



Commercial Recreation in PDI Zone

Planning Commission Work Session

May 13, 2020

Presented by: Philip Bradford, Associate Planner

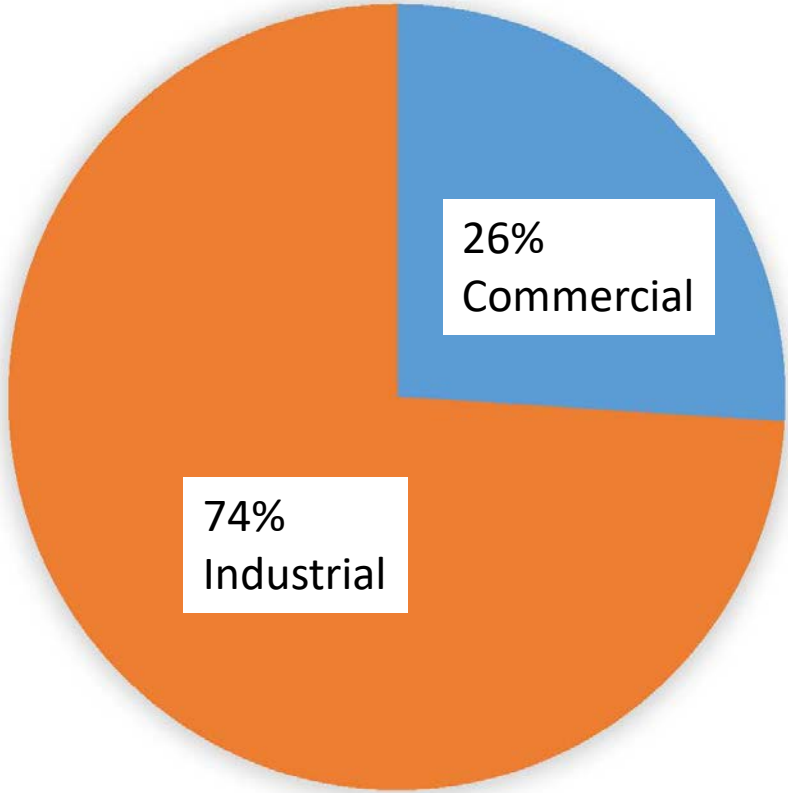
Commercial Recreation in PDI Zone

- Direction from Council to explore topic
- APG White Paper October 2019
- Planning Commission Work Session January 8, 2020
- City Council Work Session April 20, 2020
- Staff seeking additional feedback and direction

