



## Staff Report

STAFF REPORT DATE: July 3, 2018

HEARING DATE: July 11, 2018

TO: Interested Parties

FROM: Cassera Phipps, Senior Planner

PROPOSAL: **Beaverton Public Safety Center Zoning Map Amendment (ZMA2018-0004)**

LOCATION: The site is located on the south side of Allen Boulevard, between SW Main Avenue and SW Hall Boulevard. The project site is also identified as Tax Lots 100, 200, 500, 602, 701, 1200, 1400, 1700 and 1800 on Washington County Tax Assessor's Map 1S121AA.

SUMMARY: The applicant, City of Beaverton, proposes a Zoning Map Amendment to apply the Community Service (CS) zoning designation to nine (9) parcels that are currently zoned Neighborhood Service (NS).

APPLICANT: City of Beaverton  
PO Box 4755  
Beaverton, OR 97076

RECOMMENDATION: **APPROVAL of ZMA2018-0004 – Beaverton Public Safety Center Zoning Map Amendment**

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<b>Proposal and Existing Conditions</b>	SR1-SR6
<b><u>Attachment A:</u> ZMA2018-0004 - Beaverton Public Safety Center Zoning Map Amendment</b>	ZMA1-ZMA5

### Exhibits

#### **Exhibit 1. Materials submitted by Staff**

- Exhibit 1.1 Zoning Map (page SR-4 of this report)
- Exhibit 1.2 Land Use Map (page SR-5 of this report)
- Exhibit 1.3 Aerial Map (page SR-6 of this report)

