



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 02/11/2015
Jurisdiction: City of Central Point
Local file no.: 14022
DLCD file no.: 005-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 01/28/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 37 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
 File No.: 005-14
 {22529}
 Received: 1/28/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Central Point

Local file no.: **File No. 14022 (previous file 13012)**

Date of adoption: 1/ 22/2015 Date sent: 1/28/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 10/27/2014

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

No

Local contact (name and title): Don Burt, Planning Manager

Phone: 541-423-1039

E-mail: don.burt@centralpointoregon.gov

Street address: 140 S. Third Street

City: Central Point

Zip: 97502-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- | | | | |
|------------------------|----|--------|--|
| Change from
change. | to | acres. | A goal exception was required for this |
| Change from
change. | to | acres. | A goal exception was required for this |
| Change from
change. | to | acres. | A goal exception was required for this |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

ORDINANCE NO. 2002

AN ORDINANCE AMENDING THE CENTRAL POINT ZONING ORDINANCE,
CHAPTER 17.08 .010 DEFINITIONS; 17.64.040, LAND USE – TOD DISTRICT;
17.65.050 ZONING REGULATIONS - TOD DISTRICT; 17.65.070 ZONING
REGULATIONS - TOD CORRIDOR

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- B. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City Comprehensive Plans.
- C. Pursuant to the requirements set forth in CPMC Chapter 17.10.100 Zoning Map and Zoning Code Text Amendments – Purpose and Chapter 17.05.010, Applications and Development Permit Review Procedures, the City has accepted an application and conducted the following duly advertised public hearings to consider the proposed amendment:
 - a) Planning Commission hearing on January 6, 2015
 - b) City Council hearings on January 8, 2015 and January 22, 2015.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Based upon all the information received, the City Council adopts the findings of fact and conclusions of law set forth in the City staff report; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City zoning text is hereby amended as set forth in Exhibit A which is attached hereto and by this reference incorporated herein.

Section 3. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the changes to the zoning ordinance.

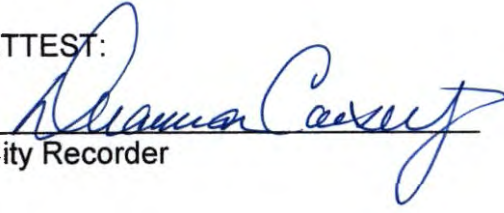
Section 4. Effective date. The Central Point City Charter states that an ordinance enacted by the council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

22nd Passed by the Council and signed by me in authentication of its passage this day of January, 2015.



Mayor Hank Williams

ATTEST:



City Recorder

EXHIBIT "A"

Chapter 17.08 DEFINITIONS

17.08.010 Definitions, specific

"Congregate (Senior) Housing" means a multi-family living arrangement, with common dining facilities, designed for healthy older adults in which residents live in their own living unit and have various opportunities for socialization with other residents. Housekeeping and maintenance services are provided, but health maintenance services are scheduled independently by the residents.

"Dwelling Unit, **Living Unit**" means one or more rooms designed for occupancy by one family and having no more than one cooking facility.

Chapter 17.64 Off-Street Parking and Loading

17.64.040 Off-Street parking requirements

TABLE 17.64.02A

RESIDENTIAL OFF-STREET PARKING REQUIREMENTS

Use Categories	Minimum Vehicle Parking Requirement (fractions rounded down to the closest whole number)
RESIDENTIAL	
Single-Family Residential	2 spaces per dwelling unit, both of which must be covered.
Accessory Dwelling Unit	1 space per accessory dwelling unit.
Two-Family	2 spaces per dwelling unit, both of which must be covered.
Multiple-Family	1 space per studio or 1-bedroom unit;
	1.5 spaces per 2-bedroom unit; and
	2 spaces per 3+-bedroom unit.
	plus 1 guest parking space for each 4 dwelling units or fraction thereof.
Mobile Home Parks	2 spaces per dwelling unit on the same lot or pad as the mobile home (may be tandem); plus 1 guest space for each 4 mobile homes.
Residential Home	2 spaces per dwelling unit, both of which must be covered.
Residential Facility	.75 spaces per bedroom

