



**CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
January 2, 2018 - 6:00 p.m.**

I. MEETING CALLED TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Planning Commission members, Mike Oliver (chair), Tom Van Voorhees, Craig Nelson Sr., Kay Harrison, Amy Moore, John Whiting, Jim Mock

IV. CORRESPONDENCE

V. MINUTES

Review and approval of December 5, 2017 Planning Commission meeting minutes.

VI. PUBLIC APPEARANCES

VII. BUSINESS

- A. PUBLIC HEARING, Land Use Element (working draft), City of Central Point Comprehensive Plan. Applicant: City of Central Point**

VIII. DISCUSSION

A.

IX. ADMINISTRATIVE REVIEWS

X. MISCELLANEOUS

XI. ADJOURNMENT

**City of Central Point
Planning Commission Minutes
December 5, 2017**

I. MEETING CALLED TO ORDER AT 6:00 P.M.

II. ROLL CALL

Commissioners Mike Oliver, Tom Van Voorhees, John Whiting, Amy Moore, Jim Mock and Kay Harrison were present. Also in attendance were: Don Burt, Planning Manager, Stephanie Holtey, Principal Planner, Justin Gindlesperger, Community Planner and Karin Skelton, Planning Secretary.

PLEDGE OF ALLEGIENCE

III. CORRESPONDENCE

**Letter from Alan Galeridge
E-mail from Linda and Ray Shipley
Letter from Antone Pederson
Letter from Dan and Louise Sakraida**

IV. MINUTES

Kay Harrison made a motion to approve the November 7, 2017 minutes. Amy Moore Seconded the motion. ROLL CALL: Tom Van Voorhees, yes; John Whiting, yes; Amy Moore, yes; Jim Mock, yes; Kay Harrison, yes. Motion passed.

V. PUBLIC APPEARANCES

None

VI. BUSINESS

Mr. Oliver stated that the Planning Commission would hear item "B" first due to the number of citizens who were in attendance in order to participate in the public hearing.

- A. Public Hearing (continued) to consider amendments to Section 17.05.600(H) General Procedural Provisions, City Council Review in the central Point Municipal Code. Applicant: City of Central Point**
- B. Public Hearing to Consider a Conceptual Land Use and Transportation Plan for Urban Reserve Areas CP-5 and CP-6. Applicant City of Central Point.**

Mr. Oliver read the rules for a quasi-judicial hearing. Amy Moore said she had a conflict as she owned property in the area and recused herself. Tom Van Voorhees stated that he had made a site visit. None of the commissioners stated any bias.

B. Public Hearing to Consider a Conceptual Land Use and Transportation Plan for Urban Reserve Areas CP-5 and CP-6.

Stephanie Holtey said the City's Regional Plan Element includes a provision that prior to expansion of the urban growth boundary (UGB) into an urban reserve area (URA) it is necessary to adopt conceptual land use and transportation plans for the affected urban reserve. The City received a request to add *parts of* URA, CP-6 to the City's UGB in order to create additional housing. The City Council responded to this request by passing a Resolution of Intent to initiate a UGB Amendment. Since that time city staff has been working on a conceptual plan for URAs CP-5 and CP-6.

City staff held discussions with County residents and the Citizen's Advisory Committee in order to finalize a concept plan that reflects local land use expectations and remedies for traffic congestion the land uses may generate. The City agreed to a residential/employment/open space split in the Regional Plan (76%, 4% and 18% respectively). That means there are about 337 acres that can be designated for residential uses and about 18 acres designated for employment uses. The Committee was asked for their opinion about the uses they would like to see given the constraints that exist in this area. Proposed land uses and existing environmental constraints are reflected in the draft Conceptual Plan and maps.

Public Comments on the CP-5/6 Conceptual Plan were received during the Citizen Advisory Committee (CAC) on October 10th and again on November 14th. A number of County residents interacted with City staff and some residents sketched their own ideas for conceptual land use plans. She added that the Commissioners were provided with copies of the original staff concept, various citizen alternatives and a final planning staff alternative which is intended to reflect CAC and citizen consensus.

She indicated that at this time there was still some refinement to the concept plan required. She said it was her intention to distribute the Concept Plan to several agencies for their comments and then prepare a final draft for consideration.

Ms. Holtey stated that notices of this meeting were mailed to the residents of CP-5 and CP-6, however some residents had just received their notices today and others had not yet received theirs. She said that staff recommended that after the discussion the Commission continue the matter.

She said that the State's Goal 14 establishes the City's requirements for Urbanization, requiring the City to provide for efficient transition from rural to urban lands, it requires the City to maintain a 20 year land supply within Urban Growth Boundaries. She reviewed the Regional Problem Solving process and how the Urban Reserve Areas (URA) were identified and explained that the City was required to do a concept plan

before expanding the UGB. She explained the planning process from the concept to development.

In order to comply with the Regional Plan, *the City must assign an urban land use designation to all of the land in the URA* and do so using the categories and percentages to which the City and County agreed. The average residential density to which the City committed (6.9 units/acre) will be worked out at the time of a UGB Amendment. Once the new Parks Master Plan is revised, the City will have a better idea about the number, size and characteristic of the parks that are needed and these can also be worked out at the time of a UGB Amendment.

She explained that a Concept Plan is a general guide for land use and transportation in an Urban Reserve Area. It is not part of the City's Land Use Element until a property is brought into the City. She said that the Concept Plan does not mandate any property be brought into the UGB.

Ms. Holtey explained that at the time of UGB amendment a property owner could apply to come into the UGB. At that time the land use designations would come into alignment with the City's land use designations shown on the concept plan. She stressed that County zoning would remain until a property was brought into the City limits. Once a property is inside the city limits, the landowner is eligible to submit an application for a partition, conditional use, site plan and architectural review or master plan

Mr. Oliver asked if the plan could exclude portions of the URA. Ms. Holtey replied that the Concept Plan could not exclude any portion of it. She added that no one would be forced to annex into the City if they did not want to. She expressed that the City recognized the concerns over developing farmable land, however the Regional Problem Solving Process identified this area as one that could be developed.

John Whiting stated that it was his understanding that bringing CP-5 & 6 into the UGB only gave the residents the option of annexing into the City and in no way compelled annexation. Ms. Holtey confirmed that was correct. She clarified that in order to be annexed into the City a property needed to be contiguous to the city limits. She Reviewed the existing County roads. There was some discussion regarding how much of the land was currently being farmed. Ms. Holtey stated she would find out.

She mentioned the flood impact to this area was minimal and mostly located in CP-5. She also discussed available existing City services.

Ms. Holtey Reviewed the land uses depicted in the proposed plan. She identified an open space buffer which had been proposed by residents to separate the lower portion of CP-6 from areas where people might want to develop their properties.

Ms. Holtey said that the allocation of parks and open space was actually identified in the master plan step of development which came after UGB amendment and after annexation.

She said the proposed streets were an illustration only. Alignment shown on the Concept Plan is just an idea and does need to be refined based on a traffic study.

She said that tonight staff was looking for authorization to distribute the Concept Plan to affected agencies for their comments and present a final draft to the Planning Commission at their January meeting.

They discussed continuing the public hearing vs. closing it and noticing the January meeting as a new public hearing.

The Commissioners asked how the process for this UGB expansion had been initiated. Ms. Holtey explained that the City Council received a letter from a group of property owners who live in CP-6 who had interest in coming into the UGB and annexing into the City for the purpose of developing their property. The City Council drafted a resolution of intent to initiate the UGB amendment.

Public Hearing was opened

Dan Sakraida, Scenic Ave.

Mr. Sakraida said that Ray and Linda Shipley own the property next to them. They live in Wilsonville and rent out their property. Mr. Sakriada read a letter from the Shipleys stating they had reviewed the conceptual plan and they had no desire to be in the UGB or within the city limits. They were specifically opposed to the extension of N. Haskell Street through their property to connect with Scenic Ave.

Louise Sakraida, Scenic Avenue

Ms. Sakraida expressed her concern for the loss of farmland. She read an article from the US Department of Agriculture regarding the importance of good farm land and stated that once the land was developed it was gone forever and would never be able to be passed on to another generation. She also expressed concerns regarding traffic and pollution. She said it was her understanding that if sewer and water services were installed near their property they would be required to pay for it. Also the road going past their property was not to their liking.

Ms. Holtey stated that the installation of city services would come during the development part of the process. She stated that it was her understanding that it was optional for residents to connect to sewer or water. She said she would confirm this. She would also confirm that should the property owner decide not to connect to the services,

they would not have to pay for the installation of such services. She added that she was not familiar with the procedures of Rogue Valley Sewer Services.

Don Burt, Planning Manager clarified that this was a concept plan and if a property owner did not want to come into the UGB they were not compelled to do so. Additionally he stated a concept plan was required to illustrate a transportation concept. He added that during the future planning processes a traffic study would be done to plan where roads would actually be located. He said the concept plan simply showed what the property could be used for should it be annexed into the City.

Larry Martin, Taylor Road

Mr. Martin stated he owned property that was included in the Council Resolution. He said that the current Concept Plan was different from the original one. He noted that he and four other property owners who were in favor of the Concept Plan would be submitting their plan which had been created earlier in the Regional Problem Solving process.

Mr. Martin said that generally they were in favor of the Concept Plan, however they objected to the strip of buffer area that was being proposed. He and the other property owners were in favor of the large park area depicted in the original plan which they felt would serve the majority of the area residents more effectively.

Katy Mallams, Heritage Road

Ms. Mallams expressed her concern that if a property near them did develop, it would have a tremendous effect on the neighborhood. She said she would like to see a more specific plan for CP-5 & 6. The plan she and her husband prepared showed the lower area of CP-6 as very low density. She said that when more houses and more roads are developed in an established neighborhood it is totally destroyed. Also the buffer was depicted because the residents of the south part of CP-6 wanted to be separated from future development. She added that they would like a buffer along New Ray Road as well. She said there needs to be open green space between the existing older neighborhood and any new development. She said they envisioned bike paths and walking paths in the buffer corridors.

Russell Cox, Grant Road

Mr. Cox liked the Concept Plan and expressed his appreciation that it would help him see what the options for his property could be in the future. He envisioned an area somewhat like the Twin Creeks development.

June Brock, Taylor Road

Ms. Brock said she and her husband supported the City's original Concept Plan because it allocated the parks and open space more effectively. She thought the strip of buffer land on this plan was not as good.

Alan Galeridge, Grant Road

Mr. Galeridge noted that he had submitted a letter which was distributed to the Planning Commission this evening. He was not in favor of the Concept Plan. He was concerned about an area of high density near his property and said that a roundabout in that location was not a good idea. He did not want high density or commercial next to his property.

He also said that there was a property next to his which had been leased to people who grew marijuana and was a problem. Mr. Oliver noted that that was not an issue on the agenda.

Sarah McGrath, Grant Road

Ms. McGrath said she knew this was a long process involving many agencies. She said she appreciated that the purpose was to strategically prepare for the City's growth. She expressed her concern that the plan proposed tonight was different from the one recommended by the Citizen's Advisory Committee as it included the buffer strip. She wanted to confirm that this actually was a concept and not a rule of law and that it would continue to evolve. She stated that Community Development Director Tom Humphrey had specifically stated that the Concept Plan was not a rule of law. She did not approve of the buffer area and she preferred the parks in the original concept. She thought the parks department should be able to evaluate where to put the parks and open space.

Stephanie Holtey explained that the confusion seemed to stem from the fact that the Plan at the Citizen's Advisory Committee meeting noted areas of preferred parks space and the map tonight showed a buffer strip. She went on to explain that the buffer strip had been discussed at the CAC meeting. She said that park areas would actually not be identified until development occurred, however the goal of the plan was to be as flexible as possible and that at this point it would be impossible to absolutely identify where the park areas would be located.

Jeffrey McMann, New Ray Road

Mr. McMann said he understood that the people in the southern area of CP-6 wanted protection from higher density areas. He said that he had knocked on doors and spoken to a lot of people and the majority were not interested in coming into the City. His concern is that there is a large parcel of land behind his house that could be developed. He was concerned that if someone built on that property his view would be gone. He added that most of the people who lived there wanted to be in the country and not the City.

