



Oregon

Kate Brown, 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: April 19, 2016
Jurisdiction: City of Sublimity
Local file no.: ZC/CPMA-15-01
DLCD file no.: 001-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 04/15/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Notice of the proposed amendment was submitted to DLCD less than 35 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.: 001-16 {24269}

Received: 4/15/2016

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 Sublimity

Local file no.: **ZC/CPMA-15-01**

Date of adoption: 3/18/2016

Date sent: 3/18/2016

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): 2/4/2016

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 difference

Local contact (name and title): Joseph Shearer, City Planner

Phone: 503.540.1616

E-mail: jshearer@mwvcog.org

Street address: 100 High St SE, Suite 200

City: Salem

Zip: 97301-

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 R1 to R2 3.68 acres. A goal exception was required for this change.

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

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

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

Location of affected property (T, R, Sec., TL and address): 470 Church St SE, Sublimity, OR 97385, 08 1W 34 D 1200

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from R1	to R2	Acres: 3.68
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 470 Church St SE, Sublimity, OR 97385, 08 1W 34 D 1200

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

SUBLIMITY CITY COUNCIL NOTICE OF DECISION

NOTICE DATE: March 18, 2016
HEARING DATE: March 14, 2016
FILE NUMBER: ZC/CPMA-15-01
APPLICANT: Steve Reimann and Jim Reimann, PO Box 21209, Keizer, OR 97307
OWNER: Edward H Hassler TR, PO Box 350, Sublimity, OR 97385
REQUEST: Zone Change and Comprehensive Plan Map Amendment from R-1 (Low Density Residential) to R-2 (Medium Density Residential) of 3.68 acres (160,213 SF) within a preliminarily approved subdivision.
PROPERTY: The subject 3.68 acre area is located at the southwest corner of the larger property described as: 470 Church St SE, Sublimity, OR 97385

<u>Map/Taxlot</u>	<u>Property ID</u>	<u>Acres</u>	<u>Zone</u>
08 1W 34 D 1200	R28902	33.26	R-1

CRITERIA: **Statewide Planning Goals**
Goal 1 Citizen Involvement
Goal 2 Land Use Planning
Goal 10 Housing
Sublimity Development Code (SDC)
Section 3.102 Zone Change

I. DECISION

At a public hearing on March 14, 2016, the Sublimity City Council **APPROVED** the request and adopted the findings and conditions in the Staff Report dated March 7, 2016, with the following amendments:

- A. In response to public comments, Applicant volunteered to limit development within the proposed zone change area to two stories. The City Council adopted a condition of approval limiting the height of future development in the rezoned area to two stories.
- B. Applicant proposed a trip cap with a range of 213-256 trips/day, as summarized in the TPR Memo. This would effectively limit development of the subject area to 32-38 units. The City Council adopted a 32 unit ceiling and 16 unit floor on development, in order to ensure that an appropriate density and range of housing types is developed.

II. CONDITIONS OF APPROVAL

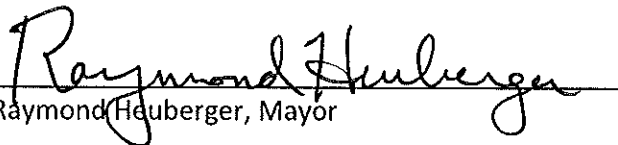
Based on the findings contained in this report, Staff concludes that the application complies with the applicable criteria, subject to the following conditions of approval:

- A. **ZONE CHANGE:** The City shall amend its Zoning and Comprehensive Plan Map to show R-2 for the subject area (Lot 92) upon the final platting of the subject area. Upon final platting, Lot 92 shall be in the same general vicinity west of SE Arbor Street and the platted size shall be within 5% of the preliminarily approved 160,213 SF. The zone change shall go into effect when the final plat including the subject area is approved and recorded within the time period authorized in SUB-15-01.
- B. **TRIP CAP:** The maximum number of trips generated by development of the subject area (Lot 92) shall not exceed 213 trips/day.
- C. **UNITS:** Full build-out of the subject area (Lot 92) shall allow for at least 16 units but no more than 32 units.
- D. **HEIGHT:** The height of development in the subject area (Lot 92) shall be limited to two stories.
- E. **FUTURE DEVELOPMENT:** Future development of the subject area (Lot 92) shall otherwise conform to the standards and procedures in the Sublimity Development Code (i.e. Site Development Review, subdivision, etc.).

