



# Oregon

Theodore R. Kulongoski, Governor

**Department of Land Conservation and Development**

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## NOTICE OF ADOPTED AMENDMENT

July 2, 2007

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Hillsboro Plan Amendment  
DLCD File Number 002-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: July 13, 2007**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the 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). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Meg Fernekees, DLCD Regional Representative  
Larry Ksionzyk, Community Development Planning Specialist  
Jennifer Wells, City of Hillsboro

<paa> ya/ph

FORM 2

**DLCD NOTICE OF ADOPTION**

This form must be mailed to DLCD within 5 working days after the final decision  
per ORS 197.610, OAR Chapter 660 – Division 18.

**DEPT OF**

**JUN 25 2007**

Jurisdiction: HILLSBORO

Local File No.: HCP 1-07

Date of Adoption: 6/5/07

Date Mailed: 6/11/07

**LAND CONSERVATION  
AND DEVELOPMENT**

Date the Notice of Proposed Amendment was mailed to DLCD: 2/05/07

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: \_\_\_\_\_

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

**Proposal is a map amendment to the Comprehensive Plan, to change the plan designation for one property from IN (Industrial) to RL (Low Density Residential).**

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

Same

Plan Map Changed from: City IN (Industrial) To: City RL (Low Density Residential)

Zone Map Changed from: N/A to N/A

Location: North of NE Brookwood Ave and NE 49<sup>th</sup> Avenue, south of MAX Light Rail and west of NE Elam Young Parkway (Tax Lot 100 on Washington County Assessor's Map 1N2-33AC) Acres Involved: 9.13 acres

Specified Density: Previous: 0 New: 3-7 units per net acre

Applicable Statewide Planning Goals: Housing, Economy and Transportation

Was an Exception Proposed? Yes: \_\_\_\_\_ No: X

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment

**FORTY FIVE (45) days prior to the first evidentiary hearing?** Yes X No \_\_\_\_\_

If no, do the Statewide Planning Goals apply? Yes \_\_\_\_\_ No \_\_\_\_\_

If no, did the Emergency Circumstances Require immediate adoption? Yes \_\_\_\_\_ No \_\_\_\_\_

Affected State or Federal Agencies, Local Governments or Special Districts: Washington County, Metro, Tri-Met, Clean Water Services, and Port of Portland.

Local Contact: Jennifer K Wells Phone: 503-681-6214

Address: 150 E MAIN STREET City: HILLSBORO Zip Code + 4: 97123-4028

DLCD No. 002-07 (15919)

ORDINANCE NO. 5762

HCP 1-07: NEU PROPERTY

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN, ORDINANCE NO. 2793 AS AMENDED, SECTION 14 COMPREHENSIVE PLAN MAPS, APPROVING A MINOR COMPREHENSIVE PLAN LAND USE MAP AMENDMENT TO REDESIGNATE A CERTAIN TRACT OF LAND FROM IN – INDUSTRIAL TO RL – LOW DENSITY RESIDENTIAL

WHEREAS, the owner of a certain tract of land, described below, has filed a written application with the City of Hillsboro to change the Comprehensive Plan designation on this property from IN – Industrial to RL – Low Density Residential, and

WHEREAS, the Planning Commission held a public hearing on this application on March 27, and April 11, 2007, and heard testimony in support of, and in opposition to, the proposed Plan change, and

WHEREAS, based on the testimony and materials received, the Planning Commission recommended approval of the proposed Plan change through adoption of Resolution No. 1612-P, based on the findings attached hereto as Attachment "A," and

WHEREAS, the City Council considered the Planning Commission's recommendation at their regular meeting of June 5, 2007, and hereby adopts the findings of the Planning Commission as their own in regard to this matter.

NOW THEREFORE, THE CITY OF HILLSBORO DOES ORDAIN AS FOLLOWS:

Section 1. Comprehensive Plan Ordinance No. 2793 as amended, Section 14 Comprehensive Plan Maps, is further amended by designating the following described tract of land RL – Low Density Residential on the Comprehensive Plan Land Use Map:

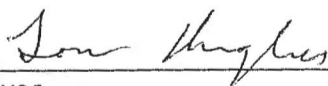
Tax Lot 100 on Washington County Tax Assessor's Map 1N2-33AC, Section 33, Township 1 North, Range 2 West, Willamette Meridian, on record as of August 10, 2006, a copy of which is attached hereto and thereby made a part of this Ordinance.

Section 2. The City Planning Director is hereby instructed to cause the official Comprehensive Plan Land Use Map, a part of Ordinance No. 2793, to be amended to include the minor Plan Map change set forth in Section 1 hereof.