Jim Booth, New Ray Road

Mr. Booth said he agreed with Mr. McMann. He said he did not want development close to his home. He thought that was wrong that there was an agricultural buffer zone shown on the perimeter of the URA but none to protect their neighborhood from new development. He stated he had relatives in California and had seen what happens when

development takes off. He said this is a unique area to live in and the residents would like to keep it that way.

Tim Higinbotham, Taylor Road

Mr. Higinbotham said he supported the Concept Plan and it gave property owners the option to come into the UGB and into the City and develop their land if they wanted. He expressed his opinion that the high density area depicted by Taylor and Grant might need to be moved west a bit. He was concerned about the buffer area as it would be hard to maintain. He said walking paths might attract an undesirable element and become dangerous. Also it might become a fire hazard due to the difficulty of maintaining it. He thought there would be other options that might accomplish the separation of the area and provide open space and parks that would be more easily managed and serve the community better.

Amy Moore, Grant Road

Ms. Moore asked if the Concept Plan met the 6.9 density the City was required to maintain. Ms. Holtey said no, it was roughly around 6, but the 6.9 density was an average of the whole City. Ms. Moore asked what the width of the proposed buffer was. Ms. Holtey said it was shown as roughly 200 feet and represented approximately 40 acres of land. She said it represented approximately 29% of the area proposed for parks and open space. Ms. Moore said that it might make a difference to people who opposed it if it was 30 feet instead of 200 feet and that in order for people to decide whether or not they approved of it they would need a more specific measurement.

Heather Penner, Freeland Road

Ms. Penner asked if the buffer was located along current property lines. Ms. Holtey said that it was but that it was a concept for further refinement. It could be discussed at the next meeting.

Dean Finch, New Ray road

Mr. Finch said he had submitted a version of a Concept Plan that included a buffer separating the south area of CP-6 from areas that would potentially develop. He explained the purpose of the buffer was to minimize the impact to existing residents that do not want to come into the City. He added that he would provide additional written information to the Planning Department.

Ralph Kerr, Grant Road

Mr. Kerr expressed concern about the proposed road. He thought the City should go out and walk the area. He said it was a creek. He said the land was mostly sand and not appropriate for a road. Also he had concerns regarding increased traffic.

Russel Cox, Grant Road

Mr. Cox would like to see a stop sign where Twin Creeks crosses Grant Road as the traffic on Grant is quite fast there.

Katy Mallams, Heritage Road

Ms. Mallams asked if the City was required to have concept plans completed for all URAs before any UGB amendment could be done or if each area was done separately. Don Burt answered that each area develops on its own.

Ms. Holtey said that staff would like the Planning Commission to direct them to obtain comments from affected agencies. Additionally, because of the holidays, it would be a good idea to continue the hearing to the February meeting to allow time for the agencies to respond.

There was discussion among the commissioners regarding the traffic concept and how it would be affected when the Twin Creeks railroad crossing was completed.

John Whiting made a motion to continue the public hearing to the February 6, 2018 Planning Commission meeting in order to obtain comments from affected agencies to incorporate into the Concept Plan. Kay Harrison seconded the motion. Roll Call: Tom Van Voorhees, yes; Kay Harrison, yes; John Whiting, yes; Jim Mock, yes. Motion passed.

8:20 p.m. Mike Oliver declared a short break.

8:30 p.m. meeting resumed.

A. Public Hearing (continued) to consider amendments to Section 17.05.600(H) General Procedural Provisions, City Council Review in the Central Point Municipal Code.

Community Planner Justin Gindlesperger said that upon the Council's consideration to utilize Council Review procedures, it was determined there were insufficient provisions in place with respect to timing of call-up procedures, vote requirements, hearing procedures and overlapping appellate procedures. Council directed staff and the City attorney to research similar processes in other cities and bring back recommended code revisions that prescribe the council review process.

Mr. Gindlesperger stated these amendments are necessary to ensure the Council review authority is well defined and the process set forth will avoid inconsistent application and/or avoid appeals based upon failure to follow appropriate procedures.

He said that after discussion and consultation with the City attorney, it was decided that remanding a matter back to the Planning Commission would not work because of the State's 120 day rule.

Additionally he explained that the Council would follow appeal procedures and make their decision to either uphold the Planning Commission decision or modify the Planning Commission's decision based on the information contained in the record.

The Commissioners asked for clarification and he explained that a decision could be called up for review if it were an error of law or if it were a matter of public concern and the Council felt it needed to be reviewed. The Commissioners thought the language regarding "public concern" made the procedure more vague. They said the original language was more specific but they agreed that the Council were elected officials and should have the ability to make final decisions if they feel a matter is in the best interest of the Public.

Tom Van Voorhees made a motion to approve Resolution 849, amendments to Section 17.05.600(H) General Procedural Provisions, City Council Review in the Central Point Municipal Code.

They discussed the appeal procedures and agreed the Council would be acting according to those procedures in the case of a review.

Amy Moore seconded the motion. ROLL CALL: Tom Van Voorhees, yes; Kay Harrison, yes; Amy Moore, yes; John Whiting, yes; Jim Mock, yes. Motion passed.

VII. DISCUSSION

A. Working Draft of Land Use Element, File No. 17003

Don Burt Planning Manager said The Land Use Element consists of two parts, the text and the map. The text addressed the purpose and scope of each land use classification and sets forth the City's goals and policies for the management of its land use system. He briefly reviewed the goals and policies.

He said the purpose of the Map is to assign a specific land use to each property within the City's urban area.

He explained the changes needed to reflect prior land use activity. He said they are driven by prior actions that affected land use goals and policies. He reviewed the changes necessitated by recent policy, which are primarily related to residential land use

and the need to adjust the minimum density requirements from the Regional Plan Element and the Housing Element. He reviewed other changes that were recommended to provide more flexibility in the commercial areas allowing for more flexibility in responding to structural changes in the commercial sector.

Mr. Burt reviewed the Concept Plans for the Urban Reserve Areas that had already been developed and explained that a Concept Plan for CP5 and CP6 was currently being developed.

The Commissioners asked if there were a residential Concept Plan which had been completed. Stephanie Holtey said that this was the first residential Concept Plan that the City had prepared.

The commissioners discussed how Twin Creeks had developed and thought that it would be a good example of how a concept plan developed over time.

The Commissioners agreed to schedule a public hearing for the January 2, 2018 meeting.

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

Kay Harrison made a motion to adjourn. Amy Moore seconded the motion. All commissioners said "aye". Meeting adjourned at 9:20 p.m.

The foregoing minutes of the, 2017 Planning Commission meeting were approved by the Planning Commission at its meeting on the ____ day of January 2018.

Planning Commission Chair



STAFF REPORT

January 2, 2018 (CPA-17003)

AGENDA ITEM V-A

Public Hearing, Land Use Element (working draft), City of Central Point Comprehensive Plan (File No. CPA-17003) (**Applicant: City of Central Point**)

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

At the December 5, 2017 meeting staff introduced to the Planning Commission a working draft of the Land Use Element. After discussion the Planning Commission directed staff to schedule a public hearing to gather input on the Working Draft of the Land Use Element.

Attached is a draft of the Land Use Element. The Land-Use Element consists of two parts; the text and the map. The text addresses the purpose and scope of each land use classification, including issues and land use distribution by acreage. The text also sets forth the City's goals and policies for the management of its land use system. The actual use of land by classification is maintained in the Buildable Lands Inventory (BLI), which tracts land usage over time. The BLI is an adjunct document to the Land Use Element. The BLI is maintained and updated with each application for land development.

The purpose of the Plan Map is to assign a specific land use to each property within the City's urban area (city limits plus UGB). The land use designations are primarily based on current allocations, and the findings from other Comprehensive Plan elements such as the Regional Plan, Housing, Economic, Parks and Recreation, etc.

A prior version of the working draft of the Land Use Element has been reviewed by the Citizen's Advisory Committee (CAC), with a favorable recommendation to the Planning Commission. Since the CAC meeting staff has continued refining the working draft per the CAC discussion.

The text, goals, and policies of the Land Use Element have been modified/updated to reflect changes in policy since the last Land Use Element was amended in 1983. Those changes fall into three categories:

- ❖ **Changes needed to reflect prior land use activity.** These changes are primarily driven by prior actions that affected land use goals and policies that are not consistent with the current Land Use Element. Most of these changes are policy related to the rezoning of lands along the west side of the railroad tracks (Twin Creeks) from industrial to residential.

- ❖ **Changes necessitated by recent policy.** These changes primarily relate to residential land uses and the need to adjust the minimum density requirements of the Regional Plan Element and Housing Element.
- ❖ **Changes that are recommended to provide more flexibility in the land use process.** These changes are related primarily to the commercial lands and are intended to provide a broader purpose base allowing for more flexibility in responding to structural changes in the commercial sector of the economy.

For the most part the Map is little changed from the existing Map, but there are some changes that need to be noted and discussed. The Map discussion will focus on four areas of change:

- ❖ **Changes addressing mapping errors.**

- Previously approved changes to the land use map were either not mapped or were mapped incorrectly. These inconsistencies have been corrected on the proposed land use map. Examples include:
 - The McDowell property on Snowy Butte Road shown as R-1-6, but that was designated R-3 by ordinance several years ago;
 - The McDonald's parking lot currently designated as High Density Residential that should be Community Commercial to align with the use; and, the School District baseball fields on Upton Road currently designated Very Low Density and should be Civic; and
 - The Central Point School District property off Upton Road currently designated Very Low Density Residential and should be Civic.

Solution: Correct the oversights

- ❖ **Changes proposed by others.**

- Presently there are land use changes that are being considered by private landowners with specific development interests, including the following:
 - Craig Nelson (Freeman Road), - Wants to designate the high density residential along Freeman and Bigham to Community Commercial.
 - Gutches (Vilas Road) – Wants to designate Low Density Residential to High Density Residential.

Solution: the proposed changes are not at issue pending completion of a transportation impact analysis TIA) by the property owners. This must be accomplished prior to finalization of any change in land use. The property owners have been notified of the TIA requirement.

- ❖ **Changes needing to be addressed due to changing conditions**

- **TOD Overlay.** The current land use map provides a designation for the TOD Corridor and TOD District but does not identify the underlying land use categories, but instead rely on a master plan. The proposed changes uses in the TOD as an overlay rather than a specific land use classification. The proposed land use designations align with currently established zoning categories.

Solution: Apply TOD as an Overlay district.

- **Future Land Use Study Area.** There is currently a Commercial Medical (C-2M) zone that initially was intended as a hospital zone. A large part of the area is owned by Asante and they have no interest in developing it for medical purposes. At this time staff does not have a solution and recommends that this area be studied in the future to determine the appropriate land use designation and corresponding zoning district.

Solution: Defer action and direct that staff study the area for land use alternatives. This

recommendation should be reflected as a specific goal of the Land Use Element.

- **R-3 Lands and mobile home parks.** A considerable percentage of the R-3 (HRes) lands have been developed at densities averaging 6 units per gross acre. The R-3 zoning district has a minimum density requirement of 14 units per net acre. At the time of development the R-3 district did not have a minimum required density. Mobile home parks were only allowed in the R-3 district. The mobile home parks that were developed in the R3 district were developed at a density of

Solution: Defer action and direct that staff study the area for land use alternatives. This recommendation should be reflected as a specific goal of the Land Use Element..

- ❖ **Changes to the Commercial District.** It is proposed that the C-4 title “Tourist and Office Professional” be redefined eliminating the “Tourist” reference. The current reference to tourism as the primary purpose of this land use classification unnecessarily restricts the flexibility in allowing a broader range of commercial development projects.

ISSUES:

The primary issues to be discussed at the meeting will be map related as noted above, with specific attention being given to changes due to “Changing Conditions”.

1. Use of a TOD overlay vs. an actual land use should be of no consequence considering that the use of the TOD overlay accomplishes the same design objectives unique to a TOD development, i.e. pedestrian scale and walkability and transit service.
2. Future Land Use Study Area, specifically the C-2(M) district, is definitely a discussion item with no immediate resolution, other than state as a goal.
3. R-3 Lands and mobile home parks issue, like the C-2(M) issue warrants further review before any action.