EXHIBIT "A"

TABLE 17.64.02A

RESIDENTIAL OFF-STREET PARKING REQUIREMENTS

Use Categories	Minimum Vehicle Parking Requirement (fractions rounded down to the closest whole number)
Congregate (Senior) Housing	4.5 spaces per dwelling unit
Boarding Houses, Bed and Breakfast	1 space per guest unit; plus 1 space per each 2 employees

CHAPTER 17.65 TOD DISTRICTS AND CORRIDORS

17.65.050 Zoning regulations – TOD district

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Residential							
Dwelling, Single-Family							
Large and standard lot	P	L5	N	N	N	N	N
Zero lot line, detached	P	P	N	N	N	N	N
Attached row houses	P	P	P	C	N	N	N
Dwelling, Multifamily							
Multiplex, apartment	P	P	P	L1	L1	N	N
Congregate (Senior) Housing	L6	P	P	L1	L1	N	N
Accessory Units	P1	P1	P1	C	N	N	N
Boarding/Rooming House	N	C	C	N	N	N	N

EXHIBIT "A"

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Family Care							
Family day care	P	P	P	N	N	N	N
Day care group home	C	C	P	N	N	N	N
Adult day care	C	C	C	N	N	N	N
Home Occupation							
Home Occupation	P	P	P	P	N	N	N
Residential Facility							
Residential Facility	P	P	P	N	N	N	N
Residential Home							
Residential Home	P	P	P	N	N	N	N
Senior Housing							
Senior Housing	N	P	P	L4	N	C	N
Commercial							
Entertainment							
Entertainment	N	N	C	P	P	N	N
Professional Office							
Professional Office	C	L3	L3, L4	P	P	P	N
Retail Sales and Service							
Sales-oriented	C	L3	L3	P	P	N	N
Personal service-oriented	C	C	C	P	P	N	N
Repair-oriented	N	N	N	P	P	N	N
Drive-through facilities	N	N	N	P	P	N	N
Quick vehicle service	N	N	N	P	P	N	N
Vehicle sales, rental and repair	N	N	N	P	P	N	N
Tourist Accommodations							
Motel/hotel	N	N	C	P	P	N	N
Bed and breakfast inn	C	C	P	P	P	N	N
Industrial							
Manufacturing	N	N	N	N	P	N	N

EXHIBIT "A"

Table 1							
TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Industrial Service							
Light	N	N	N	N	P	N	N
Heavy	N	N	N	N	C	N	N
Wholesale Sales	N	N	N	N	P	N	N
Civic							
Community Services	C	C	C	N	N	P	C
Hospital	C	C	C	C	N	C	N
Public facilities	C	C	C	C	C	C	N
Religious assembly	C	C	C	C	N	P	N
Schools	C	C	C	N	N	P	L2
Utilities	C	C	C	C	C	C	C
Open Space							
Parks and Open Space	P	P	P	P	P	P	P

N--Not permitted.

P--Permitted use.

P1--Permitted use, one unit per lot.

C--Conditional use.

L1--Only permitted as residential units above ground floor commercial uses.

L2--School athletic and play fields only. School building and parking lots are not permitted.

L3--Ground floor business within a multifamily building. Maximum floor area of ten thousand square feet per tenant.

L4--Second story offices may be permitted in areas adjacent to EC zones as a conditional use.

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L5—Only permitted as a transition between lower density zones and/or when adjacent to an environmentally sensitive area.

L6—Permitted only when part of an existing or proposed congregate housing project on abutting property under the same ownership within the MMR or HMR district..

