



# July 2022 Planning Commission Meeting

Draft Title 17 Zoning and Development Amendments for C-2 Zoning District



**GLADSTONE**  
Oregon

# Agenda Overview

1. Project Purpose and Process
2. Draft Amendments Overview
  - C-2 Zone Amendments
  - Downtown Overlay Zone
3. Additional Potential Changes
4. Next Steps

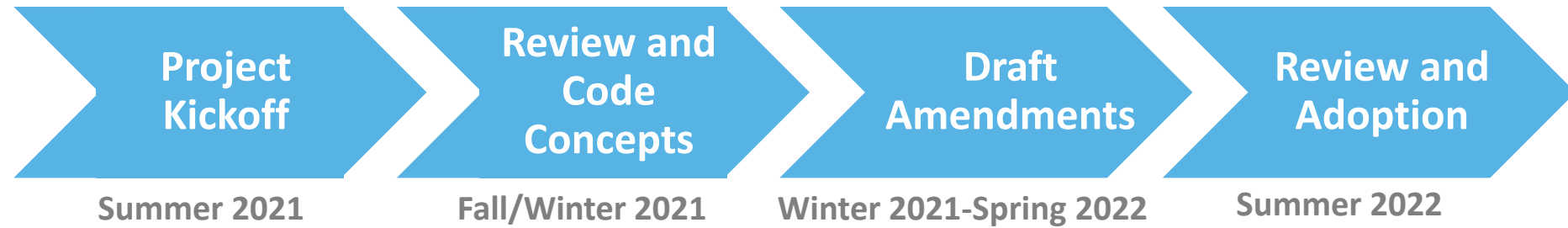


# Purpose

- Implement code and policy recommendations in the Downtown Plan (2017)
- Meet future growth needs by creating more opportunities for housing choice
- Involve the community and decision makers in understanding potential changes



# Process



# Housing Needs Analysis (2019)

- Deficits of capacity for housing in all plan designations (low, mid and high density)
- Consider a wider range of housing or increase the density on Low Density residential lands, or a combination