Section 3. Except as herein amended, Comprehensive Plan Ordinance No. 2793 as amended shall remain in full force and effect.

Passed by the Council this 5<sup>th</sup> day of June, 2007

Approved by the Mayor on this 5<sup>th</sup> day of June 2007

  
\_\_\_\_\_  
Mayor

ATTEST:   
\_\_\_\_\_  
City Recorder

**ATTACHMENT "A"**  
**FINDINGS IN SUPPORT**  
**HCP 1-07 NEU PROPERTY**

These findings support the recommendation of the Planning Commission to the Hillsboro City Council that the Hillsboro Comprehensive Plan Land Use Map designation for the property described in the resolution be changed from "IN Industrial" to "RL Low Density Residential."

The criteria applicable to this proposal include the statewide planning goals and rules and the provisions of the Hillsboro Comprehensive Plan ("HCP"). The application was submitted on January 25, 2007. The March 21, 2007 staff report, the 2020 Housing Need Study Staff Report dated April 2, 2007 and the Supplemental Staff report dated April 5, 2007 are hereby incorporated by reference in their entirety including any attachments or exhibits. To the extent that there are any conflicts between the incorporated documents and these findings, these findings shall control.

**I. CONSISTENCY WITH APPLICABLE STATEWIDE PLANNING GOALS**

There are 19 statewide planning goals. Because the subject site is not located within or near the Willamette River Greenway or those areas subject to the Coastal Goals, the Planning Commission determines that Goals 15-19 do not apply to this case. Because the subject site is within the Metro Urban Growth Boundary ("UGB") and does not contain any forest lands inventoried under statewide planning goals or rules, the Planning Commission determines that Goals 3 and 4 do not apply.

As to the other goals, the Planning Commission finds that through future rezoning and site development review, development can occur on this site in a way that is both

consistent with the new plan designation as well as consistent with the goals. As such, changing the plan designation to "Low Density Residential" will not violate the goals. In particular, compliance with each of the goals is provided as follows:

Goal 1 - Citizen Participation; has been satisfied through the notice, hearing and citizen involvement process undertaken in this case (in addition, the applicant held a voluntary neighborhood meeting with notice to residents within 500 feet of the property). The first hearing in this matter was heard on March 27, 2007 with a continued hearing and tentative decision made on April 11, 2007. During this period, notice was given as required by law, testimony was heard and written materials considered by the Planning Commission.

Goal 2 - Land Use Planning; has been satisfied by the following:

1. As indicated in these findings, applicable statewide planning goals have been considered and found to have been met. Particular goal issues relating to housing and recreational land needs and transportation are dealt with under individual goal headings.
2. Similarly, these findings and specific implementation measures also demonstrate compliance with the Comprehensive Plan amendment criteria, as well as other applicable portions of that plan.
3. The Planning Commission provided notice of this matter to Washington County Department of Land Use & Transportation, the Oregon State Department of Land Conservation and Development and the Port of Portland, and no comments were received from these agencies.

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources. There are no historic resources on the site. There are no significant natural resources on the site. The applicant must comply with Clean Water Services regulations at the time of land use review to ensure sensitive area resources are protected.

Goal 6 - Air, Land and Water Resource Quality; has been met because there will be no air, water, or land discharges from the site that exceed federal or state standards over that which can exist under the current land use designation. The Planning Commission finds that development on this site can meet City and Clean Water Services standards for water quality with respect to wastewater and storm water. Similarly, the Planning Commission finds no significant airshed emissions that would bring the City out of compliance with federal or state air quality standards and notes that it is feasible for the applicant to meet air quality standards at the time of development. In fact, the proposed single-family designation will likely reduce adverse impacts to water and air quality.

Goal 7 - Areas Subject to Natural Disasters or Hazards; is met because there are no mapping indicators for natural disasters or hazards on the site.

Goal 8 - Recreational Needs; is met as the City has an acknowledged Parks and Recreation Master Plan to calculate present and future recreational land needs. That Master Plan provides for various categories of future needs, as well as providing a system for funding of those needs by grants, general fund monies, and system development charges. At this time the Parks Department is working on a master plan for the 53<sup>rd</sup> Avenue Park, a large regional park to be constructed less than 1/4 mile from the site.

Goal 9 - Economic Development; is met by this proposal by providing housing in Hillsboro near existing and future regional employment areas. The City's own analysis indicates that the community is jobs rich and housing poor. The City's most recent analysis indicates that the community is 2,862 housing units deficient. The future 28-lot subdivision as proposed in concept by the applicant would help reduce this deficiency.

