Grants Pass
UGB Rezoning
VIRTUAL COMMUNITY FORUM
August 4, 2020

Presented By:
• Brad Clark, City of Grants Pass
• Lora Glover, City of Grants Pass emeritus
• Elizabeth Decker, JET Planning
• Steve Faust, 3J Consulting
Welcome

• Tonight’s event: UGB Rezoning Virtual Community Forum
• Part of UGB Rezoning project underway since February, and part of larger long-range planning efforts since 2014
• Ultimate goal to adopt City zoning maps for UGB
• Currently at project midpoint and ready to share draft zoning maps for review
Goals for This Event

• Provide information about long-range planning and zoning implementation

• Share proposed maps and explain what the zoning districts will mean for affected areas

• Answer questions and hear your comments about the proposed maps

• Share additional ways to provide comments
Agenda & Guidelines

6:00-6:10pm: Introductions & Overview
6:10-6:50pm: Project & Maps Presentation
6:50-7:20pm: Questions & Comments
7:20-7:30pm: Wrap-up

• Event is being recorded
• Please keep audio and video muted
• Use chat function to submit comments during discussion period
Project Overview
Project Goals

- Apply City zoning to 545 acres of land within the UGB as the next step to support future urban development
- Increase land available for development
- Implement adopted community priorities and vision for the UGB areas
- Integrate community priorities into proposed rezoning
Project Scope and Timeline

- **January**: Review background documents
- **February**: Stakeholder focus group & survey
- **May-July**: Develop draft maps
- **August**: Community forum & comments
- **September**: Refine maps
- **Winter 2020-2021**: Adoption process
What We’ve Heard so Far

• Residential: Flexibility for future development that increases opportunities but questions about higher density

• Employment and Commercial: Locating near transportation, using land efficiently based on parcel characteristics

• Importance of matching intensity of proposed uses to transportation, utilities and amenities
Rezoning Specifics
Long-Range Planning Process

2014: UGB Adoption

2014-2020: Transportation and Utility Plans

2020: Urban Zoning Adoption

Future: Annexation and Development
Grants Pass UGB
Land Use Designations

- Residential: 73.1%
- Employment: 16.6%
- Commercial: 8.2%
Rezoning Opportunities

• Implement Comprehensive Plan within the UGB, consistent with community vision

• Opportunity to fine-tune the vision for these areas and support future development

• Will allow orderly development at urban scale, particularly for housing, where desired

• Will not initiate development or annexation
General Zoning Factors

- Must implement the comprehensive plan

<table>
<thead>
<tr>
<th>Comprehensive Plan Designation</th>
<th>Implementing Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density (LR)</td>
<td>R-1-12, R-1-10, R-1-8</td>
</tr>
<tr>
<td>Moderate Density (MR)</td>
<td>R-1-6, R-2</td>
</tr>
<tr>
<td>Moderate High Density (HR)</td>
<td>R-3-2</td>
</tr>
<tr>
<td>High Density (HRR)</td>
<td>R-4-2, R-5</td>
</tr>
<tr>
<td>Employment</td>
<td>BP, IP, I</td>
</tr>
<tr>
<td>Commercial</td>
<td>NC, GC, OR</td>
</tr>
</tbody>
</table>
General Zoning Factors

- Availability of transportation and utility services to serve future development
- Physical suitability of site for future development
- Compatibility with surrounding uses
- Balance existing uses and proposed zone
- Apply higher intensity zones near major transportation corridors and other amenities
## Residential Zoning Districts

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Lot Size</th>
<th>Typical Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R-1-12</strong></td>
<td>11,000 SF</td>
<td>Detached single-family</td>
</tr>
<tr>
<td><strong>R-1-10</strong></td>
<td>9,000 SF</td>
<td>Detached single-family</td>
</tr>
<tr>
<td><strong>R-1-8</strong></td>
<td>7,000 SF</td>
<td>Detached single-family</td>
</tr>
<tr>
<td><strong>R-1-6</strong></td>
<td>4,500 SF per unit</td>
<td>Detached single-family and duplexes</td>
</tr>
<tr>
<td><strong>R-2</strong></td>
<td>3,500 SF per unit</td>
<td>Detached single-family, townhomes, manufactured home parks, duplexes and multifamily</td>
</tr>
<tr>
<td><strong>R-3-2</strong></td>
<td>2,178 SF per unit</td>
<td>Townhomes, manufactured home parks, duplexes, multifamily, and detached single-family</td>
</tr>
<tr>
<td><strong>R-4-2</strong></td>
<td>1,100 SF per unit</td>
<td>Townhomes, multifamily, manufactured home parks, duplexes, and detached single-family</td>
</tr>
<tr>
<td><strong>R-5</strong></td>
<td>870 SF per unit</td>
<td>Multifamily, townhomes, manufactured home parks, duplexes, and detached single-family</td>
</tr>
</tbody>
</table>
Residential Zoning Factors