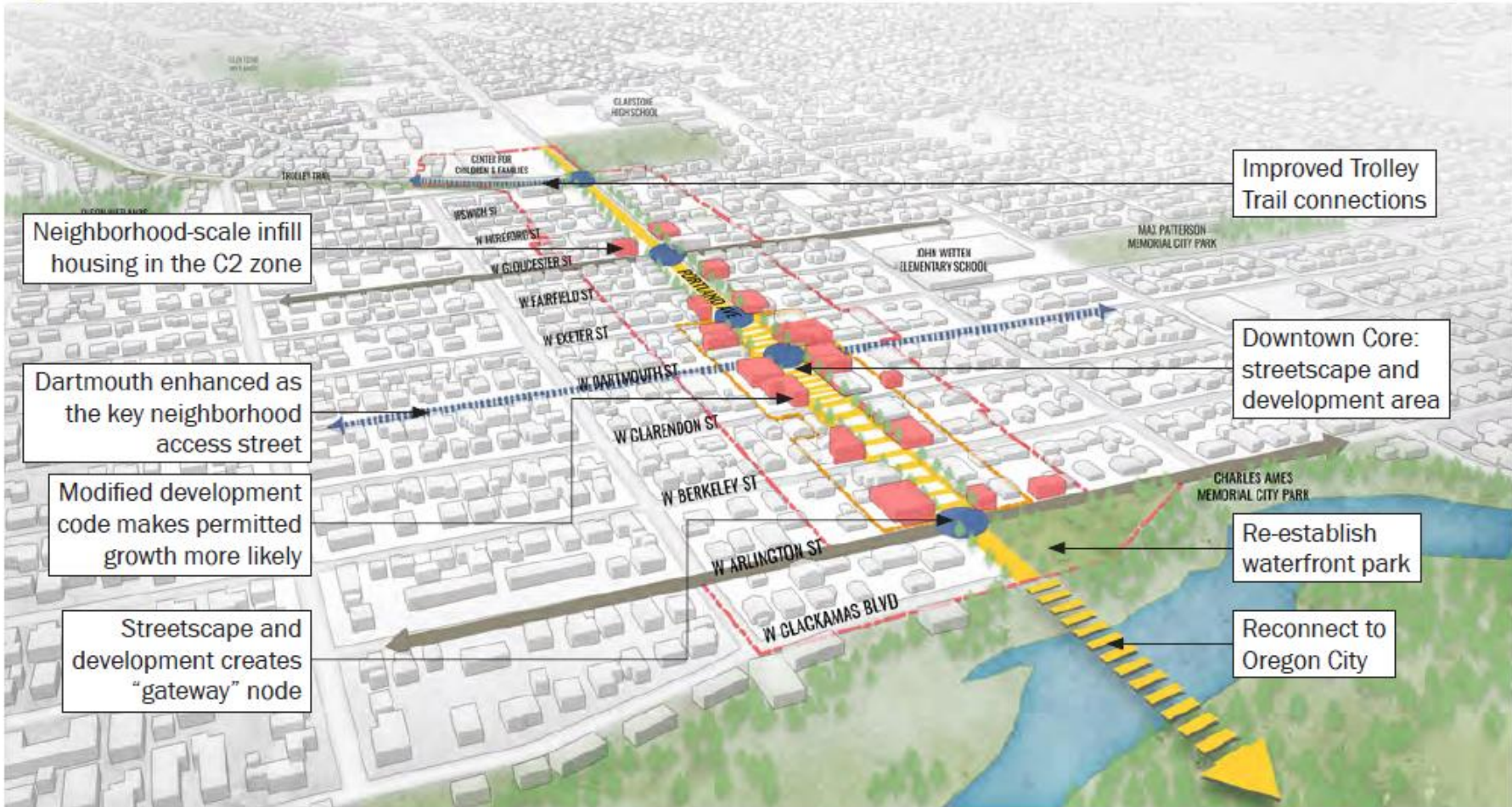
# Code Audit (2019)

- Broaden types of housing permitted in residential zones to meet housing needs
- Update review process to not impede needed housing