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Density--Units Per Net Acre (f)							
Maximum	12	32	NA	NA	NA	NA	NA
Minimum	6	14	30	NA	NA	NA	NA
Dimensional Standards							
Minimum Lot or Land Area/Unit							
Large single-family	5,000 SF	NA	NA	NA	NA	NA	NA
Standard single-family	3,000 SF	NA	NA	NA	NA	NA	NA
Zero lot line detached	2,700 SF	2,700 SF	NA	NA	NA	NA	NA
Attached row houses	2,000 SF	1,500 SF	1,200 SF	NA	NA	NA	NA
Multifamily and senior housing	NA	NA	NA	NA	NA	NA	NA
Average Minimum Lot or Land Area/Unit							
Large single-family	7,500 SF	NA	NA	NA	NA	NA	NA
Standard single-family	4,500 SF	NA	NA	NA	NA	NA	NA
Zero lot line detached	3,000 SF	3,000 SF	NA	NA	NA	NA	NA
Attached row houses	2,500 SF	2,000 SF	1,500 SF	NA	NA	NA	NA
Multifamily and senior housing	NA	NA	NA	NA	NA	NA	NA

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Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
housing							
Minimum Lot Width							
Large single-family	50'	NA	NA	NA	NA	NA	NA
Standard single-family	50'	NA	NA	NA	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA	NA	NA	NA
Attached row houses	24'	22'	18'	NA	NA	NA	NA
Multifamily and-senior housing	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Depth	50'	50'	50'	NA	NA	NA	NA
Building Setbacks							
Front (min./max.)	10'/15'	10'/15'	0'/15'	0'	15'	5'	15'
Side (between bldgs.) (detached/attached)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)	0' 10' (b)	0' 15' (b)	0' 20' (b)	5'
Corner (min./max.)	5'/10'	5'/10'	0'/10'	5'/10'	15'/30'	5'/10'	15'/NA
Rear	15'	15'	10'	0' 10' (b)	15' (b) 0'	0' 20' (b)	5'
Garage Entrance	(d)	(d)	(d)	(e)	(e)	(e)	NA
Maximum Building Height	35'	45'	60'	60'	60'	45'	35'
Maximum Lot Coverage (g)	80%	80%	85%	100%	100%	85%	25%
Minimum Landscaped Area (i)	20% of site area	20% of site area	15% of site area	0% of site	15% of site	15% of site area	NA

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Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
			(j)	area (h)	area		
Housing Mix							
Required housing types as listed under Residential in Table 1.	<p>< 16 units in development: 1 housing type.</p> <p>16--40 units in development: 2 housing types.</p> <p>> 40 units in development: 3 or more housing types (plus approved master plan)</p>						

Notes:

NA--Not applicable.

- (a) The five-foot minimum also applies to the perimeter of the attached unit development.
- (b) Setback required when adjacent to a residential zone.
- (c) Setback required is ten feet minimum between units when using zero lot line configurations.
- (d) Ten feet behind front building facade facing street.
- (e) Garage entrance shall not protrude beyond the face of the building.
- (f) Net acre equals the area remaining after deducting environmental lands, exclusive employment areas, exclusive civic areas and right-of-way.
- (g) Lot coverage refers to all impervious surfaces including buildings and paved surfacing.

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(h) Parking lot landscaping and screening requirements still apply.

(i) Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas.

(j) Rooftop gardens can be used to help meet this requirement.

Table 3	
TOD District and Corridor Parking Standards	
Use Categories	Minimum Required Parking
Residential	
Dwelling, Single-Family Large and standard lot Zero lot line, detached Attached row houses	2 spaces per unit.
Dwelling, Multifamily Plexes Apartments and condominiums	1.5 spaces per unit. 1.5 spaces per unit
Congregate (Senior) Housing	.5 spaces per dwelling unit
Dwelling, Accessory Unit	1 space per unit.
Boarding/Rooming House	1 space per accommodation, plus 1 space for every 2 employees.
Family Care Family day care Day care group home Adult day care	1 space for every 5 children or clients (minimum 1 space); plus 1 space for every 2 employees.
Home Occupation	Shall meet the parking requirement for the residence.
Residential Facility	1 space per unit.
Residential Home	1 space per unit.
Senior Housing	1 space per unit.