Goal 10 – Housing; is also met by the additions to the housing supply resulting from the change in designation of this site to residential. As stated under Goal 9 findings the community is 2,862 housing units deficient.

Goal 11 - Public Services and Facilities; is met by adopting the comments of those agencies and City departments supplying those facilities and services.

Goal 12 – Transportation; and its implementing rule, OAR 660, Div. 12, are satisfied by this proposal. The Planning Commission finds that the testimony of the applicant demonstrates that the concept plan presented by the applicant with 28 single-family lots will not significantly affect the surrounding transportation facilities. Neighbors testified that they had concerns regarding the pavement width of Brookwood Avenue where it passes through the neighborhood. The Planning Commission finds that the street is currently being used by the existing residents and the details regarding required transportation improvements can be addressed at the time of future land use approval.

Goal 13 - Energy Conservation; is met by providing for the allocation of housing close to the principal employment areas of the western region which is close to the light rail system, thereby reducing single-occupant vehicle trips and lowering the consumption of fuels (in this case a light rail station is approximately 700 feet from the property).

Goal 14 – Urbanization; is met as the site is within the urban growth boundary, fulfills the critical need for housing in the western portion of the region, is surrounded by urban development, is ready for development by virtue of the availability of public facilities and services; and therefore appropriate for conversion to residential development.

## **II. THE HILLSBORO COMPREHENSIVE PLAN**

### Section 1 - Planning and Citizen Involvement:

Under Planning and Citizen Involvement, Hillsboro Comprehensive Plan Section I (1) replicates Statewide Planning Goal 1 and the Planning Commission interprets it to provide no further requirements than that provided by Goal 1. Section II provides definitions and Sections III and IV provide procedures for processing amendments, which, the Commission determines, were followed. Sections V through XII, relating to community, public facility, functional plans, and other citizen involvement matters, are either met by virtue of compliance with Statewide Planning Goal 1 (Sections VII to XII) or inapplicable (Sections V and VI).

The Planning Commission identifies the proposed amendment as a minor plan map amendment, which is governed by Section IV (B), requiring the following:

(1) that the property is better suited for uses proposed than for the uses for which the property is currently designated by the Plan; and

(2) that a need exists for the proposed Plan Map designation that is not already met by existing Plan Map designations in the general area.

As to the “better suited” criterion, the Planning Commission notes that a comparison must be made between the uses proposed, which in this case involves a



conceptual plan for a 28-lot single-family residential subdivision, and the uses for which the property is currently designated. The subject site is currently designated for industrial use. First, the site is not suitable for industrial use for the following reasons:

1. Due to the existence of the MAX light rail tracks to the north, residential neighborhoods to the south, the Hawthorne Business Park to the east and Dawson Creek to the west, the property is cut off from direct access to a trucking route. Further, there is no easement or right-of-way that provides the applicant legal industrial access to the site. This is a result of past decisions including realigning Brookwood Parkway west of Dawson Creek and not requiring a road right-of-way or access easement for the property from Hawthorne Business Park when it was developed in the 1970s. The applicant has demonstrated that they have made every effort at their disposal in an attempt to secure industrial access to the property without success. In the applicant's testimony they have stated they have attempted a number of times to get an access easement from the Hawthorne Business Park and Portland General Electric (PGE); the only two properties that provide any opportunity for industrial access since these properties both front Elam Young Parkway, a trucking route, and also abut the applicant's property. In addition to the applicant's attempts, the City of Hillsboro Public Works Department and the Port of Portland also attempted to gain industrial access to Elam Young Parkway. Since the Planning Commission and the City of Hillsboro cannot use the power of eminent domain to obtain access for the applicant through the Hawthorne Industrial Park, the Planning Commission finds that acceptable industrial access to the property is not available and cannot be obtained.

2. The applicant has legal access to 49th Avenue through the Sabine Meadows Subdivision as well as to Brookwood Avenue. If the property were to develop as an industrial site, the applicant would continue to have rightful legal access to Brookwood Parkway through Sabine Meadows via 49th Avenue and Brookwood Avenue. This would likely result in the following adverse impacts:

a. Large trucks would travel through the narrow residential streets and through the Sabine Meadows Subdivision and surrounding neighborhood. These trucks would be as large or larger than the school busses that currently drive into the neighborhood. Residents testified that they believe the streets are too narrow for even school bus traffic.

b. Not only will there likely be truck traffic, but people will be working at the property, potentially on a 24-hour basis. Therefore there will likely be workers, delivery trucks and customer traffic coming through the residential neighborhoods to access the site on a schedule that is potentially incompatible with the neighborhood.

