

# **ORDINANCE NO. 870**

## **AN ORDINANCE ADOPTING ZONING MAP AMENDMENTS ON APPROXIMATELY 19.27 ACRES OF LAND LOCATED IN THE URBAN RENEWAL AREA**

### **THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:**

1. The adopted 2020 Troutdale City Council Priorities & Tactical Direction to Staff document references “creating a Framework Plan for the URA properties”.
2. A significant step in creating the Framework Plan is to establish clear expectations and aspirations for future development of the Urban Renewal Area (URA) and The Confluence site in particular.
3. The 2020-2040 Town Center Plan identified establishing a new zoning district for The Confluence site as a recommended implementation action.
4. The Urban Renewal Agency of the City of Troutdale at their January 15, 2021 regular meeting authorized Staff to prepare an application for a new zoning district to be established for agency-owned properties in the URA.
5. Staff refined the details of the zoning district with the City Council and Planning Commission throughout the winter and spring of 2021.
6. Planning Commission recommended approval of the associated land use application that would rezone the subject properties from General Commercial and Mixed Office/Housing zoning districts to the Urban Mixed Use (MU-3) zoning district at its June 9, 2021 regular meeting and public hearing.
7. The City Council has held hearings on this proposed amendment at its June 15, 2021 special meeting, June 22, 2021 regular meeting, and July 13, 2021 regular meeting.
8. The City Council has adopted findings consistent with the criteria set forth in Troutdale Development Code Section 6.1400 as set forth in Attachment A.

### **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE**

- Section 1. The Zoning District Map shall be amended as set forth in Attachment B from GC General Commercial and MO/H Mixed Office/Housing to MU-3 Urban Mixed Use for the parcels in question.

**YEAS: 7  
NAYS: 0  
ABSTAINED: 0**



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**Randy Lauer, Mayor  
Date: July 14, 2021**



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**Sarah Skroch, City Recorder  
Adopted: July 13, 2021**