#### **Exhibit 2. Public Comment**

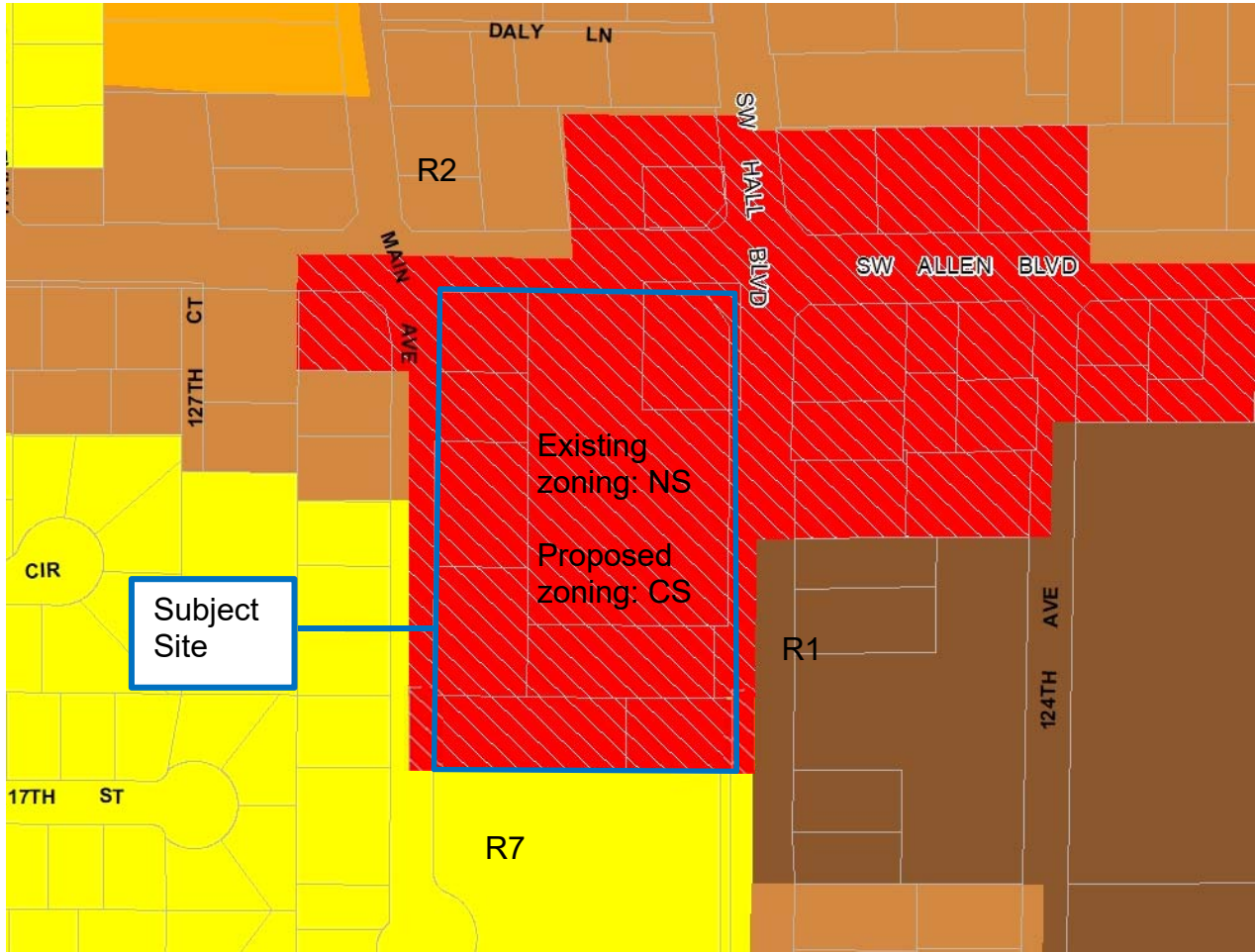
None received

**Background Facts:**

Eight of the nine parcels that make up the subject site are owned by the City of Beaverton. The parcel located on the corner of SW Hall Boulevard and SW Allen Boulevard is owned by PacWest Energy, LLC. To apply consistent zoning over the entirety of the block (between Main Avenue and Hall Boulevard), the corner lot is included with the proposal.