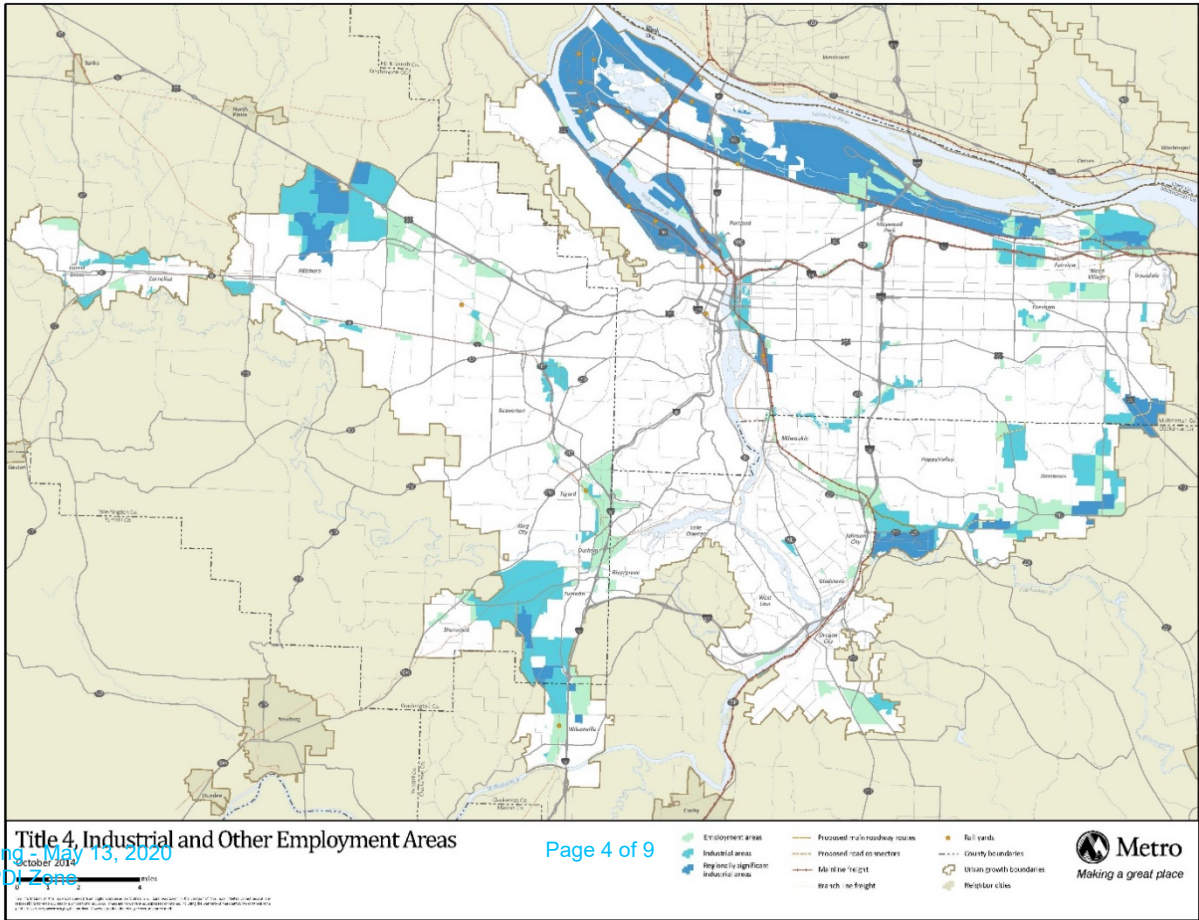
Stakeholder Outreach

- Additional flexibility is beneficial
- Preference for Conditional Use Permit
- Peak use times mitigate parking concerns
- Commercial Rec average size: 10,000-15,000 SQ FT

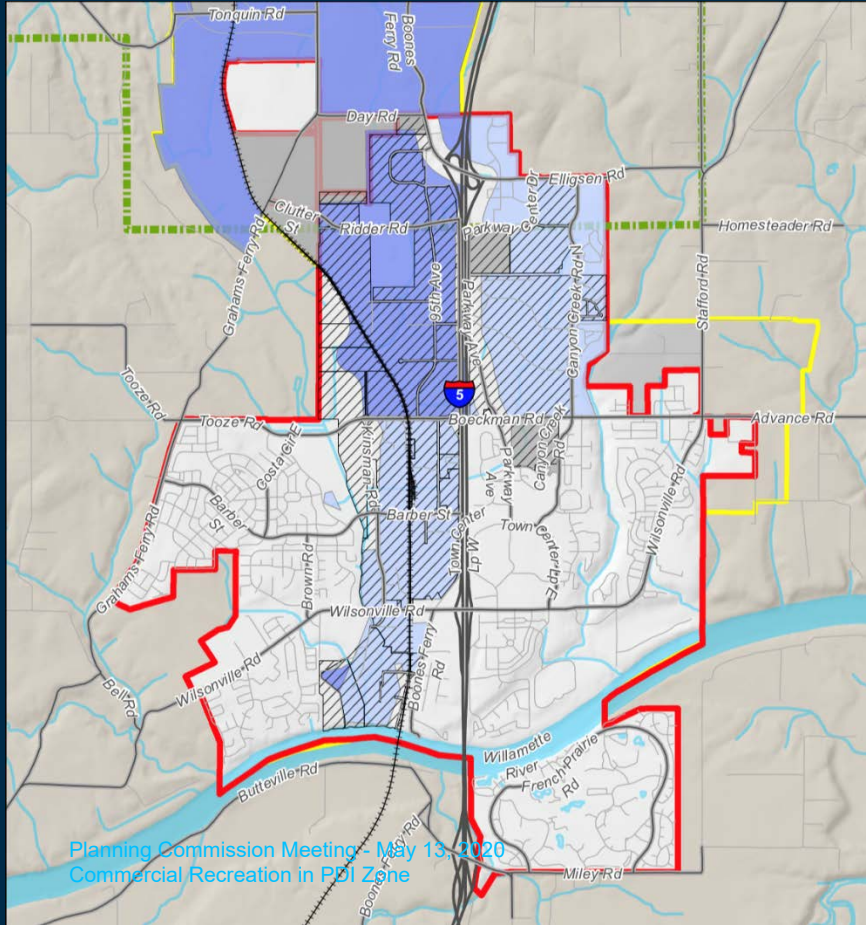
Wilsonville Road Business Park Case Study



