

ORDINANCE 2022-03

AN ORDINANCE RELATING TO PHASE 1 OF THE MIXED USE ZONES PROJECT, AMENDING THE CITY OF CORVALLIS COMPREHENSIVE PLAN AND STATING AN EFFECTIVE DATE OF FEBRUARY 17, 2022.

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Legislative Findings. The Council finds:

- a) The Council held a duly advertised public hearing on February 7, 2022, to consider the proposed Comprehensive Plan text amendments, in accordance with LDC § 2.1.30.06; and
- b) There is a demonstrated public need for the Comprehensive Plan change, the advantages to the community resulting from the change outweigh the disadvantages, and the change proposed is a desirable means of meeting the public need, in accordance with LDC § 2.1.30.06. The City Council incorporates the staff analysis and findings from the Planning Commission Staff Report dated December 15, 2021, as modified by the Planning Commission in Order No. 2021-063, and the supplemental findings from the City Council Staff Report dated February 7, 2022, and adopts the analysis and findings as the City Council’s own; and
- c) The proposed Comprehensive Plan text amendments comply with Statewide Planning Goal 1, “Citizen Involvement;” Goal 2, “Land Use Planning;” Goal 9, “Economic Development;” Goal 10, “Housing;” Goal 11, “Public Facilities and Services;” Goal 12, “Transportation;” and Goal 13, “Energy Conservation;” in accordance with LDC § 2.1.30.06. The City Council incorporates the staff analysis and findings from the Planning Commission Staff Report dated December 15, 2021, and the supplemental finding from the City Council Staff Report dated February 7, 2022, and adopts the analysis and findings as the City Council’s own.

Section 2. Comprehensive Plan Article 3.1 is amended as set out in Exhibit A to this Ordinance.

Section 3. Comprehensive Plan Article 3.2 is amended as set out in Exhibit A to this Ordinance.

Section 4. Comprehensive Plan Article 3.3 is amended as set out in Exhibit A to this Ordinance.

Section 5. Comprehensive Plan Article 3.4 is amended as set out in Exhibit A to this Ordinance.

Section 6. Comprehensive Plan Article 3.5 is amended as set out in Exhibit A to this Ordinance.

Section 7. Comprehensive Plan Article 5.1 is amended as set out in Exhibit A to this Ordinance.

Section 8. Comprehensive Plan Article 5.5 is amended as set out in Exhibit A to this Ordinance.

Section 9. Comprehensive Plan Article 5.7 is amended as set out in Exhibit A to this Ordinance.

Section 10. Comprehensive Plan Article 5.9 is amended as set out in Exhibit A to this Ordinance.

Section 11. Comprehensive Plan Article 8.1 is amended as set out in Exhibit A to this Ordinance.

Section 12. Comprehensive Plan Article 8.9 is amended as set out in Exhibit A to this Ordinance.

Section 13. Comprehensive Plan Article 8.10 is amended as set out in Exhibit A to this Ordinance.

Section 14. Comprehensive Plan Article 8.15 is amended as set out in Exhibit A to this Ordinance.

Section 15. Comprehensive Plan Article 9.3 is amended as set out in Exhibit A to this Ordinance.

Section 16. Comprehensive Plan Article 11.4 is amended as set out in Exhibit A to this Ordinance.

Section 17. Comprehensive Plan Article 11.6 is amended as set out in Exhibit A to this Ordinance.

Section 18. Comprehensive Plan Article 11.15 is amended as set out in Exhibit A to this Ordinance.

Section 19. Comprehensive Plan Article 12.1 is amended as set out in Exhibit A to this Ordinance.

Section 20. Comprehensive Plan Article 12.3 is amended as set out in Exhibit A to this Ordinance.

Section 21. Comprehensive Plan Article 13.1 is amended as set out in Exhibit A to this Ordinance.

Section 22. Comprehensive Plan Article 13.5 is amended as set out in Exhibit A to this Ordinance.

Section 23. Comprehensive Plan Article 13.14 is amended as set out in Exhibit A to this Ordinance.

Section 24. Comprehensive Plan Article 13.16 is amended as set out in Exhibit A to this Ordinance.

Section 25. Comprehensive Plan Article 14.1 is amended as set out in Exhibit A to this Ordinance.

Section 26. Comprehensive Plan Article 14.5 is amended as set out in Exhibit A to this Ordinance.

Section 27. Comprehensive Plan Article 40.1 is amended as set out in Exhibit A to this Ordinance.