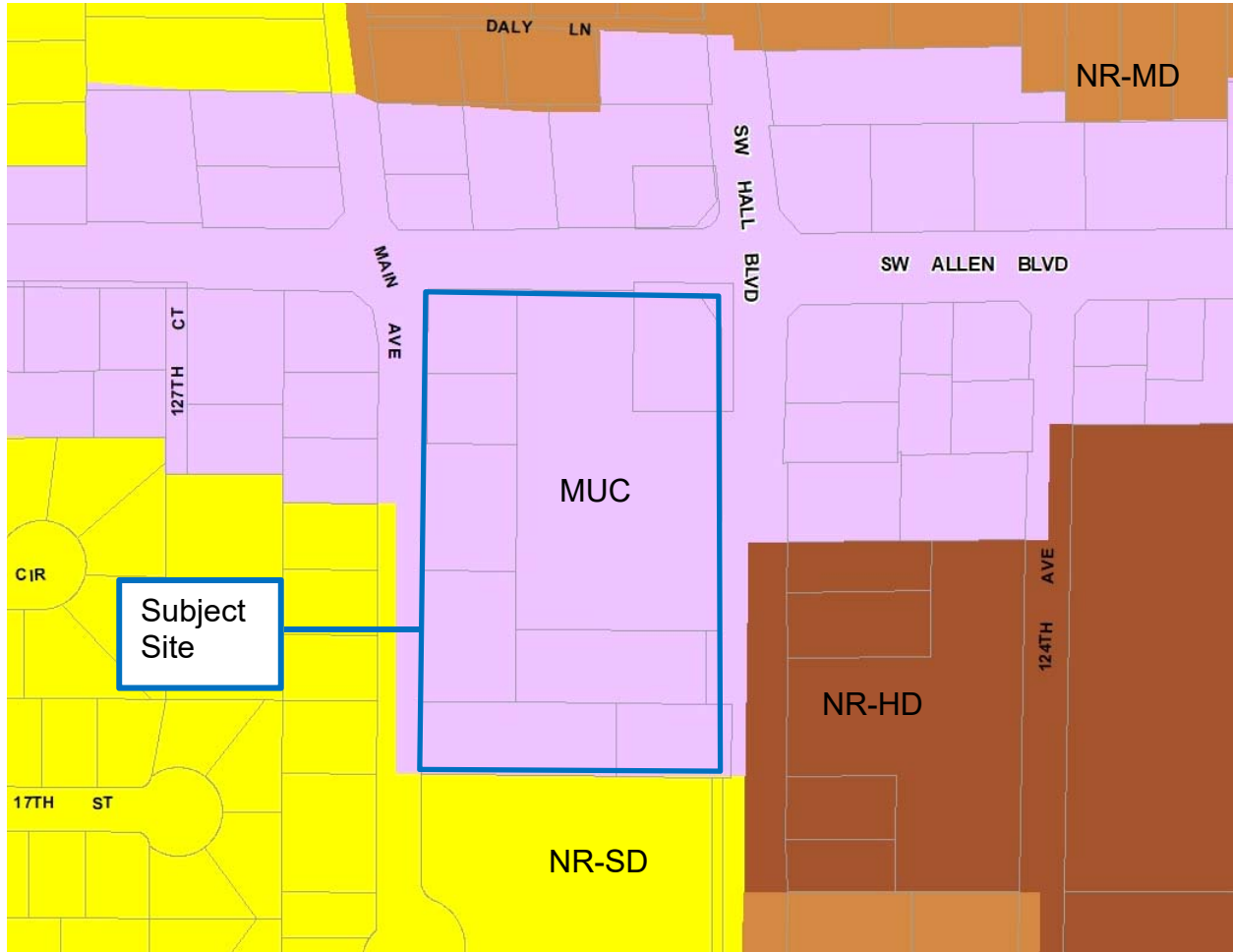
**Existing Conditions:**

<b>Land Use</b>	Mixed Use Corridor (MUC)	
<b>Current Development</b>	Existing uses on site include the Beaverton Activities Center and a detached single-family dwelling, both owned by the City of Beaverton. Parking is provided on the north and south ends of the Beaverton Activities Center building. The parcel located at the corner of SW Hall Boulevard and SW Allen Boulevard is currently developed with a gas station.	
<b>Site Size &amp; Location</b>	The site is located on the south side of SW Allen Boulevard, between SW Main Avenue and SW Hall Boulevard, and is approximately 3.9 acres in size.	
<b>NAC</b>	Highland NAC	
<b>Surrounding Uses</b>	<b>Zoning:</b> <u>North:</u> NS and R2 <u>South:</u> R7 <u>East:</u> NS and R1 <u>West:</u> NS, R2 and R7	<b>Uses:</b> <u>North:</u> Retail & Service, Vacant, Detached Single-Family <u>South:</u> Church <u>East:</u> Convenience Store, Restaurant, Car Wash, Service, Apartment Complex <u>West:</u> Service, Detached Single-Family



Beaverton Public Safety Center - ZMA2018-0004  
Zoning Map





**Beaverton Public Safety Center - ZMA2018-0004  
Land Use Map**





**Beaverton Public Safety Center - ZMA2018-0004  
Aerial Map**



**ZMA2018-0004  
ANALYSIS AND FINDINGS FOR  
ZONING MAP AMENDMENT APPROVAL**

**40.97.05 Zoning Map Amendment: Purpose**

*The purpose of a Zoning Map Amendment application is to provide for the consideration of legislative and quasi-judicial amendments to the zoning map. Legislative amendments to the zoning map are amendments of generally large size, diversity of ownership or of interest to a large geographic area. Quasi-judicial amendments to the zoning map are amendments that are generally small in size, single ownership or affect only a relatively small geographic area. Annexation related amendments to the zoning map are those amendments, whether legislative or quasi-judicial, which are associated with land being annexed into the City. It is recognized that such amendments may be necessary from time to time to reflect changing community conditions, needs, and desires.*

**Section 40.97.15.1.C Approval Criteria**

*In order to approve a Quasi-Judicial Zoning Map Amendment application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

**1. *The proposal satisfies the threshold requirements for a Quasi-Judicial Zoning Map Amendment application.***

The City proposes a Zoning Map Amendment to apply the Community Service (CS) zoning district to nine (9) tax lots that are currently zoned Neighborhood Service (NS). The application meets Threshold 1 of a Quasi-Judicial Zoning Map Amendment.