The City Council decision is the final decision at the local level. A copy of the decision, findings, and materials relied upon is available for inspection at no cost and will be provided at a reasonable cost at Sublimity City Hall, 245 NW Johnson St, Sublimity, OR 97385. For additional information, please contact Carol Ditter at carol.ditter@cityofsublimity.org or 503.769.5475.

This decision may be appealed by filing a written Notice of Intent to Appeal with the Land Use Board of Appeals (LUBA) within 21 days of this Notice. For more information, contact LUBA at: Land Use Board of Appeals, 775 Summer Street NE, Suite 330, Salem, OR 97301.

Signed,


Raymond Heuberger, Mayor

3-17-16
Date

SUBLIMITY CITY COUNCIL STAFF REPORT

HEARING DATE: March 14, 2016
REPORT DATE: March 7, 2016
FILE NUMBER: ZC/CPMA-15-01
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470 Church St SE, Sublimity, OR 97385

<u>Map/Taxlot</u>	<u>Property ID</u>	<u>Acres</u>	<u>Zone</u>
08 1W 34 D 1200	R28902	33.26	R-1

ATTACHMENTS: EXHIBIT A Application & Supplemental Materials
EXHIBIT B Transportation Planning Rule (TPR) Memo (February 9, 2016)
EXHIBIT C DLCD Order No. 001451 (December 30, 2002)
EXHIBIT D 4B Engineering & Consulting, LLC Comments (November 25, 2015)
EXHIBIT E Marion County Comments (February 19, 2016)
EXHIBIT F Public Comments

CRITERIA: **Statewide Planning Goals**
Goal 1 Citizen Involvement
Goal 2 Land Use Planning
Goal 10 Housing
Sublimity Development Code (SDC)
Section 3.102 Zone Change

I. BACKGROUND

Applicant pre-application conference was held on August 18, 2015 to discuss a potential subdivision and zone change on the subject property. The zone change application was submitted to City of Sublimity on November 18, 2015. The application was determined complete on December 17, 2015. The Planning Commission held a public hearing on the application on February 29, 2016 and voted unanimously to recommend approval of the Comprehensive Plan Map amendment and zone change to the Sublimity City Council.

A zone change and comprehensive plan map amendment is a Type III Action, as stated in Section 3.101.03, in which the City Council applies a mix of objective and subjective standards and the Planning Commission plays an advisory role. Notice of the Planning Commission and City Council hearings was mailed to owners of property within 100' of the subject property on February 8, 2016. Applicant was required to post notice on the subject property per Section 3.202.02.



