



Ordinance No. 865 Exhibit B
Zone Map Amendment Findings

Wilsonville Industrial Yard

City Council
Quasi-Judicial Public Hearing

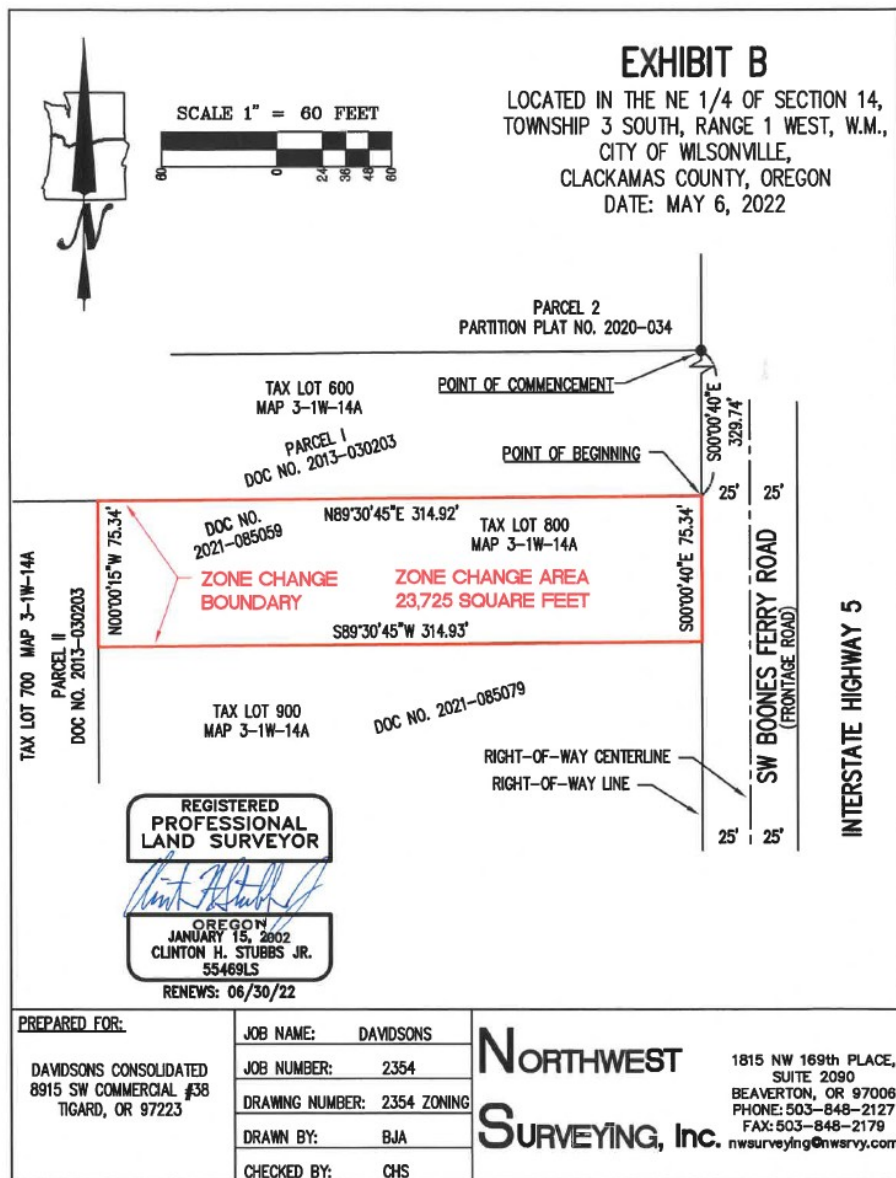
Hearing Date:	August 1, 2022
Date of Report:	July 18, 2022