3. If this property were developed with an industrial use, those people coming and going to work, as well as delivery drivers, and potential customers, will most likely not share the same neighborhood values as the current residents of Sabine Meadows. They would likely not have the same vested interest in maintaining a quiet residential neighborhood. The users of the property would likely view their surroundings as a business investment only.

4. Access was required and granted to the applicant through the Sabine Meadows neighborhood off of 49th Avenue. If given no other option, the applicant or a future property owner will inevitably develop this property with an industrial use. The

construction of industrial buildings will bring an undetermined industrial use that could likely create noise and/or traffic not compatible with the residential neighborhood.

The findings above demonstrate that the property is not suitable for industrial use. Further, based on the testimony provided by the applicant, the Planning Commission finds that the property is also better suited for single-family residential for the following reasons:

1. If the subsequent application for zone change goes through to R-10, as mentioned on numerous occasions by the applicant, roughly 28 houses will be built on approximately 10,000 square foot lots. The specific number of lots and the associated lotting pattern would be determined by the approval of a subsequent land division application. These larger lots will likely command a high selling price. To get the value out of the land investment, the eventual developer will want to build large high quality houses that will most likely be comparable to those in the Sabine Meadows Subdivision. People purchasing similar houses to those in the existing neighborhood will likely share in the pride of the overall neighborhood.

2. The roads in the Sabine Meadows Subdivision would be much better served with 280 daily automobile trips as opposed to large delivery trucks, customer cars and pickups, that could very easily exceed 280 trips per day and could operate 24 hours per day.

3. The property has had legal access from Brookwood Avenue for 50 to 60 years and with the completion of the three phases of Sabine Meadows it now has a second legal access from 49th Avenue. Someday, someone will inevitably develop this parcel of land, even if it is kept as industrial land. The Planning Commission finds that

leaving the property industrial would not be in the best interest of those existing and future residents living on Brookwood Avenue or within the Sabine Meadows Subdivision.

4. The Planning Commission finds that Sabine Meadows homeowners would be better served to have neighbors who own larger residential lots that are similar in size to the lots in the Sabine Meadows Subdivision including large houses like those in Sabine Meadows; than to have Industrial neighbors who will likely care first and foremost about running the business and its profitability and secondarily, if at all, about the livability of the residential neighborhood.

5. Further, the applicant has stated he is willing to work with creating access for the neighborhood to get to the new community park being developed on 53rd Avenue and access to the light rail tracks on Elam Young Parkway; both are desirable amenities for the neighborhood from which the neighborhood is currently cut off.

6. If made Low Density Residential, the value of the houses in Sabine Meadows will likely only improve.

7. The property is at the edge of the zoning boundary between residential and industrial. Industrial is located to the north and east while residential is located to the south and west. Access is the key issue that drives whether the site should be industrial or residential. Since site access is through the residential area to the south and since industrial access cannot be obtained as previously stated, the property is better suited for residential.

8. The site is within the 55 DNL Airport contour interval which is the same as the Sabine Meadows Subdivision and allows low density residential development.

As to the “need” criterion, the Planning Commission finds the following:

1. As cited in the City of Hillsboro 2020 Housing Need Study Staff Report dated April 2, 2007, the City of Hillsboro is deficient 2,862 housing units. The conversion of this property from industrial to residential will provide approximately 28 additional units and help reduce this deficiency.
2. Not only is there an overall need, but also there is a need for more Low Density Residential. It is seldom that this Planning Commission sees an application for a subdivision with lots as large as 10,000 square feet.
3. Metro has added 750 acres of industrial land to the Urban Growth Boundary within the last five years. These additional employment/industrial acres are regionally significant land. The site is only 9 acres and is not designated as a significant employment land under Metro’s Title 4 inventory. Therefore, this property is better served as residential due to there being more of a need for residential land in the City than for industrial land, especially given that the land is more suitable for residential as stated previously.

Finally, the Commission concludes that, given the findings above, the subject site is better suited for low density residential use than for industrial use.

Section 2 – Urbanization; the goals of this section are dealt with under the statewide planning goals, particularly Goals 2, 9, 10, 11, 12, and 14. With respect to those binding policies under Part III, the Planning Commission finds and concludes as follows:

- A. The urbanization of the subject site will occur consistent with the goals and policies of the City’s plan, as indicated in these findings. As indicated in these

findings, urban services are available, or can be made available as condition of land use approval.