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Table 3 TOD District and Corridor Parking Standards	
Use Categories	Minimum Required Parking
Commercial	
Entertainment	1 space per 250 square feet of floor area, except for theaters which shall provide 1 space per 4 seats.
Professional Office	1 space per 400 square feet of floor area.
Retail Sales and Service	
Sales-oriented	1 space per 500 square feet of floor area.
Personal service-oriented	1 space per 500 square feet of floor area.
Repair-oriented	1 space per 500 square feet of floor area.
Drive-through facilities	Parking as required by the primary use.
Quick vehicle service	1 space per 750 square feet of floor area.
Vehicle sales, rental and repair	1 space per 1,000 square feet of floor area.
Tourist Accommodations	1 space per guest unit, plus 1 space for every 2 employees.
Motel/hotel	
Bed and breakfast inn	
Industrial	
Manufacturing	1 space per employee of the largest shift.
Industrial Service	1 space per employee of the largest shift.
Light	
Heavy	
Wholesale Sales	1 space per employee of the largest shift.
Civic	
Community Services	Number to be determined as part of site plan or conditional use review.
Hospital	1 space per 500 square feet of floor area.
Public Facilities	Number to be determined as part of site plan or conditional use

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<p align="center">Table 3 TOD District and Corridor Parking Standards</p>	
Use Categories	Minimum Required Parking
Religious Assembly	review. 1 space per 100 square feet of floor area for the main assembly area.
Schools	2 spaces per classroom.
Utilities	Number to be determined as part of site plan or conditional use review.
Open Space	
Parks and Open Space	Number to be determined as part of site plan or conditional use review.

(Ord. 1981 §4 (Exh. D), 2014; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1867 §4(part), 2006; Ord. 1815 §1(part), Exh. B(part), 2000).

<p align="center">Table 4 TOD Corridor Land Uses</p>				
Use Categories	Zoning Districts			
	LMR	MMR	EC	GC
Residential				
Dwelling, Single-Family				
Large and standard lot	P	L4	N	N
Zero lot line, detached	P	P	N	N
Attached row houses	P	P	N	N
Dwelling, Multifamily				
Multiplex, apartment	P	P	L1	L1
Congregate (Senior)Housing	L5	P	L1	N
Accessory Units	P1	P1	C	N

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Table 4				
TOD Corridor Land Uses				
Use Categories	Zoning Districts			
	LMR	MMR	EC	GC
Boarding/Rooming House	N	C	N	N
Family Care				
Family day care	P	P	N	N
Day care group home	C	C	N	N
Adult day care	C	C	N	N
Home Occupation	P	P	P	N
Residential Facility	P	P	N	N
Residential Home	P	P	N	N
Senior Housing	N	P	L1	N
Commercial				
Entertainment	N	N	P	P
Professional Office	C	L3	P	P
Retail Sales and Service				
Sales-oriented	C	L3	P	P
Personal service-oriented	C	C	P	P
Repair-oriented	N	N	P	P
Drive-through facilities	N	N	P	P
Quick vehicle service	N	N	P	P
Vehicle sales, rental and repair	N	N	N	P
Tourist Accommodations				
Motel/hotel	N	N	P	P
Bed and breakfast inn	C	C	P	P
Industrial				

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Table 4				
TOD Corridor Land Uses				
Use Categories	Zoning Districts			
	LMR	MMR	EC	GC
Manufacturing	N	N	N	P
<i>Industrial Service</i>				
Light	N	N	N	P
Heavy	N	N	N	C
Wholesale Sales	N	N	N	P
Civic				
Community Services	C	C	N	N
Hospital	C	C	C	N
Public Facilities	C	C	C	C
Religious Assembly	C	C	C	N
Schools	C	C	N	N
Utilities	C	C	C	C
Open Space				
Parks and Open Space	P	P	P	P

N--Not permitted.