ATTACHMENTS:

Attachment “A” – Working Draft of Land Use Element

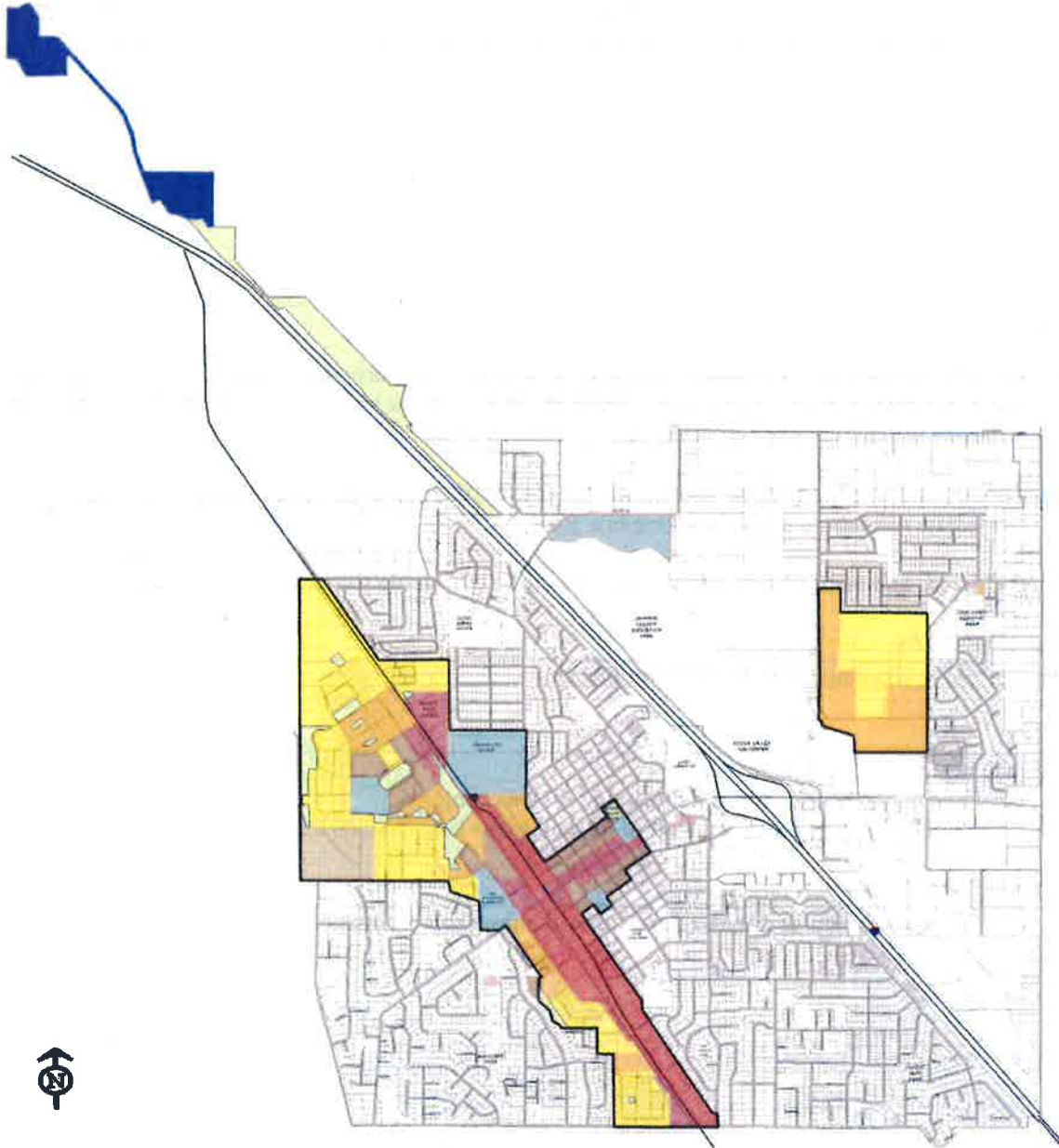
ACTION:

Open public hearing, take testimony and:

1. Continue public hearing to the February 6, 2018 meeting;
2. Close public hearing and direct staff to forward to the City Council a favorable recommendation

RECOMMENDATION:

Direct Staff to make changes as discussed and forward a favorable recommendation to the City Council.



Legend

- UGB
- TOD District

Proposed Residential

- Very Low Density
- Low Density
- Medium Density
- High Density

Proposed Commercial

- Community Commercial
- Employment Commercial
- General Commercial

Proposed Industrial

- Light
- General

Proposed Civic and Parks

- Proposed Civic
- Proposed Parks and Open Space

LAND USE ELEMENT

2018-2038

**City of Central Point
Comprehensive Plan**

Planning Commission

January 2, 2017

Working Draft

Working Draft

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1. Introduction

The purpose of the Land Use Element is to:

- Allocate land uses within the City's urban area; and
- Track activity in the Buildable Lands Inventory (BLI) for compliance with associated goals and policies identified in related Comprehensive Plan elements; i.e. the Housing Element, Economic Element, Parks and Recreation Element, Transportation System Plan, etc.

The Land Use Element does not determine how much of a particular land use is needed only where that land use will be sited and how it will be managed to achieve the City's comprehensive land use goals and policies.

The Land Use Element introduces the concept of urban design as an objective of the Comprehensive Plan. As used in the Land Use Element the term "urban design" refers to the conscious consideration of the physical relationship between land use classifications that promote the City's perceived livability and "small town" atmosphere goals.

The Land Use Element is comprised of two parts; the text (Text), and the Land Use Plan Map (Map).

- The Text component addresses the purpose and scope of each land use classification, including issues and land use distribution by acreage. The Text also contains the City's goals and policies for the management of its land use system.

The current, and actual, use of land is maintained in the Buildable Lands Inventory (BLI), which tracks land usage over time. The BLI is an adjunct document to the Land Use Element. The BLI is maintained on a continual basis as applications for land development are received.

- The Map identifies the spatial distribution of all lands in the City's urban area and designates each property with a specific land use classification. As previously noted the amount of land within each land use category is determined by other Comprehensive Plan elements.

In addition to the related Comprehensive Plan elements the Land Use Element is guided by four (4) documents as follows:

1.1. Buildable Lands Inventory

The Buildable Lands Inventory (BLI) is an adjunct document to the Land Use Element. The BLI tracks all land use activity in the City's urban area as changes occur. Annually, the BLI produces the following tables tracking land use changes:

- Land use percentage benchmarks by land use classification;
- Land use benchmark by 1,000 population
- Changes in the vacant land inventory;

- Housing and employment in activity centers (mixed use/pedestrian friendly areas).

Monitoring of the BLI will determine the need and timing to add more land to the UGB per the needs assessment of such Comprehensive Plan Elements as Housing, Economic, and the Parks and Recreation, etc.

1.2. State Land Use Guidelines

The purpose of the State land use guidelines is *“To establish a land use policy framework and factual basis for all land use decisions and actions consistent with related elements of the Comprehensive Plan.”* The states land use program requires that all land use plans include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs.

City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268. The required information shall be contained in the either the Land Use Element or in supporting documents.

The accomplishment of the above required information is delegated to the various elements of the City’s Comprehensive Plan. The Land Use Element is responsible for managing and mapping the land use needs of the City as prescribed in other Comprehensive Plan elements. Changes in the Land Use Element will generally be predicated on changes in related elements of the Comprehensive Plan.

1.3. Central Point Forward, A City Wide Strategic Plan

The City maintains a strategic plan, the purpose of which is to envision a preferred future for the City and to *“ . . . formulate a way to make this future happen through community teamwork and actions. It is a document that records what people think – the blueprint for positive change that defines the vision, goals and outcomes that must occur to realize the future.”*¹ The community’s mission, vision and values as set forth in the Strategic Plan serve as the foundation of the Comprehensive Plan, including this Land Use Element. The guidance provided by the Vision Plan that is carried forward in the Land Use Element is to maintain a *“ . . . small town commitment and feel that promotes community pride, safety, and friendliness”* and the value of planning for growth *“ . . . that will retain our small town atmosphere”*.

1.3.1. City Mission Statement

The City’s mission statement reads as follows:

“It is the mission of the City of Central Point to build and maintain a highly livable community by working in harmony and being a catalyst for partnership with all the members of the community, public and private.”

¹ City of Central Point Strategic Plan, pp. 3, May 24, 2007, Resolution No.1143,

1.3.2. City Statement of Values

The Vision Plan contains a set of four values as follows:

- **Growth:** *We value planned growth that will retain our small town atmosphere.*
 - *Managed Growth & Infrastructure, Goal 2 - Maintain City of Central Point's small town feel and family orientation even as we grow.*
- **Public Safety:** *We value a professional service oriented public safety policy that promotes a sense of safety and security in our city.*
- **Transportation:** *We value a system of transportation and infrastructure that is modern, efficient and sensitive to the environment.*
- **Community:** *We value a clean and attractive city with parks, open space and recreational opportunities.*
- **Service:** *We provide the highest level of service possible in the most efficient responsible manner.*

It is important that these values be repeatedly acknowledged and applied as the foundation for crafting the goals and policies in all elements of the Comprehensive Plan.

1.4. The Regional Plan Element

As previously noted the City's Comprehensive Plan elements must be consistent with any applicable regional plan. In 2012 the City adopted a Regional Plan Element² establishing Urban Reserve Areas (URAs) in accordance with the County's Greater Bear Creek Valley Regional Plan. The purpose of the Regional Plan Element is to address the City's long-term land needs to the year 2060. The City's Regional Plan Element established eight (8) URAs, which when combined total 1,721 acres for future use by the City. Within the URAs land uses were assigned based on very broad categories; Residential, Aggregate, Resource, Open Space/Parks, and Employment. The Regional Plan Element does not spatially allocate the land use types, but it does require that Concept Plans³ be developed and adopted prior to inclusion of a URA, or any part thereof, into the City's urban growth boundary (UGB)⁴. The Concept Plans are required to identify regionally significant transportation corridors and identify how land uses will be spatially distributed, with an emphasis on the encouragement of mixed use/pedestrian friendly areas⁵. The Concept Plans, when approved, are a part of the Regional Plan Element. At such time as lands within the URA are added to the UGB the concept plans are further refined consistent with the level of land use descriptions set forth in the Land Use Element; and, upon inclusion to the UGB then become part of the Land Use Element. The Land Use Element does not include lands within the URA.

² Regional Plan Element, City of Central Point Comprehensive Plan, Ordinance No. 1964, 8/9/2012

³ City of Central Point Regional Plan Element, Section 4.1 Performance Indicators

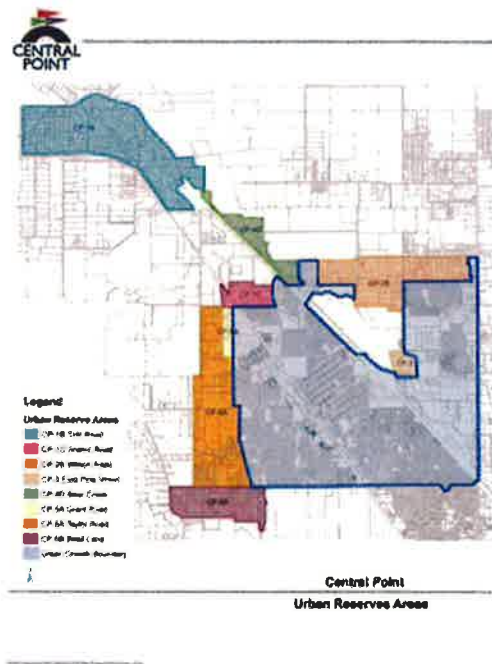
⁴ City of Central Point Regional Plan Element, Section 4.1.8 Conceptual Land Use Plans,

⁵ Regional Plan Element, Performance Indicators, 4.1.6 Mixed-Use/Pedestrian Friendly Areas

2. Direction of Growth

The long-term direction of growth for the City is best described in the Regional Plan Element and its accompanying Concept Plans. The Regional Plan Element established eight (8) urban reserve areas (Figure 2.1) into which the City will grow between now and 2060. These urban reserve areas (URAs) have been pre-approved for inclusion in the City's urban growth boundary⁶, subject to demonstrated need and availability of infrastructure.