40.97.15.1. A Thresholds:

1. *The change of zoning designation for a specific property or limited number of specific properties.*

As the proposal is to rezone nine (9) abutting tax lots, staff find the application consistent with Threshold 1.

**Therefore, staff finds the proposal to meet the criterion.**

**2. *All City application fees related to the application under consideration by the decision-making authority have been submitted.***

The City has initiated the proposed Zoning Map Amendment (ZMA). Pursuant to 470.001 of the City's Administrative Policies and Procedures manual, City-initiated applications that are to be funded by the General fund are not required to pay fees. Therefore, the application fees are not applicable.

**Therefore, staff finds the proposal to meet the criterion.**

**3. The proposal conforms with applicable policies of the City's Comprehensive Plan.**

The following addresses compliance with the Land Use Element of the Comprehensive Plan. Staff found the other chapters of the Comprehensive Plan are not applicable to this proposal.

***Policy 3.4.1.d) Apply zoning districts consistent with Comprehensive Plan policies; applicable Community Plans; adopted Comprehensive Plan designations, as identified in the Comprehensive Plan and zoning district matrix.***

The City is proposing a Zoning Map Amendment to apply the Community Service (CS) zoning designation to the subject site, which has a land use designation of Mixed Use Corridor (MUC). As shown on the Comprehensive Plan and Zoning District Matrix, the CS zone implements the MUC land use designation.

***3.6.1.a) Provide for a mix of commercial, residential, employment, and civic uses at relatively high densities to create vibrant, walkable areas where many activities can be accomplished on foot or by bike or transit.***

The Beaverton Police Department proposes to relocate their operations to the subject site. A development proposal is being processed separately, but concurrent with the request for a Zoning Map Amendment. The site has street frontage and sidewalks on Hall Boulevard, Allen Boulevard and Main Avenue, connecting pedestrians to nearby transit stops on Hall Boulevard and Allen Boulevard.

Summary Finding: Staff find that the proposed Zoning Map amendment meets the applicable policies contained in the City's Comprehensive Plan.

**Therefore, staff finds the proposal to meet the criterion.**

**4. All critical facilities and services are available or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zoning designation.**

City engineering staff have reviewed the proposal and there are no public utility service provision issues of significance for the purpose of Zoning Map Amendment approval. The City of Beaverton is the designated provider of sanitary sewer, storm drainage, and water to the site. Specific utility capacity and local service issues must be addressed at the time of a development application. Staff find the proposed amendment will not impede in the development of critical facilities and services on the subject site.

**Therefore, staff finds the proposal to meet the criterion.**



**5. Essential facilities and services are available or can be made available to serve the site and uses allowed by the proposed zoning designation.**

The subject parcels are located within an already developed area of Beaverton. The site is currently served by Beaverton Police, THPRD, TVF&R and Tri-Met. The proposed Zoning Map Amendment will not affect the ability of service providers to continue providing essential services to the subject site. Staff find the proposed amendment will not impede the continued availability of essential facilities and services on the subject site.

**Therefore, staff finds the proposal to meet the criterion.**

**6. The proposal is or can be made to be consistent with all applicable provisions of Chapter 20 (Land Uses).**

The proposed amendment would apply the Community Service (CS) zoning designation to the subject parcels. The site is currently developed with a gas station, detached single-family structure and the Beaverton Activities Center. Future development will be required to conform to the Chapter 20 Site Development Standards and Land Uses. Therefore, staff find the proposed ZMA will not prevent the provisions of Chapter 20 to be met.