Section 28. Comprehensive Plan Article 40.4 is amended as set out in Exhibit A to this Ordinance.

Section 29. Comprehensive Plan Article 50 is amended as set out in Exhibit A to this Ordinance.

Section 30. Exhibit A to this Ordinance is attached and incorporated as part of this Ordinance.

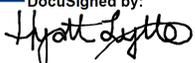
Section 31. No other provision of the Comprehensive Plan is amended by this Ordinance.

Section 32. The best interest of the people of the City of Corvallis will be served if the effective date of this Ordinance is delayed until February 17, 2022.

PASSED by the City Council this 7th day of February 2022

APPROVED by the Mayor this 8th day of February 2022

EFFECTIVE this 17th day of February 2022

DocuSigned by:

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Mayor

ATTEST:

DocuSigned by:



City Recorder

ORDINANCE 2022-03

EXHIBIT A

Headings in this exhibit, corresponding to Sections 2 through 30 of this ordinance, are provided for reference, but will not be included in the text of the Land Development Code.

Section 2.

3.1 Relevant Imagine Corvallis 2040 Vision Statements

Corvallis is a compact, well-planned, livable city with a vibrant downtown and commercial centers that blend employment, retail and housing; stable, healthy neighborhoods; a diverse mix of affordable housing; and a network of parks and green spaces, all connected by transit, biking and walking.

Section 3.

3.2.m *The City's Official Zoning Map implements the corresponding land use designations of the Comprehensive Plan Map.*

3.2.2 Within a Zone, primary uses and accessory uses permitted outright shall be considered compatible with each other when conforming to all standards of the Zone.

3.2.3 The City shall address compatibility conflicts through design and other transitional elements, as well as landscaping, building separation, and buffering.

3.2.4 In the case of compatibility conflicts, requirements will be imposed on both sides of a given property line, in the following manner:

A. Where both lots are undeveloped, each will be required to provide transitional elements when it develops.

B. The development in the more intensive development district shall provide the bulk of the transitional elements but shall not be required to provide the full amount unless the property in the less intensive district is already developed.

3.2.5 The plans and actions of special districts, County, State, and Federal agencies shall be consistent with the Comprehensive Plan.

3.2.6 All special developments, lot development options, intensifications, changes or modifications of nonconforming uses, Comprehensive Plan changes, and Zone changes shall be reviewed to assure compatibility with less intensive uses and potential uses on surrounding lands. Impacts of the following factors shall be considered:

A. Basic site design (i.e., the organization of uses on a site and its relationship to neighboring properties);

- B. Visual elements (i.e., scale, structural design and form, materials, etc.);
 - C. Noise attenuation;
 - D. Odors and emissions;
 - E. Lighting;
 - F. Signage;
 - G. Landscaping for buffering and screening;
 - H. Transportation facilities; and
 - I. Traffic and off-site parking impacts.
- 3.2.7 The City shall explore adoption of new zoning tools, such as ‘contract zoning’ that would permit flexibility and ensure predictability of land use changes.
- 3.2.8 OSU should consider being a community leader in carbon smart programs and transportation demand management that benefits the larger Corvallis community.
- 3.2.9 With the adoption of Specific Area Plans, Official Zoning Map and Comprehensive Plan Map conflicts will be resolved.

Section 4.

3.3 Supporting Documents

Item	Date	Location of Document
Imagine Corvallis 2040	2016	Corvallis - Benton County Public Library
Corvallis Land Development Code	2006	Corvallis - Benton County Public Library
Benton County Needs Assessment	1996	Corvallis - Benton County Public Library

Section 5.

3.4 Commissions

Planning Commission

Section 6.**3.5 Mandated Reports / Plans / Inventories**

Exploration of new zoning tools such as “contract zoning”

Section 7.**5.1 Relevant Imagine Corvallis 2040 Vision Statement**

“Corvallis cultivates and celebrates its history and local sense of place through its arts, culture, historic preservation, festivals, neighborhood celebrations, and events”

“Corvallis is a compact, well-planned, livable city with a vibrant downtown and commercial centers that blend employment, retail and housing; stable, healthy neighborhoods; a diverse mix of affordable housing; and a network of parks and green spaces, all connected by transit, biking and walking.”

“Corvallis integrates parks and public spaces throughout the city, creating and maintaining new parks in underserved areas of the community and promoting new green spaces in higher-density development and redevelopment areas.”

Section 8.