Figure 2.1 UGB and URAs



As illustrated in Figure 2.1, the City's expansion will be to the west and north. The City's easterly and southerly UGB and URA boundaries abut the City of Medford's assigned jurisdictional areas, limiting the City's ability for easterly or southerly expansion. As outlined in the Regional Plan Element most of the residential development (55%) will be directed to the west (CP-6A, CP-6B, and CP-5A), and to the north (CP-1C and CP-2B).

For industrial employment lands the primary direction of future growth will be to the far northerly urban reserve (URA-1B). This area is well served with multi-modal transportation infrastructure, i.e. I-5 and rail. Commercial development will be distributed throughout the URAs per the Regional Plan allocations and concept plans.

The relationship between the Regional Plan Element and the Land Use Element is one of timing. When the need is properly demonstrated then land within the URAs can be brought into the UGB. The timing of inclusion to the UGB will be a function of demonstrated need and the ability to develop to urban standards, and annex to the City in a timely manner.

3. Land Use and Urban Form

The Regional Plan introduces two mandatory land use benchmarks; a minimum density requirement and performance indicators. The density and performance indicators will affect the City's future urban form as lands in the URAs are brought into the UGB and annexed to the City. With the increase in density and the mandatory Performance Indicators it is both timely and appropriate to introduce the basic elements of urban form/design, particularly as it applies to intensification of residential land uses, and the physical relationship between differing land uses and transportation. As used in this Land Use Element the term "urban form/design" refers the general pattern of use, building height and development intensity and the structural elements that define the City physically, such as natural features, transportation corridors, open space, public facilities, as well as activity centers and other community focal elements. The introduction

⁶ ORS

of urban form/design is not intended as *the* answer to good urban form/design, but it is intended to provide a basic awareness and a palette from which good urban form/design can evolve.

3.1. Activity Centers.

An important consideration related to urban form/design and the Regional Plan's performance indicators is the concept of activity centers. As used in this Land Use Element the term "activity center" is interchangeable with the term Transit-Oriented/Mixed-Use Pedestrian-Friendly areas. Both terms represent the development of a place(s) that encourage higher density mixed-use environments that are neighborhood oriented and designed to increase the convenience of walking, bicycling, and transit. The concept of activity centers is a key component to the City's success in the retention and creation of neighborhoods and community identity necessary to support the City's small town atmosphere⁷, and ultimately creates an environment that supports transit use.

As used in the Land Use Element there are two types of activity centers; the activity center that serves a residential neighborhood; and activity center that serves the broader community's retail and service needs. As used in the Land Use Element activity centers are described as:

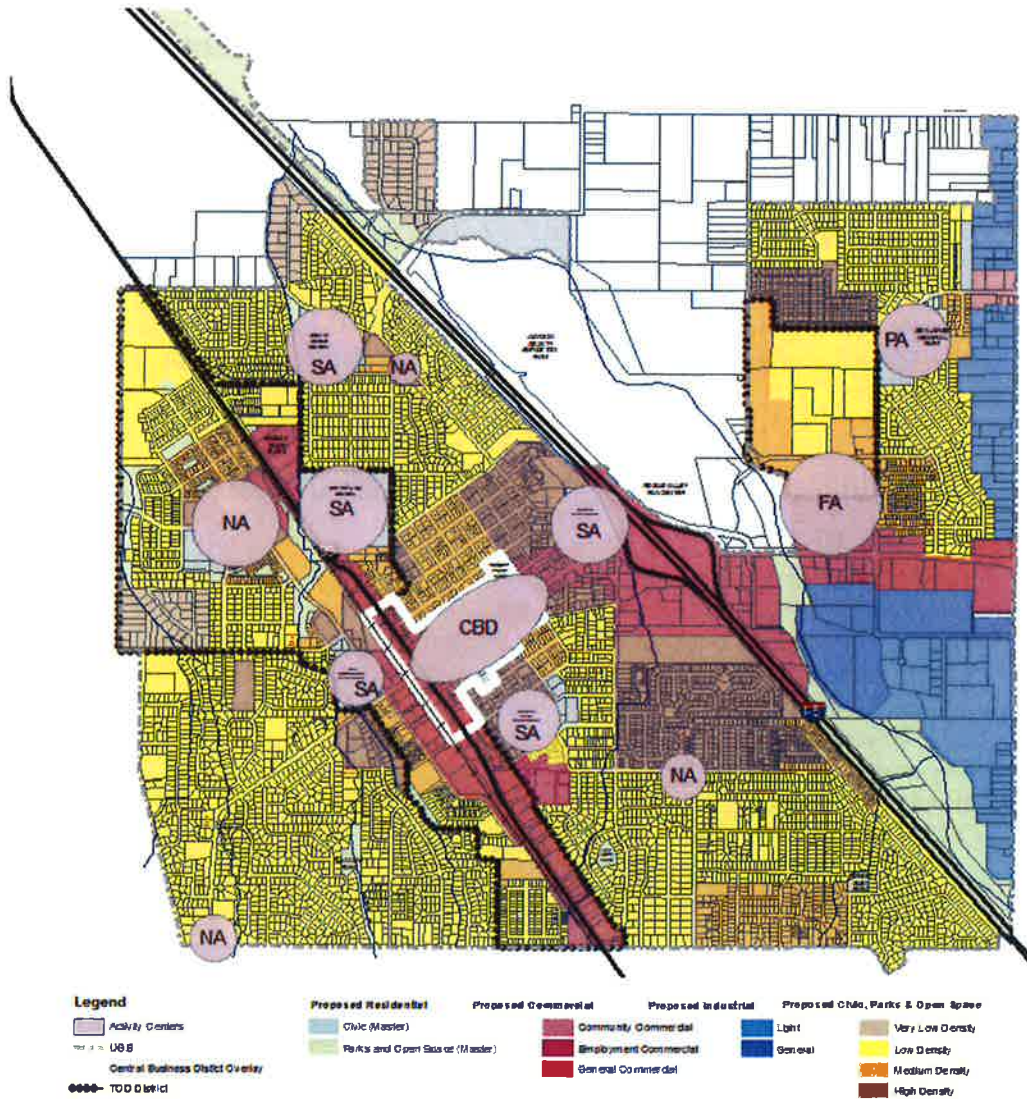
- Areas of development that contribute to achieving mixed-use, pedestrian friendly development, that is vertically or horizontally supports mixed-use;
- Neighborhood commercial/employment centers,
- Parks and schools; and
- Downtown areas/central business district.

Benefits of activity centers include:^{[3][4]}

- Greater housing variety and density, more affordable housing (smaller units), including life-cycle housing (starter homes to larger homes to senior housing)
- Reduced distances between housing, workplaces, retail businesses, and other amenities and destinations;
- More compact development, land-use synergy (e.g. residents provide customers for retail which provide amenities for residents);
- Stronger neighborhood character, sense of place; and
- Walkable, bikeable neighborhoods, increased accessibility via transit, both resulting in reduced transportation costs

Currently, the City has 12 activity centers as represented in Figure 3.1. As the city grows into the URA's additional activity centers will be needed to service both residential neighborhoods and the retail and employment needs of the community.

⁷ Vision Plan



**Figure 3.1. Activity Centers
2018 - 2038**

Last Updated: Ord. No. 1960 Aug. 2012
Ord. No. 1971 May 2013

This map is intended for graphic display and planning purposes only.
Current UGB Limits and ToU Parcels are not centered on this map.
File Name: 2017 Comp Plan (Land Use)_09282017
File Location: \\vopch\Planning\GIS Map Projects\City Projects\2017 Comp Plan Elements Land Use Elements Update 2017
Created by: S. Holley
September 28, 2017

3.2. Performance Indicators

The Regional Plan Element established performance indicators as a means to measure the compliance with the objectives of the Regional Plan. There are eight (8) performance indicators that, via the Regional Plan Element, apply to the Land Use Element:

3.2.1. Performance Indicator, Committed Residential Density

(4.1.5).

Land within a URA and land currently within an Urban Growth Boundary (UGB) outside of the existing City Limit shall be built, at a minimum, to the residential density of 6.9 dwelling units per gross acre (2010-2035), and 7.9 dwelling units per gross acre (2036-2060). This requirement can be offset by increasing the residential density in the city limit.

Prior (4.1.5.1) to annexation each city shall establish (or, if they exist already, shall adjust) minimum densities in each of its residential zones such that if all areas build out to the minimum allowed the committed density shall be met. This shall remain a condition of approval of a UGB amendment.

3.2.2. Performance Indicator, Mixed-Use/Pedestrian Friendly Areas

(4.1.6).

For land within a URA and for land currently within a UGB but outside of the existing City Limit, each city shall achieve the 2020 benchmark targets for the number of dwelling units (Alternative Measure No. 5)(39%) and employment (Alternative Measure No. 6)(48%) in mixed-use/pedestrian-friendly areas as established in the 2009 Regional Transportation Plan (RTP) or most recently adopted RTP. Beyond the year 2020, cities shall continue to achieve the 2020 benchmark targets, or if additional benchmark years are established, cities shall achieve the targets corresponding with the applicable benchmarks. Measurement and definition of qualified development shall be in accordance with adopted RTP methodology. The requirement is considered met if the city or the region overall is achieving the targets or minimum qualifications, whichever is greater. This requirement can be offset by increasing the percentage of dwelling units and/or employment in the City Limit. This requirement is applicable to all participating cities.

3.2.3. Performance Indicator, Conceptual Transportation Plan

(4.1.7).

Conceptual transportation plans shall be prepared early enough in the planning and development cycle that the identified regionally significant transportation corridors within each of the URA's can be protected as cost-effectively as possible by available strategies and funding. A conceptual transportation plan for a URA, or appropriate portion of a URA shall be prepared by the city in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies, and shall be adopted by Jackson County and the respective city prior to or in conjunction with a UGB amendment within that URA; and

Transportation Infrastructure (4.1.7.1). The conceptual transportation plan shall identify a general network of regionally significant arterials under local jurisdiction, transit corridors, bike

and pedestrian paths, and associated projects to provide mobility throughout the region (including intercity and intercity, if applicable).

3.2.4. Performance Indicator, Conceptual Land Use Plan (4.1.8)

A proposal for UGB amendments into a designated URA shall include a Conceptual Land Use Plan prepared by the city in collaboration with Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies for the area proposed to be added to the UGB as follows:

3.2.5. Target Residential Density (4.1.8.1).

The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of section 4.1.5 above will be met at full buildout of the area added to the UGB amendment.

3.2.6. Land Use Distribution (4.1.8.2).

The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designated land which was determined by the Resource Lands Review committee to be commercial agricultural land as part of a URA, which applies the following URAs: CP-1B, CP-1C, CP-4D, CP-6A, and CP-2B.

3.2.7. Transportation Infrastructure (4.1.8.3).

The Conceptual Land Use Plan shall include the transportation infrastructure required in section 4.1.7 above.

3.2.8. Mixed-Use/Pedestrian Friendly Areas (4.1.8.4).

The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of section 4.1.8 above will be met at full build-out of the area added to the UGB amendment.

4. Land Use Benchmarks

As a result of policy changes and/or changes in the underlying economy a community's use of land varies over time. Knowing the extent of these changes is an important land use tool for measuring policy implementation and economic growth. There are four (4) basic methods of tracking land use that will be used in this Land Use Element:

1. The percentage of a land use classification (developed and vacant) to the total of all land use categories;

2. Gross acres per 1,000 population by land use category and total (developed and vacant) of all land use categories;
3. Percentage of dwelling units located in an activity center; and
4. Percentage of employment located in an activity center.

The first two measures are typically used for tracking purposes only, unless specifically incorporated by policy reference. As an example, in Table 4.1 the 1980 Industrial land use category targeted 13% for the City’s industrial needs by the year 2000. By 2017 the actual percentage of industrial acreage was 9%. What does this mean? Since there were no policies targeting a minimum percentage for industrial lands, the only explanation was that over time the City converted 4% of its industrial lands to other uses.