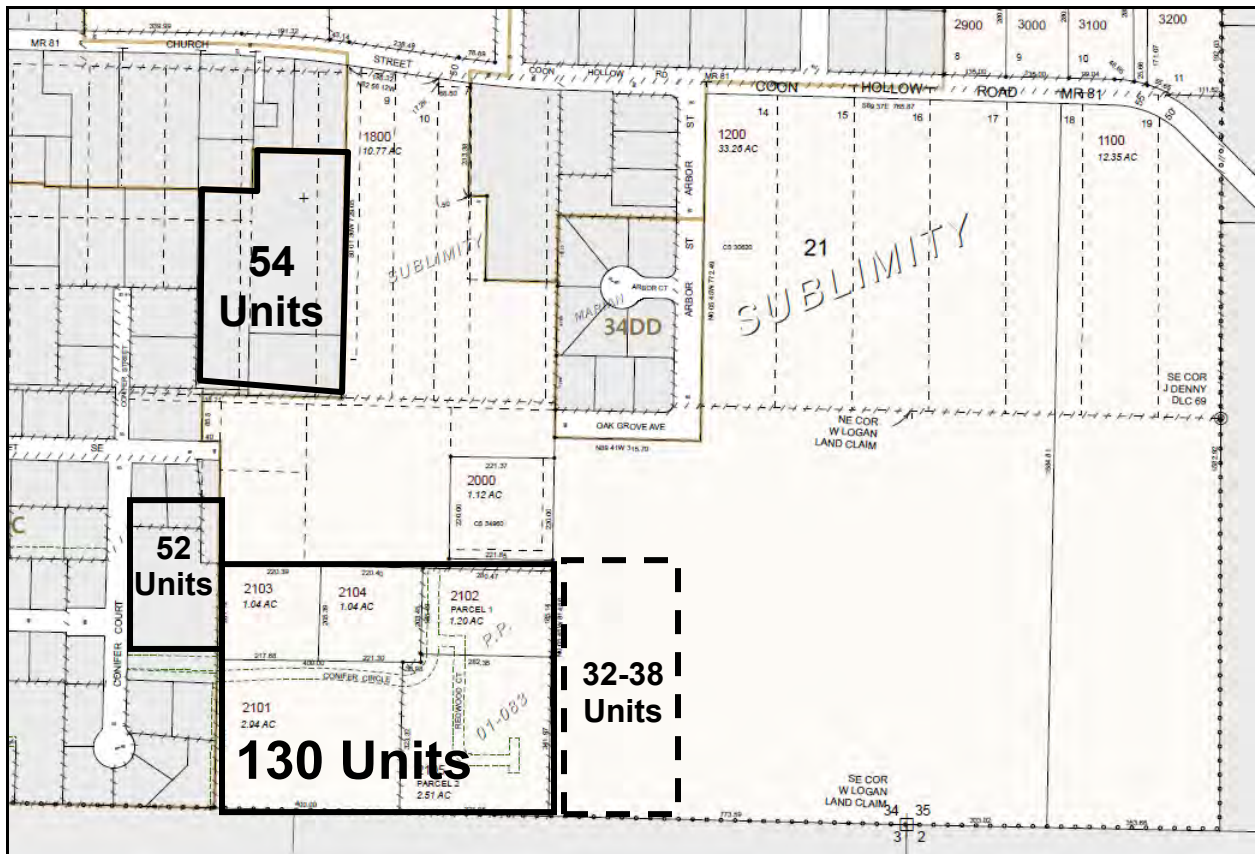
MAP 1: Aerial photograph of vicinity with the subject area, Lot 92, approximated with white rectangle. Taxlot lines are approximate and are provided only for general illustration purposes.

The subject property is located in the southeast corner of Sublimity and contains one taxlot of 33.26 acres. The northern property boundary abuts Church Street and the southern property boundary marks both the city limits and urban growth boundary (UGB). Land to the north is zoned R-1 and is developed with single-family dwellings. Land to the west is zoned R-1, Public, and Commercial, and is developed (from north to south) with single-family dwellings, public uses, and the Marian Estates facilities. To the south and east, land is zoned Exclusive Farm Use (EFU). The subject area, which is referred to as Lot 92, throughout this report is shown as the white rectangle at the southwest corner of the subject property, and is outlined in white in the aerial photograph above.

A 92 lot subdivision of the subject property received preliminary approval (SUB-15-01) from the Planning Commission in December 2015. The approved subdivision configuration consists of 91 x 10,000-11,900 SF lots and Lot 92 at 160,213 SF (3.68 acres). Condition C of the Subdivision approval provides the developer with two options to meet the housing mix requirements in the Development Code:

1. Submit, and receive approval on, a rezone from R-1 to R-2 for the land proposed as Lot 92 prior to City approval of the final plat; OR
2. Provide duplex corner lots per Section 2.208.03(A) and the other applicable provisions of the Development Code. With this option, the total area of all lots dedicated to duplex development shall be at least 3.742 acres.

Without a zone change approval, providing duplexes per 2.208.03(A) would require allocating approximately 16 of the 91 lots for duplexes for a total of 107 units (75 single-family units on 75 lots and 32 duplex units on 16 lots). Lot 92 would be left for future subdivision with 10,000 SF lots. The proposed zone change would allow development of duplexes, townhomes, and/or multi-family on Lot 92, in addition to 91 single-family units on 91 lots. The TPR memo proposes imposing a trip cap that would limit development of Lot 92 to 32-38 units, which would bring the total units in the subdivision at build out to 123-129.



