



TO: Kent Studebaker, Mayor
Members of the City Council

FROM: Johanna Hastay, AICP
Associate Planner

SUBJECT: Ordinance 2707 – An Ordinance of the City of Lake Oswego Amending the LGVC Overlay District (LOC 50.05.007) Relating to Parking Management (LU 16-0001)

DATE: April 7, 2016 **DATE OF MEETING:** April 19, 2016

ACTION

Conduct a study session on proposed Community Development Code (CDC) amendments implementing certain strategies of the Lake Grove Village Center Parking Management Plan (LGVC PMP) and determine if any additional information is needed before the City Council’s May 3, 2016, public hearing on the Planning Commission’s (Commission) recommendations.

INTRODUCTION/BACKGROUND

In October 2013, the City received a Transportation and Growth Management grant from the State of Oregon for the development of a district-wide parking management plan. The LGVC PMP was developed under the guidance of a City Council-appointed citizens’ Stakeholders Advisory Committee (SAC) that included representatives from the abutting neighborhood associations, the Lake Grove Business Association, the Planning Commission, and Lake Grove business and property owners.

The LGVC PMP is a guiding document with recommended strategies that are designed to address the range of parking challenges expressed by LGVC area stakeholders over the past 15 years. The LGVC PMP recommends short and long-term strategies for ensuring adequate public parking capacity, promoting alternative transportation modes, increasing parking supply, and includes implementation measures.

One of the SAC’s recommended implementation measures is to adopt code amendments to four CDC sections: the Commercial Use Table, the Use-Specific standards, the LGVC Overlay District standards, and the Parking standards. The Commission held a public hearing on February 22, 2016, during which oral and written testimony was received (Exhibits G-1 through

G-4). The hearing was continued for deliberation only to March 14, 2016, at which time the Commission recommended adoption of Ordinance 2707. The Commission reviewed and approved the Findings, Conclusion, and Order at its March 28, 2016 meeting.

Further written testimony was received after the February 22 public hearing was closed for deliberations; the Commission did not consider that testimony. All letters and e-mails received after February 22, 2016, have been included in the record for the Council's consideration and attached to this memo as Exhibits G-5 through G-11.

DISCUSSION

At their February 22 and March 14, 2016 public hearings, the Commission considered the following code amendments:

- Add publicly-owned surface parking lots (sole use on a site) as a conditional use for specific NC-zoned properties within the LGVC Overlay District
- Provide for more efficient layout of a planned future public parking garage with protection of abutting residential properties.
- Encourage connectivity between abutting parking lots, and encourage greater use of remote parking lots where capacity exists within the District.
- Provide flexibility in parking lot layout and landscaping standards, especially for smaller private parking facilities.
- Ensure that the parking ratio minimums, parking minimum modifiers, and parking space dimensions reflect the unique circumstances of the District.

A description of each proposed code amendment can be found in the February 10, 2016 Staff Report on Pages 3-8 (Attachment D-1).

As noted in the attached record, the Commission received testimony in support and in opposition to amendments specific to the potential public parking facilities. Testimony in opposition is summarized as follows:

- Amending the NC zone to allow for a public surface parking lot as the sole use on one of two sites on Oakridge Road would have negative impacts on the nearby residential neighborhood.
- Amendments specific to the potential public garage on the Round Table Pizza site should not be approved because the garage would have negative impacts on abutting residential neighbors, was located too far away for customers' easy use, would only serve a few private businesses, would be oversized for the existing parking demand, and would be too costly.

The Commission discussed the proposed amendments to the LGVC Overlay District "Village Edge Height Limit" standards to allow a 45-foot tall public garage after a 30-foot setback from the abutting residential properties (discussed on Exhibit D-1, Page 4). The Commission

determined that the amendments were not necessary to achieve the maximum capacity of the future public garage. The Commission found that requiring a public garage to comply with the existing LGVC Overlay District GC zone height limit standards met the applicable Comp Plan policies that balance future development against preservation of neighborhood character. Therefore, the Commission recommended adoption of Ordinance 2707 without the proposed code amendments to LOC 50.05.007.4.b.i [Maximum Height Limits] and LOC Table 50.05.007-1 [Village Edge Height Limits]. The Commission supported the balance of the CDC amendments as recommended by the SAC and as contained in Ordinance 2707.

The full record is provided for the Council's review in advance of the study session, including the staff report (Exhibit D-1), findings from the Planning Commission's public hearing (Exhibit B-1), and all public testimony (Exhibits G-1 to G-11). Please see Attachment B to Exhibit A-1.1, dated 03/15/16 for the code amendments recommended by the Commission. The commentary boxes in this attachment provides additional rationale for each amendment.

ALTERNATIVES & FISCAL IMPACT

There are no fiscal impacts associated with adoption of Ordinance 2707.

RECOMMENDATION

At the April 19 study session, staff will present the code amendments recommended by the Planning Commission and answer questions from the City Council. Council is asked to identify any additional information that it may need prior to the public hearing on this item, which is scheduled for May 3, 2016.

EXHIBITS

A. Draft Ordinances

- A-1.1 Draft Ordinance 2707, 04/07/16 (supersedes Exhibit A-1)
Attachment A – Reserved for City Council Findings (not included)
Attachment B – Proposed Draft Code Amendments, 03/15/16 (supersedes
02/10/16 version)

B. Findings, Conclusion and Order

- B-1 Planning Commission Findings, Conclusions and Order, 03/28/16
(Please note that Attachment B referenced in the Findings is not included. Refer to Attachment B (03/15/16) of Draft Ordinance 2707 (Exhibit A-1.1). The complete set of Findings can be viewed using the link below.

C. Minutes

(No current exhibits; to be provided for public hearing)

D. Staff Reports

D-1 Planning Commission Staff Report, 02/10/16

E. Graphics/Plans

None

F. Written Materials

F-1 Letter of Compliance from Metro, 01/28/16

G. Letters

- G-1 Letter from Don and Suzanne Conklin, dated 01/20/16
- G-2 E-mail from Barry Hasson, dated 02/03/16
- G-3 E-mail from Peter York, dated 02/11/16
- G-4 Letter from Cheryl Uchida, Waluga NA, dated 02/22/16
- G-5 E-mail from Barry Hasson, dated 02/24/16
- G-6 E-mail from Barry Hasson, dated 02/24/16
- G-7 E-mail from Barry Hasson, dated 02/24/16
- G-8 Letter from Don and Suzanne Conklin, dated 03/03/16
- G-9 E-mail from Peter York, dated 03/12/16
- G-10 E-mail from Josh Carter, dated 03/03/16
- G-11 E-mail from Larry Ludwig, dated 03/24/16

Staff reports and public meeting materials can be found by visiting the project web page. Use the link below to visit the City's "Project" page. In the "Search" box enter LU 16-0001 then press "Submit":

<http://www.ci.oswego.or.us/projects>

Staff reports and public meeting materials for the Lake Grove Village Center Parking Management Plan can be found by visiting the project web page. Use the link below to visit the City's "Project" page. In the "Search" box enter PP 13-0007 then press "Submit".

<http://www.ci.oswego.or.us/projects>