



**Public Meeting
Mixed Use Employment (MUE) Zone Meeting #2**

Agenda

**City Hall
Council Chambers**

**September 9, 2015
6:00 PM**

1. Welcome

Nicholas Snead, Community Development Director

2. MUE Meeting #1 Overview

Nicholas Snead, Community Development Director

3. Changes to MUE Zone Overview and Group Discussion

A. Allowed Uses

B. Site Design Standards

C. Building Design Standards

Nicholas Snead, Community Development Director

4. City/County Zoning

Nicholas Snead, Community Development Director

5. Adoption Schedule/Process

Nicholas Snead, Community Development Director

6. Adjourn

This meeting is open to the public and interested citizens are invited to attend. This is an open meeting under Oregon Revised Statutes, not a community forum; audience participation is at the discretion of the Community Development Director or the Consultant. The meeting will be audio taped; minutes of this and all public meetings are available for review at the Madras City Hall. The meeting place is handicapped accessible; those needing assistance please contact the City of Madras Community Development Director prior to the meeting.

MIXED USE EMPLOYMENT ZONE

Proposed uses allowed

Using feedback from our previous meeting, the mix of uses allowed permitted outright (P) uses allowed conditionally (C), and uses allowed ancillary to another allowed use (A) are shown in the following table. This table will appear in the new zone.

Key Questions:

Ancillary uses - Uses allowed as ancillary to another permitted use means they are not allowed on a stand-alone basis. Examples include fast-food drive through windows, a drive-up coffee kiosk, or a caretaker/security residence. These uses would need to be associated with another business on the property; they could not be constructed separately. Should the zone be this restrictive?

Parking – Parking requirements are regulated through the City’s parking code, which specifies mandatory minimum and maximum spaces, the treatment of on-street parking toward meeting parking requirements, etc. The Parking section of the code does not regulate parking as an allowed use. Should stand-alone commercial parking lots, like a park-and-ride lot, be allowed in the MUE zone? If so, what type of use should it be?

Allowed uses – Should the list of allowed uses and examples be altered to include any other use categories of example uses besides those listed below? Should any of the listed uses be removed?

<u>Use Categories and Examples</u>	<u>MUE</u>
<u>A. Commercial</u>	
<u>1. Day Care Facilities – establishments that provide for the daily care of children and adults with special needs, including before and after school care, child development facilities, adult activity centers that do not include lodging.</u>	<u>C</u>
<u>2. Drive-through Facilities – when developed in conjunction with an allowed use. Examples include a coffee kiosk, food cart, bank drive-through, food take-out window, etc.</u>	<u>A</u>
<u>3. Eating and Drinking Establishments – businesses primarily involved in the preparation and sale of food and beverages for on-site consumption or take-away, including bakeries, restaurants, coffee shop, brewpub, tavern, sandwich shop, etc.</u>	<u>P</u>
<u>4. General Office – professional and administrative service uses, including banks, financial services, insurance, real estate, medical and dental clinics, professional services, call centers, and other employment uses that typically operate in an office setting.</u>	<u>P</u>
<u>5. Medical Facility – allowed subject to the conditions in Section 3-11.</u>	<u>C</u>

<u>Use Categories and Examples</u>	<u>MUE</u>
<u>6. Medical Marijuana Dispensary – allowed subject to the conditions in Section 3-14.</u>	<u>C</u>
<u>7. Personal Care Services – uses oriented toward the sale and delivery of personal services, including day spas, hair care, pet grooming (but not boarding), laundry and dry cleaning, printing/shipping services, tanning salons, etc.</u>	<u>P</u>
<u>8. Hotel / Motel – commercial lodging where tenancy is typically less than one-month, including hotels, motels, bed and breakfast, and truck-stops. Does not include senior and retirement housing.</u>	<u>P</u>
<u>9. Recreation and Fitness – uses oriented to delivering youth and adult recreation activities, including dance and yoga studios, fitness and aquatic centers, climbing gyms, martial arts centers, bowling alleys, soccer centers, shooting ranges, movie theaters, skating rinks, etc.</u>	<u>P</u>
<u>10. Repair-oriented – establishments engaged in the maintenance and repair of consumer and business goods, including electronics, automotive, bicycles, jewelry, cobblers, office equipment, tailor and seamstress, upholsters, automotive and truck repairs, aviation and marine equipment, etc.</u>	<u>P</u>
<u>11. Retail Sales and Services – Sales oriented establishments involved in the sale, leasing, or rental of new or used products and services to the public, including cars and trucks, home furnishings, home and office supplies, pharmaceuticals, jewelry, hardware, grocery stores, farm supplies and furnishings, electronics, clothing, dry goods, pet supplies and pets, art and craft supplies, etc.</u>	<u>P</u>
<u>12. Schools – including trade schools, public education facilities, nursery schools, dance studios, martial arts schools, etc.</u>	<u>P</u>
<u>B. Manufacturing and Production</u>	
<u>1. Manufacturing and production – uses engaged in the fabrication, manufacture, assembly, packaging of goods for resale. Natural and man-made materials in raw and partly assembled condition may be used. Examples include food products, catering services, breweries, distilleries and wineries, woodworking and cabinet makers, motor machinery, electronics, marine and aviation products, etc. Excludes live animal processing.</u>	<u>P</u>
<u>2. Trade services and Storage – uses engaged in the storage, distribution and resale of wholesale goods and bulk items, including warehousing and distribution, and temporary storage facilities.</u>	<u>C</u>
<u>3. Research and Development – uses engaged in product or service research, including laboratories, testing facilities, design studios and other research-oriented activities.</u>	<u>P</u>