MAP 2: Multi-family units approved in the adjacent Marian Estates (PUD 95-01), and proposed cap on units for Lot 92.

Map 2 shows the number of units proposed for Lot 92 with the number of multi-family units approved in the Marian Estates PUD.

These maps and the summary of the subdivision approval are presented for contextual purposes only. The exclusive question before the City Council is: Does the proposed zone change meet the applicable Sublimity Development Code criteria listed in Section 3.102.03?

II. STAFF FINDINGS

A. STATEWIDE PLANNING GOALS

The 19 Statewide Planning Goals are achieved through local comprehensive planning. The Comprehensive Plan and Comprehensive Plan Map must be consistent with the Statewide Planning Goals. Plans are reviewed for such consistency by the Land Conservation and Development Commission (LCDC). When LCDC officially approves a local government's plan, the plan is said to be acknowledged. It then becomes the controlling document for land use in the area covered by that plan.

The Statewide Planning Goals applicable to the proposed amendment are listed below along with findings on whether the proposed amendment complies with the applicable goal:

Goal 1 Citizen Involvement: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

FINDING: The City's citizen involvement program include opportunities for citizen involvement in planning. In this case, citizens have an opportunity to comment on this proposal, both in writing and by testifying at either the Planning Commission or City Council hearings. As stated above in II. Background, notice of the Planning Commission and City Council hearings was mailed to owners of property within 100' of the subject property on February 8, 2016. Applicant also submitted an affidavit that notice was posted on the subject property per Section 3.202.02. The Planning Commission held a public hearing on the application on February 29, 2016 and received comments from the public before making their recommendation.

Staff finds the application and process is consistent with Goal 1 because the public process has been conducted in compliance with the requirements of the SDR and the process offers citizens the opportunity to comment on the proposal, and appeal the decision if they disagree with the appropriateness of the process and/or findings.

Goal 2 Land Use Planning: *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

The City's adopted Comprehensive Plan and Development Code is the framework that implements the process and policies in compliance with the Statewide Planning Goals. The requested Comprehensive Plan Map amendments is evaluated against the applicable Statewide Planning Goals, and the zone change is evaluated against the applicable criteria in the Development Code. The request is reviewed in compliance with process outlined in the Development Code and the findings are presented in this staff report. Therefore, Staff finds that the request is consistent with Goal 2.

Goal 10 Housing: *To provide for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.*

DLCD Order No. 001451, discussed in further detail below, finds that there are only 1.72 acres of vacant and 15.89 acres of redevelopable R-2 zoned land to accommodate a projected 452 units of needed housing (over the 20 year planning period). Due to the economics and existing and projected development patterns, these 452 units are unlikely to be provided on 10,000 SF and larger lots (the minimum lot area in the R-1 zone). Compared to the R-1 zone, the R-2 zone has minimum lot areas which allow for development at greater densities, and allows zero-lot line single family dwellings, attached townhomes, and multi-family dwellings which would broaden the mix of housing options and affordability. Consequently, the City entered into an agreement with DLCD to rezone fifteen acres of land from R-1 to R-2.

In the 13 years since the agreement, it does not appear than any property has been rezoned from R-1 to R-2. The proposed zone change would provide approximately 25% of the 15 acres that the City has agreed to rezone from R-1 to R-2. For this reason, Staff finds the request is consistent with Goal 10.

B. SUBLIMITY DEVELOPMENT CODE

3.102 ZONE CHANGE

3.102.03 Criteria for Approval

Zone change proposals shall be approved if the applicant provides evidence substantiating the following:

A. Approval of the request is consistent with the Comprehensive Plan;

FINDING: On July 19, 2001, the Department of Land Conversation and Development remanded (Order No. 001296) the City of Sublimity's Periodic Review Work Task #1 (transportation system planning) and Work Task #2 (urbanization and housing). Work Task #2 was remanded, in part, due to concerns related to needed housing pursuant to OAR 660-008-0005(11). The City and DLCD staff reached agreement on a set of measures in 2002 that allowed for a revision of the remand. These measures, negotiated by City legal counsel and agreed to by the City Council, are outlined in DLCD Order No. 001451 (Exhibit C), and their implantation will result "in

minimum compliance with the state Goals and Rules, and will allow acknowledgement of the City's Periodic Review." Until these measures are fully implemented, the City's Comprehensive Plan is not acknowledged as compliant with the Statewide Planning Goals and administrative rules. As related to the subject request, the first measure listed in the agreement is that the City "Rezone fifteen (15) acres of land that is currently zoned R-1 (single-family residential) to R-2 (multi-family residential)."