Table 4.1 also illustrates the changes in the two benchmarks for the planning period 1980 – 2000, 2017 (current), and the planning period 2018 – 2038. Since the 1980 Land Use Element was completed the City has more intensely used its land. This intensification is illustrated in Table 4.1 when measured in acres per 1,000 residents. In 1980 it was estimated that the City would need 171 total acres per 1,000 residents. By 2017 the population benchmark (when measured against developed acreage) was 152 acres per 1,000 residents. By the end of the 2018 – 2038 planning period that ratio is expected to be 145 acres per 1,000 population; a 15% increase in development intensity from 1980.

Benchmarks 3 and 4 track the amount of residential households, and employment in activity centers as required by the Regional Plans Performance Indicator 4.1.6.

Table 4.1 Land Use Benchmarks

Land Use Classification	1980 - 2000			2017			2018 - 2038		
	Percentage of Total	Build-Out Acres	Acres/1,000 Pop.	%	Developed Acres	Acres/1,000 Pop.	%	Build-Out Acres	Acres/1,000 Pop.
Residential	47%	1,281	80	51%	1,365	78	47%	1,604	69
Commercial	7%	200	12	6%	163	9	8%	262	11
Industrial	13%	356	22	8%	226	13	10%	351	15
Civic	7%	192	12	4%	109	6	3%	118	5
Parks & Open Space	6%	164	10	7%	175	10	8%	280	12
Public Right-of-Way	20%	547	34	24%	641	36	23%	767	33
TOTAL	100%	2,740	171	100%	2,679	152	100%	3,381	145

Source: Buildable Lands Inventory, 2017

5. Current (2017) Land Use Summary

The City of Central Point was incorporated in 1889, and had an estimated population of 500. Over the years the City has grown concentrically around its original core area, with Hwy. 99 and Pine Street serving as the north/south and east/west axis.

The City’s previous Land Use Element was completed in 1983 covering an urban area of 2,736.83 acres, and it was expected that the City’s urban area was sufficient in size to accommodate a population of 16,000 by the year 2000. By the end of 2017 the City’s urban area accounted for approximately 3,000 acres of which 2,679 acres were classified as developed.

Since 1983 the most noticeable change in land use was due to changes in the Industrial and Residential land use classifications. This was the result of land use changes in 2003 allowing for the Twin Creeks TOD. At that time the lands currently occupied by the Twin Creeks TOD was designated for industrial use and needed to be changed to residential use to accommodate the Twin Creeks project. This change was off-set by changes in the southeast quadrant of the city from Residential to Industrial land use. Table 4.1 identifies and compares the City's current land use distribution based on the 1983 Land Use Element to year 2000, current land use for 2017, and projected land use needs to 2038⁸.

The other noticeable change in Table 5.1 was in the Civic classification from a projected 7% of total land area to 4% by 2017. This reduction was the result of changes in accounting methodology for civic land uses. The current figure is based on lands actually designated as Civic use on the Land Use Plan Map and account for such public uses as schools, libraries, and misc. government uses. The earlier 1983 number was based on an accounting of all "civic" uses such as churches, private schools, fraternal organizations, etc. which is located within other land use classifications (predominantly Residential). When all "civic" uses (public and private) are accounted for the actual percentage in 2017 was close to 7%. Going forward the term "Civic" applies to only public or utility related civic uses. Uses such as churches and private schools, because of their size, no longer are limited to the Civic land use classification, but are allowed in other zoning districts as either an out-right permitted uses, or conditional uses. The City BLI will continue to maintain an inventory of these "other civic" land uses and make appropriate adjustments to the underlying land use classification and zoning as they occur.

6. Land Use Classifications

The City's current (2017) urban area contains approximately 3,000 acres distributed across six (6) primary land use classifications, which are supported by nine (9) secondary land use classifications (Table 6.1), and four overlay classifications, for a total land use system of 19 land use classifications.

Table 6.1. Land Use Classifications

1 Residential (Res)
Very Low Density (VLRes)
Low Density (LRes)
Medium Density (MRes)
High Density (HRes)
2 Commercial
Neighborhood Commercial (NC)
Employment Commercial (EC)
General Commercial (GC)
3 Industrial
Light Industrial (LI)
General Industrial (GI)
4 Park and Recreation (P/R)
5 Civic (C)
6. Overlay Districts
Transit Oriented Development (TOD)
Flood Hazard (SFHA)

⁸ PSU Certified 2017 Population

Airport (A-A)
Central Business District (CBD)

Table 6.2 identifies the distribution of the different land uses by net acreage for the current planning period (2018 to 2038). In Table 6.2 the additional 300 acres represent lands within the current URA that need to be brought into the City’s UGB. As previously noted the acreages and their land use distribution are based on the needs established in such other elements as Housing (residential lands), Economic (commercial and industrial lands), Parks, etc. Figure 7.1 (Land Use Map) represents the spatial distribution of all land as defined in the Land Use Element, less what is shown in Table 6.2 as additional needed net acres uses.

Table 6.2 Current and Projected Land Use Needs

Land Use Classification	Current Inventory	Additional Needed Net Acres	Total 2038 Need
Residential	1,491	113	1,604
Commercial	247	15	262
Industrial	313	38	351
Civic	109	9	118
Parks & Open Space	227	53	280
Public Right-of-Way	694	73	767
TOTAL	3,081	301	3,381

Source: Buildable Lands Inventory, 2017

6.1. Residential Land Use

The City’s residential land uses account for 52% of the City’s total urban land area and represents the largest single land use classification. For a City the size of Central Point such a high percentage residential representation is historically typical (after adjusting for private sector civic uses). The next largest is Right-of-Way at 22% followed by Industrial at 9%.

The purpose of the residential land use classification is to maintain an adequate supply of buildable land at densities and housing types sufficient to accommodate the City’s projected housing needs as set forth in the Housing Element. The Housing Element identifies not only the residential acreage needed during the planning period, but also the acreage distribution by density category and range of housing types.

Historically, the primary challenge in administering the residential land use classifications was the reliance on maximum densities, rather than the achievement of minimum densities. The prior Land Use Element established maximum density as a goal, with the assumption that the private sector would construct, if not at the maximum density, then surely close to it. In 1983, based on the City’s range of maximum allowed densities, the average density for new development should have been 11 dwelling units per gross acre. Between 1980 and 2016 the actual average built density was 4.7 dwelling units per gross acre. In 2006 the City amended its Zoning Ordinance establishing minimum

density provisions and maximum density. Residential development post 2006 increased to 5.6 units per gross acre.

Although impacted by the Great Recession, and a heavy emphasis on multiple-family construction, the built density between 2006 and 2017 was 5.6 dwelling units per gross acre, a significant improvement over the prior twenty years. Moving forward (2018-2038) it is planned, in both the Regional Plan Element and the Housing Element, that the minimum density for all new development will be 6.9 dwellings per gross acre, or greater.

The residential densities presented in the Land Use Element are based on the density tables in the Housing Element. The minimum and maximum lot sizes identified in the Land Use Element, and the Housing Element, are suggestions only, and not mandatory. The minimum and maximum lot sizes are set by the Zoning Ordinance, and can be adjusted from time-to-time, provided they comply with the minimum densities in the Housing Element as carried forward in the Land Use Element.

6.2. Residential Land Use Classifications

Since 1980 residential lands have accounted for approximately 50% of all developed lands within the City. Over the next 20 years it is projected that the residential percentage of the City’s land inventory will remain at approximately 50%. On a population basis the ratio of population to acres was initially planned in 1980 at 80:1,000 (Acres per 1000 residents). By the year 2000 the actual ratio was 80:1,000⁹. Seven years later (2016) the ratio was 83:1,000. By 2038, with the mandated minimum density it is expected to drop to 77:1,000.

There are four (4) residential land use classifications and nine (9) supporting zoning districts. The four (4) land use classifications, their zoning designation, and minimum and maximum densities are:

Table 6.3 Residential Land Use Classifications

Land Use Classification	Permitted Housing Types	Associated Zoning Districts	Suggested Minimum and Maximum Gross Density
VLRes (Very Low Density)	Single-Family Detached	R-L	1 to 0.25
LRes (Low Density)	Single-Family Detached and Attached	R-1-6 R-1-8 R-1-10	4 to 7
MRes (Medium Density)	Single-Family Attached, Plexes and Apartments	R-2 LMR	7.5 to 20
HRes (High Density)	Single-Family Attached, Plexes, Apartments	R-3 MMR HMR	30 to 50

The following defines each Residential land use classification:

⁹ The projected need for residential land exceeded the actual population growth by 2000.

6.2.1. Very Low Density Residential (VLRes)

The purpose of the VLRes classification is to encourage, accommodate, maintain and protect a suitable environment for residential living at very low densities on lands that are impacted by environmental constraints, or agricultural buffering needs. The VLRes classification was initially established to act as a buffer between both the industrial areas to the east and the agricultural lands to the west. The VLRes classification was previously identified as Farm-Residential.

As a percentage of the City’s residential lands inventory it accounts for slightly over 1%. Today the reliance on buffering from agricultural use has been mitigated by implementation of agricultural buffering standards¹⁰, reducing the reliance on the VLRes classification as the sole solution to agricultural buffering strategy. However, the VLRes classification is still a viable option to agricultural buffering, and in environmentally sensitive lands, such as flood hazard areas and wet lands, where larger lots will facilitate buffering mitigation.

The VLRes land use classification is supported by the Residential Low Density (R-L) zoning district. The minimum and maximum allowed densities and general lot size ranges are illustrated in Table 6.2. The reference to minimum and maximum lot size is not mandatory, but advisory. The setting of minimum and maximum lot size is the responsibility of the City’s Zoning Ordinance, provided that the minimum and maximum density is compliant with the Housing Element.

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-L	1	2.5	14,000 sq. ft.	35,000 sq. ft.

6.2.2. Low Density Residential (LRes)

The LRes land use classification supports the need for low density housing and represents the City’s R-1 zoning district. The LRes classification represents the largest residential land use category, accounting for 60% of the City’s residential land use. The purpose of this land use classification is to accommodate the demand for single-family attached and detached housing. The minimum density is 4 dwelling units per gross acre (R-1-10), with a maximum of 8 dwelling units per gross acre (Table 6.3).

Single-family attached housing is permitted within the LRes classification subject to design standards that assure architectural compatibility with abutting single-family detached dwellings. Design emphasis is on massing, fenestration, and pedestrian and vehicular access to assure individual identity for each attached unit.

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot	Suggested Maximum Net Lot
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¹⁰ CPMC 17.71 Agricultural Mitigation

			Size	Size
R-1-6	6	8	4,000 sq. ft.	6,000 sq. ft.
R-1-8	5	6	6,000 sq. ft.	7,000 sq. ft.
R-1-10	4	5	7,000 sq. ft.	9,000 sq. ft.

6.2.3. Medium Density Residential (MRes)

As its name implies this land use classification supports medium density housing. The MRes classification's preferred location is within 1/2 mile of activity centers and/or transit facilities. The MRes classification allows for a mix of detached and attached dwelling units, both owner and renter occupied, subject to compliance with the minimum and maximum density requirements in Table 6.4. The MRes designation covers two zoning districts; the R-2 and the LMR districts. The LMR district is performance based zoning district that applies to all new development within the UGB. The R-2 district applies to older areas of the City that are already developed. To avoid non-conforming issues properties in the R-2 retains separate development standards from the LMR district, but may in-fill, or redevelop using LMR standards.

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-2	7.5	10	3,000 sq. ft.	5,000 sq. ft.
LMR	7.5	10	3,000 sq. ft.	5,000 sq. ft.