<u>Use Categories and Examples</u>	<u>MUE</u>
<u>C. Institutional</u>	
<u>1. Utilities – public facilities and utility uses, such as utility substations, pump stations, data storage, etc.</u>	<u>C</u>
<u>2. Communication Installations – allowed subject to standards in Section 3.6.1.</u>	<u>C</u>
<u>D. Residential</u>	
<u>1. Caretaker residence or apartment</u>	<u>A</u>

Prohibited Uses

Based on comments from the last meeting, we have added a table listing uses that are specifically not allowed in the zone. What else, if anything, belongs on this list?

Specifically, should outdoor stockpiling/storage of bulk materials (sand, gravel, rock, mulch, etc.) be allowed?

- Motor sports, wrecking yards, solid waste handling, animal processing, chemical and petroleum processing, explosives manufacturing.
- Outdoor fabrication, assembly, or processing of materials and goods other than the intermittent movement of inventories stored outside (e.g. garden supplies and nursery stock).

MIXED USE EMPLOYMENT ZONE

Site Development Standards

Using feedback from our previous meeting, requirements have been prepared for how development must be designed/oriented on development sites. This table will appear in the new zone along with text that explains the purpose of the regulation and desired outcome.

Key Questions:

Lot Size – We added a minimum lot size of 5000 sq. ft., which is about the size of a small single-family lot. Does that seem appropriate?

Building Setbacks – Is the 75' maximum front setback too restrictive? The intent is to limit buildings that are fronted by large parking lots and to bring buildings closer to the street edge to provide visual interest for passing traffic.

In most instances, there is no minimum side lot set back. This allows buildings on adjoining lots to be developed with zero set back (or common wall). We have included a 20' minimum rear setback. When development abuts residential uses, however, we have required a 20' minimum building setback from the side and rear lot line. Is that sufficient? If not, what should that setback be? Should there be a minimum landscape buffer in addition to the building setback when the use abuts residential property?

Parking – In addition to requirement in the city parking code, we've included requirements that set a maximum of two parking bays in front of buildings, requirements for cross-over easements to encourage shared use of parking, and allowances that let developers count on-street parking toward meeting parking requirements. Comments?

Access/Circulation – We added the requirement that developments on properties greater than 3 acres need to prepare a local circulation plan to show how the development will fit in with the local street network.

Air/Noise – the ordinance will require that most uses be conducted indoors and comply with local or DEQ air quality and noise standards. The city may adopt standards that are more restrictive than DEQ, but then enforcement falls to the City.

Lighting – the lighting limitation will apply to development that abuts or is across the street from residential uses. The requirement can be met by shielding fixtures and using directional lighting to reduce glare.

Lot and Site Development Standards

<u>1. Lot Standards</u>		<u>Cross Reference</u>
<u>a. Minimum Size</u>	<u>5000 sq. ft.</u>	
<u>b. Maximum Size</u>	<u>None</u>	
<u>c. Street Frontage</u>	<u>50 ft. minimum</u>	
<u>2. Site Development</u>		<u>Cross Reference</u>
<u>a. Floor Area Ratio (FAR)</u>	<u>0.3:1</u>	
<u>b. Setbacks</u>		
<u>1. Front Minimum</u>	<u>15'</u>	
<u>2. Front Maximum</u>	<u>75'</u>	
<u>3. Side *</u>	<u>None</u>	
<u>4. Rear *</u>	<u>20'</u>	
<u>c. Lot Coverage</u>		
<u>1. Maximum</u>	<u>85%</u>	
<u>2. Landscaping</u>	<u>15%; drainage swales and landscaped medians may be included in the landscape calculation.</u>	<u>MDC</u>
<u>d. Parking</u>		
<u>1. Required spaces</u>	<u>Varies by use</u>	<u>See MDC Article 4, Section 4.5</u>
<u>2. Location</u>	<u>Two parking bays with a drive aisle are allowed in front of the building. Other parking must be located to the side or behind the building.</u>	
<u>3. On-street</u>	<u>On-street parking may be counted toward required parking.</u>	
<u>4. Parking lots</u>	<u>Landscaped buffers are required between parking aisles. 7% of a parking lot area must be landscaped.</u>	
<u>5. Loading docks</u>	<u>Must be located to the side/rear of buildings.</u>	