**Therefore, staff finds the proposal to meet the criterion.**

**7. The proposal shall include a Traffic Impact Analysis that meets the requirements of 60.55.20. The analysis shall demonstrate that development allowed under the proposed zoning can meet the requirements of 60.55.10.1, 60.55.10.2, 60.55.10.3, and 60.55.10.7. The analysis shall identify the traffic impacts from the range of uses allowed under the proposed zoning and demonstrate that these impacts can be reasonably mitigated at the time of development.**

As an alternative to a Traffic Impact Analysis, the applicant has addressed Criterion No. 8, below. Specific traffic impacts associated with the future development of the subject site will be addressed at the time of development, showing compliance with the requirements of Section 60.55.10 of the City's Development Code and any required mitigation measures.

**Therefore, staff finds the criterion to be not applicable.**

**8. As an alternative to 40.97.15.1.C.7, the applicant may provide evidence that the potential traffic impacts from development under the proposed zoning are no greater than potential impacts from development under existing zoning.**

Per the City's Development Code, both the NS and CS zoning districts permit similar uses. Automotive Services (minor) is permitted in the CS zone and not the NS zone. For a reasonable worst-case scenario with high trip generation, a fast food restaurant

with drive through would be allowed under both zones, and a gas station with a convenience market would be allowed under the CS zone. To estimate the number of trips generated by each use, trip rates from the Trip Generation Manual, 9th Edition, published by the *Institute of Transportation Engineers* (ITE) was used (see Table 1).

**Table 1. High trip generation uses**

Land Use	ITE Code	Average Daily trips	Average Size	Daily Trips
Fast Food Restaurant with Drive-Through	934	496.12 per 1,000 Sq. Feet Gross Floor Area	5,000 Sq. Feet	2,481
Gas Station with Convenience Market	945	162.78 per Fueling Position	12 fueling positions	1,953

Within the combined area of the nine (9) parcels (approximately 3.9 acres), a reasonable worst case scenario under the NS zone would be four (4) fast food restaurants with drive-through, or a total of 9,924 daily trips. For the CS zone, a reasonable worst-case scenario would be three (3) fast food restaurants with a drive-through and a gasoline station with a convenience market, which totals 9,396 daily trips. The net change in total trips between the two scenarios is 528 trips less in the CS zone (the difference between the trips generated by a fast food restaurant with drive through and a gasoline station with a convenience market).

The City Development Code Section 60.55 requires a Traffic Impact Analysis when the proposed land use change or development will generate 300 vehicles or more per day in average weekday trips. Based on the trip generation estimates shown above, the reasonable worst-case scenario under the CS zone would not generate additional trips in comparison with the NS zone. Therefore, a traffic impact analysis is not required, as the zone change from Neighborhood Service (NS) to Community Service (CS) for a reasonable worst-case scenario would have a negligible impact on the transportation system.

**Therefore, staff finds the proposal to meet the criterion.**

**9. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

All submittal requirements identified in Section 50.25.1 of the Development Code are contained in the submittal package.

**Therefore, staff finds the proposal to meet the criterion.**

**10. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.**

Staff have submitted the required application materials for review of a Zoning Map Amendment application in the proper sequence. The ZMA is to modify the zoning of the subject site from Neighborhood Service (NS) to Community Service (CS).

Separately, but concurrent with the ZMA application, are development applications for the Beaverton Public Safety Center (ADJ2018-0004, CU2018-0011, CU2018-0012, DR2018-0073, LD2018-0024, TP2018-0006).

**Therefore, staff finds the proposal meets the criterion.**

**Recommendation**

Based on the facts and findings presented, staff recommends **APPROVAL** of **ZMA2018-0004 (Beaverton Public Safety Center)**.