P--Permitted use.

P1--Permitted use, one unit per lot.

C--Conditional use.

L1--Only permitted as residential units above ground floor commercial uses.

L2--School athletic and play fields only. School building and parking lots are not permitted.

L3--Ground floor business within a multifamily building. Maximum floor area of ten thousand square feet per tenant.

EXHIBIT "A"

L4--Only permitted as a transition between adjacent lower density zones and/or when adjacent to an environmentally sensitive area.

L5—Permitted only when part of an existing or proposed congregate housing project on abutting property under the same ownership within the MMR or HMR district.

Table 5				
TOD Corridor Zoning Standards				
Standard	Zone Districts			
	LMR	MMR	EC	GC
Density--Units Per Net Acre (f)				
Maximum	12	32	NA	NA
Minimum	6	14	NA	NA
Dimensional Standards				
Minimum Lot Area or Land Area/Unit				
Large single-family	5,000 SF	NA	NA	NA
Standard single-family	3,000 SF	NA	NA	NA
Zero lot line detached	2,700 SF	2,700 SF	NA	NA
Attached row houses	2,000 SF	1,500 SF	NA	NA
Multifamily and senior housing	2,000-SFNA	2,000-SFNA	1,000-SFNA	NA
Average Minimum Lot or Land Area/Unit				
Large single-family	7,500 SF	NA	NA	NA
Standard single-family	4,500 SF	NA	NA	NA
Zero lot line detached	3,000 SF	3,000 SF	NA	NA
Attached row houses	2,500 SF	2,000 SF	NA	NA
Multifamily and senior housing	2,000-SFNA	2,000-SFNA	1,000-SFNA	NA

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Table 5				
TOD Corridor Zoning Standards				
Standard	Zone Districts			
	LMR	MMR	EC	GC
Minimum Lot Width				
Large single-family	50'	NA	NA	NA
Standard single-family	50'	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA
Attached row houses	24'	22'	NA	NA
Multifamily and senior housing	NA	NA	NA	NA
Minimum Lot Depth	50'	50'	NA	NA
Building Setbacks				
Front (min./max.)	10'/15'	10'/15'	0'	15'
Side (between bldgs.) detached/attached	5' detached 0' attached (a) (c)	5' detached 0' attached (a) (c)	0' 10' (b)	0' 15' (b)
Corner (min./max.)	5'/10'	5'/10'	5'/10'	15'/30'
Rear	15'	15'	0' 10' (b)	0' 15' (b)
Garage Entrance	(d)	(d)	(e)	(e)
Maximum Building Height	35'	45'	60'	60'
Maximum Lot Coverage (g)	80%	80%	100%	85%
Minimum Landscaped Area (i)	20% of site area	20% of site area	0% of site area	15% of site area
Housing Mix				
Required housing types as listed under Residential in Table 3.	< 16 units in development: 1 housing type 16–40 units in development: 2 housing types		NA	NA

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Table 5				
TOD Corridor Zoning Standards				
Standard	Zone Districts			
	LMR	MMR	EC	GC
	> 40 units in development: 3 or more housing types (plus approved master plan).			

NA--Not applicable

Notes:

- (a) The five-foot minimum also applies to the perimeter of the attached unit development.
- (b) Setback required when adjacent to a residential zone.
- (c) Setback required is ten feet minimum between units when using zero lot line configurations.
- (d) Ten feet behind building facade facing street.
- (e) Garage entrance shall not protrude beyond the face of the building.
- (f) Net acre equals the area remaining after deducting environmental lands, exclusive employment areas, exclusive civic areas and right-of-way.
- (g) Lot coverage refers to all impervious surfaces, including buildings and paved surfacing.
- (h) Parking lot landscaping and screening requirements still apply.
- (i) Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas.