B. As stated previously, the community is short 2,862 housing units. The eventual development of the property as residential would help this situation.

C. This policy does not apply, as it is aimed at land use implementation measures, which is not before the City in this proposal. Future development of the property most comply with applicable regulations which implement the Comprehensive Plan.

D. This policy does not apply as it relates to implementation measures. Future development of the property most comply with applicable regulations which implement the Comprehensive Plan.

E. This policy relates to planning and implementation measures and does not apply to this plan amendment proposal.

F. This policy is aimed at annexation within a defined "Area of Interest" which does not include the proposal and therefore does not apply.

G. This policy is aimed at annexation within a defined "Area of Interest" which does not include the subject site. This policy therefore does not apply.

H. This policy is aimed at annexation within a defined "Area of Interest" which does not include the subject site. This policy therefore does not apply.

Regarding Implementation Measures, the Commission finds and concludes:

A. This urban development will occur only when, at the development stage, adequate urban services exist or are available. The Commission finds that it is feasible to supply such services and facilities.

B and C. These Measures are not aimed at plan amendments and do not apply.

D. This measure is carried out at the development stage and does not apply at this point, except for the Commission's determination that it is feasible to be met.

E. This measure has been met in the processing of the subject application.

F. The Commission has determined that this is a minor plan amendment. No party has disputed that determination.

G. This measure assumes that all lands within the City's planning area are available for annexation and/or development consistent with the Urban Area Planning Agreement and the City's plan and regulations. The Planning Commission shares that assumption.

H. This measure discusses joint capital improvements programming and is not applicable to these proceedings.

I. This measure requires maximization of new development intensity by use of available services in the City's planning area, including infilling. This policy is carried out by the proposed plan amendment.

J. This measure deals with rezoning and is not applicable to these proceedings.

K and L. These policies deal with commercial and industrial uses and are not applicable to these proceedings.

Section 3 – Housing; these policies are met by the Long Range Planning Staff Report establishing that there is a need for additional housing in the City referred to under statewide planning Goal 10, above. Converting this land to provide housing is

consistent with Policy A in that it is coordinated such that public facilities and services necessary to support the use are available.

The Implementation Measures of Section 3 are not implicated by this plan amendment and are thus not applicable.

Section 4 - Agricultural Lands; is not applicable to this site, which is within both the Metropolitan Urban Growth Boundary and the City limits and is not in farm use.

Section 5 - Forest Lands; is not applicable.

Section 6 - Open Space, Scenic and Historical Sites; have been dealt with in discussing compliance with Goal 8, above.

Section 7 - Air, Water and Land Resource Quality; has been dealt with in discussing compliance with Goal 6, above.

Section 8 - Natural Disasters and Hazards; has been dealt with under Statewide Planning Goal 7 and Hillsboro Comprehensive Plan Section 6, above.

Section 9 – Recreation; has been dealt with under Goal 8, above.

Section 10 – Economy; has been dealt with under Goal 9, above.

Section 11 – Energy; has been dealt with under Statewide Planning Goal 13, above.

Section 12 - Public Facilities and Services; has been dealt with under Goals 11 and 12, above.

Section 13 – Transportation; has been dealt with under Goal 12, above.

Sections 14 through 23 address some procedures as well as community and master plans for particular areas of the City. The procedures in Section 16, Severability, and Comprehensive Plan Maps, Section 14, are noted but do not have a direct impact on



the proposal. The Transportation System Plan, Section 21, has no direct impact on this proposal and the remaining sections are for special overlay district that do not apply to this proposal.

For these reasons, the Planning Commission finds that the applicant has addressed relevant issues raised during the public hearings.

## **VI. DEVELOPMENT DIRECTIONS**

For the reasons set forth above, the Planning Commission finds that the plan change is consistent with the goals and the plan standards and policies. Even though compliance with the standards is established, the Planning Commission recommends the following directions to allow an appropriate focus to the Planning Zoning and Hearings Board and the applicant in the subsequent planning approvals:

1. The applicant has indicated that they will request a rezone of the property to R-10. The Planning Commission agrees with rezoning the property to R-10 and does not agree with the higher density residential zoning. The Planning Commission trusts that the applicant will request an R-10 zoning for the site since the Planning Commission does not find that other zoning would be compatible with the property.
2. President Coulter stated that he would likely testify before the Hearings Board and would only support a zone change to R-10.