Consequently, until the agreed upon measures are fully implemented, it is agreed that the urbanization and housing elements of the Comprehensive Plan have not been acknowledged as in compliance with the state Goals and Rules. Nonetheless, the following four policies listed in Residential Land Use section of the Comprehensive Plan may be applicable to the request:

- *Encourage the location of housing to minimize the consumption of prime agricultural land and other areas of natural resource that contribute to the community's rural character.*

The proposed zone change involves land abutting Marian Estates, a large-scale and intensively used PUD. The subject area has already received preliminary approval from the City for a residential subdivision. A zone change from R-1 to R-2 also represents a more efficient use of land for residential purposes, and the increase in density will help the City maintain a 20 year supply of residential land for needed housing without expanding the UGB outward into the agricultural land which surrounds the City. Staff finds the request complies with the policy.

- *Reduce the cost of providing public services and facilities by encouraging multi-family residential development around the core area.*

The "core area" is referenced several times in the Comprehensive Plan, but is not explicitly defined. Staff understand the core area to include the commercial properties abutting Center Street. The subject area is approximately 0.5 miles to Center Street and 0.6 miles from the intersection of Main Street and Center Street. However, the majority of land within a 0.6 mile radius of this intersection is already committed and developed. There are no comparably-sized, undeveloped R-2 properties closer to the core area. Furthermore, the developer of multi-family housing would be responsible for providing facilities which connect to existing infrastructure. On balance, Staff finds the request complies with the policy.

- *Locate residential development only where adequate public services and facilities can be economically provided.*

As stated above, the developer is responsible for providing adequate public facilities. Staff finds the request complies with the policy.

- *Obtain a variety of housing types and densities to meet the needs of the present and future residents of the community.*

Per the remanded buildable lands inventory, there is a shortage of R-2 land in the City of

Sublimity. The proposed zone change would help the City move closer to fulfilling its agreement to rezone 15 acres from R-1 to R-2. Staff finds the request complies with the policy.

B. The property and affected area is presently provided with adequate public facilities, services and transportation to support uses allowed within the requested zone, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property; and

FINDING: Determining the adequacy of existing or planned facilities requires an estimate and analysis of development which would occur under various scenarios. Lot 92 is 160,213 SF (3.68 acres). The R-1 District permits single-family and duplex uses, which require the following minimum lot areas:

<i>Single-family dwelling</i>	<i>10,000 square feet</i>
<i>Duplex</i>	<i>10,000 square feet</i>

At its current R-1 zoning, this property could be subdivided and developed with an estimated 12-14 units.

160,213 SF x 75% = 120,160 SF buildable area
10,000 SF per unit = 12 single family dwellings or 10 single-family dwellings (~85%) and 2 duplexes (~15%)

The R-2 District permits multi-family dwellings in addition to single-family and duplex uses. Section 2.102.04 of the Development Code presents the following minimum lot areas for residential uses in the R-2 District:

<i>Single-family dwelling</i>	<i>7,000 square feet</i>
<i>Duplex</i>	<i>8,000 square feet</i>
<i>Multi-family dwelling</i>	<i>first three units 9,000 square feet each additional unit 1,500 square feet</i>

Thus, a three unit multi-family dwelling requires a minimum lot area of 27,000 SF and a 10 unit multi-family dwelling requires a minimum lot area of 37,500 SF. Section 2.102.02(E) sets a maximum density for multi-family housing in the R-2 District at 20 units per acre. It is also important to note that future residential development would be subject to Section 2.102.07 Special Standards for Certain Uses and multi-family development would be subject to Section 3.105 Site Development Review. The standards and review criteria in these two sections, along with any other applicable Development Code provisions, may effectively limit the scope and scale of development to levels under the maximum allowed density.