**FINDINGS OF FACT
AND CONCLUSIONS OF LAW
File No.: 14022**

Before the City of Central Point Planning Commission

Consideration of amendments to the Central Point Municipal Code, Chapter 17.08 .010 Definitions, Specific, defining the term "Congregate (Senior) Housing"; 17.64.040, Off-Street Parking Requirements, Table 17.64.02A adjusting parking requirements for Congregate (Senior) Housing, 17.65.050 Zoning Regulations, TOD District, Tables 1 through 3, and 17.65.070 Zoning Regulations, TOD Corridor, Tables 4 and 5, to delete the term "Senior Housing" and replace the term "Senior Housing" with the term "Congregate (Senior) Housing"

Applicant:)	Findings of Fact
City of Central Point, Oregon)	and
)	Conclusion of Law

**PART 1
INTRODUCTION**

The proposed Zoning Ordinance amendments (Amendments) have been prepared as administrative corrections/updates. As will be illustrated in these finding the Amendments are minor in nature and consistent the City’s Comprehensive Plan. The Amendments are categorized as follows:

1. **Definitions** - Defines senior housing, an already permitted, but undefined housing type. A definition for “Congregate (Senior) Housing has been added to Section 17.08.010. This definition is modelled after the industry standard definition for Congregate Housing. The new definition will replace prior references to the undefined use “senior housing”. Creation of a definition for “Congregate (Senior) Housing” only serves to definitively define a use already referenced in the zoning ordinance as an allowed use.

In addition to the term “Congregate (Senior) Housing” the term “living unit” was added to the definition of “Dwelling Unit” for clarification purposes. The underlying definition of Dwelling Units has not been changed.

2. **Parking** - Updates the parking requirements for senior housing. Currently the zoning ordinance (CPMC17.64.040) requires 1 parking space per dwelling unit. Based on prior approved congregate housing projects and the ITE manual a more appropriate parking ratio for congregate housing is .5 parking spaces per dwelling unit. As noted this ratio has been used in the past without adverse impacts.
3. **Table Updates** - Corrects appropriate tables replacing “Senior Housing” with “Congregate (Senior) Housing”.
4. **Use** - Expands permitted residential uses within the LMR district to include Congregate (Senior) Housing provided that development of Congregate (Senior) Housing complies with all LMR development and density standards and is associated in ownership and operations with an

abutting congregate housing project on MMR or HMR zoned lands. This amendment allows for cottage type housing within congregate housing developments without compromising minimum and maximum density requirements within the LMR, MMR, and HMR districts.

The Amendments are minor amendments, which are processed using Type III application procedures. Section 17.05.400 sets forth the procedural Type III requirements, while Section 17.10.400 identifies the criteria that must be addressed in considering the Amendments.

These Findings will be presented in four (4) parts as follows:

1. Introduction
2. Statewide Planning Goals
3. Comprehensive Plan
4. Statewide Transportation Rule
5. Summary Conclusion

PART 2 STATEWIDE PLANNING GOALS

A finding of consistency with the applicable statewide planning goals is generally reserved for major amendments only (reference CPMC, Chapter 17.10.400 Approval criteria).

Finding: The proposed Zoning Code amendments are considered *minor* and per Section 17.10.400(A) are not subject to the Statewide Planning Goals. The Oregon Department of Land Conservation and Development was notified on October 27, 2014.

Conclusion: Not applicable.

PART 3 COMPREHENSIVE PLAN

The Amendments have been evaluated against all applicable goals and policies of the City's Comprehensive Plan. Amendments 1, 3 and 4 are considered housekeeping, clarifying existing conditions. Those three amendments do not change land use or density standards. Amendment 2 is the only amendment that alters a standard that needs to be verified against the Comprehensive Plan. Amendment 2 only affects the Transportation System Plan (TSP).

Transportation System Plan

Policy 6.2.1. The City shall prepare, adopt and maintain parking standards that reflect best parking practices that further the parking goals of the City.