• Implement zoning that creates sufficient capacity to meet City’s housing needs

• Apply higher density zones, including zones with minimum density, within each designation to ensure efficient use of land

• Apply lower density zones to properties with slopes or other natural resources
# Employment Zoning Districts

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial (I)</td>
<td>Indoor and outdoor uses, manufacturing permitted</td>
</tr>
<tr>
<td>Industrial Park (IP)</td>
<td>Light manufacturing permitted</td>
</tr>
<tr>
<td>Business Park (BP)</td>
<td>Indoor uses only, light manufacturing and office uses permitted, campus-type development envisioned</td>
</tr>
</tbody>
</table>
Employment Zoning Factors

• Apply zones that better suit forecasted employment needs and industry trends (I and BP)

• Apply I zone on larger, flatter parcels more suited for industrial development, with access to major transportation routes

• Apply BP or IP zones adjacent residential areas to minimize incompatible impacts
## Commercial Zoning Districts

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Commercial (GC)</td>
<td>Broad range of retail and services uses, large scale development allowed</td>
</tr>
<tr>
<td>Neighborhood Commercial (NC)</td>
<td>Narrow range of retail and service limited to sites 0.5 acres or smaller, serving a local neighborhood context</td>
</tr>
<tr>
<td>Office Residential (OR)</td>
<td>Office and multifamily residential uses, limited retail uses</td>
</tr>
</tbody>
</table>
Commercial Zoning Factors

- Apply GC to larger sites that are served by transportation corridors
- Limit NC to sites less than 0.5 acres within residential neighborhoods
- Apply OR where it can provide a buffer between residential and commercial uses
Proposed Zoning Maps
URBAN GROWTH BOUNDARY REZONING PROJECT

North A

[Map showing district with legend for Streets, City Limits, Study Area, UGB, BP, and R-1-12]
URBAN GROWTH BOUNDARY REZONING PROJECT

North B

Legend:
- Streets
- City Limits
- Study Area
- UGB
- R-1-8
- R-3
- R-1-12
Southwest C

URBAN GROWTH BOUNDARY REZONING PROJECT
Southeast

Urban Growth Boundary Rezoning Project

Legend:
- Streets
- City Limits
- Study Area
- UGB

- R-2
- R-1-10
- R-1-12
Questions & Comments
Map Review & Comments

• Comments by subarea on proposed zoning districts:
  – Are there specific properties or areas where you would like to see different zoning districts?
  – Which other zones would you suggest and why?

• General project questions

Additional ways to comment:
• Online comment form
• Office hours, email or phone call with Brad
North A

URBAN GROWTH BOUNDARY REZONING PROJECT
North B Growth Boundary Rezoning Project
Southwest C

URBAN GROWTH BOUNDARY REZONING PROJECT
Comment Wrap-up

- Other comments and questions?
Next Steps
More Ways to Participate

In-person

• Office hours August 5-6
• Email or phone call to Brad by August 24

BClark@grantspassoregon.gov
541.450.6061

Online

• Online comment form August 4-24
• Presentation and materials available online at:
https://www.grantspassoregon.gov/1354/UGB-Rezoning-Project
• Sign up for project emails

Your feedback will be incorporated into revised maps!
Upcoming Project Steps

• September: Finalize proposed zoning maps
  – Incorporating public comments received this month
• October-February: Adoption process
  – Urban Area Planning Commission and City Council hearings

All materials and meetings to be announced on project website and email list—sign up!
Thank you!

Visit the project webpage:
https://www.grantspassoregon.gov/1354/UGB-Rezoning-Project