

SITE PLAN & ARCHITECTURAL COMMISSION STUDY SESSION AGENDA SEPTEMBER 18, 2020



MEDFORD
OREGON

Commission Members

Jeff Bender, Chair

Bill Chmelir, Vice Chair

Jim Catt

David Culbertson

Paul McClay

Bob Neathamer

Marcy Pierce

Milo Smith

Chris Zelmer

Regular Commission meetings are held on
the first and third Fridays of every month

Beginning at 12:00 Noon

City of Medford

Council Chambers,

Third Floor, City Hall

411 W. 8th Street

Medford, OR 97501

(541) 774-2380

**SITE PLAN & ARCHITECTURAL
COMMISSION
STUDY SESSION AGENDA**



MEDFORD
OREGON

September 18, 2020

Immediately following regular SPAC meeting
Medford City Hall, Council Chambers
411 West 8th Street, Medford, Oregon

10. Roll Call

20. DCA-19-008 – Fuel Station and Car Wash Amendment

30. Adjournment



MEMORANDUM

Project Fuel Station and Car Wash Code Amendment
File no. DCA-19-008
To Site Plan & Architectural Commission *for study session Sept. 18, 2020*
From Sarah Sousa, Planner IV
Date September 11, 2020

Project Overview

The Site Plan and Architectural Commission reviewed an application last year for a commercial development in a primarily residential area. The project included multiple commercial uses, including a car wash and fuel station. The Commission expressed concerns that the impact of car washes and fuel stations next to residential properties may be too intense and industrial. They also found that the conditions that can be imposed on those permitted uses are insufficient to mitigate anticipated impacts. As a result, the Commission requested the Planning Commission consider a code amendment to require such uses as conditional when adjacent to residential zones. In response to this request, the Planning Commission initiated a code amendment on September 26, 2019.

Study Session August 21, 2020

The Commission held a study session on the proposed amendment on August 21, 2020. Staff explained why the Conditional Use Permit process would not necessarily address the Commission's concerns and proposed a prohibition on car washes and fuel stations adjacent to residential zones on two or more sides. In addition, the first proposal by staff included special regulations for fuel stations and car washes when adjacent to residential zones on one side. The Commission was not in favor of adding special standards for fuel stations and car washes adjacent to residential zones. However, there was interest in prohibiting fuel stations and car washes if adjacent to residential zones on two or more sides.

The Commission wanted more information before going forward with an amendment. The Commission requested to know:

- How many car washes are in conjunction with fuel stations and
- The proximity of car washes to existing residential zones.

The Commission also wanted to make sure the City distinguishes electric charging stations from gas stations so it is clear electric charging stations do not have the same prohibition as gas stations. The Commission wanted clarification too that the prohibition for fuel stations and car washes adjacent to residential zones would not apply to the City's SFR-00 (Single Family Residential - 1 unit per existing lot) holding zone when the underlying designation is for commercial or industrial.

Staff has reviewed both the fuel station and car wash locations in Medford. The existing fuel stations and car washes would not become non-conforming as a result of the proposed amendment. In regards to the existing 13 car wash locations, although many of them are located near fuel stations or other automotive uses, it was determined that four of them are directly related to a fuel station on the same site.

In regards to electric charging stations, the new proposal would separate these out from regular fuel stations. This would allow them in all of the commercial and industrial zones without any prohibition if adjacent to residential zones. Staff has also added language to clarify that the SFR-00 zone only counts as an adjacent residential zone when the underlying General Land Use Plan designation is residential.

Existing Code

Section 10.337 of the Medford Municipal Code lists uses under each of the commercial and industrial zones. Uses are generally permitted, permitted with special use requirements, not permitted, or conditional based upon zoning. Fuel stations (listed under Standard Industrial Classification #5541) are allowed outright in all of the commercial and industrial zones. Car washes (listed under Standard Industrial Classification #7542) are not permitted in the Service Commercial and Professional Office zoning district and are listed as conditional in the Neighborhood Commercial district. They are permitted outright in all of the other commercial and industrial zoning districts. (See table below)

Existing Use by zone

		C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
SIC #	Use								
554	Fuel Station	P	P	P	P	P	P	P	P
754	Car Wash	X	C	P	P	P	P	P	P

X=Not Permitted P=Permitted C=Conditional Use Permit Required

PROPOSED CODE

The proposed code language would prohibit fuel station and car washes when adjacent to residential zones on two or more sides. This prevents these more intensive uses from going into established residential neighborhoods.

		C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
SIC #	Use								
554	Fuel Station	PXs	PXs	PXs	PXs	PXs	PXs	PXs	PXs
	Electric Charging Station	P	P	P	P	P	P	P	P
7542	Car Wash	X	PXs						

X=Not Permitted P=Permitted

PXs = Not permitted when adjacent to residential zoning on two or more sides. If the adjacent zone has an institutional use such as a church or school, this does not apply. The SFR-00 zone does not count as an adjacent residential zone unless the underlying GLUP designation is residential.