## **VII. CONCLUSION**

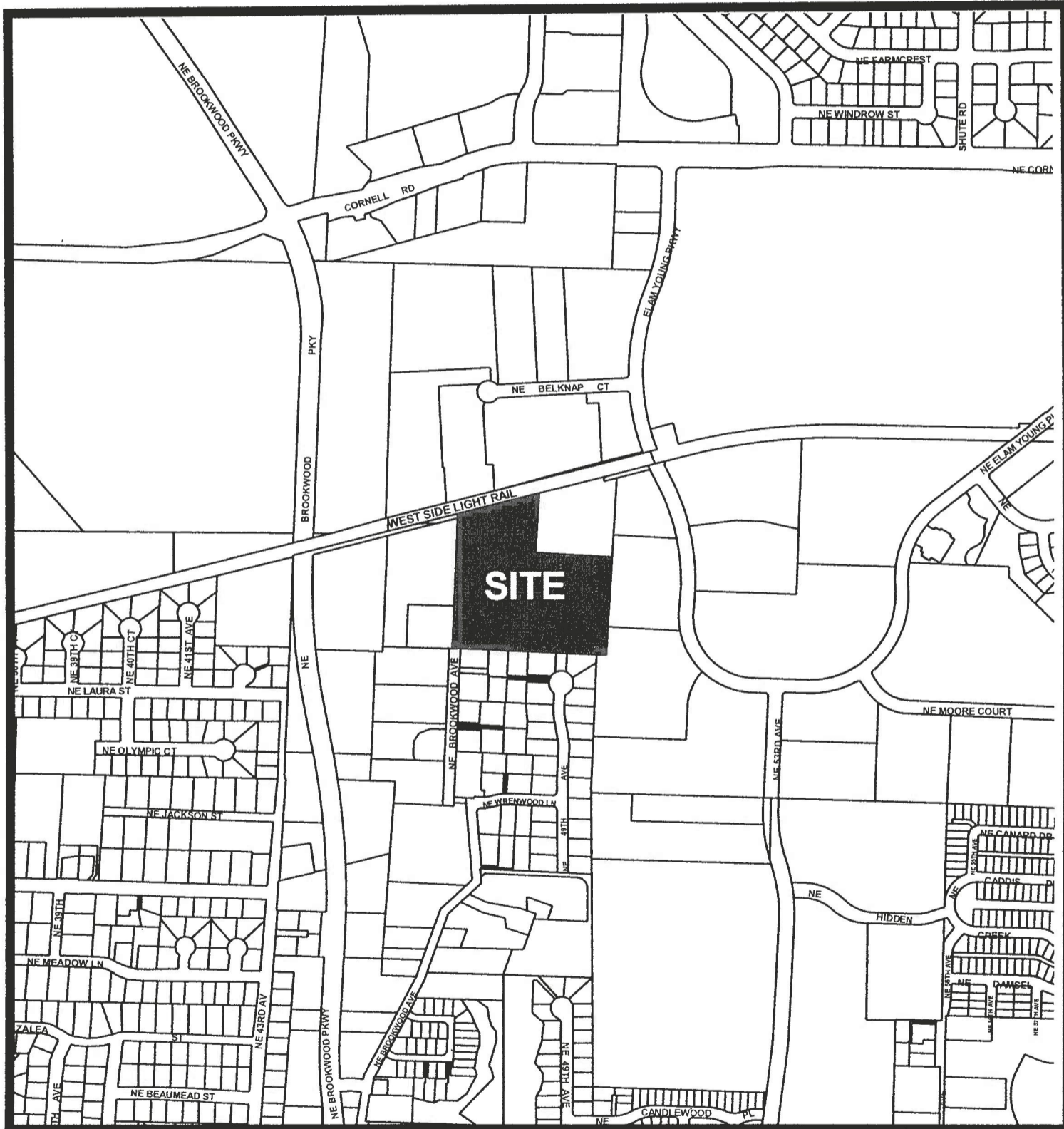
The Planning Commission hereby recommends approval of this application as supported by these findings.



# HCP 1-07: NEU PROPERTY



REQUEST FOR COMPREHENSIVE PLAN MAP AMENDMENT FROM  
IN INDUSTRIAL TO RL LOW DENSITY RESIDENTIAL ON ONE  
PROPERTY APPROXIMATELY 9.13 ACRES IN SIZE.