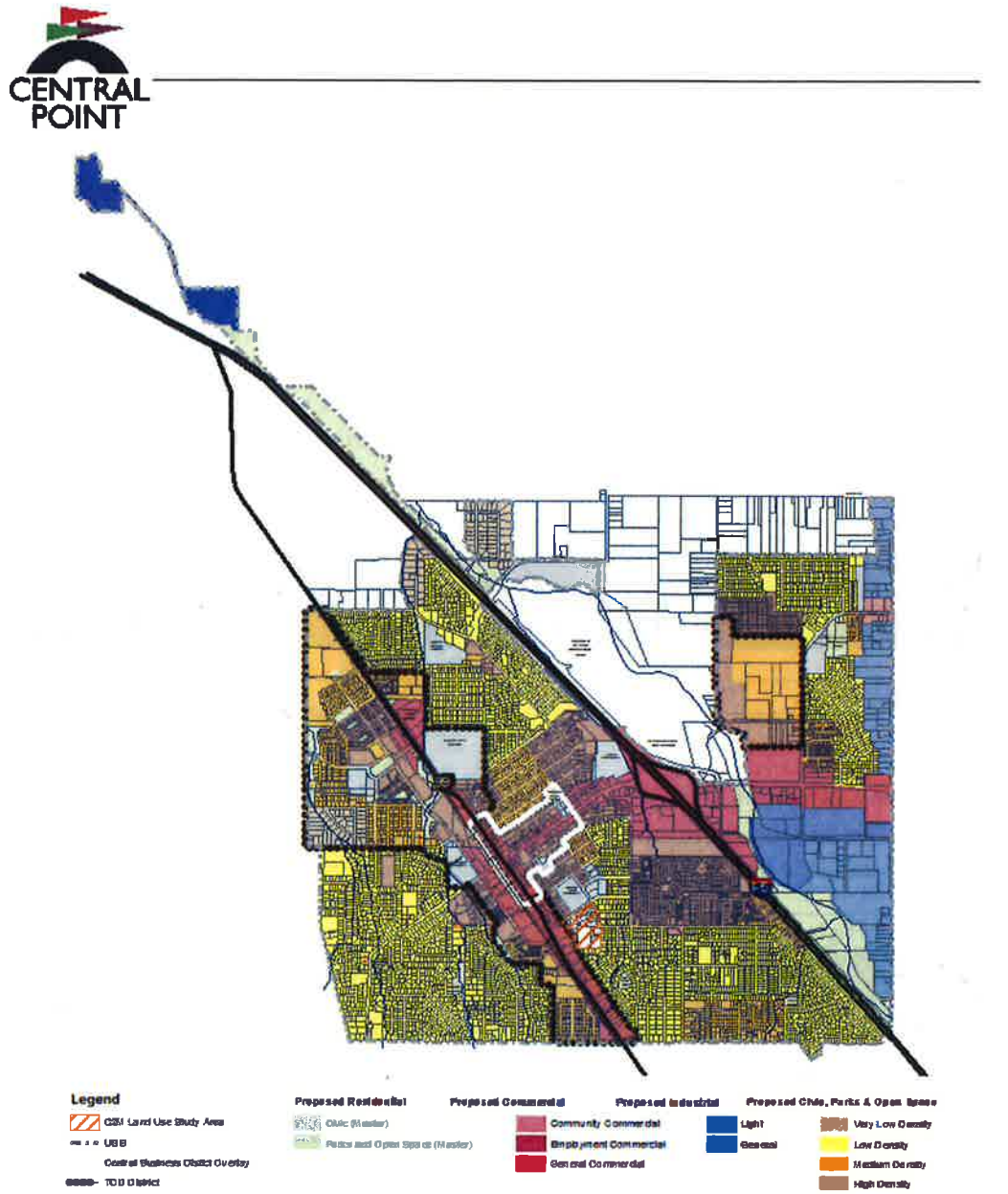
6.2.4. High Density Residential (HRes)

This land use classification supports high density housing. The HRes classification's preferred location is within 1/2 mile of activity centers and/or transit facilities.

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-3	15	20	N.A.	N.A.
MMR	15	20	N.A.	N.A.
HMR	30	50	N.A.	N.A.

The HRes classification supports three zoning districts; the R-3, the MMR, and the HMR (Table 6.5). The only distinguishing factor between the R-3 and MMR zoning districts is that the R-3 district is typically in the older areas of the City and were developed under older standards, while the MMR HMR are applied to new development within the UGB, TOD and CBD overlay. The HMR district is the City's highest density residential zoning district, which was initially reserved for use in the TOD district/corridor, but is now allowed outside the TOD district/corridor per the Land Use Plan Map (Figure 6.1).

Figure 7.1 Land Use Plan Map



**Draft Land Use Map
2018 - 2038**

Last Updated: Ord. No. 1980 Aug. 2012
Ord. No. 1971 May 2013

This map is intended for graphic display and planning purposes only.
Current UGB Limits and Tax Parcels are represented on this map.
File Name: 2017_Growth Plan (Land Use)_05282017
File Location: \\gpc\Planning\GIS Map Projects\City Projects\0 camp plan Elements\Land Use Element Update 2017
Created by: S. Molley
By planar 28, 2017
Updated: December 15, 2017

6.3. Residential Land Use Plan Map

The Land Use Plan Map distributes each of the residential land use classifications based on, and in order of priority, as follows:

1. Acreage needs as identified in the Housing Element. The density mix and acreage on the Land Use Plan Map shall be consistent with the density mix and acreage mix in the Housing Element.
2. Locational factors, such as adjacent land uses, proximity to activity centers, proximity to public transit, and street hierarchy.

6.4. Residential Infill and Redevelopment

Most of the City's residential infill is scattered throughout the City, while redevelopment opportunities are, as would be expected, concentrated around the downtown and older areas of the City. The Housing Element addresses infill and redevelopment goals and policies.

6.5. Small Town, Neighborhood Preservation, Identification and Livability

One of the benefits of living in Central Point is its small town character, the importance of which is acknowledged in the City's 2007 *Central Point Forward Fair City Vision 2020* (Vision Plan) "... with a 'small town' commitment and feel that promotes community pride, safety, and friendliness;" followed by the value statement that the City values "... planned growth that will retain our small town atmosphere." With the "small town aspiration..." and increasing residential density urban design is an important consideration.

As used in this Land Use Element the term "small town" is qualitative (feel), not quantitative (size of population), with an emphasis on urban design elements that are pedestrian in scale.

6.6. Residential Zoning & Density

The residential densities shown in the above tables are based on gross acres. All residential development must meet the minimum density requirement based on its land use classification and the applicable underlying zoning district. The minimum and maximum net lot area shown in the above tables are advisory only. The designation of minimum and maximum lot size for each residential district is the responsibility of the City's Zoning Ordinance, which may be modified from time-to-time provided they comply with the applicable densities set forth in the Housing Element for each associated residential land use classification.

6.7. Minimum/Maximum Density Calculation

The range of residential units allowed within any particular zoning district can be calculated by taking the gross acreage (43,560 sq. ft. per gross acre) less any areas proposed for public

parks/open space, civic uses and environmental lands (SFHA and designated wetlands) as that term is defined in the Land Use Element Environmental Overlay discussion (Section 7). Below are two examples of how to calculate the minimum/maximum density for the all residential zoning districts.

Example 1: Property is 2.5 gross acres within the R-1-8 zoning district (min.5 units/gross acre). No proposed acreage deductions for Environmental, public parks/open space, or civic uses.

Gross acreage equals 2.5 acres

Minimum required density 5 units/gross acre.

Maximum allowed density 6 units/gross acre.

$2.5 * 5 = 12$ minimum number of dwelling units.

$2.5 * 6 = 15$ maximum number of dwelling units.

Allowed Density Range for the property: 12 to 15 units.

Example 2: Property is 2.5 acres within the R-1-8 zoning district (5 units/gross acre). There is 0.75 acres designated for public parks/open space and 0.25 acres for a church and 0.25 acres within the floodway (exempt acreage) for an adjusted total gross acreage of 1.25.

Gross acreage equals 2.5 acres minus 1.25 acres ((exempt acreage) = 1.25 acres

Minimum required density 5 units per gross acre.

Maximum allowed density 6 units per gross acre.

$1.25 * 5 = 6.25$ rounded to 6 minimum number of dwelling units.

$1.25 * 6 = 7.5$ rounded¹¹ to 8 maximum number of dwelling units.

Allowed Density Range for the property: 6 to 8 dwelling units.

Over the course of the next 20-year planning period the City will need approximately 250 acres of additional residential land to meet its expected population growth¹². The below tables illustrate how the new residential lands are scheduled to be distributed by land use classification¹³ as necessary to meet the minimum density standards of the Housing Element.

¹¹ Conventional rounding method

¹² City of Central Point Housing Element

¹³ City of Central Point Housing Element

Table 7.6 Proposed Maximum and Minimum Gross Density, Zoning

Zoning District	Percentage	Minimum Gross Density	Gross Residential Acres Needed	Minimum Build-Out (DUs)	Maximum Gross Density	Gross Acres	Maximum Build-Out (DUs)
R-L	5%	1.00	12	12	2.50	12	30
Total	5%	1.00	12	12	2.50	12	30
R-1-6	30%	6.00	76	456	8.00	76	608
R-1-8	18%	5.00	46	228	6.00	46	274
R-1-10	12%	4.00	30	122	5.00	30	152
Total	60%	5.30	152	806	7.19	152	1,094
LMR	10%	7.00	26	182	10.00	26	260
R-2	10%	7.00	25	175	10.00	25	250
Total	20%	7.00	51	357	10.00	51	510
R-3	6%	12.00	15	182	20.00	15	304
MMR	5%	12.00	11	137	20.00	11	228
HMR	5%	25.00	11	285	50.00	11	569
Total	15%	15.90	38	603	29.00	38	1,101
Grand Total	100%	7.03	253	1,778	10.81	253	2,734

Periodically, through the BLI, the need for urban land shall be monitored and the UGB amended as necessary to maintain an inventory of vacant land adequate to meet demand as noted in Table 7.6.

In addition to the above residential acreage need, additional residentially designated acreage will be needed to for public parks and open space, and private sector civic uses.

6.7.1. Public Parks and Open Space.

The City’s Parks and Recreation Element does not identify specific locations for future parks, but instead provides proposed target areas needing parks (Figure 7.1). To maintain park land to population ratio it is noted in the Parks and Recreation Element that by 2038 an additional 42 acres of park land will need to be acquired and developed. Generally, the location of parks and open space lands are associated with residential lands. At such time as parks and open space lands are designated and acquired within the Residential land use classification, then the Residential lands acreage will need to be adjusted to accommodate for the loss in acreage due to the Parks need. The residential land use need includes, in the aggregate, the 42 acres projected for public parks and open space. As park lands are identified the Land Use Element will be amended to reflect the change.

6.7.2. Civic Uses.

The designation of Civic lands, as with parks and open space, predominantly responds to residential development. Similar to the provision to adjust residential lands for park and open space development, when civic uses, such as churches, develop within the Residential land use classification, then the residential lands must be appropriately adjusted to accommodate the loss in acreage. As civic use are developed then the Land Use Element must be amended to reflect the change, and the underlying land use corrected

6.7.3. Environmental Lands.

Throughout the City there are lands that are developmentally encumbered as a result of flooding or other environmental constraints. The presence of environmental constraints is maintained in the BLI and for development purposes is deducted from the gross acre figure for any given property.

6.8. Residential Goals and Policies:

Residential Goal 1: To ensure a high degree of livability and environmental quality in all residential areas of Central Point.

Residential Goal 2: To support a well-balanced variety of residential densities and housing opportunities/types for all residents of the community as defined in the Housing Element.

Residential Goal 3: To support a greater distribution of housing opportunities by providing for a variety of housing densities and types throughout the City, particularly in order to avoid undesirable and inefficient concentrations of housing types and segments of the population in any one location.

Residential Goal 4: To preserve the value and character of older-single-family neighborhoods through proper zoning, including reasonable efforts to encourage maintenance and rehabilitation as an alternative to transitional development at higher densities.

Residential Goal 5: To encourage and make possible innovative residential planning and best practices development techniques that would help to increase land use efficiency, reduce costs of utilities and services, and ultimately reduce housing costs.

Task 1: To evaluate the mobile home park density conflict in the R-3 district and mitigate as deemed necessary.

Residential Policy 1: To continue to ensure that long-range planning and zoning reflects the need to locate the highest densities and greatest numbers of residents in closest possible proximity to activity centers.

Residential Policy 2: To continue to update the Zoning Ordinance, as necessary to take advantage of planning innovation, best practices, and technological improvements that could have applications in Central Point to the benefit of the community.

