

**VENETA PLANNING COMMISSION
STAFF REPORT and RECOMMENDED FINDINGS**

**GORILLA/CITY OF VENETA
ZONE CHANGE (CP/ZC-1-07)**

Application Submitted:	July 23, 2007
Notice Posted and Mailed:	August 3, 2007
DLCD Notice Mailed:	July 24, 2007
PC Hearing Date:	September 4, 2007
Staff Report Date:	August 27, 2007
Prepared By:	Brian Issa

BACKGROUND & REQUEST

In early 2007, the Veneta City Council declared City owned tax lot 1212 surplus property and entered into negotiations with Gorilla Capital LLC to acquire tax lot 1900 which lies directly north of Fern Park on 8th Street. These negotiations were successful and the City obtained ownership of tax lot 1900 in July 2007, with Gorilla Capital taking ownership of tax lot 1212. This application seeks City approval to change the comprehensive plan designation and zoning for these properties to correspond with their intended uses. Essentially, the two tax lots will swap zoning and comp plan designations as detailed below. The net change in potential residential density will be an increase of approximately 3 units.

CURRENT CONDITIONS

17-06-36-43 #1212

Acres: 1.1

Current Zoning: Public Facilities & Parks (PFP)

New Zoning: Single Family Residential 8000 sqft minimum (SFR8000)

Current Comprehensive Plan Designation: Parks

New Comprehensive Plan Designation: Low Density Residential (L)

Surrounding properties are zoned SFR8000

17-06-36-42 #1900

Acres: 0.5

Current Zoning: Single Family Residential 8000 sqft minimum (SFR8000)

New Zoning: Public Facilities & Parks (PFP)

Current Comprehensive Plan Designation: Low Density Residential (L)

New Comprehensive Plan Designation: Parks

Surrounding properties are zoned SFR8000

PUBLIC COMMENT

No public comments were received.

FINDINGS

The City does not have approval criteria which apply directly to a rezone/plan change of this nature. Approval must be based upon conformance with the adopted Comprehensive Plan. This request for rezone/comp plan designation change is consistent with the purpose of the respective zone and plan designations stated below because the intended uses for these tax lots fits the purpose of the zone and is consistent with neighboring properties. The overall density impact of the proposal will be minimal with the total number of potential residential units going from 2 (potential division of tax lot 1900 with removal of the existing house) to approximately 5. This increase in residential density is in conformance with all City policies and state land use goals.

Staff recommends that the Commission recommend approval of the proposal to the City Council with the following findings of fact:

WHEREAS, the owner proposed to change the zoning designation for Assessors map 17-06-36-41 #1900, and

WHEREAS, the Veneta City Planning Commission conducted a properly advertised public hearing on the proposed amendment to the Veneta Zoning and Comprehensive plan maps and Veneta Land Development Ordinance Section 3.03 on September 4, 2007 and recommended that the City Council adopt the proposed amendments; and

WHEREAS, the Veneta City Council conducted a properly advertised public hearing on the proposed amendment to the Veneta Zoning and Comprehensive plan maps on XXX2007; and

WHEREAS based upon all materials relevant to the proposal, staff reports, findings made by the Veneta Planning Commission, and testimony and comments submitted at both public hearings and/or in writing, the Veneta City Council has made the following findings of fact:

IV. COMPREHENSIVE PLAN MAP AND LAND USE DESIGNATIONS

LOW DENSITY RESIDENTIAL (L)

Purpose of Plan Designation:

- *Provide areas suitable and desirable for primarily single-family uses with provisions for associated public service uses, planned developments, and limited multiple-family use under controlled conditions on lots incapable of division to city standards.*
- *Ensure that residents are provided with a low density single-family residential area.*

- *Allow up to seven (7) units per net acre. Planned Developments may qualify for a density bonus of up to fifteen (15) living units per net acre in the Single Family Residential (SFR) zone.*
- *Require minimum lot sizes shall of 6,000 square feet and 8,000 square feet on steep slopes. Larger lots may be established by the Planning Commission if it determines that development hazards or constraints exist or if the Planning Commission finds larger lot sizes will be more compatible with surrounding residential areas.*

The conversion of a parcel currently under park designation to residential use is consistent with the (L) comprehensive plan designation and is consistent with surrounding properties both in terms of plan designation and zoning. Overall, the potential number of residential units will increase by approximately 3 units.

PARKS (P)

Purpose of Plan Designation:

- *Indicate existing and city park facilities available for public use.*

Tax lot 1900 is adjacent to an existing park. The conversion of tax lot 1900 from a residential parcel to park use will allow for the expansion of an existing City park facility (Fern Park), making the land available for public use. Expansion of Fern Park is consistent with the City of Veneta Park, Recreation, and Open Space Master Plan adopted by the City Council on July 27, 1998 which states: “*Fern Park can continue to serve as a play area but should be augmented by a larger facility with more active play space in the neighborhood*”. The conversion of this tax lot to park use will also address several concerns cited in the Veneta Park, Recreation, and Open Space Master Plan as follows:

“*The park is not connected to bicycle routes or other parks within the city*”. Tax lot 1900 provides access to an existing public easement to Ninth Street which allows for connectivity to the east side of town which is experiencing increased growth.

“*. . .vandalism and after hours use persist and are compounded by the park’s configuration, depth, and lack of street frontage and access.*” The conversion of tax lot 1900 will address these concerns by adding additional street frontage and improved lot configuration and access for Fern Park.

VENETA LAND DEVELOPMENT

ORDINANCE No. 461

ARTICLE 4 - USE ZONES

SECTION 4.02

SINGLE-FAMILY RESIDENTIAL ZONE (SFR)

In an SFR zone, the following regulations shall apply:

- (1) *Purpose. To provide areas suitable and desirable for primarily single-family use with provisions for associated public service uses, planned developments and limited multiple-family use under controlled conditions on lots incapable of division to city standards.*

SECTION 4.10 PUBLIC FACILITIES AND PARKS (PFP)

In a PFP zone, the following regulations shall apply:

- (1) *Purpose. To provide for public facilities and parks, and allow for construction of new facilities as the community grows.*

The proposed rezoning and comprehensive plan changes for these parcels are consistent with the purpose of each zone as stated. The proposed zone and comp plan designation changes for tax lot 1212 will provide additional residential land in the southwest area of town where newly designated park space has been approved as part of the Southwest Area Plan specific development subzone. The proposed zone and comp plan designation changes for tax lot 1900 will allow for the expansion of an existing park on the east side of Veneta to serve an area that is experiencing a lot of new residential growth.

EXHIBITS

- A. Map of proposed rezone & comp plan designation change
- B. Updates to Land Development Ordinance 461