Applicant submitted the Transportation Planning Rule Memo dated February 9, 2016 (Exhibit B) proposing a “trip cap” of 213-256 trips per day, which would effectively limit development of Lot 92 at 32-38 multi-family units. With no such limits, the maximum density permitted in the

R-2 zone is 20 units per acre for multi-family housing, including apartments and condominiums. Thus, the theoretical maximum number of units, which does not explicitly account for setbacks, design standards, and other constraints, across 3.68 acres is 73 units. The proposed “cap” of 32-38 units is approximately 44-52% of the maximum density.

Thus, under these assumptions, the question becomes whether the area is provided or planned to be provided concurrent with development, adequate public facilities, services, and transportation to support an additional 18-26 dwelling units. The City gave preliminary approval for the subdivision which includes the subject area. Conditions of approval for SUB-15-01 ensure that adequate transportation, water, sewer, and stormwater facilities will be provided to serve the planned development. Any new multi-family development would also have to guarantee the provision of adequate facilities, as required by the Site Development Review process. The City ensures that adequate facilities are provided through requirements in the Development Code and Public Works Design Standards.

Marion County Traffic Department submitted comments dated February 19, 2016 that they had received ATEP’s TPR Memo (Exhibit B) and TIA update, and were “okay with the overall conclusion given in the TPR letter.” Marion County will review and provide comments on the TIA update “prior to or in conjunction with a City Request for Comments on a Site Plan Review for development of Lot 92.” Based on the TPR Memo and comments from Marion County, Staff finds that the request will have no significant impact on transportation facilities if a **condition** is imposed that the maximum number of trips generated by development of the subject area (Lot 92) shall not exceed 256 trips/day.

Comments from 4B Engineering & Consulting, LLC dated November 25, 2015 recommended a conditional approval for the subdivision application which did not consider the proposed zone change. However, 4B did raise concerns about the capacity of the City’s water supply to meet future demand. June 2015 repair of the four well production meters has resulted in an apparent drop in per capita consumption. However, it is not yet clear if that finding represents a short-term data irregularity or a long-term system improvement. Analysis of water supply and demand is ongoing. No additional comments were received from the City Engineer or Public Works.

Additional public services such as stormwater, water, and sanitary sewer will connect to existing infrastructure. The preliminary utility plan in the approved subdivision shows stormwater, water, and sanitary sewer facilities provided within the SE Arbor Street ROW, and these facilities will be constructed prior to the surfacing of the continuation of SE Arbor Street where it abuts the subject property.

Staff finds that, as a general matter, facilities, services and transportation networks can be provided concurrently with the development of the property. Once a specific development and number of units are proposed, a finer-grained analysis of facilities and impacts will be conducted, and an approvals will be issued only if applicable Development Code standards are met.

- C. *There has been a change in circumstance which necessitates the zone change or the original zoning was in error.*

FINDING: As stated above, the City entered into agreement with DLCD in 2002 (Exhibit C) to rezone 15 acres of land from R-1 to R-2. The proposed zone change would provide approximately 25% of the 15 acres that the City has agreed to rezone from R-1 to R-2. Staff finds that the remand and negotiated agreement constitutes a change in circumstance which necessitates the zone change.