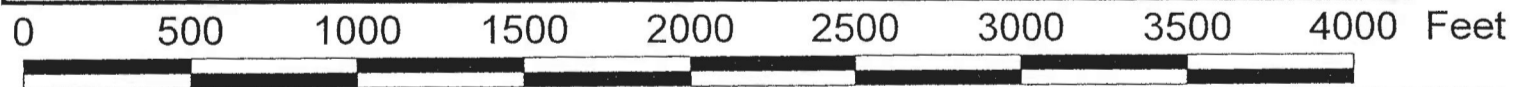
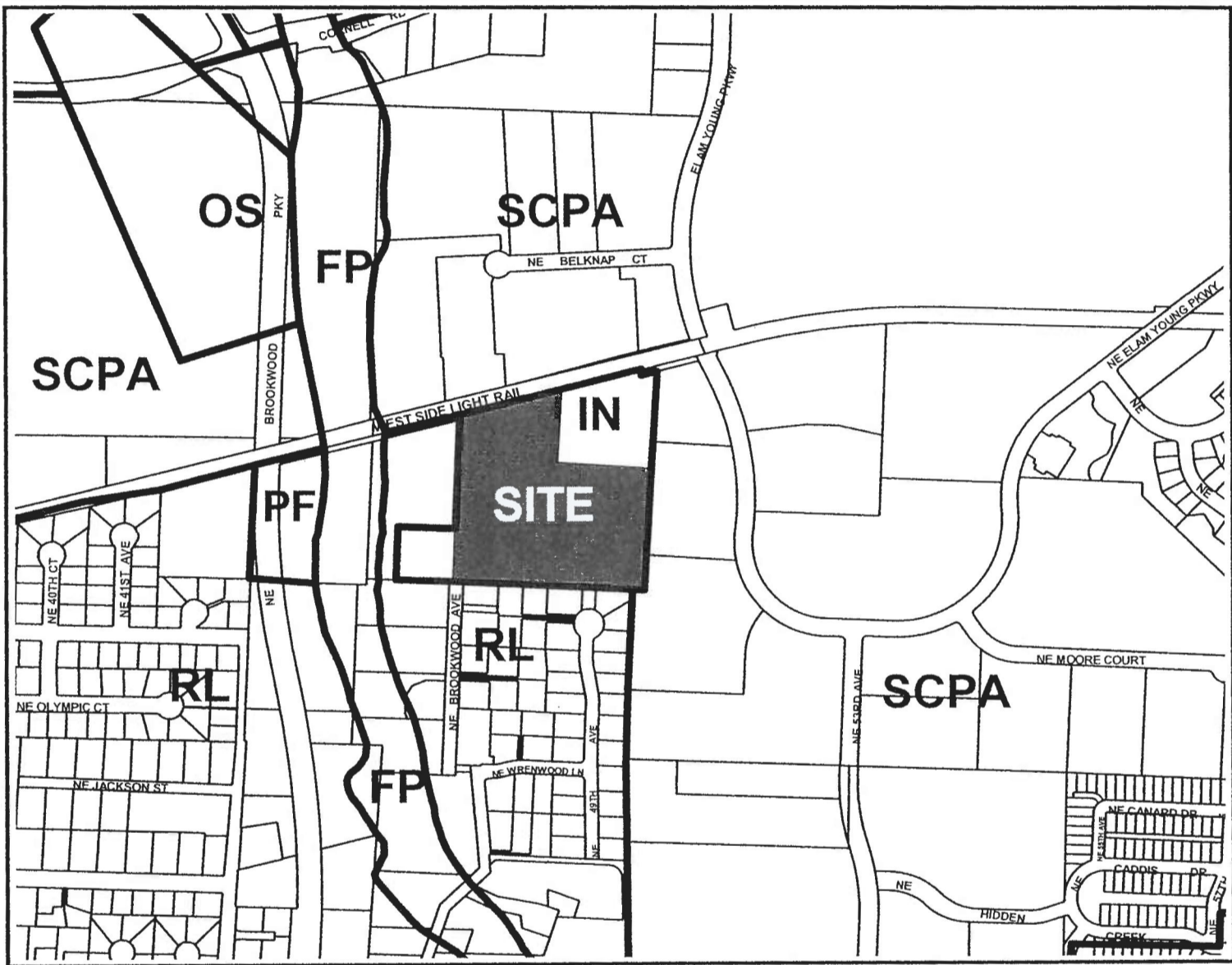


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## EXISTING COMPREHENSIVE PLAN DESIGNATIONS



Comprehensive Plan Designations		
RL	- Low Density Residential (3-7 units per acre)	C - Commercial
RM	- Medium Density Residential (8-16 units per acre)	IN - Industrial
RH	- High Density Residential (17-23 units per acre)	PF - Public Facility
RMR	- Mid-Rise Residential (24 - 30 units per acre)	OS - Open Space
SCPA	- Station Community Planning Area	FP - Floodplain
		MU - Mixed Use
		CO - County