Finding, Amendment 2: The reduction in parking for congregate (senior) housing (Amendment 2) is supported by the Institute of Transportation Engineers (ITE), Parking Generation, Congregate Care Facility (253) and experience from other completed congregate housing

projects. The reduction in the parking ratio is an example of the City's maintenance of development standards to reflect best practices.

Conclusion: Consistent.

PART 4 STATEWIDE TRANSPORTATION RULE

Section 660-012-0060(1) *Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

- a) Change the functional classification of an existing or planned transportation facility;*
- b) Change standards implementing a functional classification system; or*
- c) As measured at the end of the planning period identified in the adopted transportation system plan:*
 - (A) Allow types or levels of land uses that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
 - (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or*
 - (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.*

Finding 660-012-0060(1)(a): The Amendments do not change the functional classification of an existing or planned transportation facility.

Conclusion 660-012-0060(1)(a): No affect.

Finding 660-012-0060(1)(b): The Amendments do not affect, or change standards implementing the City's functional classification system.

Conclusion 660-012-0060(1)(b): No affect.

Finding 660-012-0060(1)(c)(A): The Amendments will not cause an increase in land uses that would result in levels of travel or access that would be inconsistent with the City's functional street classification system for existing and planned transportation facilities. As shown in Table

1, the proposed changes will significantly decrease ADT when lands in the LMR district are developed for congregate (senior) housing vs. other single-family uses.

Table 1

ADT COMPARISON		
ITE No.	Use	ADT (week day)
210	SFR, Detached	9.52
230	Townhouse	5.81
253	Congregate Housing	2.02

Conclusion 660-012-0060(1)(c)(A): No affect.

Finding 660-012-0060(1)(c)(B): As noted in Table 1 the Amendments will not result in any increase in ADTs as a result of congregate (senior) housing development. The Amendments will not reduce the performance of any existing or planned transportation facilities below the minimum acceptable performance standard identified in the Master Plan, or in the City’s Transportation System Plan.

Conclusion 660-012-0060(1)(c)(B): No affect.

Finding 660-012-0060(1)(c)(C): As noted in Table 1 the Amendments will not cause the worsening of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the Master Plan or Comprehensive Plan.

Conclusion 660-012-0060(1)(c)(C): No affect.

PART 5 SUMMARY CONCLUSION

17.10.400 Approval Criteria. A recommendation or decision to approve, approve with conditions or to deny an application for a text or map amendment shall be based on written findings and conclusions that address the following criteria:

A. Approval of the request is consistent with the applicable statewide planning goals (major amendments only).

Finding 17.10.400(A): As noted in Section 1 and 2 the Amendments are minor and as such it is not necessary to demonstrate consistency with statewide planning goals.

Conclusion 17.10.400(A): Consistent.

B. Approval of the request is consistent with the Central point comprehensive plan (major and minor amendments).

Finding 17.10.400(B): As demonstrated in Section 3 the Amendments are consistent with the City's comprehensive plan.

Conclusion 17.10.400(B): Consistent

C. If a zoning map amendment, findings demonstrating that adequate public services and transportation networks to serve the property are either available, or identified for construction in the City's public facilities master plans (major and minor amendments).

Finding 17.10.400(C): The Amendments do not involve a change in the zoning map.

Conclusion 17.10.300(C): Not applicable.

D. The amendment complies with OAR 660-012-0060 of the Transportation Planning Rule.

Finding 17.10.400(D): Public facilities, services and transportation networks have been established pursuant to the City's TSP and are sufficient to serve the allowable uses. The proposal will not significantly increase the demand on public facilities over the current uses.

Conclusion 17.10.400(D): Consistent.

Summary Conclusion: As evidenced in above findings and conclusions, the Amendments and zone change are consistent with applicable standards and criteria in the Central Point Municipal Code, including the Statewide Planning Goals (where applicable), Comprehensive Plan, and Statewide Transportation Planning Rule.