FEEDBACK

Again, the proposal for the Commission to consider is prohibiting fuel stations and car washes when surrounded by residential zones on two or more sides.

Staff is seeking the Commission's feedback on the drafted proposal and clarification on what the Commission seeks to accomplish moving forward with a Development Code Amendment.

The Commission could consider adding additional exemptions to the prohibition on fuel stations and car washes when adjacent to residential zones including:

- 1) Exemptions for fuel stations and car washes more than 200 feet from a residential zoned property.

ATTACHMENT

- Draft Code Language
- Map

FUEL STATIONS AND CAR WASHES AMENDMENT (DCA-19-008)

(Blue lettering = proposed addition / Red strikeout = words to be removed)

ARTICLE III - ZONING DISTRICTS

10.337 Uses Permitted in Commercial and Industrial Zoning Districts.

A. The uses allowed within each commercial and industrial zoning district are based on the Standard Industrial Classification (SIC) Manual, 1987 Edition. This chapter classifies uses by Industry Group Number (3 digits) of the SIC Manual. When necessary to resolve any ambiguity in defining a use classification as per this chapter the Industry Number (4 digit) classification contained in the SIC Manual shall be used as the acceptable reference source.

B. There are four classifications in the following tables that do not appear in the SIC Manual; “Business Offices,” (001); Parks, Recreation, and Leisure Facilities” (002); “Marijuana-related businesses” (003); and “Dwelling Units” (881). “Dwelling Units” is in the Services group, but this is not intended to suggest any relationship to the SIC classification scheme. In this context the use classification “Dwelling Units”, includes housing types that are allowed in the MFR-30 zoning district.

C. All uses have been identified by zoning district as either permitted, permitted subject to special use standards, conditional, or not permitted.

"P" = Permitted Uses.

“Ps” = Special Use (see Special Use Regulations).

"C" = Conditional uses - permitted subject to approval of a Conditional Use Permit.

“Cs” = Conditional uses permitted subject to approval of a Conditional Use Permit and the applicable Special Use Regulations.

"X" = Uses specifically prohibited.

"*" = Permitted when within an EA overlay district.

“PXs”= Not permitted when adjacent to residential zoning on two or more sides. If adjacent residential zoning has an institutional use such as a church or school, this does not apply. The SFR-00 zone does not count as an adjacent residential zone unless the underlying GLUP designation is residential.

nec = not elsewhere classified

55 AUTOMOTIVE DEALERS & STATIONS. This major group includes retail dealers selling new and used automobiles, boats, recreational and utility trailers, and motorcycles including those selling new automobile parts and accessories; and gasoline service stations.

	C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
551 New and Used Car Dealers	X	X	P	P	P	P	X	X
552 Used Car Dealers	X	X	P	P	P	P	X	X
553 Auto and Home Supply	X	P	P	P	P	X	X	X
554 Fueling Stations (including Gasoline Service Stations)	P							
554 Fueling Stations (including Gasoline Service Stations)	PXs							
Electric Charging Stations	P	P	P	P	P	P	P	P

“PXs”= Not permitted when adjacent to residential zoning on two or more sides. If adjacent residential zoning has an institutional use such as a church or school, this does not apply. The SFR-00 zone does not count as an adjacent residential zone unless the underlying GLUP designation is residential.

