

AGENDA

CITY OF LAKE OSWEGO

PLANNING COMMISSION

Monday, January 14, 2013

6:30 p.m.

City Hall – Council Chamber

380 A Avenue
PO Box 369
Lake Oswego, OR 97034

503-635-0290
www.ci.oswego.or.us/plan

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Also published on the internet at:
www.ci.oswego.or.us/boc_pc

The meeting location is accessible to persons with disabilities. To request accommodations, please contact Iris McCaleb at 503-697-6591, 48 hours before the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. CITIZEN COMMENT – Regarding Issues Not On the Agenda (3 minute limit per individual)

This is an opportunity to raise issues regarding Planning or Citizen Involvement.

4. COUNCIL UPDATE

5. MINUTES

5.1 September 24, 2012

5.2 October 8, 2012

5.3 October 22, 2012

6. FINDINGS, CONCLUSIONS AND ORDER

6.1 Flood Management Area Map and Text Amendments (LU 12-0047)

7. WORK SESSIONS

7.1 Community Development Code Amendments in IP Zone & IPO Overlay (LU 12-0051) ****1/2 HOUR****

Amendments to allow fitness, exercise and sports facilities in the Industrial Park (IP) Zone and the Industrial Park Overlay (IPO). *Staff coordinator is Johanna Hastay, Associate Planner.*

****JOINT MEETING WITH DEVELOPMENT REVIEW COMMISSION – TO BEGIN AT 7:00 PM****

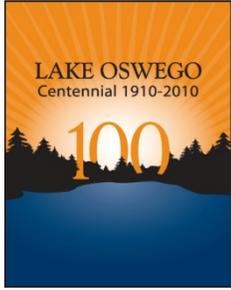
7.2 Code Streamlining (PP 12-0007)

A joint work session with the Development Review Commission to review and receive feedback from both Commissions on the Code Concepts Report which covers Updates to the Commercial and Mixed Use Zoning components, part of Phase 2 of the Code Streamlining project. *Staff coordinator is Jessica Numanoglu, Senior Planner.*

(Continued on Other Side)

William Gaar, Chair ■ Jim Johnson, Vice Chair
Randy Arthur ■ Puja Bhutani ■ Todd Prager ■ Sandi Swinford

8. OTHER BUSINESS – PLANNING COMMISSION
9. OTHER BUSINESS – COMMISSION FOR CITIZEN INVOLVEMENT
10. SCHEDULE REVIEW
11. ADJOURNMENT



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MEMORANDUM

TO: Planning Commission

FROM: Johanna Hastay, Associate Planner

SUBJECT: Proposed Text Amendment to Allow “Fitness exercise and sports facilities” in the Industrial Park (IP) Zone and IP Overlay (LU 12-0051/ Ordinance No. 2611)

DATE: January 7, 2013

The impetus for this proposed Community Development Code text amendment arose from several business owners’ inquiries about the IP zone and IP Overlay and the possibility of siting a fitness facility (or similar business) under one of the permitted uses. The most recent was from Shawn Dailey of Therapeutic Associates L.O. who wished to relocate his business from his current location (a space approximately 3,000 square feet in size). Mr. Dailey stated that the most promising location was an existing 19,000-square foot building in the IP zone. The space would be large enough to allow him to expand the level of physical fitness and therapeutic services provided to his clients.

Staff completed a preliminary analysis to determine the type of use Mr. Dailey’s business fits under and if it would be allowed in the IP zone. As the business was determined to be primarily a “fitness exercise and sports facility”, staff relayed to Mr. Dailey that a business license could not be issued for that particular property for that proposed use. After internal discussion and review, staff believes that “fitness, exercise and sports facilities” are a reasonable and compatible use in both the IP zone and IP Overlay.