Application No.:	ZONE22-0001 Zone Map Amendment
Request:	The request before the City Council is a Zone Map Amendment for approximately 0.55 acre.
Location:	28505 SW Boones Ferry Road. The property is specifically known as Tax Lot 800, Section 14A, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon
Owner/Applicant:	Davidsons Boones Ferry Industrial LLC (Contact: William “Gregg” Davidson)
Applicant’s Rep.:	AAI Engineering (Contact: Beth Zauner)
Comprehensive Plan Designation:	Industrial
Zone Map Classification (Current):	Future Development Agricultural – Holding (FDA-H)
Zone Map Classification (Proposed):	Planned Development Industrial (PDI)
Staff Reviewer:	Cindy Luxhoj AICP, Associate Planner
Staff/DRB Recommendation:	<u>Adopt</u> the requested Zone Map Amendment.

Applicable Review Criteria:

Development Code:	
Section 4.110	Zones
Section 4.135	Planned Development Industrial (PDI) Zone
Section 4.197	Zone Changes
Other Planning Documents	
Wilsonville Comprehensive Plan	

Vicinity Map



Summary:

Zone Map Amendment (ZONE22-0001)

The subject property, owned by Davidsons Boones Ferry Industrial LLC, is part of a land use application comprised of Tax Lots 800 and 900 located at 28505 and 28635 SW Boones Ferry Road, respectively. Tax Lot 800, the property subject to the Zone Map Amendment, includes 0.55 acre and is zoned Future Development Agricultural-Holding (FDA-H). The applicant proposes to rezone this tax lot from FDA-H to Planned Development Industrial (PDI) consistent with the Comprehensive Plan designation of Industrial. Tax Lot 900 includes 0.79 acre and is already zoned PDI.

Conclusion and Conditions of Approval:

Staff and the Development Review Board recommend approval with the following condition:

Request: ZONE22-0001 Zone Map Amendment (DB22-0001)

This action recommends to the City Council adoption of the Zone Map Amendment for the subject properties. The Stage 1 Preliminary Plan (STG122-0001), Stage 2 Final Plan (STAG222-0001), and Site Design Review (SDR22-0001) are contingent on City Council action on the Zone Map Amendment (ZONE22-0001) request.

PDA 1. General: The proposed project shall be carefully designed to promote continuity in design with other development in Comprehensive Plan Area of Special Concern E (Area E) and sufficiently buffered to minimize disturbance for residents of the Walnut Mobile Home Park immediately north and west of the subject property. See Findings A1 through A4.

PDA 2. General: The proposed project shall be designed to minimize traffic (truck) conflicts with residential activities, including pedestrians. See Finding A4.
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Findings:

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 City's 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.

Request: ZONE22-0001 Zone Map Amendment (DB22-0001)

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

Comprehensive Plan

Areas of Special Concern-Area E-Summary and Special Considerations

- A1.** The subject property (Tax Lot 800) is located in Comprehensive Plan Area of Special Concern E (Area E), an area planned for industrial use bounded by SW Boeckman Road (north), SW Barber Street (south), SW Boones Ferry Road (east), and railroad tracks (west). As stated in the Comprehensive Plan, primary concerns for Area E relate to protection of the Walnut Mobile Home Park; specifically that "the life of the park can be prolonged through careful design considerations of surrounding development and doing so will help retain one of the City's affordable housing opportunities". The subject property shares its north and west boundaries with the mobile home park and, therefore, is subject to the specific design considerations of Area E. This requirement is or will be satisfied by Condition of Approval PDA 1.

Areas of Special Concern-Area E-Consolidation of Smaller Lots Design Objective 1

- A2.** The applicant proposes to develop two smaller lots (Tax Lots 800 and 900) as one consolidated Stage 1 Preliminary Plan consistent with this Design Objective.

Areas of Special Concern-Area E-Buffers to Mobile Home Park
Design Objective 2

- A3.** A condition of approval for the Zone Map Amendment is that the proposed project be carefully designed to promote continuity in design with other development in Area E and that adequate buffering be included in the site design to minimize disturbance for residents of the Walnut Mobile Home Park immediately north, west, and southwest of the subject property. This requirement is or will be satisfied by Condition of Approval PDA 1 (see Finding A1).