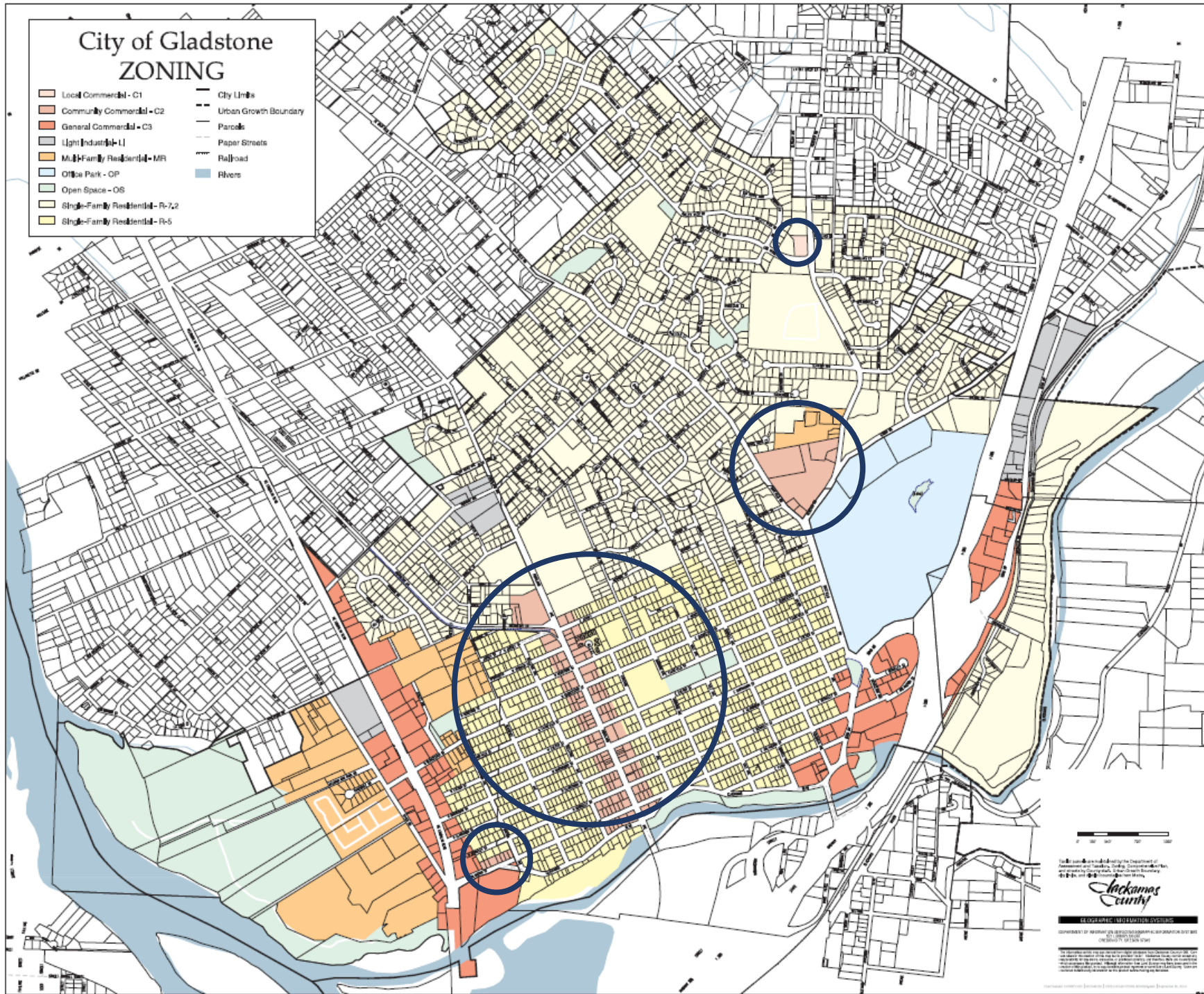
# Downtown Revitalization Plan Framework

Figure 1: Downtown Revitalization Plan Framework



# City of Gladstone ZONING

- Local Commercial - C1
- Community Commercial - C2
- General Commercial - C3
- Light Industrial - I1
- Multi-Family Residential - MR
- Office Park - OP
- Open Space - OS
- Single-Family Residential - R-7.2
- Single-Family Residential - R-5
- City Limits
- Urban Growth Boundary
- Parcels
- Paper Streets
- Railroad
- Rivers