Residential Policy 3: In areas where residential neighborhoods abut commercial or industrial areas, orient the residential structures and local streets away from these land uses to avoid any undesirable views and to strengthen neighborhood solidarity.

Residential Policy 4: In any area where development of one or more parcels may create obstacles to development of others, require the initial developer to develop a specific plan that would provide for the future development of the entire area, including the provision of adequate access to potentially landlocked properties.

7. Employment Land Use

The Employment land use category is comprised of six (6) supporting land use classifications addressing the City’s land use needs for commercial, office, and industrial acreage. The City has a 2017 inventory of 511 acres within the urban area designated for employment purposes. Based on the findings of the Economic Element it is estimated that by the year 2033 the City will have a need for 10 to 20 additional gross acres¹⁴, or 13 acres per 1,000 residents of employment lands to meet its 2033 year growth projection. The Economic Element was based on the assumption that by 2033 the population would be 27,410. Portland State University Population Research Center’s¹⁵ official forecast for 2033, at 22,257, was considerably lower, and that by 2038 it would be 23,290. Because the 2038 population projection does not exceed the Economic Element’s 2033 population projection the estimated demand of 10 – 20 additional acres for employment purposes will be used for the 2018 – 2038 planning period.

City of Central Point Commercial Land Inventory

Land Use Classification	Total Urban Gross Acres	Percentage of Total Acres	2016 Acres per 1,000 Population	2000 Acres per 1,000 Population
NCom	22.55	0.8%		
EC	145.41	4.9%		
GC	67.66	2.3%		
	235.61	7.9%	12.72	12.40

7.1. Commercial Land Use Summary

The City’s commercial land use classification is comprised of three secondary classifications:

- Neighborhood Commercial (NC)
- Employment Commercial (EC); and
- General Commercial (GC)

The EC and GC have been redefined from their prior descriptions to broaden the scope of allowed uses. Of the 511 acres designated for employment purposes, 235 acres are identified for commercial use. By 2038 it is expected that an additional 6 acres will be needed to maintain the established benchmarks.

¹⁴ Adjusted for 47 acre 2015 Industrial UGB expansion, Ordinance No. 2013

¹⁵ Coordinated Population Forecast 2015 through 2065 Jackson County, Portland State University Population Research Center.

7.2. Commercial Land Use Plan

The City's commercial land use plan is based on the Economic Element's analysis of commercial, office, and tourist needs of the community for the planning period (2013-33). At the time the Economic Element was completed (2013) the City's commercial lands account for 8% (235 acres) of the City's total land inventory. At 8% of the total land area the population to commercial land use ratio was 13 acres of commercial land for every 1,000 population by the year 2033. This ratio remains consistent with the standard adopted in the 1983 Land Use Element, and is supported by the Economic Element which notes that there are sufficient commercial lands within the current urban area to address future commercial land needs to meet the 2033 population.

However, not all of the commercial lands are effectively distributed to serve the needs of an expanding UGB. As the urban area expands into the URA there will be a logistical need for additional commercial lands that exceed the benchmarks. From an urban design perspective there will be a need for additional commercial lands to serve growing neighborhood needs outside the current UGB is warranted as activity centers to serve existing and new neighborhoods.

The Land Use Plan includes three (3) commercial land use classifications:

7.2.1. Neighborhood Commercial (NC).

Neighborhood Commercial, provides for small neighborhood convenience retail and services needs of adjacent residential neighborhoods. To assure that Neighborhood Commercial districts are sized to service neighborhood needs. Neighborhood Commercial district shall be limited to approximately 3-5 acres with a typical service area of 3 miles. The NC district shall be located along collector and/or arterial streets and designed to complement the retail and service needs of abutting residential neighborhoods. The design of this commercial district shall be at a scale and architectural character complements and is functionally compatible with the neighborhood and emphasizes pedestrian and bicycle convenience.

Currently, there are three (3) NC districts in the City, three (3) on the west side approx. 1 acre in size, and one (1) on the east side, approx. 7 acres in size.

7.2.2. Employment Commercial (EC).

The EC classification is designed to accommodate a wide variety of retail, service, and office uses in an environment that is pedestrian oriented in scale and amenities and supports pedestrian, bicycle, and transit use. Residential uses above the ground floor are encouraged.

The EC land use designation replaces the prior Tourist and Office-Professional classification.

7.2.3. General Commercial (GC).

The GC classification is designed to accommodate commercial, business, and light industrial uses that are most appropriately located along or near major highways or arterials and are largely dependent of highway visibility and access. The GC land use designation replaces the prior Thoroughfare Commercial classification.

7.2.4. Commercial Development Goals and Policies

Commercial Goal 1: To create an economically strong and balanced commercial sector of the community that is easily accessible, attractive, and meets the commercial needs of the local market area.

Commercial Goal 2: Continue to pursue implementation of the Downtown and East Pine Street Corridor urban renewal plan

Commercial Policy 1: Maintain the zoning of all commercial areas of Central Point as necessary to conform to the 2018-2038 Economic Element.

Commercial Policy 2: Undertake an in depth study of the downtown business district and develop a comprehensive improvement plan that would include such considerations as traffic circulation and off-street parking, pedestrian and bicycle facilities and access, structural design guidelines, and guidelines for landscaping and signing.

Commercial Policy 3: Encourage the development of shared commercial parking areas in the downtown area to be carried out by the local businesses with City assistance.

Commercial Policy 4: Promote the planned integration of abutting commercial development for the purpose of more efficient customer parking, better design and landscaping, coordinated signing, and increased retail sales.

Commercial Policy 5: For that section of Highway 99 between Beall Lane and the High School implement the 99 Corridor Plan to improve this corridor, improve traffic circulation, and improve the overall visual and aesthetic character of the area.

7.3. Industrial Land Use Plan

It was determined in the 1980 Land Use Plan that a typical city in Oregon similar in size to Central Point had approximately 15 acres of industrial land per 1,000 residents. At that time the City's industrial lands inventory accounted for only 4.1 acres per 1,000 residents. Today (2018) the City has 14.87 acres per 1,000 residents, and industrial acres in number and size to provide an attractive inventory.

The City's vision plan restates the continuing need to improve the industrial, employment, and economic health of the Community as a major goal, and to mitigate the City's "bedroom community" image. Since 1980 the City has successfully pursued this goal, having attained a ratio of 14.87 industrial acres per resident.

**City of Central Point
Industrial Land Inventory**

Comprehensive Plan Designation	Total City Gross Acres	Total UGB Gross Acres	Total Urban Gross Acres	Percentage of Total Acres	2016 Acres per 1,000 Population	2000 Acres per 1,000 Population
LInd	84.54	111.50	196.05	6.6%		
HInd	39.67	39.73	79.40	2.7%		
TOTAL INDUSTRIAL	124.21	151.24	275.45	9.3%	14.87	22.00

The industrial land use classification is divided into two sub-classifications; Light Industrial and Heavy Industrial. Together they total 275 acres, of which 54 acres are considered vacant. The Economic Element determined that by 2033 an additional 36 gross acres¹⁶ will be needed for industrial purposes. This need determination was based on a 2033 population projection of 27,410. Since adoption of the Economic Element Portland State University’s Population Research Center, in accordance with recently adopted legislation, completed an updated population estimate for 2015 and a projection to 2060. The projected population for 2037 is 23,085 which is less than that used in the Economic Element. As such, and since population was used as an indicator of future need, the Economic Element’s project need is deemed acceptable for 2037 use.

7.3.1. Industrial Goals and Policies

Industrial Goal 1: To support and maintain a strong and diversified industrial sector in accordance with the Economic Element.

Industrial Goal 2: To maximize industrial expansion and new development opportunities in locations that utilize existing highways and other infrastructure, are in close proximity to employee housing areas, and will minimize conflicts with all non-industrial land uses.

Industrial Goal 3: Through the BLI monitor and manage the use of industrial lands.

Industrial Goal 4: To encourage light industrial uses in the General Commercial district subject to site and architectural standards that ensure compatibility with adjacent commercial uses.

Industrial Policy 1: Within CP-1B maximize the industrial development potential of the Highway 99/Southern Pacific railroad corridor to meet the needs to the year 2038.

Industrial Policy 3: Work toward the development of requirements and guidelines for the establishment of industrial parks or other forms of master planning in the larger industrial.

Industrial Policy 5: Ensure through the plan review process that all industrial development proposals adequately address the importance of maintaining environmental quality, particularly air and water quality.

Industrial Policy 6: Continue to support the landscape requirements for industrial development as set forth in the Zoning Ordinance.

¹⁶ City of Central Point Economic Element, Table 5.2-2

Industrial Policy 7: Maintain an industrial lands ratio of 15 acres of industrial land per 1,000 residents.

7.4. Civic Land Use

Lands designated for this use consist of a variety of uses considered to be public in nature or perform public services, particularly public schools, which account for the largest percentage of acreage in this classification. In 2016 the ratio of Civic lands to 1,000 residents was significantly below the projected 2000 ratio. This discrepancy was a result of the methodology used in calculating Civic land uses. In the previous Land Use Element all civic land uses were inventoried regardless of the land use classification. As illustrated in the below table only lands within the Civic classification were included in the inventory. If all civic land uses were accounted for in the below table the ratio is the same as the 2000 ratio.

Going forward only public civic uses will be counted in the Civic classification. Quasi-public uses will be noted, but will be relegated to an allowed use in other land use classifications.

City of Central Point Civic Land Inventory

Comprehensive Plan Designation	Total City Gross Acres	Total Urban Gross Acres	Total Urban Area Parcels	Percentage of Total Acres	2016 Acres per 1,000 Population	2000 Acres per 1,000 Population
Civic	108.66	108.80	27	3.7%		
TOTAL CIVIC	108.66	108.80	27	3.7%	5.87	12.86

7.4.1. Civic Land Use Goals and Policies

Goal 1: To include in each land use category sufficient public lands for land uses related to community public facilities, such as city hall, public schools, community centers, etc. Other quasi-public uses such as utilities, churches, etc. will be relegated to other land use classification consistent with past practices.

Policy 1. Ensure that any major public or quasi-public facility that is proposed to be located within a residential neighborhood is located along a collector or secondary arterial street, is compatible with surrounding land uses, and does not contribute unreasonably to traffic volumes within the neighborhood.

Policy 2: Work with officials of School District 6 to develop and implement a school site acquisition program that is consistent with the long-range comprehensive plans of the City and the District.

Policy 3: Continue to emphasize the need for pedestrian and bicycle access to all public facilities and areas frequented by local residents.

7.5. Parks and Recreation Land Use

Goal 1: To integrate into the Land Use Plan the parks and recreation, and open space needs as set forth in the Parks and Recreation Master Plan.

Policy 1: Whenever possible, encourage the location of public park sites adjacent to public school sites to establish neighborhood educational/recreational “centers” that can benefit by the joint utilization of both types of facilities.

City of Central Point Parks and Open Space Land Inventory

Comprehensive Plan Designation	Total City Gross Acres	Total Urban Gross Acres	Total Urban Area Parcels	Percentage of Total Acres	2016 Acres per 1,000 Population	2000 Acres per 1,000 Population
OS	96.90	174.89	72	5.9%		
TOTAL PARKS & OPEN SPACE	96.90	174.89	72	5.9%	9.44	10.13

7.6. Circulation/Transportation Land Use

The Land Use Plan maintains an accounting of the City’s public street system as a percentage of the City’s total land inventory. As a typical rule-of-thumb the right-of-way needs of a typical community averages 25%¹⁷ of all land uses within an urban area. In 1980 it was estimated that by the year 2000 the City’s street right-of-ways would account for 20% of the City’s total land area. By 2017 the figure was actually 22%.

City of Central Point Right-of-Way Land Inventory

Comprehensive Plan Designation	Total City Gross Acres	Total Urban Gross Acres	Total Urban Area Parcels	Percentage of Total Acres	2016 Acres per 1,000 Population	2000 Acres per 1,000 Population
PUBLIC RIGHT-OF-WAY	542.38	641.21	-	21.6%	34.61	33.63
TOTAL ALL ZONING DISTRICTS	2,480.31	2,964.56	6,899	100.0%	160.03	171.05

The City’s circulation planning is the responsibility of the City’s Transportation System Plan. The Transportation System Plan address not only the City’s street right-of-way needs, but also, rail, bicycle, pedestrian, and air.