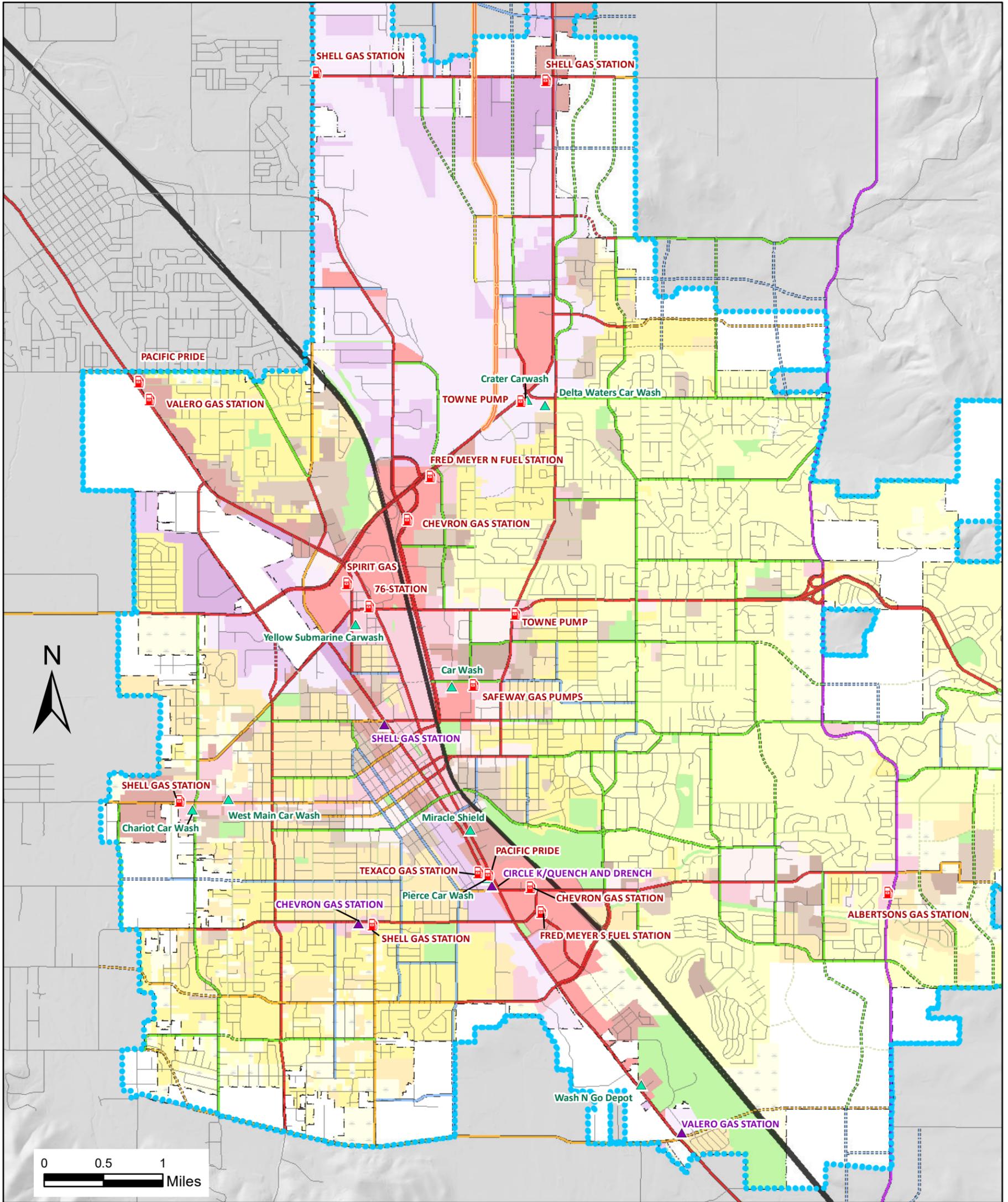
75 AUTO REPAIR, SERVICES, AND GARAGES. This major group includes establishments primarily engaged in furnishing automotive repair, rental, leasing and parking services to the general public. Similar facilities owned and operated by concerns for their own use and not for the general public are treated as auxiliary establishments and are not included in this group.

	C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
751 Automotive Rentals, Without Drivers	X	X	P	P	P	P	X	X
752 Automobile Parking	P	X	P	P	P	P	P	P
753 Automotive Repair	X	C	P	P	P	P	P	P

Shops

754	Automotive Services Except Repair	X	C	P	P	P	P	P	P
7542	Car Washes	X	PXs						

“PXs”= Not permitted when adjacent to residential zoning on two or more sides. If adjacent residential zoning has an institutional use such as a church or school, this does not apply. The SFR-00 zone does not count as an adjacent residential zone unless the underlying GLUP designation is residential.



LEGEND

- Fuel Station Only
- Fuel Station & Car Wash
- Car Wash Only

- Urban Growth Boundary
- City Boundary

Zoning Districts

City Residential

- Public Parks
- Multiple-Family Residential - 30 Units
- Multiple-Family Residential - 20 Units
- Multiple-Family Residential - 15 Units
- Single-Family Residential - 10 Units
- Single-Family Residential - 6 Units
- Single-Family Residential - 4 Units
- Single-Family Residential - 2 Units
- Single-Family Residential - 1 Units

City Commercial

- Heavy Commercial
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- Service Commercial and Professional Office

City Industrial

- Heavy Industrial District
- General Industrial
- Light Industrial District

TSP Functional Classification

- Interstate, Existing
- Principal Arterial, Existing
- Regional Arterial, Existing
- Major Arterial, Existing
- Minor Arterial, Existing
- Commercial, Existing
- Major Collector, Existing
- Minor Collector, Existing
- Standard Residential, Existing
- Local Streets, Existing
- Future Major Arterial
- Future Minor Arterial
- Future Major Collector
- Future Minor Collector
- Future Commercial
- Future Standard Residential
- Local Streets, Future Street