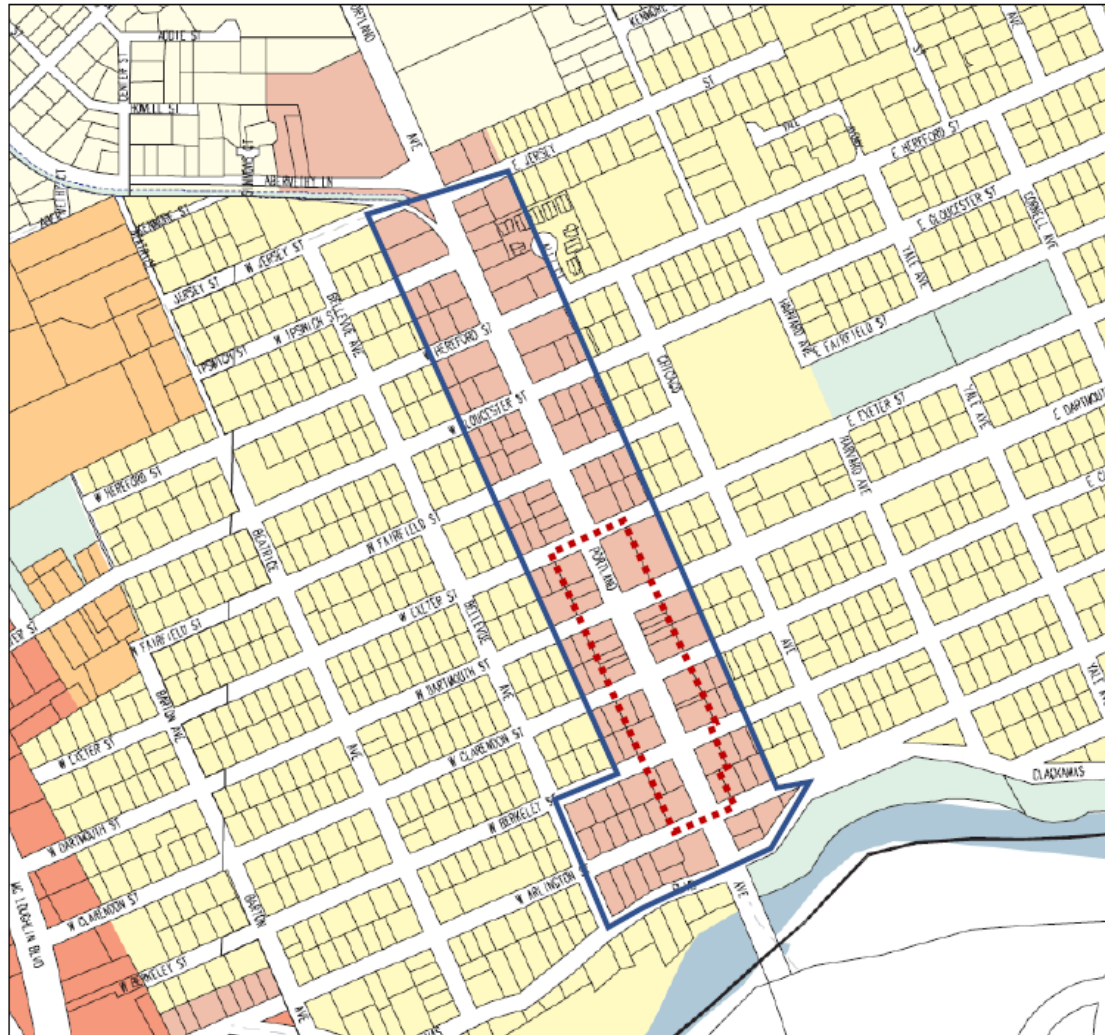


The boundaries shown on this map were prepared by the Department of Planning and Community Development, City of Gladstone, Oregon, and are not to be used for any other purpose without the written consent of the City of Gladstone.

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# Study Area



- = Downtown Overlay District Boundary (proposed)
- = Potential Downtown Overlay District Expansion Area
- = Existing Community Commercial Zoning (C2 Zone)
- = Existing Single-Family Residential Zoning (R-5 Zone)





# Downtown Revitalization Plan Strategies

- Establish a Downtown Code overlay zone
- Reduce off-street parking requirements in downtown core
- Permit attached and multi-family housing and mixed-uses
- Prohibit new single-family detached housing
- Maintain existing height limit
- Clarify and strengthen design standards



# Draft Amendments Summary: C-2 Zone



# Key Recommendations from Downtown Plan

- Allow for multi-household, middle housing, and attached residential dwellings.
- Prohibit new detached single-family dwellings.
- Allow for minimum parking reduction when on-street parking is available or when affordable housing close to transit is provided.
- Restrict off-street parking between the building and street or front setback.