Areas of Special Concern-Area E-Minimize Traffic (Truck) Conflicts
Design Objective 3

- A4.** The applicant proposes one (1) driveway entrance on SW Boones Ferry Road, the centerline of which would be located within roughly 40 feet of the north property line shared with the adjacent Walnut Mobile Home Park. It is anticipated that there will be truck traffic associated with use of the site, an industrial storage yard for a range of possible businesses such as a construction company, agricultural services, property maintenance, or logistics, which include parking and storage of commercial vehicles and equipment. This use is expected to generate about 20 daily trips some of which are expected to be trucks and contractor fleet vehicles. To comply with this Design Objective, the proposed development must be designed to minimize truck traffic conflicts with residential activities, including pedestrians. This requirement is or will be satisfied by Condition of Approval PDA 2.

Development Code

Zoning Consistent with Comprehensive Plan
Section 4.029

- A5.** Concurrently with a Stage 1 Preliminary Plan for Tax Lots 800 and 900, the applicant is applying for a zone change from FDA-H to PDI for the north part of the site (Tax Lot 800) comprising 0.55 acre. This change is consistent with the Comprehensive Plan designation of Industrial. As discussed above, the subject property is located in Area E in the Comprehensive Plan, which requires special consideration to design of development surrounding the Walnut Mobile Home Park, adequate buffering, and reduced truck traffic conflicts with residential activities. This requirement is or will be satisfied by Conditions of Approval PDA1 and PDA2.

Base Zones
Subsection 4.110 (.01)

- A6.** The requested zoning designation of PDI is among the base zones identified in this subsection.

Standards for Planned Development Industrial Zone

Purpose of PDI

Subsection 4.135 (.01)

- A7.** The zoning will allow a variety of industrial operations and associated uses such as those proposed by the applicant consistent with the purpose stated in this subsection.

Uses Typically Permitted

Section 4.135 (.03)

- A8.** The applicant proposes to use the property as an industrial storage yard for a range of possible businesses such as a construction company, agricultural services, property maintenance, or logistics, which include parking and storage of commercial vehicles and equipment. This type of use could be considered “industrial services”, which is a permitted use in the PDI zone per Subsection 4.135 (.03) N. provided the use complies with all industrial performance standards, standards for outdoor storage, etc., of the zone.

Zone Change Procedures

Subsection 4.197 (.02) B. and C. 1.

- A9.** The request for a Zone Map Amendment has been submitted as set forth in the applicable code sections including Section 4.008, Subsection 4.197 (.02) B. and C. and Section 4.140.

Conformance with Comprehensive Plan Map, etc.

Subsection 4.197 (.02) C. 2.

- A10.** The proposed Zone Map Amendment is consistent with the Comprehensive Map designation of Industrial with consideration given to Design Objectives for Area E in the Comprehensive Plan (see Findings A1 through A4 and Conditions of Approval PDA1 and PDA2).

Public Facility Concurrency

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

- A11.** Based on existing nearby utilities and utility master plans, and the Transportation System Plan, necessary facilities are or can be made available for development of the subject property consistent with the proposed zoning.

Impact on Significant Resource Overlay Zone (SROZ) Areas

Subsection 4.197 (.02) C. 5.

- A12.** No SROZ areas or identified natural or geologic hazards are located within the area to be rezoned.

Development within 2 Years

Subsection 4.197 (.02) C. 6.

- A13.** The applicant’s Code response narrative states a commitment to begin construction within two (2) years of approval of the Zone Map Amendment. In the scenario where the applicant

or their successors do not start development within 2 years, thus allowing related land use approvals to expire, the zone change shall remain in effect.

Development Standards and Conditions of Approval

Subsection 4.197 (.02) C. 7.

A14. As can be found in the findings for the accompanying requests, the applicable development standards will be met either as proposed or as a condition of approval.