Metro Title 4



Commercial Recreation Opportunities and Constraints

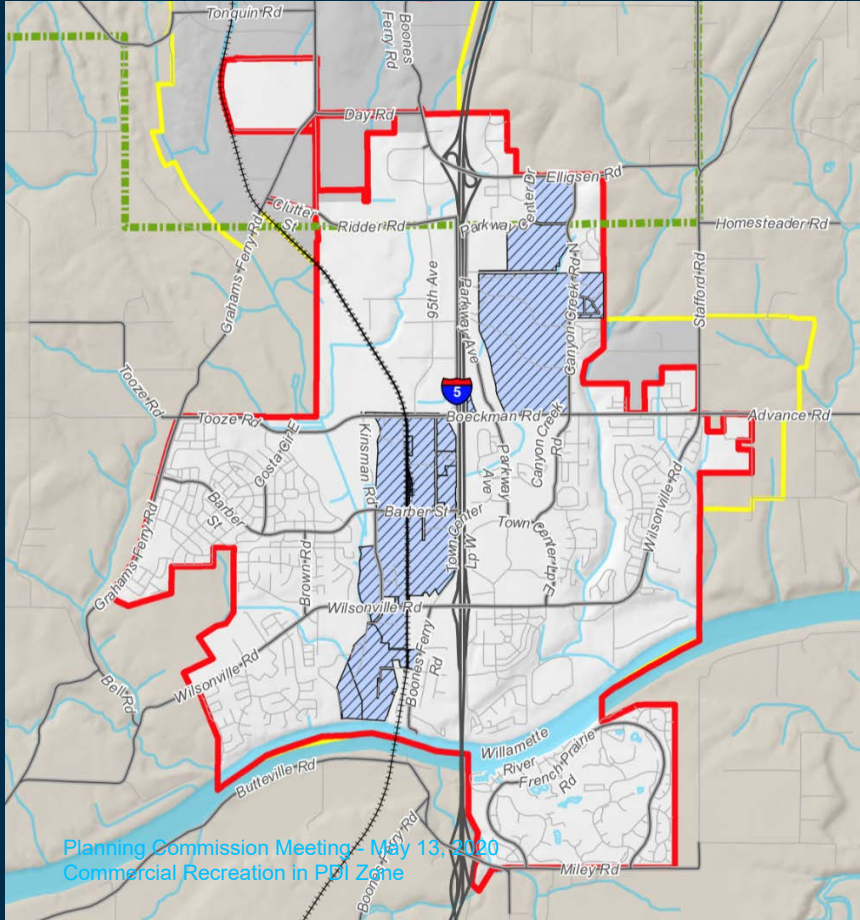


Industrial Areas in Wilsonville





-  Title 4 Employment Areas
-  Title 4 Industrial Areas
-  Title 4 Regionally Significant Industrial Areas
-  Wilsonville PDI Zoning
-  City Limits
-  County Boundary
-  UGB



Commercial Recreation Opportunities and Constraints



Applicable Industrial Areas in Wilsonville

-  Land with both City Industrial and Metro Employment Designations
-  City Limits
-  County Boundary
-  UGB

White Paper-Code Concepts

- Update size threshold
- Make conditional use
- Existing buildings or new build?
- Limits on trip generation and access
- Update parking requirements

City Council Work Session Feedback

- Continues to be an important topic to address
- Not an immediate need during COVID-19 outbreak
- May provide business and recreational flexibility once pandemic ends

Feedback and Direction

- Direction on Conditional Use Permit
- Guidance on square footage limitations
- Additional standards or design guidelines to consider
- Additional feedback or questions