Section	Standard	Plan Recommendation	Proposed Amendment
17.18.040(2)	Residential dwellings are a conditional use in C-2 zone.	<ul style="list-style-type: none"> <li>Permit attached single-family and multi-family residential uses outright. Prohibit new detached-single family.</li> </ul>	<ul style="list-style-type: none"> <li>Permit attached housing, townhouses, cottage clusters.</li> <li>Permit multi-family residential uses outright.</li> <li>Prohibit new detached single-family.</li> </ul>
17.18.040	N/A	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>Allow certain manufacturing uses as a conditional use</li> </ul>
17.48.030	<p>Multi-Family Residential: 1.5 spaces per unit</p> <p>Retail, Bank, or Eating and Drinking Establishment: 1 space per 300 sq. ft. Office: 1 space per 370 sq. ft</p>	<ul style="list-style-type: none"> <li>Reduce off-street parking requirements.</li> <li>Reduce parking requirements if a development includes affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Residential: 1 space per dwelling unit.</li> <li>(b) Office, Retail, Bank, or Eating and Drinking Establishment: 1 space per 600 sq. ft.</li> <li>Multi-household development may reduce the total minimum number of required parking spaces by up to 20% if affordable housing is provided and within ¼ mile of transit.</li> </ul>

Section	Standard	Plan Recommendation	Proposed Amendment
17.18.060	Dimensional Standards	Reduce setbacks	<ul style="list-style-type: none"> <li>Maximum setbacks of 5' for residential uses</li> <li>No minimum setbacks for non-residential uses (except max. of 5' along Portland Ave.)</li> </ul>
17.18.050(1)	Drive-throughs permitted	Prohibit drive-throughs in the C2 zone.	<ul style="list-style-type: none"> <li>Drive-throughs in the C2 zone are prohibited.</li> </ul>
17.18.060(3)(a)	Allowance for additional story above 35' if automatic sprinkler system is provided.	Eliminate height bonus for sprinkler system installation.	<ul style="list-style-type: none"> <li>Removed height bonus for sprinkler system installation.</li> </ul>

# Draft Amendments Summary: Downtown Core Overlay Zone



# Key Recommendations from Downtown Plan

- Establish a Downtown Overlay zone.
- Allow for mixed-use development and middle housing downtown.
- Require non-residential uses on the ground floor along Portland Ave.
- Increase the maximum height to 40' when a 15' ground floor is provided.
- Site and building design standards.
- Reduced off-street parking standards.
- Reduced landscaping requirements.



Section	Standard	Plan Recommendation	Proposed Amendment
17.18.020 17.18.040	Residential and commercial uses permitted throughout the C-2 zone.	Require commercial uses on ground floor.	Require non-residential uses on ground floor.
n/a	No design standards for ground floor residential.	Develop design standards specific to residential uses with a small front setback.	Site and building design standards added to the Downtown Overlay zone.
17.18.060(3)	35' height limit (excludes projections)	Maintain 35' height limit, but allow for heights up to 40' if the ground floor height is at least 15'.	35' maximum height limit (excluding projections), 40' allowed if ground floor height is at least 15'.



Section	Standard	Plan Recommendation	Proposed Amendment
17.18.050(5)(b)	Location of primary entrance not required to be adjacent to sidewalk on Portland Avenue	Specify primary entrance location should be adjacent to sidewalk on Portland Avenue.	<ul style="list-style-type: none"> <li>Primary entrance required to be adjacent to sidewalk along Portland Avenue.</li> </ul>
17.12.050(4) 17.46.020(2)	Landscaping: 20% of lot area for multi-family, 15% of lot area for all other development 10' strip adjacent to street	Reduce landscaping requirements.	<ul style="list-style-type: none"> <li>Parcels fronting Portland Avenue: No minimum</li> <li>Surface parking areas shall have a five foot (5') wide landscape buffer between the parking area and any adjacent public street.</li> </ul>
17.48.030Table1	<p>Commercial Uses Retail, Bank, or Eating and Drinking Establishment: 1 space per 300 sq. ft. Office: 1 space per 370 sq. ft.</p> <p>Residential Uses Multi-Family Residential: 1.5 spaces per unit</p>	Reduce off-street parking requirements.	<ul style="list-style-type: none"> <li>Residential Uses: 0.5 parking spaces per unit</li> <li>Office, Retail, Bank, or Eating and Drinking Establishment: 1 space per 600 sq. ft.</li> <li>Mixed-Use Development: <ul style="list-style-type: none"> <li>(A) Residential: 0.5 spaces per unit</li> <li>(B) Commercial: 1 space per 600 square feet</li> </ul> </li> </ul>

# Additional Potential Changes



# Increase Height

## **What is currently permitted?**

35' (excluding projections), 40' with a 15' ground floor.