7.6.1. Circulation Land Use Goal

The most significant relationship between land use and circulation planning is the reliance of circulation/transportation planning on its ability to provide an acceptable level of services based on the underlying land use mix. Typically, as land use intensifies traffic volumes increase. The Land Use

¹⁷

Element and the Transportation System Plan are currently in balance. As land use changes are proposed it is necessary that the impact of the change is evaluate for compliance with transportation standards and mitigate as necessary. This occurs at two levels; when projects of a certain size are developed, and as land is brought into the UGB.

Goal 1: To effectively manage the use of land within the Central Point Urban Area in a manner that is consistent with, and that supports the successful implementation of the City's Transportation System Plan.

Policy 1: Prior to inclusion of lands from the URAs into the UGB a traffic impact analysis must be completed to determine level of service at time of development.

7.6.2. Existing Circulation Land Use Summary

The City's public right-of-way system currently accounts for approximately 22% of the City's total urban land area, which includes underdeveloped lands within the UGB, and as such is considered a low figure. For future planning purposes a figure of 25% is used, which is based on build-out.

7.7. Overlay Districts

As previously noted there are five (5) overlay districts that affect the various land uses. Those districts are:

7.7.1. Central Business District (CBD)

The Central Business District (CBD) Overlay represents the City's historic business center of the community. As an overlay district the CBD encompasses a mix of commercial (retail and office) and residential use classifications that support a pedestrian and transit oriented environment. The CBD Overlay extends along Pine Street; from First Street and Seventh Street. The CBD Overlay is intended to identify and strengthen the commercial core area as a unique area of the City.

7.7.2. Transit Oriented Development District (TOD)

The TOD overlay represents the existing TOD is to encourage, through a master plan process, development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.

7.7.3. Environmental Overlay

The Environmental Overlay identifies lands that are environmentally constrained such as high risk flood hazard areas and/or environmentally sensitive lands such as wetlands, riparian areas, etc. that are not developable. Figure 9.2 Overlay Map identifies the area covered by each overlay.

The Environmental Overlay includes the floodway plus 25-ft or the top-of-bank plus 25-ft, whichever is greater. The objective of this overlay flood overlay is to reduce flood risk to the community while restoring and/or preserving floodplain and riparian areas, which provide multiple community benefits (i.e. meet state and federal regulatory requirements, reduce the cost of flood insurance, improve fish and wildlife habitat, increase neighborhood recreation areas, mitigate increased flood hazards generated by new land divisions in the flood overlay zone, etc.).

7.7.4. Airport Overlay

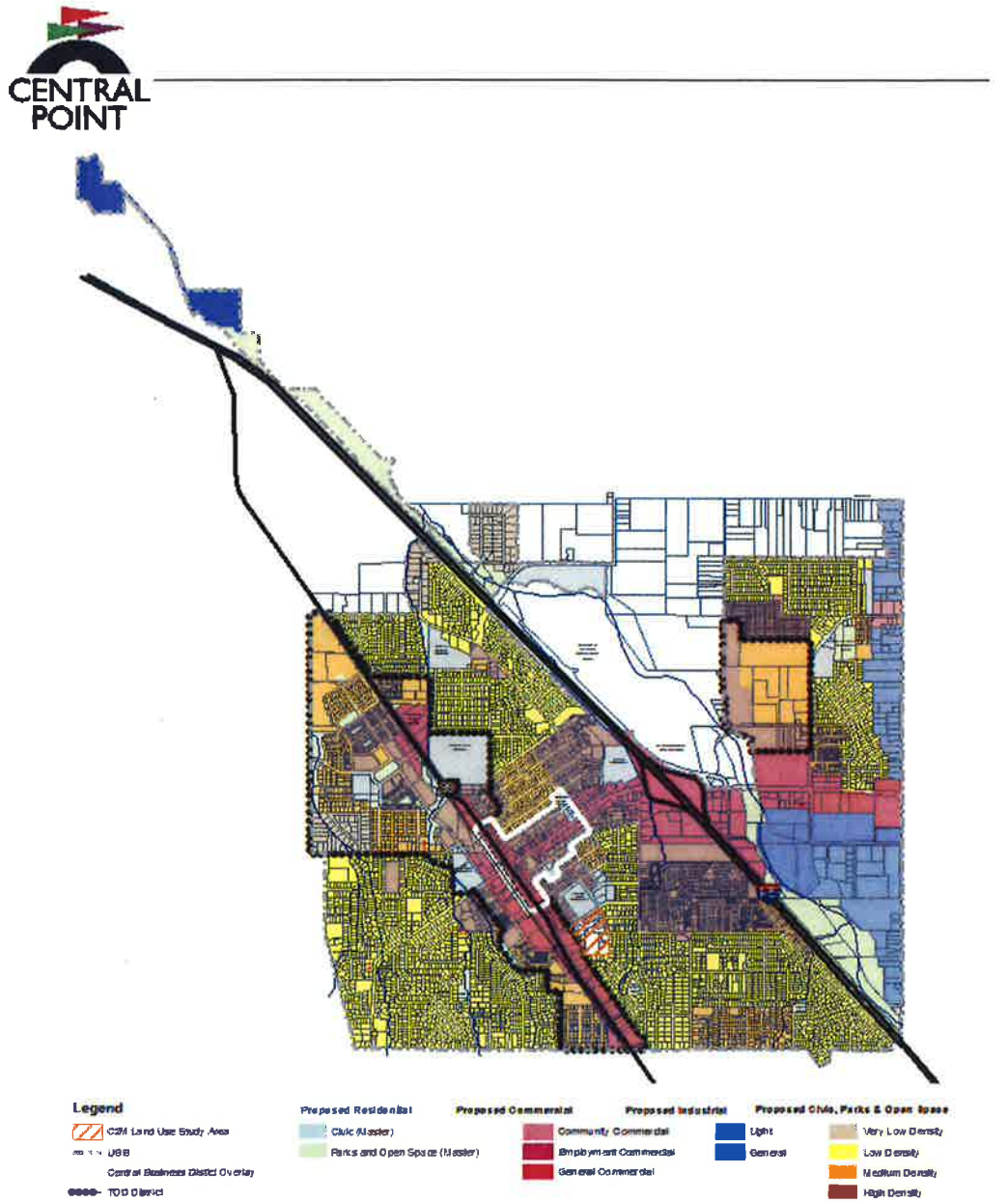
The Airport Overlay includes two overlays; the Airport Approach Overlay and the Airport Concern Overlay. The Airport Overlays are intended to reduce risks to aircraft operations and land uses within close proximity to airports and heliports. These overlays are required pursuant to federal and state laws, specifically Federal Aviation Regulations (FAR, Part 77) and Oregon Administrative Rules (OAR 660-013 and OAR 738-070).

8. Land Use Plan Map

The Figure 8.1 is the City's Land Use Plan Map for 2018-2038. This map identifies all land uses used by the City, and has been prepared in compliance with such other Comprehensive Plan elements such as the Housing Element, the Economic Element, the Parks and Recreation Element, etc. The City's Zoning Map shall be consistent, at all times, with the land use designations in the Land Use Element.

When amendments to the UGB are proposed they must be found consistent with the Concept Plans in the Regional Plan Element.

Figure 8.1

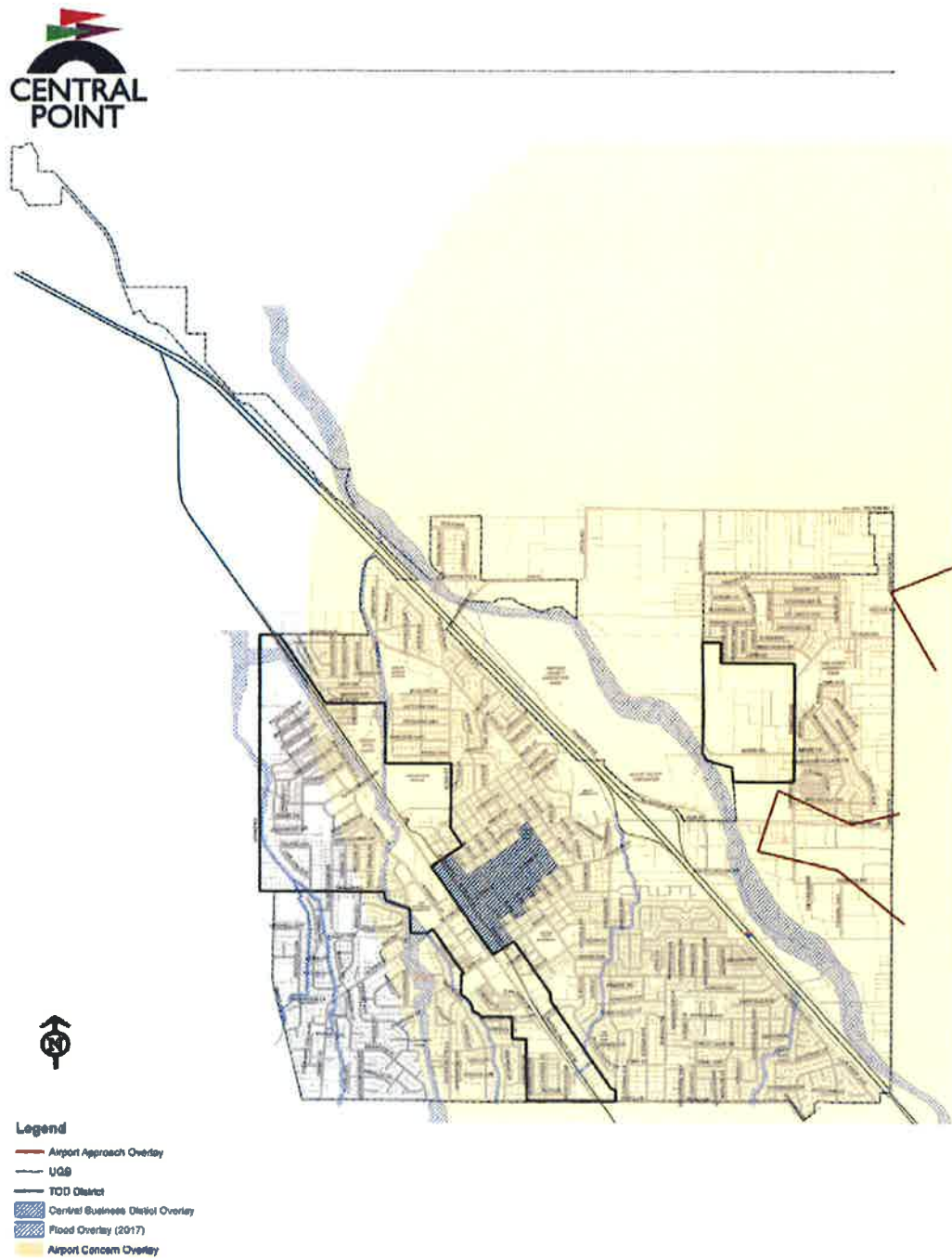


**Draft Land Use Map
2018 - 2038**

Last Updated: Ord. No. 1950 Aug. 2012
Ord. No. 1971 May 2013

This map is intended for graphic display and planning purposes only.
Current UGB Limits and Tax Parcels are represented on this map.
File Name: 2017 Comp Plan (Land Use)_09282017
File Location: I:\pdm\Planning\GIS Map Projects\City Project\Comp Plan Elements\Land Use Element Update 2017
Created by: S. Haffey
September 28, 2017
Updated: December 19, 2017

Figure 8.2



DRAFT Comprehensive Land Use Plan Overlays 2017 - 2037

Last Update: Ord. No. 1889 Aug. 2013
Ord. No. 1974 May 2015

This map is intended for graphic display and planning purposes only.
Current UGB Limits and Tax Parcels are represented on this map.
File Name: 2017 Comp Plan Land Use_34972017
File Location: \apps\planning\2017 - TOPICAL LAND USE FLB\Comp Plan Amendment\CPA - 17003 - Land Use Element
Created by: B. Hickey
August 8, 2017