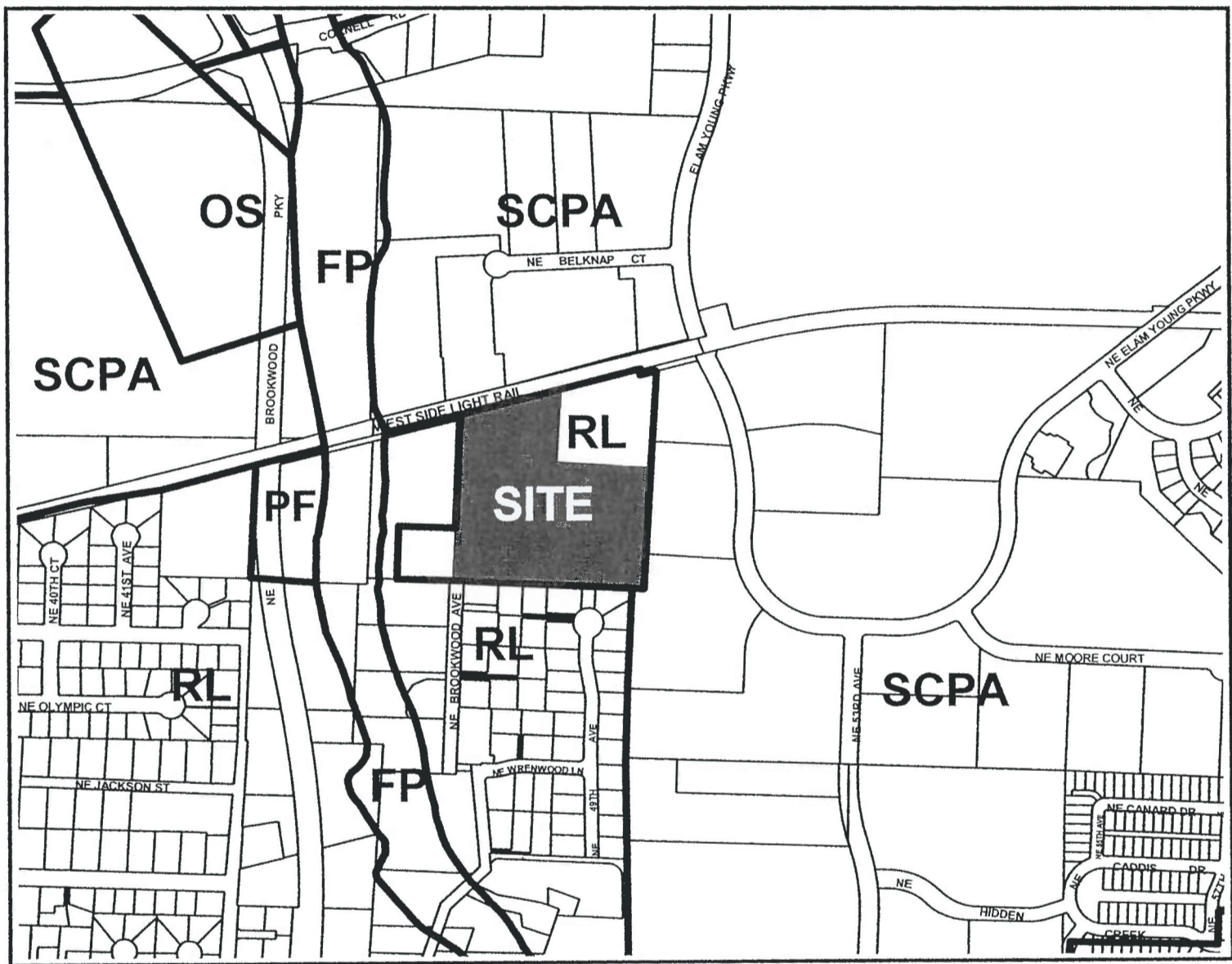


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REQUEST FOR COMPREHENSIVE PLAN MAP AMENDMENT FROM  
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## PROPOSED COMPREHENSIVE PLAN DESIGNATIONS



0 500 1000 1500 2000 2500 3000 3500 4000 Feet

Comprehensive Plan Designations		
RL	- Low Density Residential (3-7 units per acre)	MU - Mixed Use
RM	- Medium Density Residential (8-16 units per acre)	CO - County
RH	- High Density Residential (17-23 units per acre)	
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