## **What should we consider?**

4 stories or 50' with a 15' ground floor height.

## **What is the benefit?**

- The maximum height at 40' with a 15' floor to ceiling height may not provide sufficient incentive for redevelopment.
- Increasing the maximum height to 50' would increase feasibility for redevelopment.



# Off-street Parking is Optional

## **What is currently permitted?**

Minimum required (varies by use)

## **What should we consider?**

Off-street parking is optional (eliminate minimum)

## **What is the benefit?**

- Reduce barriers to redevelopment
- Provide a more walkable and pedestrian friendly downtown



# Extend Boundaries

## **What is currently permitted?**

Portland Ave. between Arlington and Exeter (4 blocks)

## **What should we consider?**

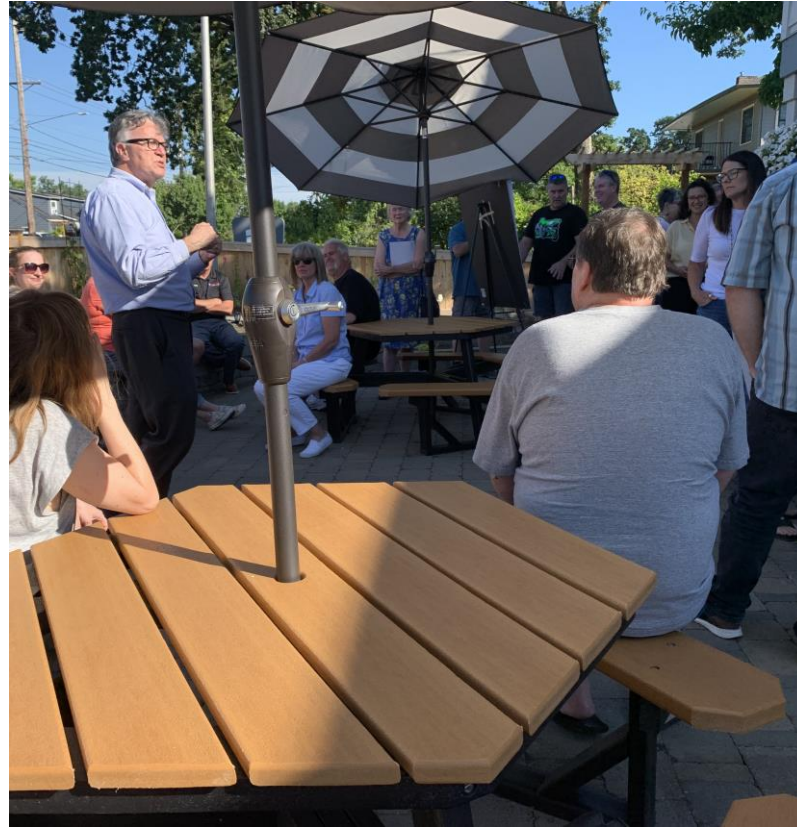
Extend further north or east/west

## **What is the benefit?**

- Capture more existing commercial and multi-family uses
- Provide more redevelopment opportunity



# Downtown Open House (June 29<sup>th</sup>)



# Downtown Open House (June 29<sup>th</sup>)

- Community members, business owners, and property owners.
- Extended the option for feedback via an online poll.
- Major themes:
  - Overall support for proposed changes.
  - Interest in being included in the overlay district.
  - Interest in mixed-use, more residential downtown.
  - Some concern around removing parking minimums/increasing height.
  - Some misconceptions around changes and impacts.





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