V. SUMMARY AND RECOMMENDATION

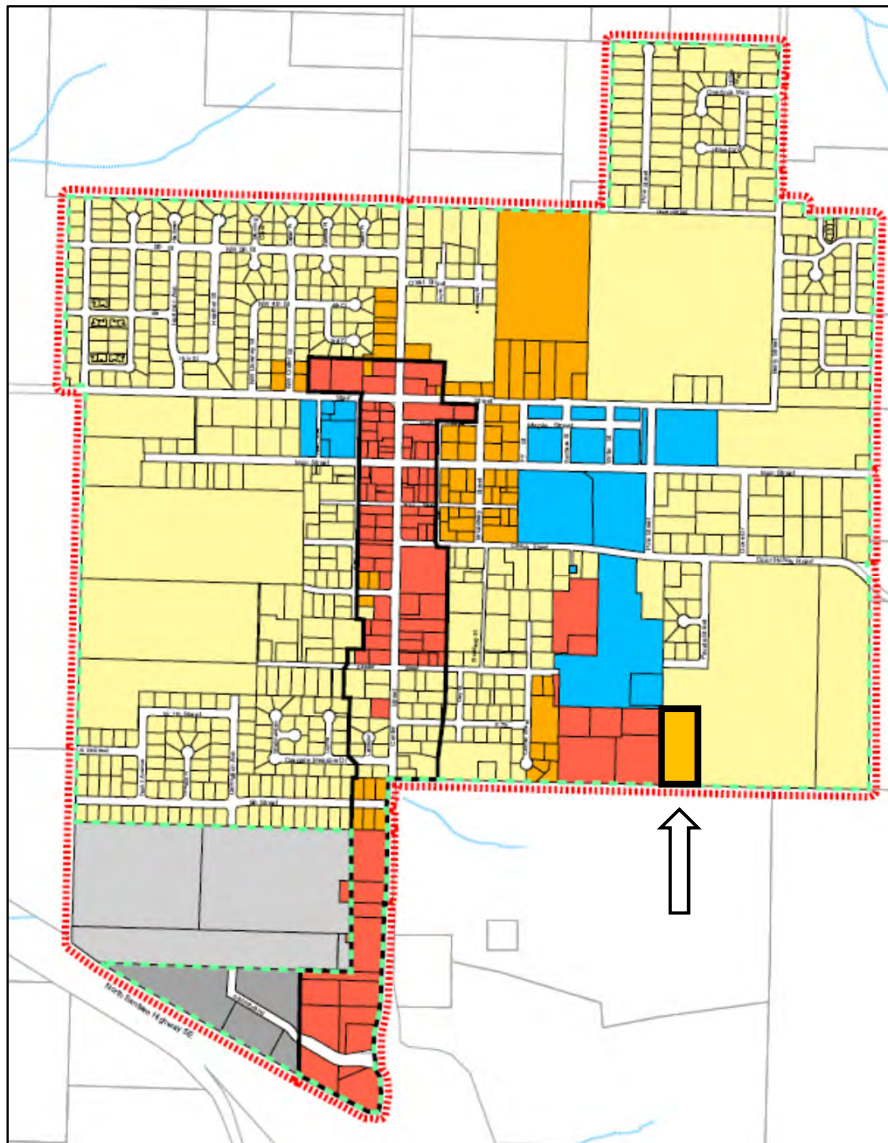
Based on the findings contained in this report, Staff concludes that the application complies with the applicable criteria, subject to the following conditions of approval:

- A. **ZONE CHANGE:** The City shall amend its Zoning and Comprehensive Plan Map to show R-2 for the subject area (Lot 92) upon the final platting of the subject area. Upon final platting, Lot 92 shall be in the same general vicinity west of SE Arbor Street and the platted size shall be within 5% of the preliminarily approved 160,213 SF. The zone change shall go into effect when the final plat including the subject area is approved and recorded within the time period authorized in SUB-15-01.
- B. **TRIP CAP:** The maximum number of trips generated by development of the subject area (Lot 92) shall not exceed 256 trips/day.
- C. **FUTURE DEVELOPMENT:** Future development of the subject area (Lot 92) shall conform to the standards and procedures in the Sublimity Development Code (i.e. Site Development Review, subdivision, etc.).

VI. CITY COUNCIL OPTIONS

- A. Approve the Comprehensive Plan Map amendment and Zone Change and adopt the findings contained in the staff report.
- B. Approve the Comprehensive Plan Map amendment and Zone Change with amended findings.
- C. Deny the Comprehensive Plan Map amendment and Zone Change with amended findings that the request does not meet the applicable approval criteria.
- D. Continue the hearing, to a date and time certain, if additional information is needed to determine whether applicable standards and criteria are sufficiently addressed.

Zoning & Comprehensive Plan Map (2010)



- Single Family Residential
- Multiple Family Residential
- Commercial
- Industrial
- Public
- Future Industrial (Designation)
- Streams
- Urban Growth Boundary
- City Limits
- Commercial Corridor Overlay Zone