- 5.5.13 The City shall continue efforts to improve and beautify the Willamette riverfront in recognition of the importance of this asset and of the role the Willamette River has played in the development of the community.

Section 9.**5.7 Supporting Documents**

Item	Date	Location of Document
Imagine Corvallis 2040	2016	Corvallis – Benton County Public Library
Inventory of Public Street Trees	1997	Corvallis Parks and Recreation Department
Historic Inventory	1998	Corvallis Planning Division Library
Corvallis Historic Preservation Plan	2017	Corvallis Planning Division Library
Corvallis Register of Historic Landmarks and Districts	1998	Corvallis Planning Division Library
Open Space Plan - Corvallis Planning Area	1979	Corvallis Planning Division Library

Open Space - Hillside Report (Comprehensive Plan Amendments)	1983	Corvallis Planning Division Library
Parks and Recreation Master Plan	2013	Corvallis - Benton County Public Library
Criteria & Process to Acquire and/or Protect Open Space	1998	Corvallis Parks and Recreation Department
Bernhardt & Swiecki Urban Forestry Survey	1993	Corvallis Parks and Recreation Department

Section 10.

5.9 Mandated Reports / Plans / Inventories

Develop master plans and standards for gateways
Establish and maintain a tree planting program
Establish a comprehensive tree management plan for the City
Ongoing program to increase public historic awareness
Develop a definition for Historic Neighborhood
Inventory historical resources
City shall update park and open space plans
City shall acquire land for parks and trails in advance of urbanization
Develop long-range plan to expand senior facilities

Section 11.

8.1 Relevant Imagine Corvallis 2040 Vision Statements

- *“Corvallis plans and implements higher-density, mixed use development in targeted areas of the city, blending residential, commercial, and retail uses, and dining and entertainment options, focused on the downtown area and major commercial centers.”*
- *“Corvallis supports its economy and local businesses with a vibrant downtown that combines employment, professional services, retail, housing, and entertainment to form an attractive, business-friendly district.”*

Section 12.

8.9.s A Mixed Use Employment District, adopted in 1998, incorporates standards for building orientation, block size, and design, that implement community desires for pedestrian and transit access, and integration with neighborhood character. The district was intended to

allow flexibility of uses to meet neighborhood needs, some local employment, and expands options for office, commercial, and residential uses. However, after observing development in the Mixed Use Employment district for over 20 years, the community has concluded that this district is utilized primarily to develop non-industrial uses on land that is intended to be primarily industrial, creating significant confusion as to the district's purpose. Therefore, no new land should be designated Mixed Use Employment, and when opportunities arise (such as through area plans), Mixed Use Employment districts should be phased out.

- 8.9.18 New Mixed Use Employment districts are strongly discouraged. With the adoption of Specific Area Plans that make changes to the zoning and/or Comprehensive Plan maps, Mixed Use Employment districts and zones within the boundaries of such plans shall be changed to different designations. When the Mixed Use Employment designation no longer exists on either map, references to Mixed Use Employment should be removed from the Land Development Code and Comprehensive Plan.

Section 13.

- 8.10.10 Along major streets within neighborhood centers, the City shall encourage occupation of ground floor storefront space by retail and service users that serve local neighborhood needs and generate high volumes of pedestrian traffic.

Section 14.

8.15 Supporting Documents

Item	Date	Location of Document
Imagine Corvallis 2040	2016	Corvallis – Benton County Public Library
Oregon Employment Department, 1998 Regional Economic Profile, Region 4 (Benton, Lincoln, Linn Counties)	1998	Corvallis Planning Division Library
City of Corvallis Economic Development Policies	1996	City Council Policy Manual
Runyan Report, Economic Impacts of the Oregon Travel Industry 1991-1996.	1996	Oregon Tourism Commission
Corvallis Comprehensive Plan - "Tourism" (Memo Prepared by Corvallis Convention and Visitors Bureau)	1998	Corvallis Planning Division Library
ODOT Interim Transportation & Access Strategy	1991	Corvallis Planning Division Library
1996 South Corvallis Drainage Master Plan	adopted 1998	Corvallis - Benton County Public Library
West Corvallis - North Philomath Plan	1996	Corvallis - Benton County Public Library
Highway 20/34 Corridor Strategy Plan	draft	Cascade West Council of Governments

Section 15.

