2022).	
Staff Recommendation: Staff recommends that Council adopt Ordinance Nos. 863 and 864 on first reading.			
Recommended Language for Motion: In two separate motions, I move to adopt Ordinance Nos. 863 and 864 on first reading.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Coffee Creek Master Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Approve, modify, or deny Ordinance Nos. 863 and 864 to annex approximately 8.72 acres and rezone approximately 8.17 acres generally located between SW Garden Acres Road and SW Grahams Ferry Road in the Coffee Creek Industrial Area.

EXECUTIVE SUMMARY:

The City adopted the Coffee Creek Industrial Form-based Code and Pattern Book in February 2018, establishing clear and objective development standards for street design and connectivity, site design and circulation, building form and massing, and building design and architecture to substantially minimize judgment about compliance. As part of this adoption, the City modified procedures governing City Council review of annexation and Zone Map amendments in Coffee Creek, allowing for City Council review of these requests without prior review or recommendation by the Development Review Board. This modification allows for the concurrent processing of the annexation and Zone Map amendment requests with the other related development permit applications.

The applicant, BTC III Grahams Ferry IC LLC, a developer specializing in industrial real estate and warehouse/manufacturing development, wishes to construct the Black Creek Group Industrial project. The 148,279 square foot speculative warehouse/manufacturing facility contains accessory office space and is designed to accommodate a single tenant or two tenants. The applicant wishes to annex the 8.17-acre property and 0.55 acre of the adjacent SW Grahams Ferry Road right-of-way into Wilsonville and apply the City zoning designation of Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) to the property. This zoning designation is consistent with the site’s Comprehensive Plan designation of “Industrial” and Metro’s designation of the Coffee Creek Industrial Area as a Regionally Significant Industrial Area in Title 4 of the Urban Growth Management Functional Plan.

The Development Review Board will hold a public hearing on the application since the request includes waivers to the Form-based Code standards. The hearing is scheduled for May 23, 2022, for the proposed Stage I Preliminary Plan, Stage II Final Plan, Site Design Review, Waivers, Class 3 Sign Permit, and Type C Tree Removal Plan applications. The provisions of Section 4.022 (.03) allow for City Council call-up of any final action taken by the Development Review Board and remain in effect for projects within Coffee Creek. The annexation and Zone Map amendment ordinances will expire 120 days from Council adoption if the Stage II Final Plan application is not approved by the Development Review Board.

EXPECTED RESULTS:

Adoption of Ordinance Nos. 863 and 864 will bring this portion of the Coffee Creek Industrial Area into the City and zone the property for industrial development consistent with the Master Plan.

TIMELINE:

The Annexation and Zone Map Amendment will be in effect 30 days after the ordinances are

adopted, pending approval of the Stage II Final Plan by the Development Review Board, and upon filing the annexation records with the Secretary of State as provided by ORS 222.180.

CURRENT YEAR BUDGET IMPACTS:

None.

COMMUNITY INVOLVEMENT PROCESS:

Staff sent the required public hearing notices and has made materials regarding the application readily available to the public.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

The annexation and development of the subject land will provide additional industrial development consistent with the goals of the Coffee Creek Master Plan.

ALTERNATIVES:

The Council may modify or deny the ordinances.

CITY MANAGER COMMENT:

ATTACHMENTS:

Attachment 1 – Ordinance No. 863:

- Exhibit A – Legal Description and Sketch Depicting Land/Territory to be Annexed
- Exhibit B – Petition for Annexation
- Exhibit C – Annexation Findings

Attachment 2 – Ordinance No. 864:

- Exhibit A – Zoning Order DB21-0084 Including Legal Description and Sketch Depicting Zone Map Amendment
- Exhibit B – Zone Map Amendment Findings