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LEG 19-0003

BEAVERCREEK  
ROAD CONCEPT  
PLAN ZONING  
AND CODE  
AMENDMENTS

TOPIC: ZONES, MAPS, HOME  
OCCUPATION

SEPTEMBER 9, 2019 PLANNING  
COMMISSION MEETING





The following topics were identified either by public comment or the Planning Commission for the September 9, 2019 Hearing. Staff will provide background on the issue and offer a recommendation if warranted.

Staff is looking for direction from the Planning Commission on each item discussed this evening.

# SOUTHERN PROPERTY LINE



The purpose of the increased setback of 40 feet is to protect the existing grove of trees at the southern property line.

**Staff recommendation:** Include the two additional redline clarifications for the southern boundary

A. Roads and B. accessory structures allowed in setback.

## NORTHERN PROPERTY LINE



25-foot setback when abutting residential uses

Provide a visual buffer for residential uses while maximizing development area for campus industrial properties.

The exchange for quality of the buffer over quantity is often applied in non-residential zones as the landscaping installation and maintenance is easier to enforce than with a single-family residence.

The Campus Industrial Zone is envisioned to attract businesses that contain their uses inside buildings.

The off -hour impact would also be less compared to a single- family residence.

**Staff recommendation:** No additional revisions to this section is needed.

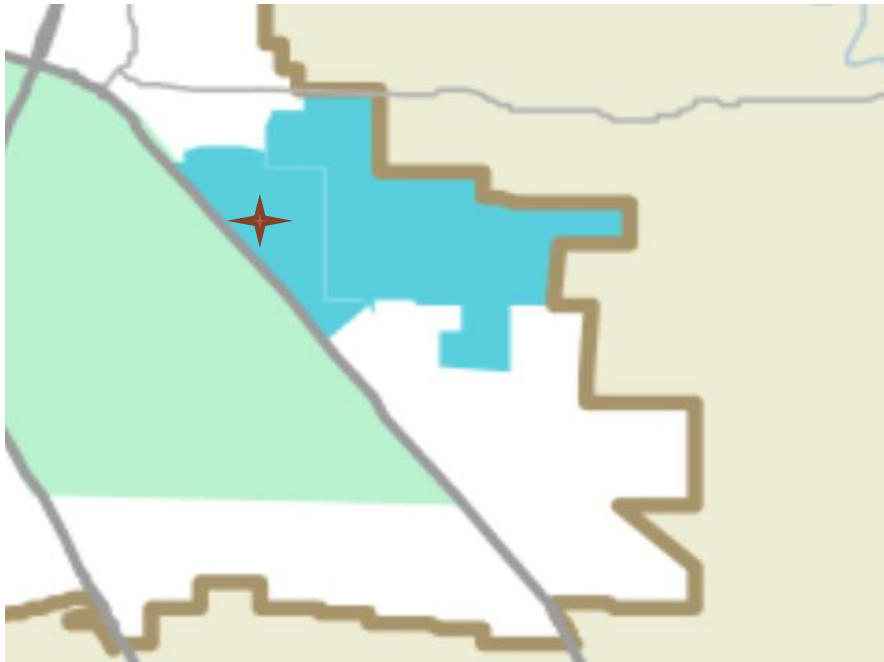
# DEFINITION OF WAREHOUSING




Distribution/warehousing is prohibited in the Beaver Creek Road Concept Plan CI zone. There was some concern that ancillary warehousing and distribution would not be allowed.

**Staff recommendation:** Oregon City views the storage and distribution of materials that are constructed or assembled onsite to be part of the permitted use. No changes to the code are recommended.

# MAP CHANGE REQUEST



- Rail yards
  - - - County boundaries
  - ⊕ Urban growth boundaries
  - ⊕ Neighbor cities
  - ⊕ Employment areas
  - ⊕ Industrial areas
  - ⊕ Regionally significant industrial areas
  - ⊕ Proposed main roadway routes
  - ⊕ Proposed road connectors
  - ⊕ Mainline freight
  - ⊕ Branch line freight
-  **Metro**  
*Making a great place*

Any change to the title 4 Map must be adopted by Metro and would need to be completed before the Code amendments are adopted by the City to remain consistent with Title 4.

This requested map revision would constitute a substantial change to the Concept Plan, would not honor the extensive public process that created the plan and would affect forecasted jobs numbers.

This area of the Concept Plan was brought into the Urban Growth boundary to meet Oregon City's needs for additional jobs.

**Staff recommendation:** Staff does not recommend amending the Title 4 Map as it is not consistent with the vision of the Beaver Creek Road Concept Plan.



# HOME OCCUPATION/COTTAGE MANUFACTURING



As part of the 2016 re-adoption of the plan, the Planning Commission recommended that as part of creating the implementing zoning for the BRCP, the City Commission direct staff to further analyze the issue of allowing expanded home occupation uses, also known as cottage manufacturing/industry within the mixed use and residential areas.

**Staff recommendation:** As there was no clear direction given during the public outreach meetings this spring and there are existing provisions for many types of home occupation allowed city-wide, staff does not recommend any changes to the Home Occupation code for the Beavercreek Concept Plan area.



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# SEPTEMBER 23, 2019 PLANNING COMMISSION MEETING



MASTER PLANNING REQUIREMENT  
UPLAND HABITAT  
GEOLOGIC HAZARDS