- 9.3.k *The Mixed Use Residential Zone was established in 2006. The purpose of this Zone is to “provide for primarily residential uses but also will allow for some civic, commercial, and industrial uses that are compatible with the predominant residential uses.” The only unique implementing Zone for this land use designation was the Mixed Use Residential (MUR) Zone. Between 2006 and 2021, no development occurred in the Mixed Use Residential Zone, nor was there expressed interest from property owners or the development community to redesignate land to Mixed Use Residential. In 2022, the Residential Mixed Use (RMU) Zones were established to effectively replace the MUR Zone, and to better achieve the community’s mixed use vision. The RMU-12 and RMU-20 Zones implement the Medium-High Density Residential and High Density Residential districts, respectively. As the Mixed Use Residential district uniquely implements only an outdated zone, no new land should be designated Mixed Use Residential, and when opportunities arise (such as through area plans), the Mixed Use Residential district should be phased out.*

- 9.3.9 The Mixed Use Residential Zone will no longer be applied to properties with a Comprehensive Plan map designation of Medium-High Density Residential, High Density Residential, or Mixed Use Residential. With the adoption of Specific Area Plans and individual property owner Zone Change requests to implement these Comprehensive Plan map designations, application of the RMU-12 or RMU-20 Zone will occur. When the Mixed Use Residential designation no longer exists on either map, references to Mixed Use Residential should be removed from the Land Development Code and Comprehensive Plan.

Section 16.

- 11.4.3 Corvallis will accommodate vehicle parking needs through a variety of methods including parking provided by private property owners and public on-street parking.

- 11.4.7 The City shall investigate opportunities for reducing minimum off-street parking requirements in areas with adequate on-street or area parking facilities. Factors such as good transit, pedestrian access, a mix of land uses, and areas where a compact urban form is particularly desirable should be considered.

Section 17.

- 11.6.13 New commercial and residential development shall generally provide for a maximum pedestrian block perimeter of 1,200 feet, except where it would negatively impact significant natural features.

Section 18.

11.15 Incorporated Document

Item	Date	Location of Document
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Imagine Corvallis 2040	2016	Corvallis – Benton County Public Library
Corvallis Transportation System Plan	2018	City Recorder’s Office
Corvallis Transportation Demand Management Plan	1998	Corvallis - Benton County Public Library
Benton County Transportation System Plan	1998	Corvallis - Benton County Public Library
Corvallis Downtown Parking Study	1995	Corvallis Planning Division Library
Oregon Transportation Plan	1990	Corvallis - Benton County Public Library
Oregon Highway Plan	1991 (1998)	Corvallis - Benton County Public Library
Oregon Bicycle and Pedestrian Plan	1996	Corvallis - Benton County Public Library
Oregon Public Transportation Plan	1997	Corvallis - Benton County Public Library
South Corvallis Area Plan	1998	Corvallis - Benton County Public Library
West Corvallis - North Philomath Plan	1998	Corvallis - Benton County Public Library
Corvallis Airport Master Plan	2013	Corvallis Public Works Department
Corvallis Airport Industrial Park Development Plan	draft	Corvallis Public Works Department
Corvallis Land Disposition Policy Municipal Code Section 1.04.060	1995	Corvallis - Benton County Public Library
Downtown Streetscape Plan	1988	Corvallis Planning Division Library

Section 19.

12.1 Relevant Imagine Corvallis 2040 Vision Statements

“Corvallis supports a reliable, safe, and connected community through well-planned, maintained, and sustainable infrastructure, including streets and bridges, pedestrian and bicycle networks, water systems, information technology, energy systems, and public buildings”

“Corvallis derives most of its energy from renewable energy sources to power its public and private buildings, infrastructure, transportation systems, and homes.”

Section 20.**12.3 Supporting Documents**

Item	Date	Location of Document
Imagine Corvallis 2040	2016	Corvallis – Benton County Public Library
Corvallis Climate Action Plan	2016	Corvallis Planning Division Library
Corvallis Energy Planning Framework	1979	Corvallis Planning Division Library
Comprehensive Plan Report “Energy”	1980	Corvallis Planning Division Library
Oregon Department of Energy Biennial Report	1989	Corvallis Planning Division Library

Section 21.**13.1 Relevant Imagine Corvallis 2040 Vision Statements**

“Corvallis promotes positive and collaborative City / University relationships in all aspects of community life.”

“Corvallis supports its economy and local businesses with a vibrant downtown that combines employment, professional services, retail, housing, and entertainment to form an attractive, business-friendly district.”

Section 22.