The purpose of this work session is to frame potential policy issues that would arise from expanding the non-industrial uses allowed in the IP zone and IP Overlay. The IP Overlay was established in 2010 to allow some additional interim employment flexibility for certain IP sites (those fronting and close to Boones Ferry Road) without encouraging large scale redevelopment of these sites prior to a broad community-wide discussion being convened to frame the future of the City’s last industrial area. The IP Overlay was adopted with recognition that the Comprehensive Plan update was likely to include a special district plan for this area that could accommodate a range of higher-intensity employment and office uses, with supporting retail, commercial, and residential uses in select locations.

The existing business sector in the IP zone and IP Overlay, located primarily at the south end of Boones Ferry Road between Interstate 5 and Lakeview Boulevard, contains a mix of commerce, warehouses, light industry, auto-oriented businesses, fabrication/light manufacturing, and some retail. One of the City’s largest employers, Biotronik/Micro Systems Engineering, is located at the southern end of the IP zone. Within employment centers such as this area, it is important to include businesses that would serve as

amenities for employees (gym, personal services, food options, etc). Currently, “Fitness exercise and sports facilities”¹ of any size are not allowed in the IP zone and are only allowed in the IP Overlay if less than 5,000 square feet in floor area.

Current Allowed Uses	Permitted	Conditional	Not Permitted
Fitness exercise and sports facilities, < 5,000 sq. ft. floor area [19]	IPO		IP
Fitness exercise and sports facilities, ≥ 5,000 sq. ft. and < 20,000 sq. ft. floor area [19]			IP IPO
Fitness exercise and sports facilities, ≥ 20,000 sq. ft. floor area [19]			IP IPO

Fitness exercise and sports facilities < 20,000 sq. ft

While the City anticipates that the commercial use table will be simplified by the Phase 2 Code Streamlining project, staff proposes a minor text amendment in the meantime to gain some flexibility in the existing code. The proposed text amendment would allow fitness facilities and similar uses in the IP zone and IP Overlay for a more varied mix of businesses suitable for these properties. This type of business would also serve as an amenity for the large number of employees working in this area. The proposed text amendments are as follows (shown in **bold**):

	NC	GC	HC	OC	EC	CR&D	MC	WLG-[32]			I	IP	IPO	Special Purpose			Use Specific Standards
														CI	PF	PNA	
Fitness exercise and sports facilities, < 5,000 sq. ft. floor area [19]	P	P	P	P	P	P	P					<u>P</u>	P				
Fitness exercise and sports facilities, ≥ 5,000 sq. ft. and < 20,000 sq. ft. floor area [19]	C	P	C	C	C	P	P					<u>P</u>	<u>P</u>				
Fitness exercise and sports facilities, ≥ 20,000 sq. ft. floor area [19]		P	C	C		C	P										

¹ As shown in the Commercial, Mixed Use, Industrial, and Special Purpose Districts Use Table (LOC Table 50.03.002.3), the use “Fitness exercise and sports facilities” includes an existing footnote [19] that expands and defines the use as including: clubs and studios, and other individual and group exercise/fitness facilities (e.g., studios, dance studios and schools, gyms, and martial arts schools; indoor or outdoor pool; athletic fields for organized competitive games; billiard and pool parlors; bowling alleys; and skating rinks, ice and/or roller).

Fitness exercise and sports facilities > 20,000 sq. ft

The IP zone is considered an Employment Area by Metro's Urban Growth Management Functional Plan. Non-industrial uses in Employment Areas are subject to limitations in order to provide and protect a supply of land for higher intensity employment (Title 4, Metro Code 3.07.410). A "fitness exercise and sports facility" larger than 20,000 square feet would not be considered a source of high employment and would draw clients from outside of the area. As this outcome is in conflict with Metro guidelines and the future envisioned in the Comprehensive Plan for the city's last industrial area, staff recommends amending the Use Table to only allow facilities less than 20,000 square feet in area.

Staff is requesting the Planning Commission's feedback on the current proposed amendments. If the amendments receive a positive reception, staff will draft an ordinance incorporating any suggestions and schedule a public hearing for January 28, 2013.