<u>2. Site Development (continued)</u>		<u>Cross Reference</u>
<u>e. Access and Circulation</u>		<u>Madras Transportation System Plan</u>
<u>1. Building orientation</u>	<u>Main entrance oriented to the street or primary drive aisle.</u>	
<u>2. Cross-access</u>	<u>Easements are required between adjacent properties with less than 200' of street frontage for use by autos, bikes, and pedestrians.</u>	
<u>3. Local Circulation</u>	<u>Development on parcels greater than 3 acres must include a local street circulation plan.</u>	
<u>f. Environment</u>		
<u>1. Lighting</u>	<u>0.5 candle-power at property boundary; see below</u>	
<u>2. Air and Noise</u>	<u>See text below</u>	
<u>3. Storage</u>	<u>Outdoor storage areas must be screened from public view.</u>	
<u>g. Signage</u>	<u>See Madras sign code.</u>	<u>MDC ____</u>

* - when properties abut residential uses, a landscaped side-yard/rear-yard with a minimum 20' setback is required.

MIXED USE EMPLOYMENT ZONE

Building Design Standards

Using feedback from our previous meeting, requirements have been prepared for how buildings need to be designed/oriented on development sites. This table will appear in the new zone along with text that explains the purpose of the regulation and desired outcome.

Key Questions:

Height – We kept the height limit at 45’.

Building size – We established a 60,000 sq. ft. maximum size, which is about the size of a large grocery store. Larger buildings can be approved by the Planning Commission.

Glazing – We kept the 30% front façade glazing requirement to promote visual interest.

Walkways/Entries – We require entries to be shielded from weather and that walkways connect building entries to parking area access ways. Pedestrian crossings will require striping, signage, and lighting to promote safety.

Table 3.15.3 – Building Design Standards

<u>Element</u>	<u>Standard</u>	<u>Exceptions</u>
<u>Height Limit</u>	<u>45’</u>	<u>Roof mounted equipment may exceed the height limit by 10’; roof-mounted equipment shall be screened (excluding solar collectors and communication equip.</u>
<u>Size Limit</u>	<u>Minimum: none</u> <u>Maximum: 60,000 sq. ft.</u>	
<u>Exterior Materials</u>	<u>Brick, concrete panel, smooth-finished concrete block, stucco, and stone may be used as primary materials.</u>	<u>Accent materials may not exceed 20% of the front façade and may include pre-fabricated metal and wood.</u>
<u>Glazing</u>	<u>The front façade shall include 30% glazing for the first 15’ of the building height.</u>	

<u>Element</u>	<u>Standard</u>	<u>Exceptions</u>
<u>Roofs</u>	<u>Roof designs may be flat, gabled, arched, or other designs with coverings that complement the building design. Sloped roofs shall incorporate eaves that extend at least of 2 feet beyond the exterior wall.</u>	<u>Buildings with flat roofs shall incorporate exterior wall features that extend a foot or more above the roof elevation.</u>
<u>Entryways</u>	<u>Each building shall have a primary entry facing the primary public street or drive aisle. Entries shall include weather-protection features.</u>	
<u>Landscaping</u>	<u>The front façade shall include a 3' landscape perimeter at the base of the exterior wall.</u>	<u>Perimeter landscaping may be included in the overall landscaping requirement.</u>
<u>Walkways</u>	<u>The front façade shall include a 6' walkway between the landscape buffer and front parking. The walkway shall connect pedestrian access ways from parking areas to entryways.</u>	

CITY OF MADRAS

Comprehensive Plan Update Program - 2015-16

Task/Timeline

	June	July	August	September	October	November	December	January	February	March	----	-----	--- June
1	PAPA Notice sent to DLCD 6/30/2015												
2	TAC Final Recommendation 7/22/2015												
	Legislative Briefing on TAC Work/ Process overview 7/22/2015 (Staff use TAC recommendation to develop a proposal to review with the public)												
3	Community Meeting #1 8/12/2015 (tentative date)												
4	Community Meeting #2 Date Uncertain - mid-September?												
5	(Staff develops draft adoption package)		Joint City/County Planning Commission Advisory Hearing (s) 9/24/2015 (tentative date)										
6	(Staff develops legislative hearing package)				City of Madras Council Hearing (s) Date Uncertain - November?								
7	(Staff develops legislative hearing package)					Jefferson County Board Hearing(s) Date Uncertain - December?							
8	(Staff submits final ordinance and findings to DLCD)							Acknowledgement Review - DLCD * Date Uncertain - early 2016?					
9	(DLCD prepares staff report)								Acknowledgement by LCDC Date Uncertain - Spring 2016?				
10	(Staff prepares formal amendments to local plan documents)									Conform Local Plan Amendment Date Uncertain: late-Spring 2016			

* - Timing may be adjusted to coincide with Madras TSP update.