13.5.r *Standards have been adopted to foster a pedestrian-friendly environment along the riverfront.*

13.5.9 The City shall encourage a mixture of uses in the downtown area which are compatible with the Imagine Corvallis 2040 Vision statements.

13.5.12 Standards should be adopted to ensure 1st Street develops as a compact, pedestrian-friendly urban amenity.

13.5.13 The City shall ensure that the traditional “Main Street” character of the downtown area is maintained and enhanced over time by incorporating standards that require the following in the Central City:

- A. Traditional downtown building layout with orientation to the street;
- B. New buildings and building facade improvements that emphasize human-scaled design and architectural compatibility;
- C. Parking requirements that focus on shared parking and district-wide parking options rather than strict on-site requirements;

- D. Two-story minimum for new construction;
- E. The provision of incentives for the integration of multiple uses, especially mixed commercial, residential, and office uses, within single buildings; and
- F. The installation and maintenance of weather protection (such as awnings) on all buildings that directly front Central City sidewalks. This standard shall be enforced at the time of new construction and major building improvements.

Section 23.

13.14 Supporting Documents

Item	Date	Location of Document
Imagine Corvallis 2040	2016	Corvallis – Benton County Public Library
Oregon State University Plan and Map	1986	Corvallis Planning Division Library
Downtown Streetscape Plan	1988	Corvallis Planning Division Library
Madison Avenue Plan	1982	Corvallis Planning Division Library
Riverfront Commemorative Park Master Plan	1997	Corvallis - Benton County Public Library
South Corvallis Area Plan	1998	Corvallis - Benton County Public Library
West Corvallis - North Philomath Plan	1998	Corvallis - Benton County Public Library
North Corvallis Area Plan	2002	Corvallis - Benton County Public Library

Section 24.

13.16 Mandated Reports / Plans / Inventories

Downtown Long-Range Plan
West Corvallis - North Philomath joint management agreement

Section 25.**14.1 Relevant Imagine Corvallis 2040 Vision Statements**

“Corvallis is a compact, well-planned, livable city... with a vibrant downtown and commercial centers that blend employment, retail and housing; stable, healthy neighborhoods; a diverse mix of affordable housing; and a network of parks and green spaces, all connected by transit, biking and walking..”

“Corvallis promotes strong, vital neighborhoods, supporting neighborhood-centered activities and involving neighborhoods in how the community grows and develops”

“Corvallis addresses growth driven by climate change and migrations, while it builds resilience into its plans and policies.”

Section 26.**14.5 Supporting Documents**

Item	Date	Location of Document
Imagine Corvallis 2040	2016	Corvallis – Benton County Public Library
Annexation Charter Amendment	1976	Corvallis - Benton County Public Library
Services outside Corporate City Limits Charter Amendment	1974	Corvallis - Benton County Public Library
Corvallis Urban Fringe Management Agreement	1990	Corvallis Planning Division Library
Alternative Approaches to Managing the Corvallis / Benton County Urban Fringe Area	1997	Corvallis Planning Division Library
Capital Improvement Program (CIP)	annual	Corvallis Finance Department
Land Development Information Report	annual	Corvallis Planning Division Library
Land Development Code	2006	Corvallis - Benton County Public Library

Section 27.**40.1.3 Medium-High Density Residential: 12 to 20 units per acre**

These areas will provide for family and group residences at a medium-high density and act as a transition between lower density residential housing and more intensive land uses. These areas may allow some civic, commercial, and industrial uses that are compatible with the predominant residential uses.

40.1.4 High Density Residential: Over 20 units per acre

These areas will provide for family and group residences at a high density and other closely related uses. These areas may allow some civic, commercial, and industrial uses that are compatible with the predominant residential uses.

Section 28.

40.4.4 Neighborhood Centers

The Neighborhood Centers denote commercial areas that are designed with a pedestrian orientation and serve the general community and/or surrounding neighborhood. Neighborhood Centers may be designed to incorporate a mixture of uses. The dots denote the conceptual location of the Neighborhood Centers and the circles represent a 1/4 mile distance from the Centers, which is considered to be a comfortable walking distance.

Section 29.

Residential Area - A given area of the community in which the vastly predominate character is residential. Uses which support residential activity such as parks, churches, schools, fire stations, utility substations, and neighborhood-scale commercial uses may also be permitted. In certain instances, existing lots of record and development patterns may exceed Comprehensive Plan densities. In all residential areas, related uses as specifically defined in the Land Development Code will be permitted.